THE HEADLAND RESIDENCES
海德園

SALES BROCHURE | PHASE 2
售樓說明書 | 第2期

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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

You are advised to take the following steps before purchasing first-hand residential properties.

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. PROPERTY AREA AND ITS SURROUNDINGS

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. SALES BROCHURE

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2) (d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. REGISTER OF TRANSACTIONS

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. AGREEMENT FOR SALE AND PURCHASE

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. APPOINTMENT OF ESTATE AGENT

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. APPOINTMENT OF SOLICITOR

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

14. SHOW FLATS

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen; riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means andover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision equiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

3 Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. VENDOR'S INFORMATION FORM

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. VIEWING OF PROPERTY

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority –

WEBSITE	www.srpa.gov.hk
TELEPHONE	2817 3313
EMAIL	enquiry_srpa@hd.gov.hk
FAX	2219 2220

Other useful contacts:

CONSUMER COUNCIL	
WEBSITE	www.consumer.org.hk
TELEPHONE	2929 2222
EMAIL	cc@consumer.org.hk
FAX	2856 3611
ESTATE AGENTS AUTHORITY	
WEBSITE	www.eaa.org.hk
TELEPHONE	2111 2777
EMAIL	enquiry@eaa.org.hk
FAX	2598 9596
REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG	
TELEPHONE	2826 0111
FAX	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓説明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓説明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有），以及/或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓説明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓説明書

- 確保所取得的售樓説明書屬最新版本。根據條例，提供予公眾的售樓説明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓説明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓説明書，並須特別留意以下資訊：
  - 售樓説明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

2 根據條例附表1第1部第10(2)(d) 條述明，售樓説明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。
- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該—
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

<u>適用於一手未落成住宅物業</u>

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓説明書。因此，緊記先行索取售樓説明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓説明書中有關發展項目的預計關鍵日期[3]。
  - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓説明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目

  條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - > 工人罷工或封閉工地；暴動或內亂；
    - > 不可抗力或天災；
    - > 火警或其他賣方所不能控制的意外；
    - > 戰爭；或
    - > 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	www.srpa.gov.hk
電話	2817 3313
電郵	enquiry_srpa@hd.gov.hk
傳真	2219 2220

其他相關聯絡資料：

消費者委員會	
網址	www.consumer.org.hk
電話	2929 2222
電郵	cc@consumer.org.hk
傳真	2856 3611
地產代理監管局	
網址	www.eaa.org.hk
電話	2111 2777
電郵	enquiry@eaa.org.hk
傳真	2598 9596
香港地產建設商會	
電話	2826 0111
傳真	2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE PHASE
期數的資料

NAME OF THE PHASE

Phase 2 (the "Phase") of THE HEADLAND RESIDENCES (the "Development")

NAME OF THE STREET AND STREET NUMBER

99 Sheung On Street

TOTAL NUMBER OF STOREYS

There is 1 Tower in the Phase
Tower 1(1A) and Tower 1(1B):
41 storeys (Excluding Transfer Plate, Roof, Upper Roof 1, Upper Roof 2 and Top Roof)

FLOOR NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE PHASE

G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F, Roof, Upper Roof 1, Upper Roof 2 and Top Roof

OMITTED FLOOR NUMBERS

4/F, 14/F, 24/F, 34/F and 44/F

REFUGE FLOOR

Located on Roof

THE PHASE IS A COMPLETED PHASE PENDING COMPLIANCE

(a) The estimated material date for the Phase as provided by the Authorized Person for the Phase is 30 September 2027.

(b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

(c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

期數名稱

海德園（「發展項目」）的第2期（「期數」）

街道名稱及門牌號數

常安街99號

樓層總數

期數包含一座
第1(1A)座及第1(1B)座：
41層（不包括轉換層、天台、上層天台1樓、上層天台2樓及頂層天台）

期數的經批准的建築圖則所規定的樓層號數

地下、1樓至3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓、天台、上層天台1樓、上層天台2樓及頂層天台

被略去的樓層號數

4樓、14樓、24樓、34樓及44樓

庇護層

置於天台

期數屬尚待符合條件的已落成期數

(a) 由期數的認可人士提供的期數的預計關鍵日期為2027年9月30日。

(b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

(c) 根據批地文件，進行買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

VENDOR

Joyful Sincere Limited

賣方

Joyful Sincere Limited

HOLDING COMPANIES OF THE VENDOR

Windcharm Property Holdings Limited, Bright Faith Limited,
Swire Properties Limited

賣方的控權公司

Windcharm Property Holdings Limited，Bright Faith Limited，
太古地產有限公司

AUTHORIZED PERSON FOR THE PHASE

Leung So Wan Susan

期數的認可人士

梁素雲

THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE PHASE IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

Wong & Ouyang (HK) Limited

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

王歐陽（香港）有限公司

BUILDING CONTRACTOR FOR THE PHASE

China Overseas Building Construction Limited

期數的承建商

中國海外房屋工程有限公司

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE PHASE

Johnson Stokes & Master

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

ANY AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE PHASE

The Hongkong and Shanghai Banking Corporation Limited

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE PHASE

Windcharm Property Holdings Limited

已為期數的建造提供貸款的任何其他人

Windcharm Property Holdings Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a) The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase.	(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	Not Applicable 不適用
(b) The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	(b) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c) The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	(c) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	No 否
(d) The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e) The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	(e) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f) The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	(f) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g) The Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	(g) 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h) The Vendor or a building contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i) The Vendor or a building contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	(i) 賣方或該期數的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	(j) 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(k) The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	(k) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(l) The Vendor or a building contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	(l) 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m) The Vendor or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	(m) 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor.	(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	(o) 賣方、賣方的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(p) The Vendor or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	(p) 賣方或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q) The Vendor or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	(q) 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r) The Vendor or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	(r) 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s) The Vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
The range of thickness of the non-structural prefabricated external walls is 150mm.
期數有構成圍封牆的一部分的非結構的預製外牆。非結構的預製外牆的厚度為150毫米。

TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆的總面積

TOWER 座	FLOOR 樓層	UNIT 單位	TOTAL AREA (SQ.M.) 總面積（平方米）
Tower 1(1A) 第1(1A) 座	3/F 3樓	A	1.125
		B	-
		C	-
		D	-
	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-42/F 5樓至13樓、15樓至23樓、25樓至33樓及35樓至42樓	A	1.125
		B	-
		C	-
		D	-
	43/F & 45/F 43樓及45樓	A	1.125
		B	-
		C	-

Notes:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆的總面積

TOWER 座	FLOOR 樓層	UNIT 單位	TOTAL AREA (SQ.M.) 總面積（平方米）
Tower 1(1B) 第1(1B) 座	3/F 3樓	A	1.215
		B	-
		C	-
	5/F-13/F & 15/F-19/F 5樓至13樓及15樓至19樓	A	1.215
		B	-
		C	-
	20/F-23/F, 25/F-33/F & 35/F-41/F 20樓至23樓、25樓至33樓及35樓至41樓	A	1.230
		B	-
		C	-
	42/F 42樓	A	0.649
		B	-
	43/F & 45/F (Duplex) 43樓及45樓（複式）	A	-

附註：
第1(1A) 座及第1(1B) 座不設4樓、14樓、24樓、34樓及44樓。

INFORMATION ON DESIGN OF THE PHASE
期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
The range of thickness of the curtain walls is 200mm.
期數有構成圍封牆的一部分的幕牆。幕牆的厚度為200毫米。

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積

TOWER 座	FLOOR 樓層	UNIT 單位	TOTAL AREA (SQ.M.) 總面積（平方米）
Tower 1(1A) 第1(1A) 座	3/F 3樓	A	2.936
		B	1.670
		C	1.070
		D	1.080
	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-42/F 5樓至13樓、15樓至23樓、25樓至33樓及35樓至42樓	A	3.208
		B	1.670
		C	1.070
		D	1.080
	43/F & 45/F 43樓及45樓	A	3.208
		B	1.670
		C	1.722

Notes:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的幕牆的總面積

TOWER 座	FLOOR 樓層	UNIT 單位	TOTAL AREA (SQ.M.) 總面積（平方米）
Tower 1(1B) 第1(1B) 座	3/F 3樓	A	2.506
		B	1.672
		C	0.987
	5/F-13/F & 15/F-19/F 5樓至13樓及15樓至19樓	A	2.506
		B	1.672
		C	0.987
	20/F-23/F, 25/F-33/F & 35/F-41/F 20樓至23樓、25樓至33樓及35樓至41樓	A	2.506
		B	1.672
		C	0.987
	42/F 42樓	A	3.422
		B	1.906
	43/F & 45/F (Duplex) 43樓及45樓（複式）	A	11.542

附註：
第1(1A) 座及第1(1B) 座不設4樓、14樓、24樓、34樓及44樓。

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

THE MANAGER TO BE APPOINTED UNDER THE LATEST DRAFT OF SUB-DEED OF MUTUAL COVENANT

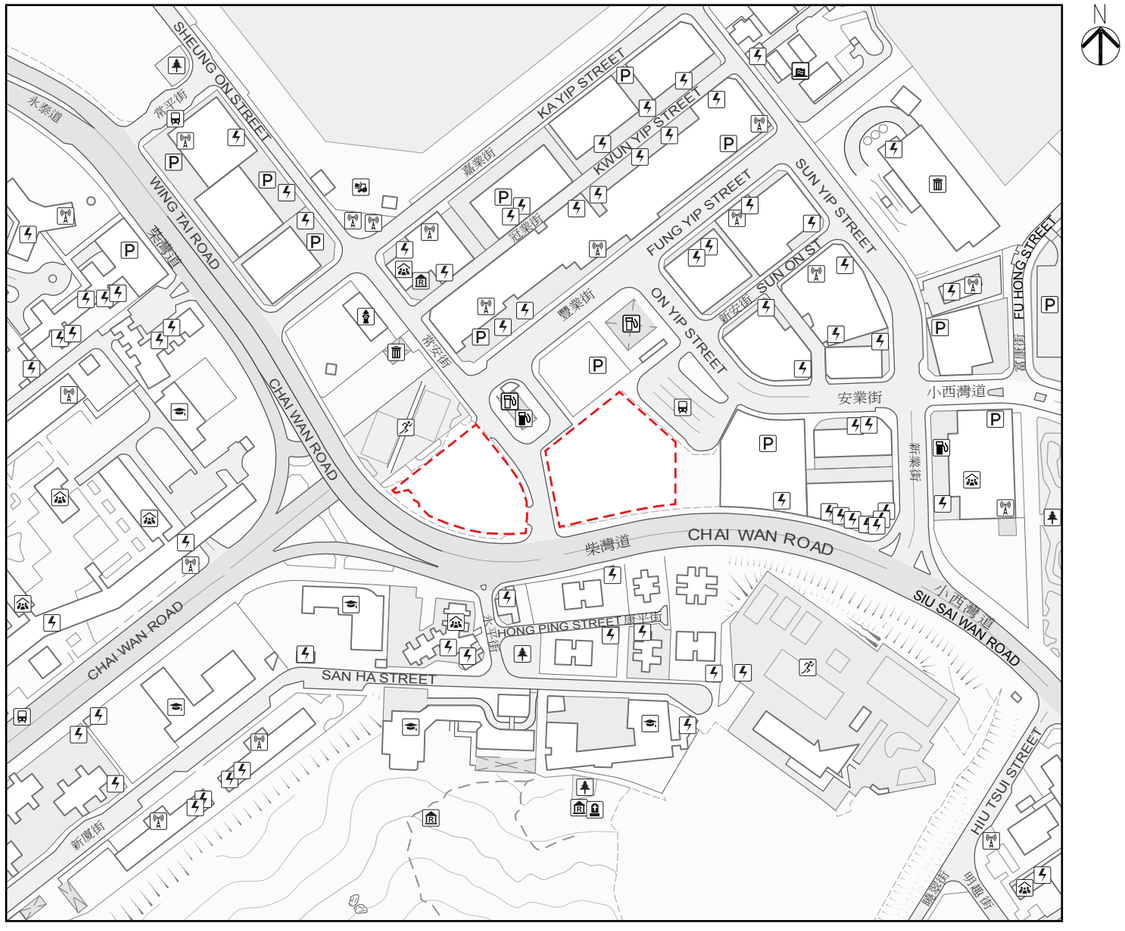
The Headland Residences (Management) Limited

根據副公契的最新擬稿將獲委任為該項目的管理人

海德園（管理）有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Location of the Development
發展項目的位置

Scale 比例 0 50 100 150 200 250 metre米

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

NOTATION 圖例

- Public Carpark (including Lorry Park)
  公眾停車場（包括貨車停泊處）
- Public Transport Terminal (including Rail Station)
  公共交通總站（包括鐵路車站）
- School (including Kindergarten)
  學校（包括幼稚園）
- Power Plant (including Electricity Sub-stations)
  發電廠（包括電力分站）
- Public Park
  公園
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施（包括運動場及游泳池）
- Religious Institution (including Church, Temple and Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- Fire Station
  消防局
- Refuse Collection Point
  垃圾收集站
- Cargo Working Area
  貨物裝卸區
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- Petrol Filling Station
  油站
- LPG Filling Station
  石油氣加氣站
- Public Utility Installation
  公用事業設施裝置
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
  社會福利設施
  （包括老人中心及弱智人士護理院）
- Cemetery
  墳場

Street name(s) not shown in full on the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

MING TSUI STREET
明趣街

SHEUNG PING STREET
常平街

WING PING STREET
永平街

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-D dated 16 July 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

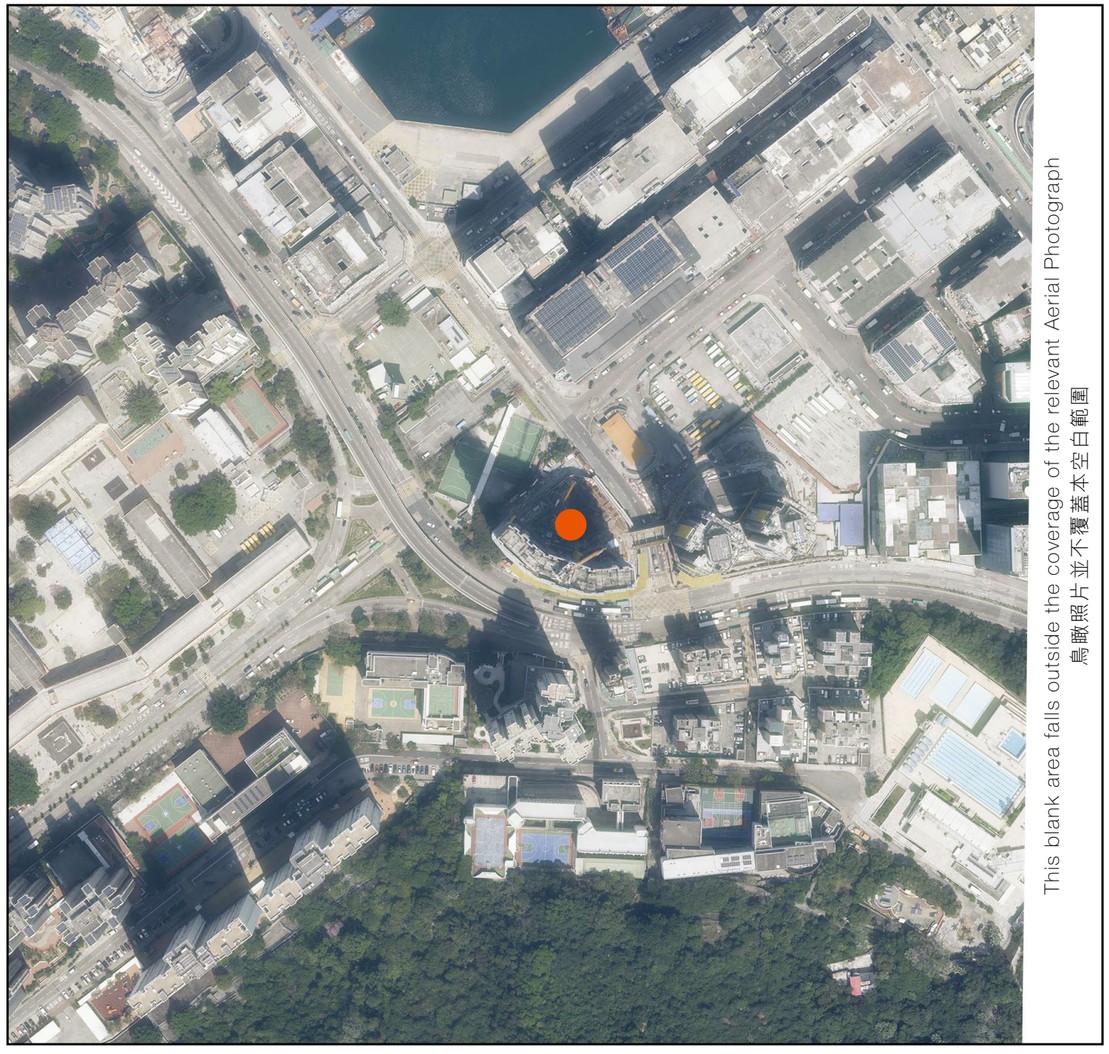
此位置圖是由賣方擬備並參考地政總署測繪處於2026年7月16日出版之數碼地形圖，圖幅編號T11-SE-D，有需要處經修正處理。

Notes:
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255040C, dated 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255040C，飛行日期：2025年3月22日。

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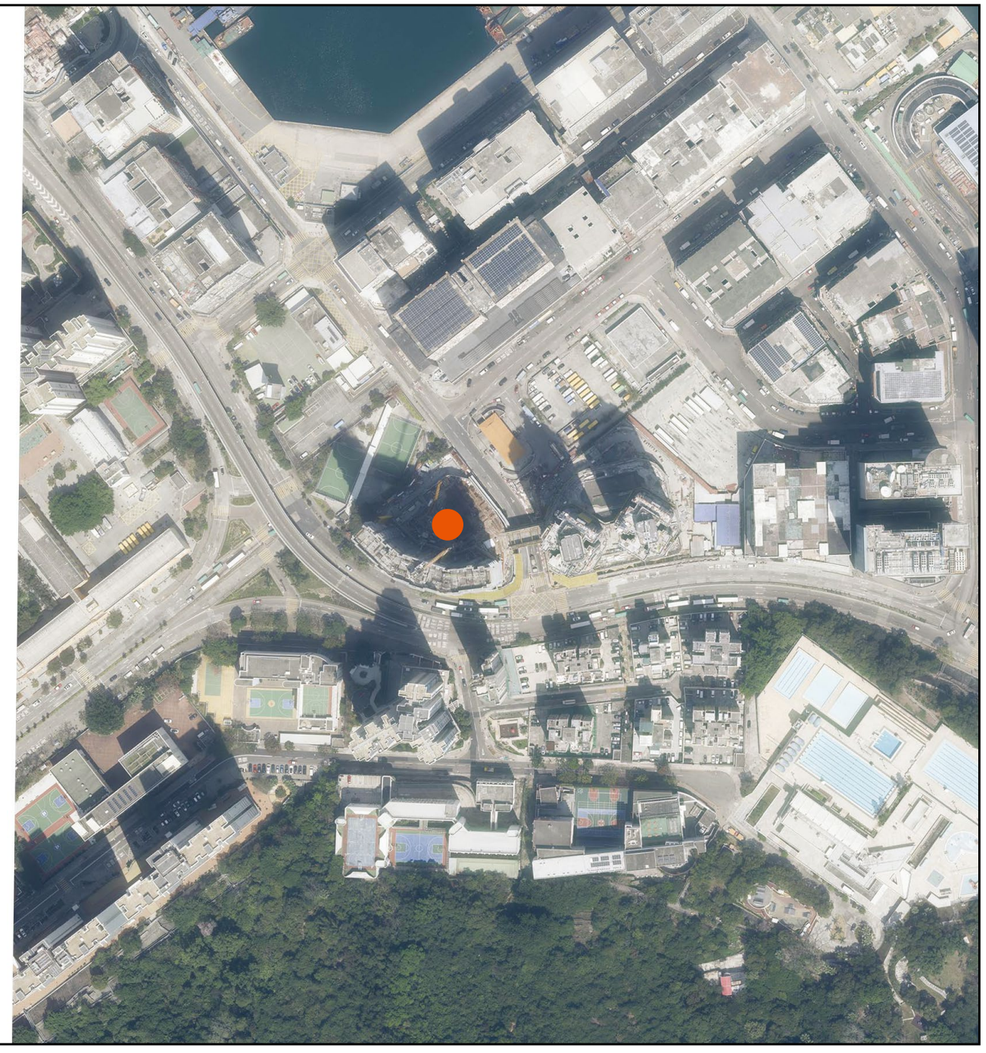
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. Due to technical reasons as a result of the irregular boundary of the Phase, the aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因期數的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到期數作實地考察，以對期數、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE

期數的鳥瞰照片



This blank area falls outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E255041C, dated 22 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E255041C，飛行日期：2025年3月22日。

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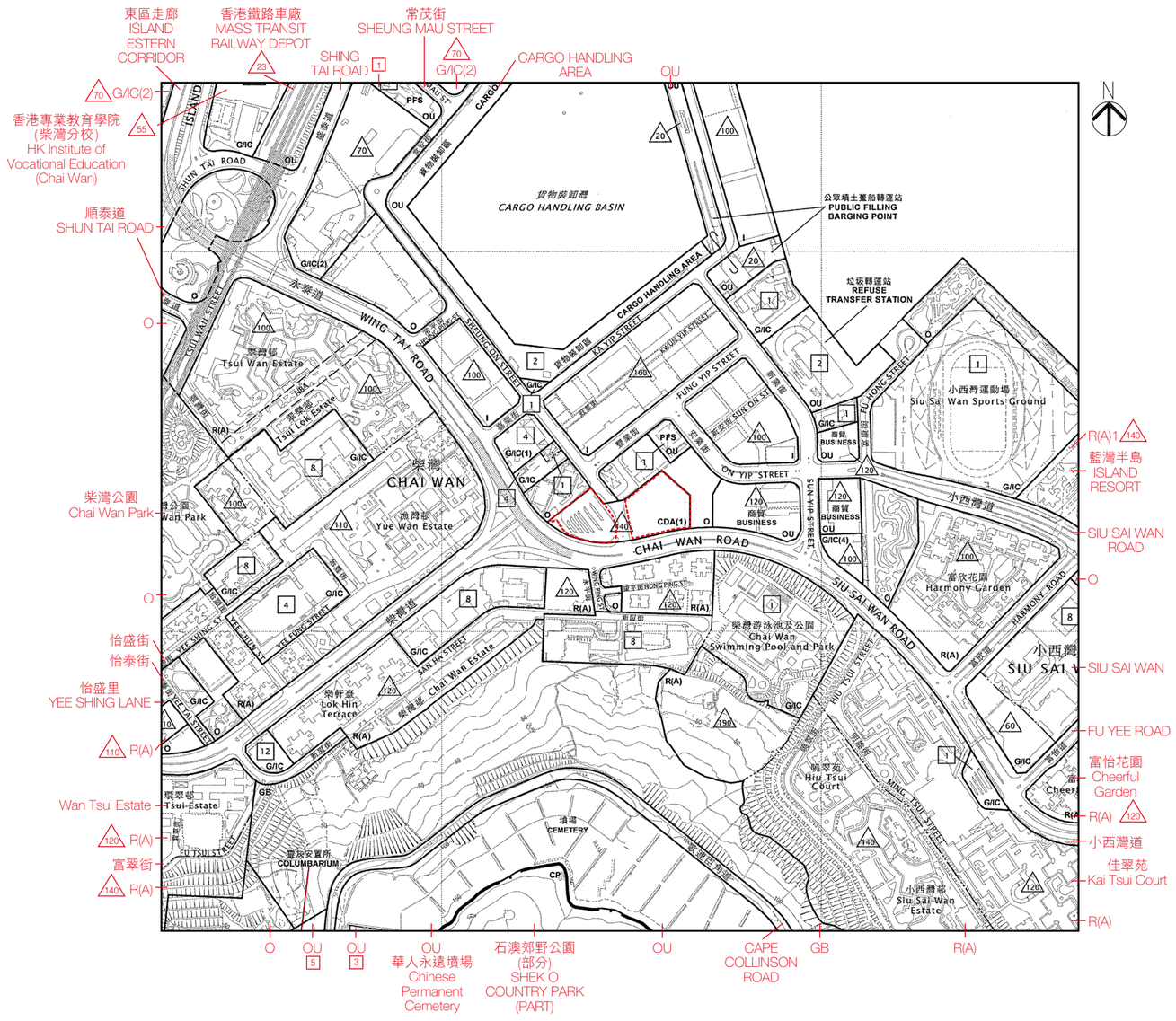
Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. Due to technical reasons as a result of the irregular boundary of the Phase, the aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 因期數的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到期數作實地考察，以對期數、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例 0 100 200 300 400 500 metre米

Extracted from part of the Approved Chai Wan Outline Zoning Plan No. S/H20/27, gazetted on 19 April 2024, with adjustments where necessary (as shown in red).

The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

摘錄自2024年4月19日刊憲之柴灣分區計劃大綱核准圖，圖則編號為S/H20/27，有需要處經修正處理，以紅色顯示。

此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

NOTATION 圖例

ZONES
地帶

COMPREHENSIVE DEVELOPMENT AREA 綜合發展區	CDA
RESIDENTIAL (GROUP A) 住宅（甲類）	R(A)
INDUSTRIAL 工業	I
GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區	G/IC
OPEN SPACE 休憩用地	O
OTHER SPECIFIED USES 其他指定用途	OU
GREEN BELT 綠化地帶	GB
COUNTRY PARK 郊野公園	CP

COMMUNICATIONS
交通

RAILWAY AND STATION (UNDERGROUND) 鐵路及車站(地下)	車站 STATION
MAJOR ROAD AND JUNCTION 主要道路及路口	
ELEVATED ROAD 高架道路	

MISCELLANEOUS
其他

BOUNDARY OF PLANNING SCHEME 規劃範圍界線	
BOUNDARY OF COUNTRY PARK 郊野公園界線	
BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 （在主水平基準上若干米）	120
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 （樓層數目）	1
PETROL FILLING STATION 加油站	PFS
NON-BUILDING AREA 非建築用地	NBA

Note:

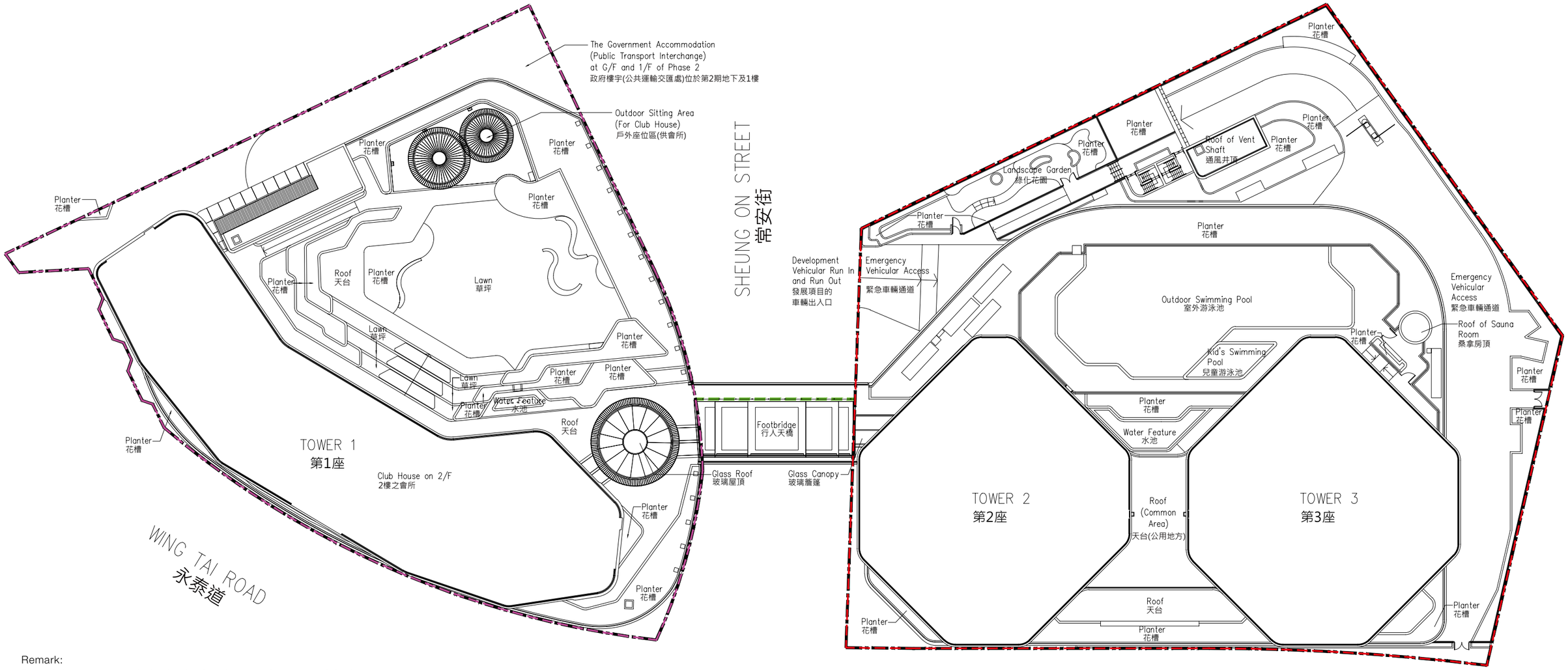
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 因技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



Remark:
Part of the area beneath the footbridge does not form part of the lot.

備註：
行人天橋下的範圍的部份不構成該地段的一部份。

Boundary of the Development
發展項目的界線

Boundary of Phase 1 of the Development
發展項目第1期的界線

Boundary of Phase 2 of the Development
發展項目第2期的界線

Noise Barrier (Noise Mitigation Measure)
隔音屏障（噪音緩解措施）

N

Scale 比例 0 10 20 metre米

Notes:
1. There may be future changes to the buildings and facilities in the Development subject to the final approval by the relevant Government authorities.
2. There are vent shafts located within the Development. Prospective purchasers please note the impact (if any) of such vent shafts on individual residential properties.
3. This plan shows the layout of the Development from an aerial view only.

附註：
1. 發展項目內的建築物及設施將來可能會有所變化，並以有關政府部門的批核為準。
2. 發展項目內設有通風口。請準買家注意該等通風口對個別住宅物業造成的影響（如有）。
3. 本圖僅顯示從上空鳥瞰可見之發展項目布局。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

LEGEND 圖例

A/C PLATFORM	= Air-Conditioning Platform	空調機平台
A.F.	= Architectural Feature	建築裝飾
BAL.	= Balcony	露台
BAL. ABOVE	= Balcony Above	露台置上
BATH.	= Bathroom	浴室
BR.	= Bedroom	睡房
CAT LADDER	=	豎梯
COMMON AREA	=	公用地方
DN	= Down	落
DUPLEX	=	複式
EAD	= Exhaust Air Duct	排風管槽
E.M.C.	= Electrical Meter Cabinet	電錶櫃
E.M.R.	= Electrical Meter Room	電錶房
ELV.	= Extra-Low Voltage Duct	特低壓電線槽
ELV. RM.	= Extra-Low Voltage Room	特低壓房
F1	= Fireman's Lift 1	消防升降機1
FAMILY ROOM	=	家庭廳
FENCE WALL	=	圍牆
FLAT ROOF	=	平台
FOYER	=	門廳
F.S. LIFT LOBBY	= Fireman's Lift Lobby	消防升降機大堂
FH	= Fire Hydrant	消防栓
H.R.	= Hose Reel	消防喉轆
H.R. AT H/L	= Hose Reel at High Level	消防喉轆置於高位
H/L OF E.M.R. AT 41/F	= High Level of Electrical Meter Room at 41/F	電錶房高位於41樓
KIT.	= Kitchen	廚房
LIFT	=	升降機
LIFT SHAFT	=	升降機井道
LIFT LOBBY	=	升降機大堂
LIV./DIN.	= Living Room/Dining Room	客廳/飯廳
LOWER DUPLEX	=	複式下層
M.BATH.	= Master Bathroom	主人浴室
M.B.R.	= Master Bedroom	主人睡房
METAL GATE	=	金屬閘門
OPEN KIT.	= Open Kitchen	開放式廚房
P.D.	= Pipe Duct	管道槽
P.D. W/ A.F. ABOVE	= Pipe Duct with Architectural Feature Above	管道槽連建築裝飾置上
PDR.	= Powder Room	化妝間
PLINTH	=	底座
PLINTH FOR A/C	= Plinth for Air-Conditioning Unit	空調機底座
ROOF	=	天台
ROOF (BELOW)	=	下層天台
R.S. & M.R.R.	= Refuse Storage and Material Recovery Room	垃圾及物料回收室
SIMPLEX	=	單層式
SINK	=	洗滌盆
TOP OF BAL.	= Top of Balcony Below	下層露台頂
TOP OF U.P.	= Top of Utility Platform Below	下層工作平台頂
TOWER 1(1A)	=	第1(1A)座
TOWER 1(1B)	=	第1(1B) 座
T1	= Tower 1	第1座
T1(1A)	= Tower 1(1A)	第1(1A)座
T1(1B)	= Tower 1(1B)	第1(1B)座
T.	= Toilet	廁所
UNIT A	=	A單位
UNIT C	=	C單位
UNIT D	=	D單位
UP	=	上
U.P.	= Utility Platform	工作平台
U.P. ABOVE	= Utility Platform Above	工作平台置上
UPPER DUPLEX	=	複式上層
UTIL.	= Utility Room	多用途房
W.M.C.	= Water Meter Cabinet	水錶櫃
WALK-IN CLOSET	=	衣帽間

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or private flat roof and/or private roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential properties.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living and dining rooms, bedrooms, utility rooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential properties for the air-conditioning system and/or mechanical and electrical services. There are exposed pipes or ductings for air-conditioning system and/or mechanical and electrical services within some utility rooms.
4. The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower cubicle, sink counter etc., are architectural symbols extracted from the latest approved general building plans and are for general indication only.
7. There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the residential properties. The saleable area of a residential property has included the areas of the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

附註：

1. 部分樓層外牆範圍或設有建築裝飾。
2. 部分住宅物業的露台及/或私家平台及/或私家天台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或藏於外牆飾板內之公用喉管。
3. 部分住宅物業的客飯廳、睡房、多用途房、走廊、浴室、儲物房、洗手間、開放式廚房及廚房設有跌級樓板及/或假陣及/或假天花，用以裝置空調系統及/或機電設備。部分多用途房內設有空調系統及/或機電設備之外露喉管或管道槽。
4. 部分住宅物業之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. 住宅物業有構成圍封牆的一部分的非結構的預製外牆及幕牆。住宅物業之實用面積已包括非結構的預製外牆及幕牆的面積，並由該非結構的預製外牆及幕牆的外部開始量度。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

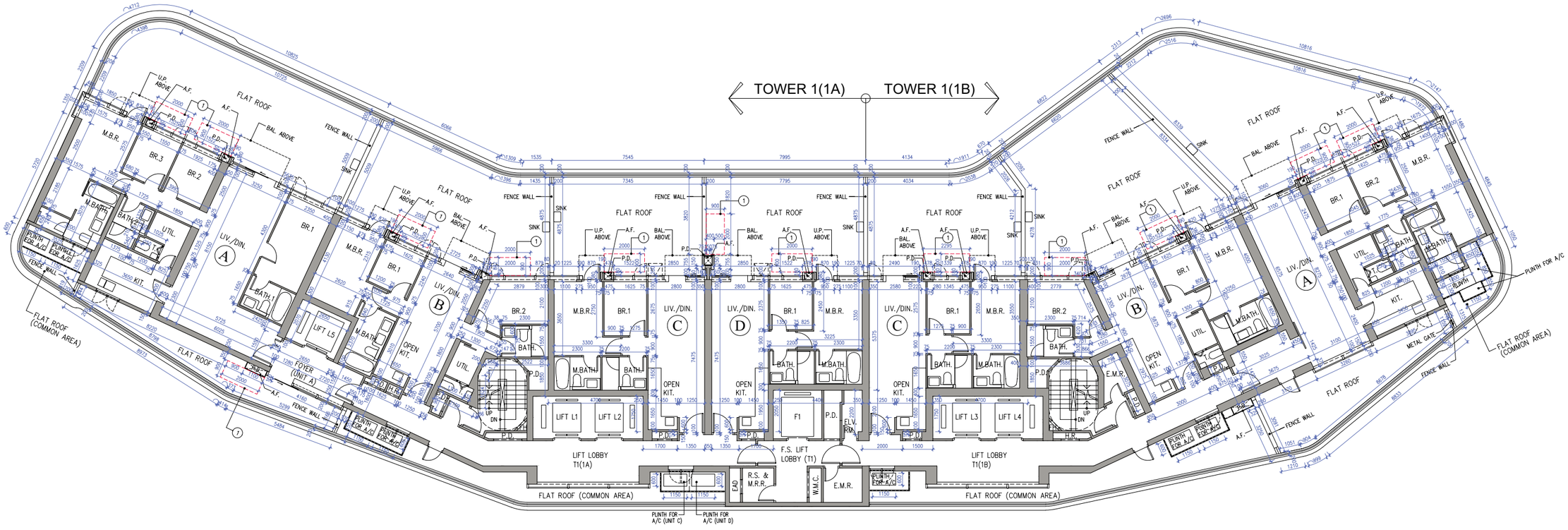
期數的住宅物業的樓面平面圖

TOWER 1
3/F FLOOR PLAN

第1座
3樓平面圖

① THE LABEL AREA(S) WITHIN THE FLAT ROOF OF THE RESIDENTIAL PROPERTY FORMS PART OF THE COMMON PARTS OF THE PHASE AND DOES NOT FORM PART OF THAT FLAT ROOF.

住宅物業平台內之標誌部份屬期數之公用部份，並不屬該平台之一部份。



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0 5 10 metre米
Scale 比例

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	3/F 3樓	150	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080, 3130, 3180, 3280, 3430, 3480	3130, 3180, 3280, 3430, 3480	3130, 3180, 3280, 3430, 3480	3130, 3180, 3280, 3430, 3480

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	3/F 3樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080, 3130, 3180, 3280, 3430, 3480	3130, 3180, 3280, 3430, 3480	3130, 3180, 3280, 3430, 3480

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

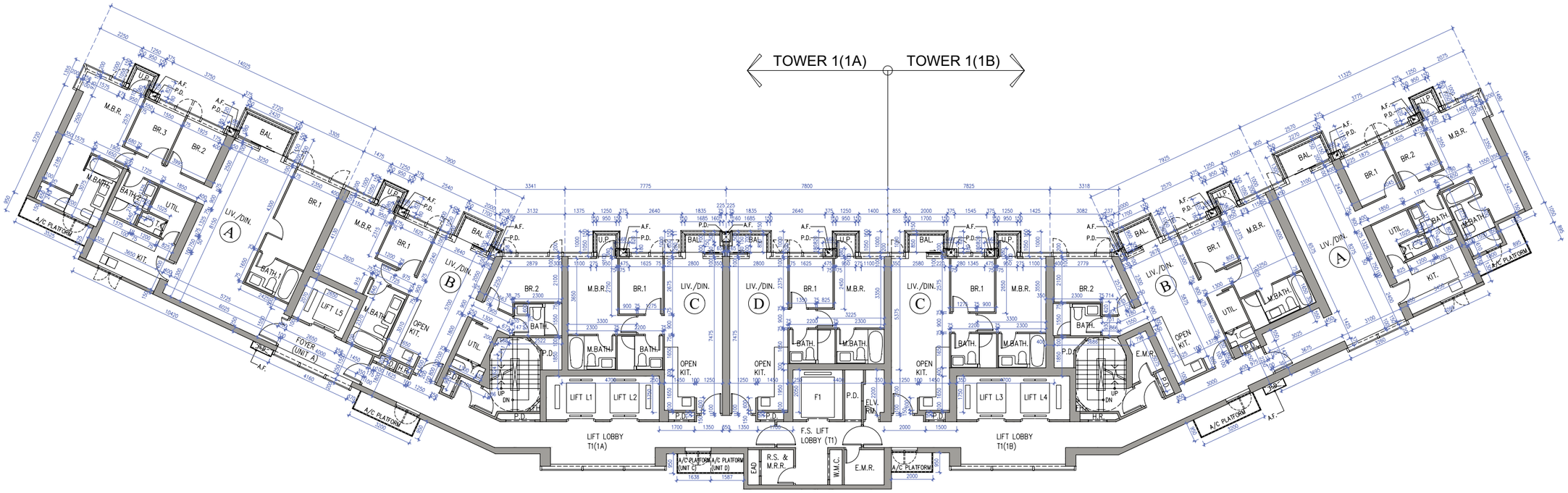
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
5/F FLOOR PLAN

第1座
5樓平面圖



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Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	5/F 5樓	150	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080	3080

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	5/F 5樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

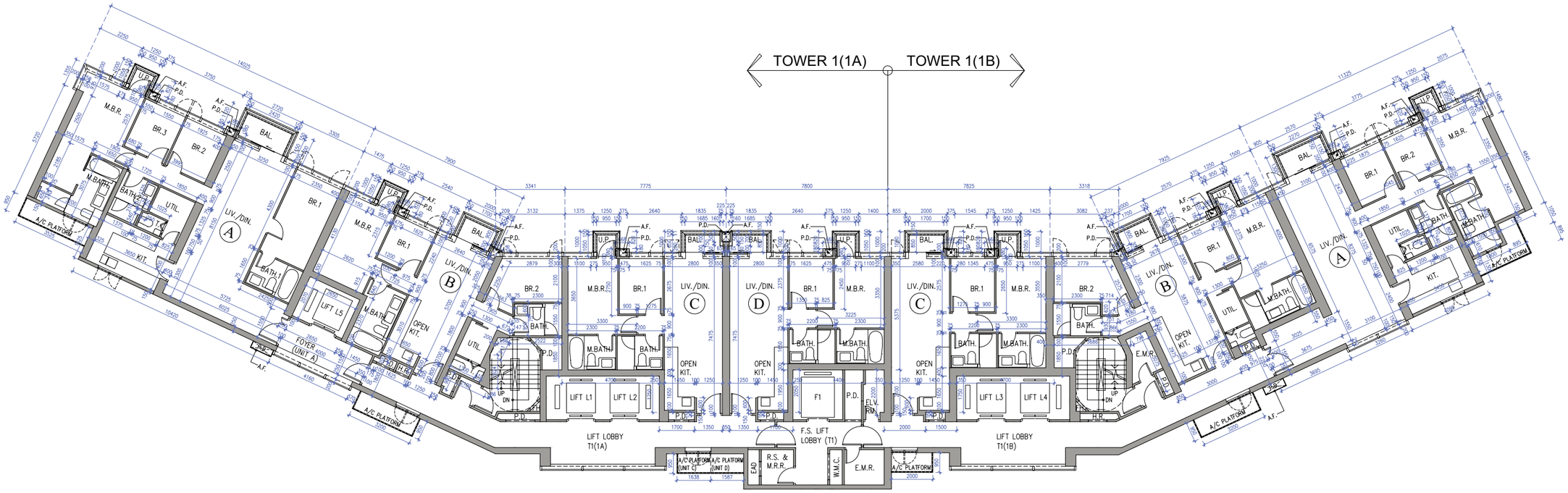
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
6/F-13/F & 15/F-19/F
FLOOR PLAN

第1座
6樓至13樓及15樓至19樓
平面圖



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Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	6/F-13/F & 15/F-19/F 6樓至13樓及 15樓至19樓	150	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080	3080

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	6/F-13/F & 15/F-19/F 6樓至13樓 及15樓至19樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

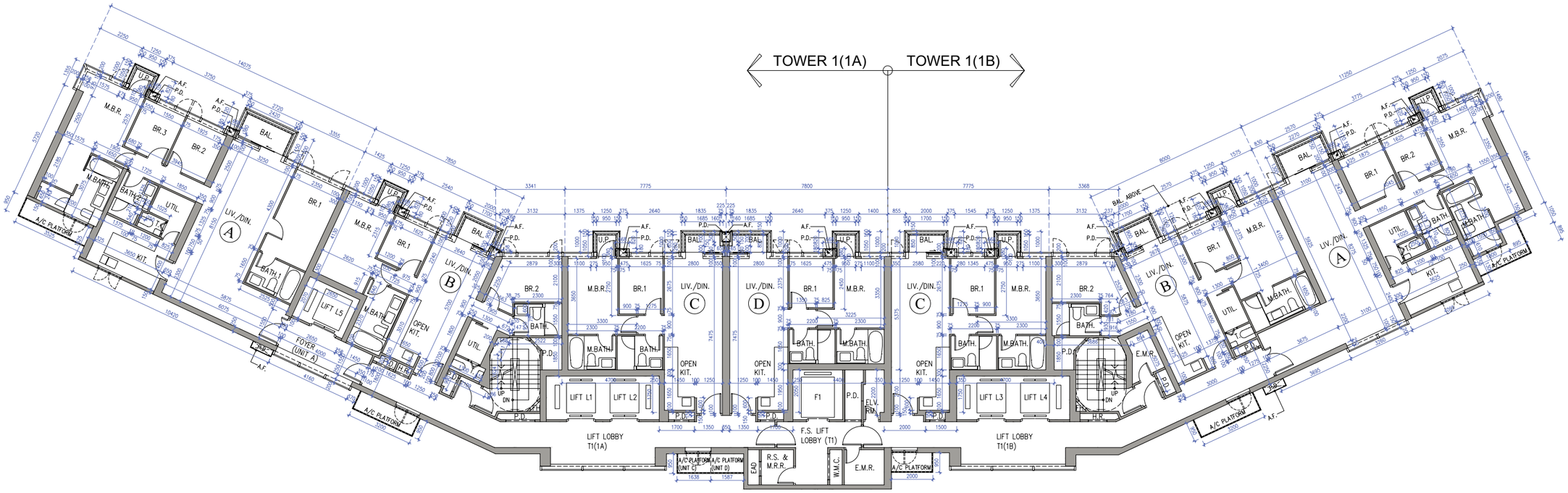
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
20/F-23/F, 25/F-33/F &
35/F-41/F FLOOR PLAN

第1座
20樓至23樓、25樓至33樓及
35樓至41樓平面圖



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Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	20/F-23/F, 25/F-33/F & 35/F-41/F 20樓至23樓、25樓至33樓及35樓至41樓	150	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080	3080

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	20/F-23/F, 25/F-33/F & 35/F-40/F 20樓至23樓、25樓至33樓及35樓至40樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	3080
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）		41/F 41樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			2680, 2705, 2730, 2780, 2830, 3030, 3055, 3080, 3130, 3380, 3430	2730, 2780, 3080, 3130, 3380, 3430	2730, 3030, 3080, 3130, 3380, 3430

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

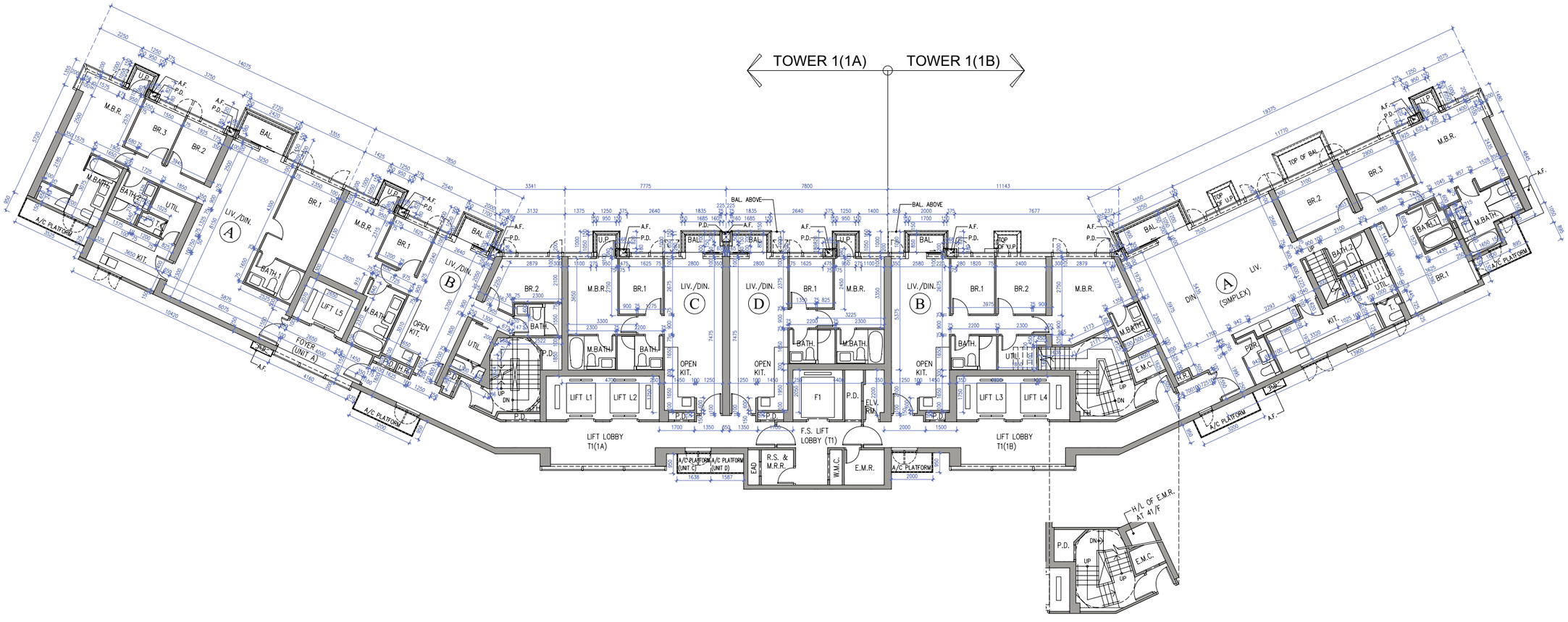
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
42/F FLOOR PLAN

第1座
42樓平面圖



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Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT 單位			
			A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	42/F 42樓	150	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080	3080	2730, 3030, 3080	2730, 2780, 3080

	TOWER 座	FLOOR 樓層	UNIT 單位	
			A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	42/F 42樓	150, 200, 225	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3080, 3130, 3380, 3430, 3455, 3480	3080, 3130, 3380,3430

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

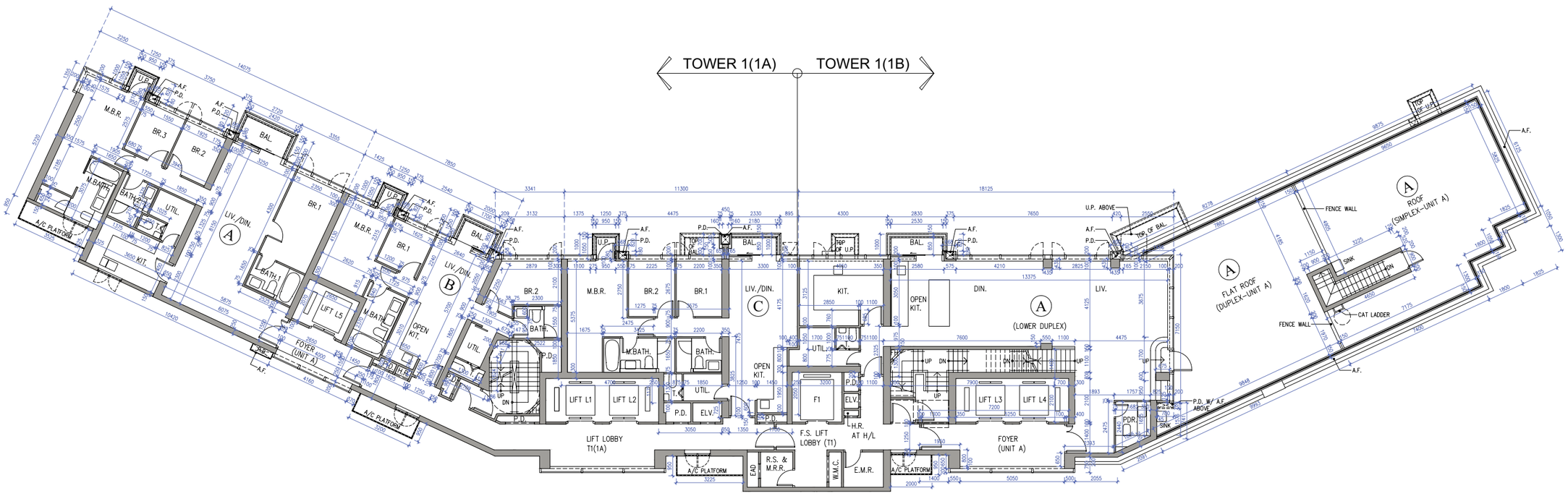
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
43/F FLOOR PLAN

第1座
43樓平面圖



Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	43/F 43樓	150	150, 200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3500	3500	3500

	TOWER 座	FLOOR 樓層	UNIT單位
			A (DUPLEX) 複式
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	43/F 43樓	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3050, 3075, 3100, 3150, 3450, 3500, 3800, 3850

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

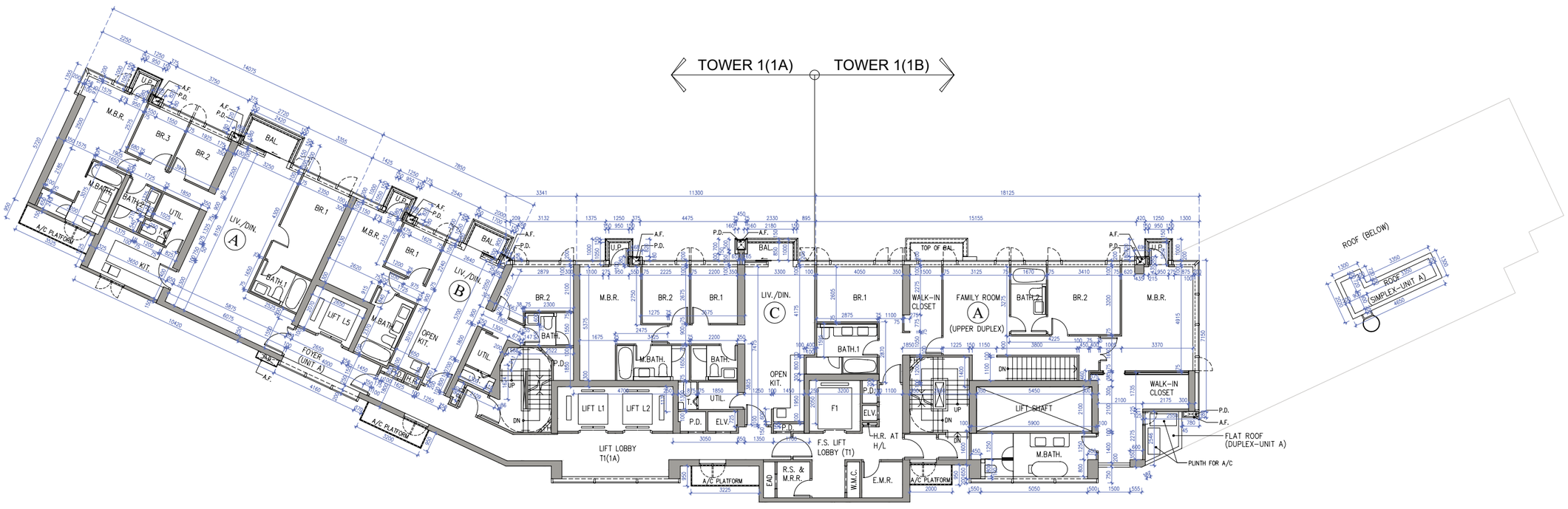
附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

TOWER 1
45/F FLOOR PLAN

第1座
45樓平面圖



Scale 比例 0 5 10 metre米

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

	TOWER 座	FLOOR 樓層	UNIT單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1A) 第1(1A)座	45/F 45樓	150	150,200	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3500, 3550, 3800, 3850, 3900	3500, 3550, 3800, 3850	3500, 3550, 3850, 3900

	TOWER 座	FLOOR 樓層	UNIT單位
			A (DUPLEX) 複式
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Tower 1(1B) 第1(1B)座	45/F 45樓	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）			3500, 3550, 3850, 3900, 3925, 3950, 4200

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

Notes:
1. The dimensions in the floor plan are all structural dimensions in millimetre.
2. Please refer to Page 20 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan.
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

附註：
1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓説明書第20頁。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTIES 住宅物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH) (IF ANY) SQ.METRE (SQ. FT.) 實用面積（包括露台，工作平台及陽台）（如有）平方米（平方呎）	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ.METRE (SQ. FT.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
TOWER 座	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
Tower 1(1A) 第1(1A)座	3/F 3樓	A	124.374 (1,339) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	77.885 (838)	–	–	–	–	–	–
		B	69.147 (744) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	45.432 (489)	–	–	–	–	–	–
		C	52.308 (563) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	33.925 (365)	–	–	–	–	–	–
		D	50.814 (547) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	33.886 (365)	–	–	–	–	–	–
	5/F-13/F & 15/F-19/F 5樓至13樓及15樓至19樓	A	129.410 (1,393) Balcony 露台：3.536 (38) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	73.047 (786) Balcony 露台：2.400 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	55.808 (601) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		D	54.314 (585) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1 (1A).

實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的；其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方呎列出的面積以1平方米=10.764平方呎換算，並四捨五入至整數。
2. 上表所顯示之「–」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1(1A)座不設4樓、14樓、24樓、34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTIES 住宅物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH) (IF ANY) SQ.METRE (SQ. FT.) 實用面積（包括露台，工作平台及陽台）（如有）平方米（平方呎）	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ.METRE (SQ. FT.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）										
TOWER 座	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
Tower 1(1A) 第1(1A)座	20/F-23/F, 25/F-33/F & 35/F-42/F 20樓至23樓、25樓至33樓及35樓至42樓	A	129.634 (1,395) Balcony 露台：3.536 (38) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	72.823 (784) Balcony 露台：2.400 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	55.808 (601) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		D	54.314 (585) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	43/F & 45/F 43樓及45樓	A	129.634 (1,395) Balcony 露台：3.536 (38) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	72.823 (784) Balcony 露台：2.400 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	80.672 (868) Balcony 露台：2.521 (27) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1 (1A).

實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的；其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方呎列出的面積以1平方米=10.764平方呎換算，並四捨五入至整數。
2. 上表所顯示之「–」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1(1A)座不設4樓、14樓、24樓、34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTIES 住宅物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH) (IF ANY) SQ.METRE (SQ. FT.) 實用面積（包括露台，工作平台及陽台）（如有）平方米（平方呎）	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ.METRE (SQ. FT.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
TOWER 座	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
Tower 1(1B) 第1(1B) 座	3/F 3樓	A	99.220 (1,068) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	91.225 (982)	–	–	–	–	–	–
		B	69.292 (746) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	63.961 (688)	–	–	–	–	–	–
		C	53.153 (572) Balcony 露台：– Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	35.440 (381)	–	–	–	–	–	–
	5/F-13/F & 15/F-19/F 5樓至13樓及15樓至19樓	A	104.061 (1,120) Balcony 露台：3.341 (36) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	73.192 (788) Balcony 露台：2.400 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	56.653 (610) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1 (1B).

實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的；其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方呎列出的面積以1平方米=10.764平方呎換算，並四捨五入至整數。
2. 上表所顯示之「–」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

DESCRIPTION OF RESIDENTIAL PROPERTIES 住宅物業的描述			SALEABLE AREA (INCLUDING BALCONY, UTILITY PLATFORM AND VERANDAH) (IF ANY) SQ.METRE (SQ. FT.) 實用面積（包括露台，工作平台及陽台）（如有）平方米（平方呎）	AREA OF OTHER SPECIFIED ITEMS (NOT INCLUDED IN THE SALEABLE AREA) SQ.METRE (SQ. FT.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）										
TOWER 座	FLOOR 樓層	UNIT 單位		AIR-CONDITIONING PLANT ROOM 空調機房	BAY WINDOW 窗台	COCKLOFT 閣樓	FLAT ROOF 平台	GARDEN 花園	PARKING SPACE 停車位	ROOF 天台	STAIRHOOD 梯屋	TERRACE 前庭	YARD 庭院
Tower 1(1B) 第1(1B)座	20/F-23/F, 25/F-33/F & 35/F-41/F 20樓至23樓、25樓至33樓及35樓至41樓	A	103.641 (1,116) Balcony 露台：3.341 (36) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		B	73.320 (789) Balcony 露台：2.400 (26) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
		C	56.502 (608) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	42/F 42樓	A	162.012 (1,744) Balcony 露台：4.260 (46) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	–	–	–	73.530 (791)	4.585 (49)	–	–
		B	73.003 (786) Balcony 露台：2.000 (22) Utility Platform 工作平台：– Verandah 陽台：–	–	–	–	–	–	–	–	–	–	–
	43/F & 45/F (Duplex) 43樓及45樓（複式）	A	264.468 (2,847) Balcony 露台：2.830 (30) Utility Platform 工作平台：1.500 (16) Verandah 陽台：–	–	–	–	64.767 (697)	–	–	–	–	–	–

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:
1. The areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1 (1B).

實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的；其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方呎列出的面積以1平方米=10.764平方呎換算，並四捨五入至整數。
2. 上表所顯示之「–」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

Not Applicable

不適用

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. Preliminary deposit which is equal to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("Preliminary Agreement").
2. The preliminary deposit payable by the purchaser on the signing of the Preliminary Agreement shall be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement –
   (a) the Preliminary Agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) the owner does not have any further claim against the purchaser for the failure.

1. 臨時訂金（即售價的5%），須於簽署臨時買賣合約（「該臨時合約」）時支付。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 —
   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF THE DEED OF MUTUAL COVENANT

According to the Sub-Deed of Mutual Covenant of the Phase (the **"Sub-Deed"**):-

A. COMMON PARTS OF THE PHASE

"Common Areas and Facilities within Phase 2"

means collectively the Development Common Areas and Facilities within Phase 2, the Residential Common Areas and Facilities within Phase 2 and all those parts and such of the facilities of Phase 2 designated as common areas and facilities in any other Sub-Deed(s) or Sub-Sub-Deed(s);

"Development Common Areas and Facilities within Phase 2"

means the Development Common Areas and Facilities within Phase 2, including:-

(a)

(i) such parts of Phase 2 which are intended for common use and benefit of the Development including but not limited to the architectural features, areas designed for maintenance and repair (M&R) access, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, entrances, external walls (excluding the external walls forming parts of the Residential Common Areas and Facilities within Phase 2), fire prevention and fighting equipment and apparatus, lamp posts and other lighting facilities, management office, owners' committee/ owners' corporation office, passages, roof, security systems and apparatus, trees, shrubs and other plants and vegetation, ventilation system, water meter cabinets (W.M.C.), wires, and any other mechanical systems, devices or facilities installed or provided in Phase 2 intended for common use and benefit of the Development;

(ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 2:-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and

(B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Pink on the Sub-Deed Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in Phase 2 as may from time to time be designated as the Development Common Areas and Facilities within Phase 2 in accordance with this Sub-Deed

but excluding:-

(1) the Residential Common Areas and Facilities within Phase 2; and

(2) such areas within Phase 2 the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within Phase 2 serving only any particular Owner;

"Residential Common Areas and Facilities within Phase 2"

means the Residential Common Areas and Facilities within Phase 2, including:-

(a)

(i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls of the Residential Tower in Phase 2 and the podium thereunder (including architectural features, non-structural prefabricated external walls which are for the purposes of identification only shown in Red lines on the Sub-Deed Plans but excluding the external walls forming parts of the Development Common Areas and Facilities within Phase 2);

(ii) the access and working space for P.D. with CCTV marked "WS" on the Sub-Deed Plans, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, air conditioning (A/C) plant room, air handling unit (AHU) room, cables, cable duct (C.D.), caretaker counter, caretakers' quarter, cast-in anchors, channels, common corridors and lift lobbies (including wider common corridors and lift lobbies for the purposes of identification only as shown coloured Yellow Dotted Black on the Sub-Deed Plans), communal podium garden, communal television and radio aerial systems for reception of television and radio broadcast, covered landscaped areas, drains, E.A.D. (RS&MRR), electrical meter rooms (E.M.R.), electrical cabinet, electrical cable ducts (EL.D.), electrical installations, fittings, equipment and apparatus, emergency generator room, entrances, entrance lobbies, exhaust air duct (E.A.D.), extra low voltage (ELV.) rooms, electrical meter cabinet (E.M.C.), extra low voltage ducts (ELV.), fire prevention and fighting equipment and apparatus, fire services (F.S.) control room, fire services (F.S.) pump room, fire services (F.S.) water tank, fireman's lift lobbies (F.S. Lift Lobby), fireman's lifts, flushing water pump room, flushing twin tank, flushing water tank & pump room, flushing water twin tank, gas main valve room, Greenery Areas within Phase 2 (in so far as the same are within the Residential Common Areas and Facilities within Phase 2, which are for the purposes of identification only shown coloured Yellow Cross Hatched Black on the greenery areas plan of the Sub-Deed Plans), halls, high voltage (HV) cable duct, high voltage (HV) switch room, hose reel (H.R.), landings, landscaped areas, lift machine rooms, lift pit rooms, lift pits, lift shafts, lifts, lighting, low voltage (LV) switch room, make up fan room (RS&MRR), passages, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system, photovoltaic panels (if any), pipe ducts (P.D.), pipe ducts with CCTV (P.D. with CCTV), planters, potable & flushing water pump room, potable water pump room, potable twin tank, potable water tank & pump room, pumps, Recreational Areas and Facilities within Phase 2, refuse storage and material recovery chamber (RS&MRC), refuse storage and material recovery rooms (RS&MRR), salt and fresh water intakes and mains, sanitary fittings, security systems and apparatus, sewers, shuttle lift lobby, fire services (F.S.)/sprinkler inlets, sprinkler pump room, sprinkler water tank, stairways, structural walls, tanks, telecommunication and broadcasting equipment (TBE) room, telecommunications and broadcasting distribution networks, telephone duct (T.D.), top roofs, roofs and flat roofs not forming parts of Residential Units, transformer room, trees, shrubs and other plants and vegetation, unisex accessible (ACC.) lavatory (LAV.), ventilation system, water feature, water meter cabinets (W.M.C.), and wires;

(iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation within Phase 2 intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees; and

(iv) to the extent not specifically provided in sub-paragraphs (i) to (iii) above, such other parts of Phase 2:-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and

(B) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow, Yellow Hatched Black, Yellow Cross Hatched Black and Yellow Dotted Black on the Sub-Deed Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in Phase 2 as may from time to time be designated as the Residential Common Areas and Facilities within Phase 2 in accordance with this Sub-Deed

but excluding:-

(i) the Development Common Areas and Facilities within Phase 2; and

(ii) such areas within Phase 2 in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within Phase 2 serving only any particular Owner; and

"Greenery Areas within Phase 2"

means the Greenery Areas located within Phase 2 which are for identification purpose shown coloured Yellow Cross Hatched Black on the greenery areas plan of the Sub-Deed Plans;

"Recreational Areas and Facilities within Phase 2"

means those parts of the Recreational Areas and Facilities installed, provided or included within Phase 2, including the children play room, covered landscaped area, female lavatories (F. LAV.), lawn, lounge, male lavatories (M. LAV.), mini bar, multi-function room, outdoor sitting area, reading area, reception, roofs, shuttle lift lobby, store, studying area, and unisex accessible (ACC.) lavatory (LAV.), which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow Hatched Black on the Sub-Deed Plans.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE PHASE

(a) Tower 1(1A)

TOWER	FLOOR	UNIT	UNDIVIDED SHARES (PER UNIT)
Tower 1(1A)	3/F (1 Storey)	A	132
		B	74
		C	56
		D	54
	5/F-13/F, 15/F-23/F, 25/F-33/F and 35/F-42/F (35 Storeys)	A	130
		B	73
		C	56
		D	54
	43/F (1 Storey)	A	130
		B	73
		C	81
	45/F (1 Storey)	A	130
		B	73
		C	81
		Total:	**11,839**

(b) Tower 1(1B)

TOWER	FLOOR	UNIT	UNDIVIDED SHARES (PER UNIT)
Tower 1(1B)	3/F (1 Storey)	A	109
		B	76
		C	57
	5/F-13/F and 15/F-19/F (14 Storeys)	A	104
		B	73
		C	57
	20/F-23/F, 25/F-33/F and 35/F-41/F (20 Storeys)	A	104
		B	74
		C	57
	42/F (1 Storey)	A	175
		B	73
	43/F and 45/F (Duplex)	A	271
		Total:	**8,737**

Note:
1. There is no designation of 4/F, 14/F, 24/F, 34/F, 44/F in all the Residential Towers.

C. TERMS OF YEARS FOR WHICH THE MANAGER OF THE PHASE IS APPOINTED

The appointment of the Manager shall be for an initial period of not exceeding two (2) years from the date of the Principal Deed of Mutual Covenant and Management Agreement in respect of the Development (the "Principal Deed") and shall continue until terminated in accordance with the terms of the Principal Deed.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE PHASE

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) in such manner, amount and proportion as provided in the Principal Deed and the Sub-Deed by reference to the Management Shares allocated to his Residential Unit and the principles provided in the Principal Deed and the Sub-Deed.

SUMMARY OF THE DEED OF MUTUAL COVENANT

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

The management fee deposit is a sum equal to three (3) times the monthly management contribution payable by an Owner in respect of his Unit based on the first annual management budget.

F. AREA IN THE PHASE RETAINED BY THE VENDOR FOR THE VENDOR'S OWN USE

Not applicable.

Note:
For full details, please refer to the Principal Deed and the Sub-Deed which are free for inspection during opening hours at the sales office. Copies of the Principal Deed and the Sub-Deed are available upon request and payment of the necessary photocopying charges.

公契的摘要

根據該期數的副公契（「**副公契**」）：

A. 期數的公用部分

第2期內公用地方及設施

合指第2期內發展項目公用地方及設施、第2期內住宅公用地方及設施、以及在任何其他副公契或分副公契中指定為公用地方及設 施的第2期所有部分及設施；

第2期內發展項目公用地方及設施

指第2期內的公用地方及設施並包括：

(a)

(i) 第2期內擬供發展項目共同使用及受益的部分，包括但不限於建築裝飾、保養及維修（M&R）通道區、電纜和其他現時或無論何時位於該土地之內、其下、其上或橫跨該處為發展項目供應食水或鹹水、污水排放、氣體、電話、電力及任何其他服務的鋪管或非鋪管服務設施、入口、外牆（構成第2期內住宅公用地方及設施一部分的外牆除外）、防火及滅火設備與器具、燈柱及其他照明設施、管理處、業主委員會或業主立案法團辦事處、通道、天台、保安系統及器具、樹木、灌叢及其他植物和植被、通風系統、水錶櫃（W.M.C.）、電線及任何其他於第2期內安裝或提供擬供發展項目共同使用及受益的機械系統、裝置或設施；

(ii) 在以上（i）款並無明確規定的情況下，包括以下第2期的其他部份：

(A) 符合《建築物管理條例》第2條中公用部分的定義的（a）段的第2期內其他部分；及

(B) 屬《建築物管理條例》附表1訂明的類別並符合《建築物管理條例》第2條中公用部分的定義的（b）段的第2期內其他部分，

於副公契圖則以粉紅色顯示（如可以在圖則上辨識及標示），僅供識別；及

(b) 位於和屬於第2期而不時遵照本副公契指定為發展項目公用地方及設施的其他地方、器具、裝置、系統及設施

但不包括：

(1) 第2期內住宅公用地方及設施；及

(2) 第2期內由任何特定業主以專有權和特權持有、使用、佔用與享用的任何地方，以及第2期內只供任何特定業主專用的設施；

第2期內住宅公用地方及設施

指並包括位於第2期內住宅公用地方及設施：

(a)

(i) 幕牆（不包括所有構成住宅單位一部分的窗）、第2期住宅大廈外牆和下方的平台（包括建築裝飾及副公契圖則以紅線顯示僅供識別的非結構性預製外牆，但不包括第2期內構成發展項目公用地方及設施一部分的外牆）；

(ii) 水管槽（P.D.）出入通道及工作區連閉路電視系統（於副公契圖則註明為“WS”）、冷氣及通風系統以及為住宅樓宇供應食水或鹹水、污水排放、氣體、電力及其他服務的鋪管或非鋪管服務設施、冷氣(A/C)機房、空氣處理裝置（AHU）房、電纜、電纜管道(C.D.)、管理員辦公室、管理員宿舍、澆注繫錨、渠道、公共走廊及升降機大堂（包括較寬闊的公共走廊及升降機大堂，僅為識別之目的，於副公契圖則上以黃色間黑色虛線表示）、公共平台花園、接收電視及電台廣播的公共電視及電台天線系統、有蓋園景區、排水渠、排氣管，E.A.D.（RS&MRR）、電錶房（E.M.R.）、電掣櫃、電纜槽（EL.D.）、電力裝置、配件、設備及器具、緊急發電機房、入口、入口大堂、排氣管（E.A.D.）、特低壓電力（ELV.）房、電錶櫃(E.M.C)、特低壓電力（ELV.）管道、防火及滅火設備與器具、消防（F.S.）控制室、消防（F.S.）泵房、消防（F.S.）水箱、消防員升降機大堂（F.S. Lift Lobby）、消防員升降機、沖廁水泵房、沖廁雙水缸、沖廁水水缸及泵房、沖廁水雙水缸、燃氣總閥房、第2期內綠化區（只要是位於第2期內住宅公用地方及設施內，於副公契圖則的綠化區圖則以黃色間黑色十字斜線顯示，僅供識別）、堂廊、高壓（HV）電纜管道、高壓（HV）電掣房、喉轆（H.R.）、梯台、園景區、升降機機房、升降機井房、升降機井、升降機槽、升降機、照明裝置、低壓（LV）電掣房、後補風機房（RS&MRR）、通道、樓梯間固定人工照明裝置及後備自動啟動緊急照明系統、太陽能光伏板（如有）、水管槽（P.D.）、水管槽連閉路電視系統（P.D. with CCTV）、花槽、食水及沖廁水泵房、食水泵房、食水雙水缸、食水水缸及泵房、泵、第2期內康樂地方及設施、垃圾及物料回收室（RS&MRC）、垃圾及物料回收房（RS&MRR）、鹹水及食水入水掣和總喉、衛生配件、保安系統及器具、污水渠、穿梭升降機大堂、消防（F.S.）/花灑入水掣、灑水系統泵房、花灑水缸、樓梯、結構牆、水缸、電訊及廣播設備房（TBE）、電訊及廣播發配網絡、電訊管道(T.D.)、不構成住宅單位一部分的頂層天台、天台及平台、變壓器房、樹木、灌叢及其他植物及植被、暢通易達（ACC.）男女廁（LAV.）、通風系統、水池、水錶櫃（W.M.C.）及電線；

(iii) 位於和屬於第2期內住宅樓宇擬供住宅樓宇業主、住戶或租戶及彼等各真正賓客、訪客或獲邀人士共同使用及受益的其他地方、器具、裝置、系統及設施；及

(iv) 在以上（i）至（iii）款並無明確規定的情況下，包括以下第2期的其他部份：

(A) 符合《建築物管理條例》第2條中公用部分的定義（a）段的其他部分；及

(B) 屬《建築物管理條例》附表1訂明的類別並符合《建築物管理條例》第2條中公用部分的定義的（b）段的其他部分，

於副公契圖則以黃色、黃色間黑色斜線、黃色間黑色十字斜線及黃色間黑色虛線顯示（如可以在圖則上標示），僅供識別；及

(b) 位於和屬於第2期而不時遵照本副公契指定為住宅公用地方及設施的其他地方、器具、裝置、系統及設施

但不包括：

(i) 第2期內發展項目公用地方及設施；及

(ii) 第2期內由任何特定業主以專有權和特權持有、使用、佔用與享用的任何地方，以及第2期內只供任何特定業主專用的設施；及

第2期內綠化區

指於副公契的綠化區圖則以黃色間黑色十字斜線顯示的第2期內的綠化區，僅供識別；

第2期內康樂地方及設施

指已安裝、提供或包含於第2期內的康樂地方及設施，包括兒童遊戲室、有蓋園景區、女廁（F. LAV.）、草坪、休息室、男廁（M. LAV.）、迷你吧、多功能室、戶外座位區、閱讀區、接待處、天台、穿梭升降機大堂、儲物室、學習區及暢通易達（ACC.）男女廁（LAV.），康樂地方及設施於副公契圖則以黃色間黑色斜線顯示（如可以圖則上顯示），僅供識別。

B. 分配予期數中每個住宅物業的不分割份數的數目

(a) 第1（1A）座

座	樓層	單位	不分割份數（每個單位）
第1（1A）座	3樓（1層）	A	132
		B	74
		C	56
		D	54
	5樓 -13樓、15樓 -23樓、25樓 -33樓及35樓 -42樓（共35層）	A	130
		B	73
		C	56
		D	54
	43樓（1層）	A	130
		B	73
		C	81
	45樓（1層）	A	130
		B	73
		C	81
		總額：	11,839

(b) 第1（1B）座

座	樓層	單位	不分割份數（每個單位）
第1（1B）座	3樓（1層）	A	109
		B	76
		C	57
	5樓 -13樓及15樓 -19樓（共14層）	A	104
		B	73
		C	57
	20樓 -23樓、25樓 -33樓及35樓 -41樓（共20層）	A	104
		B	74
		C	57
	42樓（1層）	A	175
		B	73
	43樓及45樓（複式）	A	271
		總額：	8,737

備註：

1. 所有住宅大廈樓層編號均不設4樓、14樓、24樓、34樓及44樓。

公契的摘要

C. 期數的管理人的委任年期

管理人的最初任期由主大廈公契及管理協議（下稱「主公契」）訂立日起計不超過兩（2）年，並持續至其任命按主公契條款終止為止。

D. 期數中住宅物業的擁有人分擔管理開支的基準

每名住宅單位業主均須按照主公契及副公契訂明的方式、金額和比例，並根據主公契及副公契所載其住宅單位的管理份數數額及所訂原則分擔管理開支（以管理人擬備的預算案作依據）。

E. 計算管理費按金的基準

管理費按金相等於業主根據首份年度管理預算案就其單位應分擔的三（3）個月管理開支。

F. 賣方在期數中保留作自用的範圍

不適用。

備註：

請查閱主公契及副公契了解全部詳情。主公契及副公契現備存於售樓處，於開放時間可供免費閱覽，並可按要求在支付所需影印費用後索取主公契及副公契的副本。

SUMMARY OF LAND GRANT

A. LOT NUMBER OF THE LAND ON WHICH THE PHASE IS SITUATED

1. The Phase is constructed on Chai Wan Inland Lot No.178 (the "Lot").

B. TERM OF YEARS UNDER THE LAND GRANT

2. The Lot is granted under Conditions of Exchange No.20390 (the "Land Grant") for a term of 50 years commencing from 28 December 2021.

C. USER RESTRICTIONS APPLICABLE TO THE LOT

3. User

Special Condition No.(12) of the Land Grant stipulates that:-

"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes."

D. FACILITIES THAT ARE REQUIRED TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

4. Formation of the Green Areas

Special Condition No.(7) of the Land Grant stipulates that:-

"(a) The Grantee shall:

(i) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Areas"); and

(II) provide and construct such pedestrian crossings, bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

(ii) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iiii) maintain at the Grantee's own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered to the Government in accordance with Special Condition No. (8) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly, or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights conferred on the Government under sub-clause (b) of this Special Condition."

5. Possession of the Green Areas

Special Condition No.(8) of the Land Grant stipulates that:-

"For the purpose only of carrying out the works specified in Special Condition No. (7) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (7) hereof or otherwise."

6. Restriction on use of the Green Areas

Special Condition No.(9) of the Land Grant stipulates that:-

"The Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (7) hereof."

7. Access to the Green Areas for inspection

Special Condition No.(10) of the Land Grant stipulates that:-

"(a) The Grantee shall at all reasonable times while he is in the possession of the Green Areas:

(i) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (7)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (7)(b) hereof and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas. For the purposes of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (a) of the rights conferred under sub-clause (a) of this Special Condition."

8. Pink Cross-Hatched Black Areas

Special Condition No.(16) of the Land Grant stipulates that:-

"(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses it at his absolute discretion), no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above or within those portions of the lot shown coloured pink cross-hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Cross-Hatched Black Areas") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Cross-Hatched Black Areas to a height of 5.8 metres or such other height as may be approved by the Director. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Pink Cross-Hatched Black Areas shall be final and binding on the Grantee.

(b) The Grantee shall:

(i) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director lay and form the Pink Cross-Hatched Black Areas so that building, vehicular and pedestrian traffic may be carried thereon;

(ii) maintain at the Grantee's own expense the Pink Cross-Hatched Black Areas to the satisfaction of the Director; and

(iii) after the Grantee shall have completed the works referred to in sub-clause (b)(i) of this Special Condition on the Pink Cross-Hatched Black Areas or any part or parts thereof, permit the Government and all members of the public at all times throughout the term hereby agreed to be granted for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the ground level or levels of the Pink Cross-Hatched Black Areas or such part or parts thereof, and for the purpose of this Special Condition, the determination of the Director as to when the works referred to in sub-clause (b)(i) of this Special Condition shall have been completed shall be final and binding on the Grantee.

(c) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b)(i) or (b)(ii) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

(d) The Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b)(i) or (b)(ii) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Director may consider necessary in the Pink Cross-Hatched Black Areas or any part or parts thereof.

(e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise of the rights by the Government under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(f) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise of the rights conferred under sub-clauses (c) and (d) of this Special Condition.

(g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Cross-Hatched Black Areas or any part or parts thereof to the public for the right of passage.

(h) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

9. First Possession of the Yellow Area

Special Condition No.(24) of the Land Grant stipulates that:-

"(a) For the purpose only of carrying out the works specified in Special Condition No. (25)(a) hereof, the Grantee shall be granted possession of the Yellow Area on the date of this Agreement.

(b) The Grantee shall accept the Yellow Area in such state and condition as existing on the date of this Agreement, and hereby agrees not to make any claim whatsoever against the Government in respect thereof."

10. Provision of the Temporary PTI

Special Condition No.(25) of the Land Grant stipulates that:-

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the Yellow Area, in a good workmanlike manner and in accordance with the plans approved under Special Condition No. (26)(a) hereof, one temporary public transport interchange on the ground level comprising four bus bays or such other number of bays or facilities as may be required or approved by the Commissioner for Transport (hereinafter referred to as "C for T") and an area with a net operational floor area of not less than 72 square metres reserved for ancillary facilities for bus operator, with access connecting to public roads and provision of ancillary facilities (which interchange together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) is hereinafter referred to as "the Temporary PTI"). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level of the Yellow Area shall be final and binding on the Grantee.

(b) The Government hereby reserves the right to alter or vary at its absolute discretion at any time the use of the Temporary PTI or any part thereof."

11. Plans of the Temporary PTI

Special Condition No.(26) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall submit or cause to be submitted to the Director for his written approval plans of the Temporary PTI which shall include details as to the level, position and design of the Temporary PTI and any other details as the Director may require.

(ii) Upon approval being given to the plans of the Temporary PTI under sub-clause (a)(i) of this Special Condition, no amendment, variation, alteration, modification or substitution thereto shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Temporary PTI approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director under sub-clause (a)(ii) of this Special Condition.

(b) The Grantee shall not commence construction of the Temporary PTI on the Yellow Area until the plans of the Temporary PTI shall have been approved by the Director in accordance with sub-clause (a)(i) of this Special Condition."

12. Monitoring of construction of the Temporary PTI

Special Condition No.(27) of the Land Grant stipulates that:-

"(a) The Director shall have the right at his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Temporary PTI Officers") who shall generally oversee the design, construction, provision and completion of the Temporary PTI and shall monitor the construction, provision and completion of the Temporary PTI (hereinafter collectively referred to as "the Construction Works of the Temporary PTI") in order to ensure that the Construction Works of the Temporary PTI are carried out in accordance with these Conditions.

(b) The Grantee shall notify the Temporary PTI Officers of any condition, restriction, requirement and information affecting or relating to the Temporary PTI or any part thereof or the Construction Works of the Temporary PTI or any part thereof forthwith upon the same becoming known to the Grantee, his servants, contractors, agents and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Temporary PTI Officers when required by the Temporary PTI Officers.

(c) The Grantee shall keep the Director and the Temporary PTI Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the Temporary PTI or any part thereof. For the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Temporary PTI Officers of the right conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the Temporary PTI or any part thereof."

13. Certificate of completion in respect of the Temporary PTI

Special Condition No.(28) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the Temporary PTI, the Grantee shall deliver to the Director a certificate issued by the authorized person (as defined in the Buildings Ordinance) appointed by the Grantee for the development of the lot that the Temporary PTI has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding on the Grantee) that the Temporary PTI has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Grantee a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Grantee shall not be absolved from any of his liabilities under Special Conditions Nos. (27)(e) and (29) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

14. Defects liability of the Temporary PTI

Special Condition No.(29) of the Land Grant stipulates that:-

"(a) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI and in the building services installations therefor:

(i) which may exist at the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof; and

(ii) which shall occur or become apparent within a period of 365 days after the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof (hereinafter referred to as "the Defects Liability Period of the Temporary PTI").

(b) Whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI or any part thereof and the building services installations therefor which shall occur or become apparent within the Defects Liability Period of the Temporary PTI. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director make good and rectify any defects, wants of repair,

imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI or any part thereof and the building services installations therefor which may exist at the date of re-delivery of possession thereof by the Grantee in accordance with Special Condition No. (31) hereof.

(c) The Director will, shortly before the expiry of the Defects Liability Period of the Temporary PTI, cause an inspection to be carried out in respect of the Temporary PTI and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident. The Director reserves the right to serve upon the Grantee within 14 days after the expiry of the Defects Liability Period of the Temporary PTI a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident in the Temporary PTI and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

(d) If the Grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director (whose decision shall be final and binding on the Grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Grantee.

(e) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

15. Supply of documents etc. of the Temporary PTI

Special Condition No.(30) of the Land Grant stipulates that:-

"The Grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the C for T."

16. First re-delivery of the Yellow Area

Special Condition No.(31) of the Land Grant stipulates that:-

"The Director shall have the right to demand at any time re-delivery of possession to the Government of the Yellow Area together with the Temporary PTI erected thereon, in respect of a certificate of completion in respect of the Temporary PTI shall have been issued under Special Condition No. (28)(b) hereof and the Grantee shall upon such demand re-deliver the same to the Government."

17. Second possession of the Yellow Area

Special Condition No.(32) of the Land Grant stipulates that:-

"(a) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (33) hereof and the works specified in Special Conditions Nos. (34)(a)(i) and (34)(c) hereof, the Grantee shall be granted possession of the Yellow Area together with the Temporary PTI erected thereon on a date as specified in a letter to be issued by the Director to the Grantee after a certificate of completion in respect of the whole of the New PTI (as defined in Special Condition No. (37)(a) hereof) shall have been issued under Special Condition No. (41)(b) hereof (hereinafter referred to as "the Date of Second Possession of the Yellow Area").

(b) The Grantee shall accept the Yellow Area in such state and condition as existing on the Date of Second Possession of the Yellow Area, and hereby agrees not to make any claim whatsoever against the Government in respect thereof."

18. Demolition of the Temporary PTI

Special Condition No.(33) of the Land Grant stipulates that:-

"The Grantee acknowledges that there is the Temporary PTI existing within the Yellow Area when possession of the Yellow Area is given to the Grantee pursuant to Special Condition No. (32)(a) hereof. The Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Temporary PTI from the Yellow Area. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Temporary PTI or subsequent demolition or removal of the Temporary PTI or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of or subsequent demolition or removal of the Temporary PTI."

19. Provision of the Public Open Space within the Yellow Area

Special Condition No.(34) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services, lay, form, erect, construct, provide and landscape a public open space of not less than 4,000 square metres or such lesser area as may be approved by the Director within the Yellow Area in a good workmanlike manner, with such materials and to such standards, levels, alignments and designs as the Director of Leisure and Cultural Services shall approve and in accordance with the plans approved under sub-clause (b) of this Special Condition (hereinafter referred to as "the Public Open Space").

(ii) For the purpose of this Special Condition, the decision of the Director of Leisure and Cultural Services as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Grantee.

(b) (i) The Grantee shall within 6 calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Grantee's own expense, submit or cause to be submitted to the Director of Leisure and Cultural Services for his written approval plans of the Public Open Space, which shall include details and information as to the levels, positions, alignments and designs of the Public Open Space and such other details and information as the Director of Leisure and Cultural Services may require.

(ii) No amendment, variation, alteration, modification or substitution of the approved plans of the Public Open Space shall be made by the Grantee except with the prior written approval of the Director of Leisure and Cultural Services.

(iii) Any amendment, variation, alteration, modification or substitution by the Grantee as approved by the Director of Leisure and Cultural Services under sub-clause (b)(ii) of this Special Condition shall be deemed to be incorporated into the approved plans of the Public Open Space and form part thereof.

(iv) No building works (other than the provision of the Temporary PTI referred to in Special Condition No. (25)(a) hereof, the works specified in Special Conditions Nos. (29)(b) and (29)(c) hereof, the demolition and removal works of the Temporary PTI referred to in Special Condition No. (33) hereof and site formation works) shall be commenced on or within the Yellow Area unless and until the plans referred to in sub-clause (b)(i) of this Special Condition shall have been approved by the Director of Leisure and Cultural Services. For the purpose of these Conditions, "site formation works" shall be as defined in the Buildings Ordinance.

(c) The Grantee shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in the possession of the Yellow Area or any part or parts thereof pursuant to Special Condition No. (32)(a) hereof, at his own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services:

(i) uphold, manage, repair and maintain the Public Open Space and everything forming a portion of or pertaining to it in good and substantial repair and condition;

(ii) keep the Public Open Space open for the use and enjoyment by members of the public 24 hours a day or during such other opening hours as may be approved by the Director of Leisure and Cultural Services without any interruption and without payment of any nature whatsoever;

(iii) display notices in prominent locations informing the public that the Public Open Space is open to the public without payment of any nature whatsoever and setting out the opening hours and such relevant information as may be required from time to time by the Director of Leisure and Cultural Services; and

(iv) permit all members of the public free and uninterrupted access 24 hours a day or during such other opening hours as may be approved by the Director of Leisure and Cultural Services without payment of any nature whatsoever for all lawful purposes to pass and repass on foot or by wheelchair to, from, on, over, through and along the Public Open Space or such part or parts thereof

until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No. (36) hereof.

(d) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a)(i) or (c) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director of Leisure and Cultural Services whose determination shall be final and binding on the Grantee.

(e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a)(i) or (c) of this Special Condition or the exercise of the rights by the Government under ssub-clause (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

20. Restriction on use of the Yellow Area

Special Condition No.(35) of the Land Grant stipulates that:-

"(a) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No. (33) hereof and the works specified in Special Conditions Nos. (25)(a), (29)(b), (29)(c), (34)(a)(i), (34)(c)(i) and (34)(c)(iii) hereof, for the purpose of the Temporary PTI and for the use and enjoyment of the Public Open Space by members of the public pursuant to Special Conditions Nos. (34)(c)(ii) and (34)(c)(iv) hereof.

(b) The Grantee shall at all reasonable times while he is in possession of the Yellow Area or any part or parts thereof:

(i) permit the Government, the Director, the Director of Leisure and Cultural Services, the C for T and their respective officers, contractors, agents, workmen and any persons authorized by the Director, the Director of Leisure and Cultural Services and the C for T with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (25)(a), (27)(a), (28)(b), (29)(b), (29)(c), (33), (34)(a)(i), (34)(c)(i) and (34)(c)(iii) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (29)(d) and (34)(d) hereof and any other works which the Director, the Director of Leisure and Cultural Services or the C for T may consider necessary in the Yellow Area or any part or parts thereof;

(ii) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof as the Government, the Director or the relevant public utility companies authorized by the Government may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area or any part or parts thereof; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area or any part or parts thereof.

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (b) of this Special Condition of the rights conferred under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (b) of this Special Condition of the rights conferred under sub-clause (b) of this Special Condition."

21. Second re-delivery of the Yellow Area

Special Condition No.(36) of the Land Grant stipulates that:-

"The whole of the Yellow Area together with the Public Open Space erected thereon shall be deemed to have been re-delivered to the Government by the Grantee after 24 calendar months from a date as specified in a letter to be issued by the Director of Leisure and Cultural Services to the Grantee indicating that the Public Open Space has been completed to the satisfaction of the Director of Leisure and Cultural Services."

22. Provision of the New PTI

Special Condition No.(37) of the Land Grant stipulates that:-

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within Site A, in a good workmanlike manner and in accordance with the plans approved under Special Condition No. (38)(a) hereof, one public transport interchange on the ground level comprising four bus bays and one minibus and taxi bay or such other numbers of bays or facilities as may be required or approved by the C for T and an area with a net operational floor area of not less than 72 square metres reserved for ancillary facilities

for bus operator, with access connecting to public roads and provision of ancillary facilities, to be completed and made fit for occupation and operation on or before the 27th day of May, 2028 or such other later date as may be determined by the Director (which interchange (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the New PTI"). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level of Site A shall be final and binding on the Grantee.

(b) The Government hereby reserves the right to alter or vary at its absolute discretion at any time the use of the New PTI or any part thereof."

23. Plans of the New PTI

Special Condition No.(38) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall submit or cause to be submitted to the Director for his written approval plans of the New PTI which shall include details as to the level, position and design of the New PTI and any other details as the Director may require.

(ii) Upon approval being given to the plans of the New PTI under sub-clause (a)(i) of this Special Condition, no amendment, variation, alteration, modification or substitution thereto shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the New PTI approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director under sub-clause (a)(ii) of this Special Condition.

(b) No building works shall be commenced within Site A until the plans of the New PTI shall have been approved by the Director under sub-clause (a)(i) of this Special Condition and possession of Site A shall have been deemed to be given to and taken by the Grantee pursuant to Special Condition No. (3)(a)(ii) hereof provided that the Grantee may, after possession of Site A shall have been deemed to be given to and taken by the Grantee pursuant to Special Condition No. (3)(a)(ii) hereof but before the plans of the New PTI shall have been approved by the Director under sub-clause (a)(i) of this Special Condition, carry out the demolition and removal works referred to in Special Condition No. (5)(c) hereof, the works referred to in Special Condition No. (16)(b)(i) hereof and site formation works within Site A."

24. Gross floor area exemption of the New PTI

Special Condition No.(39) of the Land Grant stipulates that:-

"The gross floor area of the New PTI to be erected, constructed and provided under Special Condition No. (37)(a) hereof shall not be taken into account for the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c), (15)(c)(i) and (15)(c)(ii) hereof. For the purpose of these Conditions, the gross floor area of the New PTI erected or to be erected on the lot shall be as determined by the Director whose determination in this respect shall be final and binding on the Grantee."

25. Monitoring of construction of the New PTI

Special Condition No.(40) of the Land Grant stipulates that:-

"(a) The Director shall have the right at his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the New PTI Officers") who shall generally oversee the design, construction, provision and completion of the New PTI and shall monitor the construction, provision and completion of the New PTI (hereinafter collectively referred to as "the Construction Works of the New PTI") in order to ensure that the Construction Works of the New PTI are carried out in accordance with these Conditions.

(b) The Grantee shall notify the New PTI Officers of any condition, restriction, requirement and information affecting or relating to the New PTI or any part thereof or the Construction Works of the New PTI or any part thereof forthwith upon the same becoming known to the Grantee, his servants, contractors, agents and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the New PTI Officers when required by the New PTI Officers.

(c) The Grantee shall keep the Director and the New PTI Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the New PTI or any part thereof.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the New PTI Officers of the right conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the New PTI or any part thereof."

26. Certificate of completion in respect of the New PTI

Special Condition No.(41) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the New PTI, the Grantee shall deliver to the Director a certificate by the authorized person (as defined in the Buildings Ordinance) appointed by the Grantee for the development of the lot that the New PTI has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding on the Grantee) that the New PTI has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Grantee a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Grantee shall not be absolved from any of his liabilities under Special Conditions Nos. (40)(e) and (46) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

27. Assignment of the New PTI

Special Condition No.(42) of the Land Grant stipulates that:-

"(a) The Grantee shall when called upon so to do by the Director, assign to The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Grantee, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the New PTI and the Grantee shall complete the assignment of the New PTI in respect of which a certificate of completion shall have been issued under Special Condition No. (41)(b) hereof within such time as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to F.S.I. in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the New PTI shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Grantee.

(c) When called upon to do so by the Director (irrespective of whether the Grantee shall have been called upon to assign under sub-clause (a) of this Special Condition), the Grantee shall at his own expense submit or cause to be submitted to the Director for his approval in writing an assignment in respect of the New PTI, which assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the New PTI, the Grantee shall deliver to F.S.I. at the expense of the Grantee one set of the original or certified copies of deeds and documents of title relating to the lot and the memorial of the assignment in respect of the New PTI duly completed and verified by the certificate of the solicitor for the Grantee. All Land Registry fees payable on registration of the assignment shall be borne by the Grantee solely."

28. Consideration for the New PTI

Special Condition No.(43) of the Land Grant stipulates that:-

"The Grantee shall assign to F.S.I. the New PTI pursuant to Special Condition No. (42)(a) hereof free of costs and without any payment for consideration."

29. Possession of the New PTI

Special Condition No.(44) of the Land Grant stipulates that:-

"The Director shall have the right to demand, at any time before the assignment of the New PTI pursuant to Special Condition No. (42)(a) hereof, delivery of vacant possession of the New PTI or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (41)(b) hereof and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

30. Maintenance of the New PTI

Special Condition No.(45) of the Land Grant stipulates that:-

"(a) Without prejudice to the provisions of Special Condition No. (46) hereof, the Grantee shall, at all times until expiry of the Defects Liability Period of the New PTI (as defined in Special Condition No. (46)(a)(ii) hereof), at his own expense maintain in good condition and in all respects to the satisfaction of the Director the New PTI and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

31. Defects liability of the New PTI

Special Condition No.(46) of the Land Grant stipulates that:-

"(a) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, losses, expenses, claims, costs, demands, charges, damages, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI and in the building services installations therefor:

(i) which may exist at the date of delivery of possession by the Grantee of the New PTI or any part thereof; and

(ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Grantee of the New PTI or any part thereof (hereinafter referred to as "Defects Liability Period of the New PTI").

(b) Whenever required by the Director or F.S.I. or both, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period of the New PTI. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI or any part thereof and the building services installations therefor which may exist at the date of delivery of possession thereof by the Grantee.

(c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period of the New PTI, cause an inspection to be carried out in respect of the New PTI and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Grantee within 14 days after the expiry of the Defects Liability Period of the New PTI a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident in the New PTI and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(d) If the Grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding on the Grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Grantee.

(e) The Grantee shall procure from its parent or other associated company as shall be determined by the Director at his absolute discretion a written guarantee whereby such company unconditionally and irrevocably:

(i) guarantees the performance of obligations of the Grantee under this Special Condition; and

(ii) indemnifies and shall keep indemnified the Government or F.S.I. or both from and against all losses, damages, costs, charges, expenses, liabilities, claims, demands, actions and proceedings whatsoever which may be incurred by the Government or F.S.I. or both by reason of or arising whether directly or indirectly out of, in connection with or incidental to any breach or non-performance of any of the obligations of the Grantee under this Special Condition.

The guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and shall be delivered to him within 14 days from the date of this Agreement.

(f) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

32. Supply of documents, etc. of the New PTI

Special Condition No.(47) of the Land Grant stipulates that:-

"The Grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of delivery of possession by the Grantee of the New PTI or any part thereof, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the C for T."

33. Determination of net operational floor area

Special Condition No. (49) of the Land Grant stipulates that :-

"(a) For the purpose of determining the net operational floor area of any part of the Temporary PTI or the New PTI, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Temporary PTI or the New PTI excluding any structures, partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.

(b) For the purpose of sub-clause (a) of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

E. GRANTEE'S OBLIGATIONS TO LAY, FORM OR LANDSCAPE ANY AREAS, OR TO CONSTRUCT OR MAINTAIN ANY STRUCTURES OR FACILITIES, WITHIN OR OUTSIDE THE LOT

34. Maintenance

General Condition No.6 of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

(i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

35. Private streets, roads and lanes

General Condition No.8 of the Land Grant stipulates that:-

"Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting."

36. Possession

Special Condition No.(3) of the Land Grant stipulates that:-

"(a) Subject to compliance with Special Condition No. (1) hereof and to the payment of the balance of the premium in accordance with Special Condition No. (2) hereof:

(i) possession of that portion of the lot shown edged blue and marked "SITE B" on PLAN I annexed hereto (hereinafter referred to as "Site B"), being the whole of the lot other than Site A (as defined in sub-clause (a)(ii) of this Special Condition), shall be deemed to be given to and taken by the Grantee on the date of this Agreement; and

(ii) possession of that portion of the lot shown edged red and marked "SITE A" on PLAN I annexed hereto (hereinafter referred to as "Site A") shall be deemed to be given to and taken by the Grantee on a date as specified in a letter to be issued by the Director to the Grantee after a certificate of completion in respect of the whole of the Temporary PTI (as defined in Special Condition No. (25)(a) hereof) shall have been issued under Special Condition No. (28)(b) hereof and after possession of the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as "the Yellow Area") together with the Temporary PTI (as defined in Special Condition No. (25)(a) hereof) erected thereon shall have been re-delivered by the Grantee to the Government in accordance with Special Condition No. (31) hereof (hereinafter referred to as "the Date of Deferred Possession").

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the deferred possession of Site A under sub-clause (a)(ii) of this Special Condition or otherwise and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

37. Building covenant

Special Condition No.(11) of the Land Grant stipulates that:-

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2029."

38. Landscape master plan

Special Condition No.(14) of the Land Grant stipulates that:-

"(a) The Grantee shall at his own expense submit to the Director of Planning for his written approval a landscape master plan containing such information on the landscape works to be provided within the lot as the Director of Planning may require or specify at his sole discretion.

(b) The Grantee shall at his own expense implement and complete the landscape works in accordance with the approved landscape master plan in all respects to the satisfaction of the Director of Planning. No amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written approval of the Director of Planning.

(c) The Grantee shall thereafter at his own expense keep and maintain the landscape works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

39. Development conditions

Special Condition No.(15) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation; and

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 38,700 square metres and shall not exceed 64,500 square metres provided that:

(i) the total gross floor area of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for private residential purposes shall not exceed 64,314 square metres; and

(ii) the total gross floor area of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall not exceed 186 square metres."

40. Sustainable building design requirements

Special Condition No.(17) of the Land Grant stipulates that:-

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

(a) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Building Setback Submission". Any buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause (a)(i), the decision of the D of B as to what constitutes the ground level of the lot and whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Grantee.

(ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

(b) (i) Unless the D of B agrees otherwise, the Grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or constructed or to be erected or constructed on the lot including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.

(ii) The submission under sub-clause (b)(i) of this Special Condition as approved by the D of B is hereinafter referred to as "the Approved Building Separation Submission". Any buildings or group of buildings erected or constructed or to be erected or constructed on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause (b)(ii), the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Grantee.

(iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and, if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

(c) (i) Without prejudice to the provisions of Special Condition No. (14) hereof, the Grantee shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or constructed or to be erected or constructed thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission". For the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance.

(ii) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B.

(iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (53)(a)(vi) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission."

41. Recreational facilities

Special Condition No.(19) of the Land Grant stipulates that:-

"(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c) and (15)(c)(i) hereof, subject to Special Condition No. (76)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation. For the purpose of this sub-clause (b), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (53)(a)(vi) hereof;

(ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons, and for the purpose of this sub-clause (c)(iii), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee."

42. Office accommodation for watchmen and caretakers

Special Condition No.(20) of the Land Grant stipulates that:-

"(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential block or blocks erected or to be erected on the lot;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed for the residential block or blocks on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purpose of this sub-clause (a), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee.

(b) (i) For the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c) and (15)(c)(i) hereof, subject to Special Condition No. (76)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

(I) 0.2% of the total gross floor area of the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot for private residential purposes; or

(II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, and for the purpose of this sub-clause (b)(i)(II), the decision of the Director as to what constitutes a residential unit, a block of residential units or a residential block shall be final and binding on the Grantee.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

(ii) In calculating the total gross floor area of the building or buildings or any part or parts of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Grantee.

(c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (53)(a)(vi) hereof."

43. Quarters for watchmen and caretakers

Special Condition No.(21) of the Land Grant stipulates that:-

"(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed for the blocks of residential units within the lot.

For the purpose of this sub-clause (a), the decision of the Director as to what constitutes a block of residential units shall be final and binding on the Grantee.

(b) For the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c) and (15)(c)(i) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (53)(a)(vi) hereof."

44. Owners' Corporation or Owners' Committee office

Special Condition No.(22) of the Land Grant stipulates that:-

"(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the building or buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c), (15)(c)(i) and (15)(c)(ii) hereof, subject to Special Condition No. (76)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

(c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (53)(a)(vi) hereof."

45. Covered Footbridge

Special Condition No.(23) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director construct and provide one single storey covered footbridge together with all supports and connections as shall be required or approved by the Director, in the approximate position shown and marked "COVERED FOOTBRIDGE" on PLAN I annexed hereto (hereinafter referred to as "the Covered Footbridge"). The Covered Footbridge shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required and approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director at his sole discretion may require or approve and shall have a minimum clear internal width of 5.3 metres, a minimum clear internal headroom of 2.5 metres and a minimum vertical clearance of 5.5 metres measured from the lowest point of the underside of the Covered Footbridge to the surface of Sheung On Street shown and marked "SHEUNG ON STREET" on PLAN I annexed hereto (hereinafter referred to as "Sheung On Street") and a noise barrier with a height of 6.0 metres at northern side of the Covered Footbridge. No permanent column or other supporting structure shall be constructed on any Government land.

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the decision of the Director as to what constitutes the minimum clear internal width, the minimum clear internal headroom, the minimum vertical clearance from the lowest point of the underside of the Covered Footbridge to the surface of Sheung On Street shall be final and binding on the Grantee.

(b) (i) The Covered Footbridge shall not be used for any purpose other than for the passage of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors. For the purpose of this sub-clause (b)(i), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee.

(ii) The Grantee shall not use or permit or suffer to be used any part of the Covered Footbridge either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

(iii) The Grantee shall not do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience, damage or injury to any persons or vehicles passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.

(c) Upon completion of the construction of the Covered Footbridge in accordance with sub-clause (a)(i) of this Special Condition, the Grantee shall throughout the term hereby agreed to be granted, at his own expense in all respects to the satisfaction of the Director manage and maintain the Covered Footbridge in good and substantial repair and condition.

(d) (i) In the event of any redevelopment of the lot or any part thereof or otherwise whereby the Covered Footbridge or any part thereof is required to be removed or demolished, the Grantee shall, within such time limit as shall be determined by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new covered footbridge or any part thereof in such manner with such design and materials at such width, headroom, height, levels, standards, alignment and positions as the Director shall approve or require.

(ii) In the event that the new covered footbridge is required to be constructed under sub-clause (d)(i) of this Special Condition, all references to "the Covered Footbridge" in this Special Condition shall be deemed to refer to the said new covered footbridge.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition."

46. Maintenance of external finishes and structure of walls, etc. of the New PTI

Special Condition No.(48) of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the New PTI Items"):

(i) the external finishes of the New PTI and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the New PTI;

(ii) all lifts, escalators and stairways serving the New PTI and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the New PTI and the remainder of the development on the lot; and

(iv) all other common parts and facilities serving the New PTI and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the failure of the Grantee to maintain the New PTI Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I."

47. Parking requirements

Special Condition No.(56) of the Land Grant stipulates that:-

"(a) (i) Spaces shall be provided within Site B to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below:

SIZE OF EACH RESIDENTIAL UNIT	NUMBER OF THE RESIDENTIAL PARKING SPACES TO BE PROVIDED UNDER THIS SUB-CLAUSE (a)(i)
Less than 40 square metres	One space for every 22 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4 residential units or part thereof
Not less than 100 square metres	One space for every 1 residential unit or part thereof

For the purpose of this sub-clause (a)(i), sub-clauses (a)(ii)(II), (a)(iii) and (d)(i)(I) of this Special Condition and Special Condition No. (57)(a)(i) hereof, the decision of the C for T as to what constitutes a block or blocks of residential units shall be final and binding on the Grantee. For the avoidance of doubt, any RCHE and RCHD or any part thereof shall not be regarded as a residential unit or residential units, a block or blocks of residential units nor a residential block or blocks for the purpose of these Conditions. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (58) hereof) are hereinafter referred to as "the Residential Parking Spaces". For the purpose of these Conditions, "motor vehicle" shall be as defined in the Road Traffic Ordinance.

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit in terms of gross floor area as set out in the table in sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit in terms of gross floor area" shall mean the sum of (I) and (II) below:

(I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c) and (15)(c)(i) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c) and (15)(c)(i) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) are hereinafter referred to as "the Visitors' Parking Spaces") shall be provided within Site B to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within Site B:

NUMBER OF RESIDENTIAL UNITS PER BLOCK	NUMBER OF THE VISITORS' PARKING SPACES PER BLOCK
30 or below	1
31 to 45	2
46 to 60	3
61 to 75	4
above 75	5

(iv) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(b) (i) Spaces shall be provided within Site B to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance at the rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes (the spaces to be provided under this sub-clause (b)(i) (as may be varied under Special Condition No. (58) hereof) are hereinafter referred to as "the Non-industrial Parking Spaces").

(ii) For the purpose of calculating the number of the Non-industrial Parking Spaces to be provided under sub-clause (b)(i) of this Special Condition, any floor area for parking, loading and unloading purposes and the floor area of the New PTI shall be excluded.

(iii) The Non-industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(c) (i) Out of the Residential Parking Spaces, the Visitors' Parking Spaces and the Non-industrial Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve. For the purpose of these Conditions, "disabled person" shall be as defined in the Road Traffic Ordinance.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(d) (i) Spaces shall be provided within Site B to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the following rates:

(I) one space for every 100 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (d)(i)(I) (as may be varied under Special Condition No. (58) hereof) are hereinafter referred to as "the Residential Motor Cycle Parking Spaces"); and

(II) 10% of the total number of the Non-industrial Parking Spaces required to be provided under sub-clause (b)(i) of this Special Condition (the spaces to be provided under this sub-clause (d)(i)(II) (as may be varied under Special Condition No. (58) hereof) are hereinafter referred to as "the Non-industrial Motor Cycle Parking Spaces").

If the number of the Non-industrial Motor Cycle Parking Spaces to be provided is a decimal number, the same shall be rounded up to the next whole number. For the purpose of these Conditions, "motor cycle" shall be as defined in the Road Traffic Ordinance.

(ii) The Residential Motor Cycle Parking Spaces and the Non-industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(e) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Visitors' Parking Spaces and the Non-industrial Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.

(iii) Each of the Residential Motor Cycle Parking Spaces and the Non-industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres."

48. Loading and unloading requirements

Special Condition No.(57) of the Land Grant stipulates that:-

"(a) Spaces shall be provided within Site B to the satisfaction of the C for T for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot; and

(ii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.

For the purpose of these Conditions, "goods vehicle" shall be defined in the Road Traffic Ordinance.

(b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be respectively varied under Special Condition No. (58) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot for purposes as respectively stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition.

(c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition (as may be varied under Special Condition No. (58) hereof), any floor area to be used for parking, loading and unloading purposes and the floor area of the New PTI shall be excluded."

49. Drains and Channels

Special Condition No.(72) of the Land Grant stipulates that:-

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own expense and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

50. Noise impact assessment

Special Condition No.(73) of the Land Grant stipulates that:-

"(a) The Grantee shall within 6 calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director, submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as "the NIA") on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter referred to as "the Noise Mitigation Measures").

(b) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under sub-clause (a) of this Special Condition (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(c) No building works (other than the demolition and removal works referred to in Special Condition No. (5)(c) hereof, the works referred to in Special Condition No. (16)(b)(i) hereof and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director under sub-clause (a) of this Special Condition.

(d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 2 hereof, the Grantee hereby expressly acknowledges and agrees that the Grantee shall have the sole responsibility to carry out and implement at his own expense the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition."

51. Noise Barrier

Special Condition No.(74) of the Land Grant stipulates that:-

"In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the lot with projection extending beyond the boundary of the lot and over and above any adjoining Government land (hereinafter referred to as "the Noise Barrier"), the following conditions shall apply:

(a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, written agreement of the C for T on the temporary traffic management and arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than as a noise barrier or noise barriers, and except with the prior written consent of the Director, the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;

(f) subject to the prior written approval of the Director, the Grantee and his contractors, agents, workmen and any persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under this Special Condition in relation to the part or parts of the Noise Barrier projecting over the Government land;

(g) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the inspection, cleaning, renewing, erection, construction, presence, repair, maintenance, alteration, addition, replacement, attachment, use, demolition or removal of the Noise Barrier or any part or parts thereof;

(h) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove any part or parts of the Noise Barrier that project over the Government land without any replacement within 6 calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(i) in the event of non-fulfilment of the Grantee's obligations under this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Grantee;

(j) the Grantee shall at all times throughout term hereby agreed to be granted, permit the Government, Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;

(k) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition or the exercise by the Government, the Director and his officer, contractors, agents, workmen and any persons authorized by the Director of the right of entry conferred under sub-clause (j) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance; and

(l) the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director of the right of entry conferred under sub-clause (j) of this Special Condition."

F. LEASE CONDITIONS THAT ARE ONEROUS TO A PURCHASER

52. Indemnity

General Condition No.4 of the Land Grant stipulates that:-

"The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding on the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

53. Preservation of trees

Special Condition No.(13) of the Land Grant stipulates that:-

"No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate."

54. Restriction on alienation of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces

Special Condition No.(61) of the Land Grant stipulates that:-

"(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except:

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot

provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the building or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment of the lot as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons."

55. Restriction on alienation of the Non-industrial Parking Spaces and the Non-industrial Motor Cycle Parking Spaces

Special Condition No.(62) of the Land Grant stipulates that:-

"(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Non-industrial Parking Spaces and the Non-industrial Motor Cycle Parking Spaces shall not be assigned except:

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes in the building or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Non-industrial Parking Spaces and the Non-industrial Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment of the lot as a whole."

56. Cutting away

Special Condition No.(66) of the Land Grant stipulates that:-

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (65) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

57. Anchor maintenance

Special Condition No.(68) of the Land Grant stipulates that:-

"Where prestressed ground anchors are installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof."

58. Spoil or debris

Special Condition No.(69) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government Properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government Properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government Properties and the Grantee shall pay to the Government on demand the cost thereof."

59. Waterworks Reserve Areas

Special Condition No.(70) of the Land Grant stipulates that:-

"(a) The Grantee acknowledges and accepts that as at the date of this Agreement, there is an existing Government salt water main at the approximate location and along the alignment shown for identification purpose only by a purple line on PLAN I annexed hereto (hereinafter referred to as "the Existing Water Main") passing along, through, over, upon, under or adjacent to the lot. No development of the lot or any part thereof which requires resiting, diversion, relocation, demolition or removal of the Existing Water Main or any part or parts thereof shall be allowed except with the prior written approval of the Director of Water Supplies who may in giving approval impose such terms and conditions as he sees fit at his sole discretion. The cost of any necessary resiting, diversion, relocation, demolition or removal of the Existing Water Main or any part or parts thereof shall be borne by the Grantee. Such cost shall be determined by the Director of Water Supplies whose determination shall be final and binding on the Grantee.

(b) Subject to sub-clause (d) of this Special Condition, no change of the existing site condition of those portions of the lot being within a distance of 3 metres measured from the centre line of the Existing Water Main (hereinafter collectively referred to as "the Waterworks Reserve Areas") shall be undertaken without the prior written approval of the Director of Water Supplies. Prior to the commencement of any works whatsoever within the Waterworks Reserve Areas, the Grantee shall submit to the Director of Water Supplies for his approval in writing details of all the works proposed within the Waterworks Reserve Areas. No works shall be commenced within the Waterworks Reserve Areas or any part thereof until the proposed works shall have been approved in writing by the Director of Water Supplies. For the purpose of this sub-clause (b), the decision of the Director of Water Supplies as to what constitutes the centre line of the Existing Water Main shall be final and binding on the Grantee.

(c) Except with prior written approval of the Director of Water Supplies, no building, structure or support for any building or structure or projection (other than the rigid root barriers referred to in sub-clause (d) of this Special Condition) shall be erected, constructed or placed on, over, above, under, below or within the Waterworks Reserve Areas.

(d) No trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve Areas. If the clear distance between any proposed trees and the Existing Water Main is 2.5 metres or less, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies construct rigid root barriers which shall extend below the invert level of the Existing Water Main. For the purpose of this sub-clause (d), the decision of the Director as to what constitutes rigid root barriers, clear distance between any proposed trees and the Existing Water Main and the invert level of the Existing Water Main shall be final and binding on the Grantee.

(e) Notwithstanding sub-clause (d) of this Special Condition, no planting or obstruction of any kind except turfing shall be permitted within 1.5 metres from the perimeter of the cover of any valve or within a horizontal distance of one metre from the perimeter of any hydrant outlet within the Waterworks Reserve Areas.

(f) The Water Authority, its officers, officers of other Government departments designated by the Water Authority, their contractors, licensees, agents, workmen and any persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles shall at all times have the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot or any part thereof for the purposes of inspecting, operating, maintaining, repairing and renewing the Existing Water Main.

(g) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Water Authority, its officers, officers of other Government departments designated by the Water Authority, their contractors, licensees, agents, workmen and any persons authorized by any of them of the rights conferred under sub-clause (f) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(h) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Government, the Water Authority, its officers, officers of the other Government departments designated by the Water Authority, their contractors, licensees, agents, workmen and any persons authorized by any of them of the rights conferred under sub-clause (f) of this Special Condition."

60. Damage to Services

Special Condition No.(71) of the Land Grant stipulates that:-

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter collectively referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Areas, the Yellow Area or any part or parts of any one or more of them (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Areas, the Yellow Area or any part or parts of any one or more of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Areas, the Yellow Area or any part or parts of any one or more of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

61. No grave or columbarium permitted

Special Condition No.(77) of the Land Grant stipulates that:-

"No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon."

Note:
For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

批地文件的摘要

A. 期數所在土地之地段編號

1. 「期數」建於柴灣內地段第178號（「該地段」）。

B. 批地文件訂明的年期

2. 該地段根據《換地條件》第20390號（「批地文件」）承批，批地年期為由2021年12月28日起計50年。

C. 適用於該地段的用途限制

3. 用途

「批地文件」特別條件第（12）條訂明：

『該地段或其任何部分或該處任何已建或擬建的任何建築物或任何建築物部分除作非工業用途（不包括寫字樓、貨倉、酒店及加油站）外，不可作任何其他用途。』

D. 按規定須興建並提供予政府或供公眾使用的設施

4. 「綠色範圍」平整工程

「批地文件」特別條件第（7）條訂明：

『（a）「承批人」須：

（i）在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

（I）在本文所夾附「圖則I」以綠色顯示的日後擬建公共道路相關部分（以下簡稱「綠色範圍」）進行鋪築及平整工程；及

（II）提供和建造「署長」全權酌情認為必要的行人過路處、橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物（以下統稱「構築物」），

以便在「綠色範圍」興建建築物及供車輛和行人往來；

（ii）在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣和渠道，以及按「署長」要求為此等設施提供溝渠、污水渠、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道裝置及道路標記；及

（iii）自費維修「綠色範圍」連同「構築物」和在該處建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道裝置、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的管有權按照本文特別條件第（8）條交還「政府」。

（b）如「承批人」不履行本特別條件（a）款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承批人」約束。

（c）倘因「承批人」履行或不履行本特別條件（a）款所訂責任或因「政府」行使本特別條件（b）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（d）如因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」行使本特別條件（b）款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

5. 「綠色範圍」之管有權

「批地文件」特別條件第（8）條訂明：

『僅為執行本文特別條件第（7）條所訂的工程，「承批人」將於「本協議」訂立日起獲授予「綠色範圍」的管有權。「承批人」須在「政府」通知時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「承批人」已以其滿意的方式履行此等「批地條件」當日交還「政府」。「承批人」管有「綠色範圍」期間應允許所有「政府」及公共車輛和行人於任何合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條件第（7）條指定的工程等而干預或阻礙此等通行權。』

6. 「綠色範圍」的使用限制

「批地文件」特別條件第（9）條訂明：

『如事前未獲「署長」書面同意，「承批人」不得使用「綠色範圍」儲物或搭建任何臨時構築物又或用作執行本文特別條件第（7）條所訂工程以外的任何其他用途。』

7. 通行「綠色範圍」以便檢查

「批地文件」特別條件第（10）條訂明：

『（a）「承批人」管有「綠色範圍」期間，必須在所有合理時間：

（i）允許「政府」、「署長」及其人員、承辦商、代理、工人及「署長」授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條件第（7）（a）條規定進行的工程，以及執行、檢查、檢驗和監督本文特別條件第（7）（b）條指定的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

（ii）允許「政府」及其授權的相關公用事業公司，不論攜帶工具、設備、機器、機械或駕車與否，按「政府」及相關公用事業公司的要求，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「承批人」須與「政府」以及「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎任何上述「綠色範圍」內工程的事宜；及

（iii）允許水務監督的人員及彼等授權的其他人等，不論攜帶工具、設備、機器、機械或駕車與否，按水務監督的人員或該等獲授權人士的要求，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。於此等「批地條件」，「水務監督」一詞採取《水務設施條例》、其任何附屬規例及修訂法例所載的定義。

（b）倘因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件（a）款獲授權的相關公用事業公司等行使權利而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（c）如因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件（a）款獲授權的相關公用事業公司等行使（a）款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

8. 「粉紅色間黑色十字斜線範圍」

「批地文件」特別條件第（16）條訂明：

『（a）除非事前獲「署長」書面同意（「署長」給予同意時可附加其視為恰當的條款與條件或全權酌情拒絕給予同意），否則不可在本文所夾附「圖則I」以粉紅色間黑色十字斜線顯示的該地段部分（以下簡稱「粉紅色間黑色十字斜線範圍」）之上、跨越該處、其上方或之內的地面層或「粉紅色間黑色十字斜線範圍」地面層對上5.8米（或「署長」另行批准的其他高度）的空域內興建、建造或設置任何建築物、構築物、建築物或構築物的支承件。於本特別條件，「署長」就何謂「粉紅色間黑色十字斜線範圍」地面層所作的決定將作終論並對「承批人」約束。

（b）「承批人」須：

（i）在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計在「粉紅色間黑色十字斜線範圍」進行鋪築及平整工程，全面令「署長」滿意，以便在該處興建建築物及供車輛和行人往來；

（ii）自費以「署長」滿意的方式維修「粉紅色間黑色十字斜線範圍」；及

（iii）「承批人」在「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分完成本特別條件（b）（i）款指定的工程後，須允許「政府」及所有公眾人士於本文協定的整個批地年期內，隨時可自由及免付費用地步行或乘坐輪椅通行、進出、往返、行經和經過「粉紅色間黑色十字斜線範圍」或其任個一個或多個部分的地面層，以作所有合法用途。於本特別條件，「署長」就本特別條件（b）（i）款所載的工程何時完工所作的決定將作終論並對「承批人」約束。

（c）如「承批人」不履行本特別條件（b）（i）或（b）（ii）款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承批人」約束。

（d）「承批人」須允許「政府」、「署長」及其人員、承辦商、代理、工人和「署長」授權的任何人等，於任何合理時間不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段，藉以檢查、檢驗和監督任何遵照本特別條件（b）（i）或（b）（ii）款規定進行的工程，以及執行、檢查、檢驗和監督本特別條件（c）款所訂的工程及「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分內「署長」視為必要的任何其他工程。

（e）倘因「承批人」履行或不履行本特別條件（b）款所訂責任或因「政府」行使本特別條件（c）及（d）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（f）如因「承批人」履行或不履行本特別條件（b）款所訂責任或因行使本特別條件（c）及（d）款所訂權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。

（g）現明確協議及聲明，儘管本特別條件（b）（iii）款賦予「承批人」責任，惟「承批人」並無意向劃出而「政府」亦無同意劃出「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分供公眾行使權利通行。

（h）現明確協議及聲明，「承批人」概不可因為本特別條件（b）（iii）款對其施加責任而預期可根據《建築物（規劃）規例》第22（1）條或任何相關修訂或取代法例等的規定獲得額外上蓋面積或地積比率寬免或權利，又或可提出相關索償。為免存疑，「承批人」現明確放棄就根據《建築物（規劃）規例》第22（1）條或任何相關修訂或取代法例獲得額外上蓋面積或地積比率寬免或權利提出任何索償。』

9. 首次管有「黃色範圍」

「批地文件」特別條件第（24）條訂明：

『（a）僅為執行本文特別條件第（25）（a）條指定的工程，「承批人」將在「本協議」訂立日起獲授予「黃色範圍」之管有權。

（b）「承批人」須接納「黃色範圍」在「本協議」訂立日當時的狀況及條件，並且同意不會就此向「政府」申索任何賠償。』

10. 設置「臨時公共運輸交匯處」

「批地文件」特別條件第（25）條訂明：

『（a）「承批人」須自費以「署長」全面滿意的方式，以良好工藝及遵照本文特別條件第（26）（a）條批核的圖則，在「黃色範圍」內設計、興建、建造和提供一個位於地面層的臨時公共運輸交匯處，內設四個巴士停泊處或運輸署署長指定或批准的其他數目之停泊處或設施，另預留淨作業樓面面積不少於72平方米的地方設置巴士營辦商的附屬設施，並須設有通道連接公共道路和附屬設施（該交匯處連同「署長」全權酌情指定（「署長」的決定將作終論並對「承批人」約束）供該處專用的任何其他地方、設施、服務及裝置，以下簡稱「臨時公共運輸交匯處」）。於本（a）款，「署長」就何謂「黃色範圍」地面層所作的決定將作終論並對「承批人」約束。

（b）「政府」現保留權利隨時全權酌情更改或變更「臨時公共運輸交匯處」或其任何部分的用途。』

11. 「臨時公共運輸交匯處」圖則

「批地文件」特別條件第（26）條訂明：

『（a）（i）「承批人」須向「署長」提交或達致他人向「署長」提交「臨時公共運輸交匯處」圖則作書面批核。有關圖則應載明「臨時公共運輸交匯處」的樓層、位置和設計資料以及「署長」指定的任何其他資料。

（ii）「臨時公共運輸交匯處」圖則遵照本特別條件（a）（i）款取得批核後，如事前未獲「署長」書面批准或「署長」另行指定，「承批人」不得作任何修改、更改、改動、修訂或取代。

（iii）遵照本特別條件（a）（i）款批核的「臨時公共運輸交匯處」圖則被視為涵蓋「署長」日後根據本特別條件（a）（ii）款批准或指定的任何修改、更改、改動、修訂或取代版本。

（b）「署長」依照本特別條件（a）（i）款規定批核「臨時公共運輸交匯處」圖則之前，「承批人」不可在「黃色範圍」動工建造「臨時公共運輸交匯處」。』

12. 監察「臨時公共運輸交匯處」建造工程

「批地文件」特別條件第（27）條訂明：

『（a）「署長」可全權酌情指定多名「政府」部門人員（以下簡稱「臨時公共運輸交匯處人員」）負責整體監督「臨時公共運輸交匯處」的設計、建造、配置及完工情況並須監察「臨時公共運輸交匯處」的建造、配置及完工情形（以下統稱「臨時公共運輸交匯處建造工程」），以確保「臨時公共運輸交匯處建造工程」依照此等「批地條件」實施。

（b）「承批人」、其傭工、承辦商、代理和工人如獲悉任何影響或關乎「臨時公共運輸交匯處」或其任何部分或「臨時公共運輸交匯處建造工程」或其任何部分的情況、限制、規定及資料，「承批人」必須立即通知「臨時公共運輸交匯處人員」，並且提供所有圖則、地盤記錄、通知、函件、證書、批文和資料，以及按「臨時公共運輸交匯處人員」要求給予所有必要支援和合作。

（c）「承批人」須不時知會「署長」及「臨時公共運輸交匯處人員」其何時可符合條件向建築事務監督申請「臨時公共運輸交匯處」或其任何部分的相關佔用許可證或臨時佔用許可證。於此等「批地條件」，「建築事務監督」一詞採取《建築物條例》所載的定義。

(d) 倘因「臨時公共運輸交匯處人員」行使本特別條件(a)款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(e) 如「臨時公共運輸交匯處建造工程」或其任何部分直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

13. 「臨時公共運輸交匯處」之完工證明書

「批地文件」特別條件第(28)條訂明：

『(a)「承批人」須在「臨時公共運輸交匯處」完工後十四(14)日內向「署長」提交「承批人」就該地段發展項目聘任的認可人士(定義以《建築物條例》所訂為準)簽發之證明書，證明「臨時公共運輸交匯處」已遵照此等「批地條件」建成。

(b) 如「署長」認為(其相關意見將作終論並對「承批人」約束)「臨時公共運輸交匯處」已按其滿意的方式完工並適宜使用和投入運作，「署長」將就此向「承批人」簽發完工證明書。

(c) 儘管「署長」已簽發任何完工證明書，本文特別條件第(27)(e)及(29)條訂明的「承批人」所有責任以及此等「批地條件」規定「承批人」必須遵守和履行的任何其他責任均不會解除。』

14. 「臨時公共運輸交匯處」之保養期

「批地文件」特別條件第(29)條訂明：

『(a)「臨時公共運輸交匯處」及該處的屋宇裝備裝置如有任何下列缺陷、失修、不善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料、設計等)，以致直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責：

(i) 在「承批人」遵照本文特別條件第(31)條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」之管有權當日已存在者；及

(ii)「承批人」遵照本文特別條件第(31)條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」之管有權當日後365日內(以下簡稱「臨時公共運輸交匯處保養期」)出現或呈現者。

(b) 如「署長」要求，「承批人」須自費在「署長」指定的限期內以其指定的標準和方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「臨時公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「臨時公共運輸交匯處保養期」內出現或呈現的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料、設計等)。除前文的規定外，「承批人」並須自費在「署長」指定的限期內以其指定的標準和方式補救及糾正「臨時公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「承批人」遵照本文特別條件第(31)條規定交還管有權當日已存在的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料、設計等)。

(c) 於「保養期」即將屆滿前，「署長」將安排檢驗「臨時公共運輸交匯處」及該處各屋宇裝備裝置，以查找任何明顯的缺陷、失修、不善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料、設計等)。「署長」保留權利於「臨時公共運輸交匯處保養期」屆滿後十四(14)日內向「承批人」發出建築瑕疵細目表，列明「臨時公共運輸交匯處」及該處各屋宇裝備裝置的任何明顯缺陷、失修、不善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料、設計等)。「承批人」須自費安排執行所有必要的工程，以在「署長」指定的限期內以其指定的標準和方式補救及糾正此等缺失。

(d) 如「承批人」不執行本特別條件(b)及(c)款指定的任何工程，「政府」可自行施工。「承批人」須在接獲通知後支付經「署長」核證(其決定將作終論並對「承批人」約束)「政府」因此招致的所有相關費用與收費，另加相等於費用及收費總額百分之二十(20%)的行政費用。

(e) 僅於本特別條件，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第(51)條承批該地段整體的承讓人。』

15. 提供「臨時公共運輸交匯處」之文件等

「批地文件」特別條件第(30)條訂明：

『「承批人」須盡快在遵照本文特別條件第(31)條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」管有權當日後八(8)個星期內，按照運輸署署長的規定，自費向「署長」提供「臨時公共運輸交匯處」的所有相關文件、圖則及物料。』

16. 首次交還「黃色範圍」

「批地文件」特別條件第(31)條訂明：

『「臨時公共運輸交匯處」獲發本文特別條件第(28)(b)條所訂的完工證明書後，「署長」有權隨時要求「承批人」向「政府」交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」的管有權，「承批人」接獲通知後須向「政府」交還上述管有權。』

17. 「黃色範圍」二次管有權

「批地文件」特別條件第(32)條訂明：

『(a)為執行本文特別條件第(33)條所訂的拆卸和清拆工程以及本文特別條件第(34)(a)(i)及(34)(c)條指定的工程，「承批人」將在整個「新建公共運輸交匯處」(定義以本文特別條件第(37)(a)條所訂為準)根據本文特別條件第(41)(b)條獲簽發完工證明書後「署長」致「承批人」的信件中指明的日期(以下簡稱「黃色範圍二次管有權日期」)獲授予「黃色範圍」連同該處興建的「臨時公共運輸交匯處」的管有權。

(b) 「承批人」須接納「黃色範圍」在「黃色範圍二次管有權日期」當時的狀況及條件，並且同意不會就此向「政府」申索任何賠償。』

18. 拆卸「臨時公共運輸交匯處」

「批地文件」特別條件第(33)條訂明：

『「承批人」確認其根據本文特別條件第(32)(a)條獲授予「黃色範圍」管有權時，該處有現存的「臨時公共運輸交匯處」。「承批人」承諾自費以「署長」全面滿意的方式從「黃色範圍」拆卸和清拆「臨時公共運輸交匯處」。如因「臨時公共運輸交匯處」的存在或其後拆卸或清拆「臨時公共運輸交匯處」等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不得就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。倘因「臨時公共運輸交匯處」的存在或其後拆卸或清拆「臨時公共運輸交匯處」而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

19. 在「黃色範圍」設置「公眾休憩用地」

「批地文件」特別條件第(34)條訂明：

『(a)(i) 「承批人」須在2029年6月30日或「署長」批准的其他日期或之前，自費以康樂及文化事務署署長全面滿意的方式，以良好工藝，按照康樂及文化事務署署長批准的物料、標準、樓層、定線和設計以及根據本特別條件(b)款批核的圖則，在「黃色範圍」內鋪築、平整、興建、建造、提供及景園美化不少於4,000平方米(或採用「署長」批准的較小面積)的公眾休憩用地(以下簡稱「公眾休憩用地」)。

(ii) 於本特別條件，康樂及文化事務署署長就本特別條件(a)(i)款所載的工程是否及何時已按照本特別條件(a)(i)款規定完工所作的決定將作終論並對「承批人」約束。

(b) (i)「承批人」須在「本協議」訂立日後六(6)個曆月內或「署長」批准的其他限期，自費向康樂及文化事務署署長提交或達致他人提交「公眾休憩用地」的圖則以供書面批核。有關圖則應載明「公眾休憩用地」的樓層、位置、走線和設計資料詳情以及康樂及文化事務署署長指定的任何其他資料詳情。

(ii) 如事前未獲康樂及文化事務署署長書面批准，「承批人」不得修改、更改、改動、修訂或取代經批核的「公眾休憩用地」圖則。

(iii)「承批人」遵照本特別條件(b)(ii)款規定經康樂及文化事務署署長批准作出的任何修改、更改、改動、修訂或取代內容，將被視作納入經批核的「公眾休憩用地」圖則並構成其一部分。

(iv) 直至及除非經康樂及文化事務署署長批核本特別條件(b)(i)款所載的圖則，不可在「黃色範圍」之上或其內動工進行任何建築工程(本文特別條件第(25)(a)條所載設置「臨時公共運輸交匯處」的工程、本文特別條件第(29)(b)及(29)(c)條所載的工程、本文特別條件第(33)條所載的「臨時公共運輸交匯處」拆卸及清拆工程和地盤平整工程除外)。於此等「批地條件」，「地盤平整工程」一詞採取《建築物條例》所載的定義。

(c) 本特別條件(a)(i)款所載的工程完竣後，「承批人」須在其依照本文特別條件第(32)(a)條規定管有「黃色範圍」或當中任何一個或多個部分期間，自費以康樂及文化事務署署長全面滿意的方式：

(i) 保養、管理、修理和維修「公眾休憩用地」及該處所有附屬或從屬物件，以保持其修繕妥當及狀況良好；

(ii) 每日24小時或在康樂及文化事務署署長批准的其他時段內維持「公眾休憩用地」開放，以供所有公眾人士暢通無阻及免付費用地使用與享用；

(iii) 在顯眼位置張貼告示，說明「公眾休憩用地」開放供公眾免付費用使用，並列明開放時間和康樂及文化事務署署長不時指定的其他相關資料；及

(iv) 允許所有公眾人士每日24小時或康樂及文化事務署署長批准的其他開放時間內，自由及暢通無阻地免付費用步行或乘坐輪椅通行、進出、往返和行經「公眾休憩用地」或其任何一個或多個部分，以作所有合法用途，

直至整個「黃色範圍」的管有權已按照本文特別條件第(36)條規定交還「政府」。

(d) 如「承批人」不履行本特別條件(a)(i)或(c)款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關工程的款項，金額由康樂及文化事務署署長指定，而其決定將作終論並對「承批人」約束。

(e) 倘因「承批人」履行或不履行本特別條件(a)(i)或(c)款所訂的「承批人」責任或因「政府」行使本特別條件(d)款所賦予權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。』

20. 「黃色範圍」的使用限制

「批地文件」特別條件第(35)條訂明：

『(a) 如事前未獲「署長」書面同意，「承批人」不可使用「黃色範圍」或其任何一個或多個部分儲物、停泊車輛或搭建任何臨時構築物，而除用於執行本文特別條件第(33)條所訂拆卸和清拆工程以及本文特別條件第(25)(a)、(29)(b)、(29)(c)、(34)(a)(i)、(34)(c)(i)及(34)(c)(iii)條所指定的工程、作「臨時公共運輸交匯處」用途和供公眾人士根據本文特別條件第(34)(c)(ii)及(34)(c)(iv)條使用與享用「公眾休憩用地」外，不得作任何其他用途。

(b)「承批人」管有「黃色範圍」或其任何一個或多個部分期間，必須在所有合理時間：

(i) 允許「政府」、「署長」、康樂及文化事務署署長、運輸署署長及彼等各自的人員、承辦商、代理、工人和「署長」、康樂及文化事務署署長、運輸署署長授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以便檢查、檢驗和監督任何遵照本文特別條件第(25)(a)、(27)(a)、(28)(b)、(29)(b)、(29)(c)、(33)、(34)(a)(i)、(34)(c)(i)及(34)(c)(iii)條規定執行的工程，以及執行、檢查、檢驗和監督本文特別條件第(29)(d)及(34)(d)條指定的工程及「黃色範圍」或其任何一個或多個部分內「署長」、康樂及文化事務署署長或運輸署署長視為必要的任何其他工程；

(ii) 允許「政府」、「署長」及其人員、承辦商、代理、工人和其他經「署長」授權的任何人等以及經「政府」授權的相關公用事業公司，不論攜帶工具、設備、機器、機械或駕車與否，按「政府」、「署長」或經「政府」授權的相關公用事業公司的要求，行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有)及其他服務。「承批人」應與「政府」、「署長」及其人員、承辦商、代理、工人及經「署長」授權的任何人等以及「政府」授權的相關公用事業公司充分合作，以處理所有關乎任何上述在「黃色範圍」或其任何一個或多個部分內所執行工程的事宜；及

(iii) 允許水務監督的人員及彼等授權的其他人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以執行任何關於運作、維修、修理、更換及更改「黃色範圍」或其任何一個或多個部分內任何其他水務裝置的工程。

(c) 倘因「承批人」履行或不履行本特別條件(b)款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件(b)款獲授權的相關公用事業公司行使使本特別條件(b)款所賦予權利而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦就不可任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(d) 如因「承批人」履行或不履行本特別條件(b)款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件(b)款獲授權的相關公用事業公司行使本特別條件(b)款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

21. 二次交還「黃色範圍」

「批地文件」特別條件第(36)條訂明：

『整個「黃色範圍」連同該處興建的「公眾休憩用地」，將被視為已於康樂及文化事務署署長致「承批人」表示「公眾休憩用地」已以康樂及文化事務署署長滿意的方式完工的信件中指明的日期二十四(24)個曆月後由「承批人」交還「政府」。』

22. 設置「新建公共運輸交匯處」

「批地文件」特別條件第(37)條訂明：

『(a)「承批人」須自費以「署長」全面滿意的方式，以良好工藝及遵照本文特別條件第(38)(a)條批核的圖則，在「地盤A」內興建、建造及提供一個位於地面層的公共運輸交匯處，內設四個巴士停泊處、一個小巴及的士停泊處或運輸署署長指定或批准的其他數目的停泊處或設施，另預留淨作業樓面面積不少於72平方米的地方以設置巴士營辦商的附屬設施，並須設有通道連接公共道路和附屬設施(該交匯處(包括固定照明裝置、通風裝置、抽風管道及路面或地面但不包括升降機、自動梯、樓梯、機器、設備及「署長」依照此等「批地條件」批准並非

供該處專用的其他設施、牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構件）連同「署長」全權酌情指定（「署長」的決定將作終論並對「承批人」約束）供該處專用的任何其他地方、設施、服務及裝置，以下統稱「新建公共運輸交匯處」），於2028年5月27日或「署長」指定的其他較遲日期或之前建成並適宜使用及運作。於本（a）款，「署長」就何謂「地盤A」地面層所作的決定將作終論並對「承批人」約束。

（b）「政府」現保留權利隨時全權酌情更改或變更「新建公共運輸交匯處」或其任何部分的用途。』

23. 「新建公共運輸交匯處」圖則

「批地文件」特別條件第（38）條訂明：

『（a）（i）「承批人」須向「署長」提交或達致他人向「署長」提交「新建公共運輸交匯處」圖則作書面批核，有關圖則應載明「新建公共運輸交匯處」的樓層、位置和設計資料以及「署長」指定的任何其他資料。

（ii）「新建公共運輸交匯處」圖則遵照本特別條件（a）（i）款取得批核後，如事前未獲「署長」書面批准或「署長」另行指定，「承批人」不得作任何修改、更改、改動、修訂或取代。

（iii）遵照本特別條件（a）（i）款批核的「新建公共運輸交匯處」圖則被視為涵蓋「署長」日後根據本特別條件（a）（ii）款批准或指定的任何修改、更改、改動、修訂或取代版本。

（b）「署長」依照本特別條件（a）（i）款規定批核「新建公共運輸交匯處」圖則及「地盤A」被視為已根據本文特別條件第（3）（a）（ii）條交付予「承批人」接管之前，「承批人」不可在「地盤A」展開任何建築工程；惟於「地盤A」被視為已根據本文特別條件第（3）（a）（ii）條交付予「承批人」接管之後但「新建公共運輸交匯處」圖則遵照本特別條件（a）（i）款經「署長」批核之前，「承批人」可執行本文特別條件第（5）（c）條所載的拆卸及清拆工程、本文特別條件第（16）（b）（i）條所載的工程及「地盤A」的地盤平整工程。』

24. 豁免計算「新建公共運輸交匯處」樓面總面積

「批地文件」特別條件第（39）條訂明：

『計算本文特別條件第（15）（c）、（15）（c）（i）及（15）（c）（ii）條分別規定的整體樓面總面積時，本文特別條件第（37）（a）條訂明擬興建、建造及提供的「新建公共運輸交匯處」的樓面總面積不會連計在內。於此等「批地條件」，現已或將會建於該地段的「新建公共運輸交匯處」之樓面總面積將由「署長」釐定，其就此作出的決定將作終論並對「承批人」約束。』

25. 監察「新建公共運輸交匯處」建造工程

「批地文件」特別條件第（40）條訂明：

『（a）「署長」可全權酌情指定「政府」部門人員（以下簡稱「新建公共運輸交匯處人員」）負責整體監督「新建公共運輸交匯處」的設計、建造、配置及完工情況並須監察「新建公共運輸交匯處」的建造、配置及完工情形（以下統稱「新建公共運輸交匯處建造工程」），以確保「新建公共運輸交匯處建造工程」依照此等「批地條件」實施。

（b）「承批人」、其傭工、承辦商、代理和工人如獲悉任何影響或關乎「新建公共運輸交匯處」或其任何部分或「新建公共運輸交匯處建造工程」或其任何部分的情況、限制、規定及資料，「承批人」必須立即通知「新建公共運輸交匯處人員」，並且提供所有圖則、地盤記錄、通知、函件、證書、批文和資料，以及按「新建公共運輸交匯處人員」要求給予所有必要支援和合作。

（c）「承批人」須不時知會「署長」及「新建公共運輸交匯處人員」其何時可符合條件向建築事務監督申請「新建公共運輸交匯處」或其任何部分的相關佔用許可證或臨時佔用許可證。

（d）倘因「新建公共運輸交匯處人員」行使本特別條件（a）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（e）如「新建公共運輸交匯處建造工程」或其任何部分直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

26. 「新建公共運輸交匯處」之完工證明書

「批地文件」特別條件第（41）條訂明：

『（a）「承批人」須在「新建公共運輸交匯處」完工後十四（14）日內向「署長」提交「承批人」就該地段發展項目聘任的認可人士（定義以《建築物條例》所訂為準）簽發之證明書，證明「新建公共運輸交匯處」已遵照此等「批地條件」建成。

（b）如「署長」認為（其相關意見將作終論並對「承批人」約束）「新建公共運輸交匯處」已按其滿意的方式完工並適宜使用和投入運作，「署長」將就此向「承批人」簽發完工證明書。

（c）儘管「署長」已簽發任何完工證明書，本文特別條件第（40）（e）及（46）條訂明的「承批人」所有責任以及此等「批地條件」規定「承批人」須遵守和履行的任何其他責任均不會解除。』

27. 轉讓「新建公共運輸交匯處」

「批地文件」特別條件第（42）條訂明：

『（a）「承批人」須在「署長」通知時，自費以騰空交還管有權而不帶任何產權負擔的形式，向根據《財政司司長法團條例》、其任何附屬規例及修訂法例規定成立為單一法團之財政司司長法團（以下簡稱「財政司司長法團」，如上下文意允許，「財政司司長法團」一詞包括其繼承人及受讓人）轉讓本特別條件（b）款所訂的不分割份數，連同使用、佔用與享用「新建公共運輸交匯處」之專有權利。「承批人」須在「署長」以書面通知的限期內，完成轉讓已根據本文特別條件第（41）（b）條獲簽發完工證明書的「新建公共運輸交匯處」之轉讓。

（b）依照本特別條件（a）款規定轉讓予「財政司司長法團」的該地段整體不分割份數數額，將由「署長」根據「新建公共運輸交匯處」樓面總面積佔該地段內所有已建或擬建築物樓面總面積的比例釐定。「署長」的相關決定將作終論並對「承批人」約束。

（c）「承批人」須在「署長」通知時（不論是否已根據本特別條件（a）款要求「承批人」轉讓），自費向「署長」提交或達致他人向「署長」提交「新建公共運輸交匯處」的轉讓契約以供「署長」書面批核。轉讓契約須採取「署長」指定或批准的格式並載明指定條文。

（d）「新建公共運輸交匯處」的轉讓完成後，「承批人」須自費向「財政司司長法團」提交一套該地段產權契約及文件的正本或核證文本，以及由「承批人」律師填妥並簽發證明書核實的「新建公共運輸交匯處」轉讓契約的註冊摘要。在土地註冊處登記轉讓契約的所有應繳費用，一律由「承批人」獨力承擔。』

28. 「新建公共運輸交匯處」的轉讓代價

「批地文件」特別條件第（43）條訂明：

『「承批人」須根據本文特別條件第（42）（a）條規定免費及無償地將「新建公共運輸交匯處」轉讓予「財政司司長法團」。』

29. 「新建公共運輸交匯處」之管有權

「批地文件」特別條件第（44）條訂明：

『「署長」有權於「承批人」根據本文特別條件第（42）（a）條轉讓「新建公共運輸交匯處」之前，隨時要求「承批人」騰空交付已根據本文特別條件第（41）（b）條簽發完工證明書的「新建公共運輸交匯處」或其任何部分。「承批人」接獲「署長」通知時，必須向「政府」交付「新建公共運輸交匯處」或其任何部分，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用及運作。』

30. 維修「新建公共運輸交匯處」

「批地文件」特別條件第（45）條訂明：

『（a）現毋損本文特別條件第（46）條之規定，「承批人」須時刻自費以「署長」全面滿意的方式維修「新建公共運輸交匯處」及該處各屋宇裝備裝置，以保持其狀況良好，直至「新建公共運輸交匯處保養期」（定義以本文特別條件第（46）（a）（ii）條所訂為準）屆滿。

（b） 僅於本特別條件而言，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第（51）條承批該地段整體的承讓人。』

31. 「新建公共運輸交匯處」之保養期

「批地文件」特別條件第（46）條訂明：

『（a）「新建公共運輸交匯處」及該處的屋宇裝備裝置如有任何下列缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等），以致直接或間接招致或連帶引起任何責任、損失、開支、索償、收費、申索、費用、損害、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」彌償並保持令其獲得彌償及免責：

（i） 在「承批人」交付「新建公共運輸交匯處」或其任何部分的管有權當日之前已存在者；及

（ii）「承批人」交付「新建公共運輸交匯處」或其任何部分的管有權當日後365日內（以下簡稱「新建公共運輸交匯處保養期」）出現或呈現者。

（b） 如「署長」或「財政司司長法團」或兩者要求，「承批人」須自費在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「新建公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「新建公共運輸交匯處保養期」內出現或呈現的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。除前文的規定外，「承批人」並須自費在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式補救及糾正「新建公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「承批人」交付管有權當日已存在的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。

（c） 於「新建公共運輸交匯處保養期」即將屆滿前，「署長」或「財政司司長法團」或兩者將安排檢驗「新建公共運輸交匯處」及該處各屋宇裝備裝置，以查找任何明顯的缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「署長」及「財政司司長法團」各自保留權利於「新建公共運輸交匯處保養期」屆滿後十四（14）日內向「承批人」發出建築瑕疵細目表，列明「新建公共運輸交匯處」及該處各屋宇裝備裝置的任何明顯缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「承批人」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式補救及糾正此等缺失。

（d） 如「承批人」不執行本特別條件（b）及（c）款規定的任何工程，「政府」或「財政司司長法團」或兩者可自行施工。「承批人」須在接獲通知後支付經「署長」核證（其決定將作終論並對「承批人」約束）「政府」或「財政司司長法團」或兩者因此招致的所有相關費用與收費，另加相等於費用及收費總額百分之二十（20%）的行政費用。

（e）「承批人」須達致其母公司或「署長」全權酌情指定的其他聯屬公司簽發擔保書，無條件及不可撤回地：

（i） 保證「承批人」履行本特別條件訂明的責任；及

（ii） 承諾若「承批人」違反或不履行本特別條件所訂責任而直接或間接令「政府」或「財政司司長法團」或兩者招致或連帶引起任何損失、損害、收費、費用、開支、責任、索償、申索、訴訟及法律程序，「承批人」須向「政府」或「財政司司長法團」或兩者彌償並保持令其獲得彌償及免責。

擔保書將受香港法律管轄，並採取「署長」批准的格式，於「本協議」訂立日後十四（14）日內向「署長」送達。

（f） 僅於本特別條件而言，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第（51）條承批該地段整體的承讓人。』

32. 提供「新建公共運輸交匯處」之文件等

「批地文件」特別條件第（47）條訂明：

『「承批人」須盡快在交付「新建公共運輸交匯處」或其任何部分之管有權當日後八（8）個星期內，按照運輸署署長的規定，自費向「署長」提供「新建公共運輸交匯處」或其任何部分的所有相關文件、圖則及物料。』

33. 釐定淨作業樓面面積

「批地文件」特別條件第（49）條訂明：

『（a）為釐定「臨時公共運輸交匯處」或「新建公共運輸交匯處」任何部分的淨作業樓面面積，除另有説明外，淨作業樓面面積須包括「臨時公共運輸交匯處」或「新建公共運輸交匯處」該部分內所有房間及空間的淨樓面面積總和，但不包括任何構築物、間隔、流通地方、樓梯、樓梯大堂、升降機平台、廁所設施佔用的空間、機電設備（如升降機及空調系統）。

(b) 就本特別條件第(a)款而言，個別房間或空間的淨樓面面積指該房間或空間圍牆或邊界圍牆內由該處已整飾或概念性牆壁表面、獨立柱或牆柱之間量度所得的面積。』

E. 承批人在該地段內或外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

34. 維修

「批地文件」一般條件第6條訂明：

『（a）「承批人」須於根據此等「批地條件」進行建築或重建（本詞指本一般條件（b）款所述的重建工程）的整個批租年期內：

（i） 按照任何經批核的建築圖則維修所有建築物，並且不作任何修改或改動；及

（ii） 維修現已或日後依照此等「批地條件」或其後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

（b） 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「承批人」須另行提供同類型和樓面總面積相等的良好穩固之一座或多座建築物，又或提供類型及價值經「署長」批准的一座或多座建築物以作替代。如進行上述拆卸工程，「承批人」須在施工一（1）個曆月內向「署長」申請同意，以便進行建造工程重建該地段。「署長」給予同意後，則須在三（3）個曆月內展開必要的重建工程，以及在「署長」指定的限期內以「署長」滿意的方式完成工程。』

35. 私家街、路及巷

「批地文件」一般條件第8條訂明：

『此等「批地條件」訂明拓建的任何私家街、路及巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於批租範圍。無論屬何情況，此等私家街、路及巷必須在「政府」規定時免收費用交還「政府」。如向「政府」交還上述私家街、路及巷，「政府」將進行該處的路面、路緣石、排水渠（包括污水及雨水渠）、渠道和路燈的建設工程，費用由「承批人」支付，其後則以公帑維修。如上述私家街、路及巷仍屬於批租範圍，「承批人」須自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益，按需要在該處執行或達致執行路燈安裝及維修工程，「承批人」須承擔路燈安裝工程的資本開支，並且允許工人及車輛自由進出該處範圍，以便安裝和維修路燈。』

36. 管有權

「批地文件」特別條件第(3)條訂明：

『(a)在遵守本文特別條件第(1)條並按照本文特別條件第(2)條支付補地價餘額的前提下：

(i) 承批人須被視作於本協議訂立日被賦予並取得該地段的一部分的管有權(該部分在本文所夾附「圖則I」以藍色邊界包圍及標示為「地盤B」)(下稱「地盤B」)，即除地盤A（定義以本特別條件(a)(ii)款所訂為準)外的整個地段；及

(ii) 承批人須被視作於地政總署署長根據本文特別條件第(28)(b)條就整個臨時公共運輸交匯處（定義以本文特別條件第(25)(a)條所訂為準）發出完工證明書後，以及承批人根據本文特別條件第(31)條重新交付在本文所夾附「圖則I」以黃色顯示的範圍（下稱「黃色範圍」）及其上豎立的臨時公共運輸交匯處（定義以本文特別條件第(25)(a)條所訂為準）予政府後，由地政總署署長向承批人發出的信件中指明的日期（下稱「延期管有日期」）被賦予並取得該地段的一部分的管有權(該部分在本文所夾附「圖則I」以紅色邊界包圍及標示為「地盤A」)(下稱「地盤A」)。

(b) 政府毋須就任何對承批人或任何其他人士以任何方式所造成或使承批人或任何其他人士蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因延後按照本文特別條款第(3)(a)條交還地盤A的管有權或其他原因而直接或間接引起、與之相關或附帶引起的，承批人亦不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。』

37. 建築契諾

「批地文件」特別條件第（11）條訂明：

『「承批人」須全面遵照此等「批地條件」和香港現時或無論何時生效的所有建築、衛生及規劃相關條例、附例和規例興建一座或多座建築物，以發展該地段。上述建築物應在2029年6月30日或之前建成並適宜佔用。』

38. 園景設計總圖

「批地文件」特別條件第（14）條訂明：

『(a)「承批人」須自費向規劃署署長提交園景設計總圖以供書面批核。園景設計總圖應述明規劃署署長酌情規定或指定在該地段內進行的園景工程之有關資料。

（b）「承批人」須按照經批核的園景設計總圖，自費以規劃署署長全面滿意的方式實施和完成園景工程。如事前未獲規劃署署長書面批准，不可修訂、更改、修改、改動或取代經批核的園景設計總圖。

（c）其後，「承批人」須自費保養和維修園景工程，以保持其安全、清潔、整齊、井然及健康，全面令「署長」滿意。』

39. 發展條件

「批地文件」特別條件第（15）條訂明：

『受限於此等「批地條件」之規定，該地段或其任何部分進行發展或重建時（本詞僅指本文一般條件第6條所述的重建工程）：

（a）該地段任何已建或擬建的一座或多座建築物必須全面遵從《建築物條例》的規定；

（b）不可在該地段或其任何部分或此等「批地條件」訂明的該地段外任何一個或多個範圍興建任何一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等「批地條件」訂明的該地段外任何範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例及修訂法例的規定；及

（c）該地段已建或擬建的任何一座或多座建築物的整體樓面總面積不得少於38,700平方米，亦不得超過64,500平方米。其中：

（i）該地段已建或擬建的任何一座或多座建築物或此等建築物任何一個或多個部分作私人住宅用途的整體樓面總面積不得超過64,314平方米；及

（ii）該地段已建或擬建的任何一座或多座建築物或此等建築物任何一個或多個部分作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）的整體樓面總面積不得超過186平方米。』

40. 可持續建築設計的規定

「批地文件」特別條件第（17）條訂明：

『受限於此等「批地條件」之規定，該地段或其任何部分進行發展或重建時（本詞僅指本文一般條件第6條所述的重建工程）：

（a）（i）除非屋宇署署長另行同意，否則「承批人」須自費向屋宇署署長提交一份或多份計劃書，說明現已或擬於該地段地面層或以上水平興建或建造以便在該地段邊界設置後移區的所有建築物、構築物、建築物或構築物的支承件以及任何外凸物之配置及布局，以供屋宇署署長書面批核。該呈交文件須全面符合屋宇署署長的規定，並須包含後移區的地面鋪築及園景建議書和屋宇署署長全權酌情要求或指定的其他相關資料。經屋宇署署長批核的前述呈交文件以下簡稱「經批核的建築物後移建議文件」。任何現已或擬於該地段興建或建造的建築物、構築物、建築物或構築物的支承件以及任何外凸物，必須全面依從「經批核的建築物後移建議文件」。於本（a）(i）款，屋宇署署長就何謂該地段地面層及是否已遵行「經批核的建築物後移建議文件」所作的決定將作終論並對「承批人」約束。

（ii）如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批核的建築物後移建議文件」。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

（b）（i）除非屋宇署署長另行同意，否則「承批人」須自費向屋宇署署長提交一份或多份計劃書，說明現已或擬於該地段興建或建造的所有建築物或建築群之配置及布局，以供屋宇署署長書面批核，包括但不限於連續建築面寬、各建築物或建築群之間的分隔距離和透風度。該呈交文件須全面符合屋宇署署長的建築物分隔規定以及屋宇署署長全權酌情要求或指定的其他相關資料。

（ii）本特別條件（b)(i）款所載經屋宇署署長批核的呈交文件以下簡稱「經批核的建築物分隔建議文件」。任何現已或擬於該地段興建或建造的建築物或建築群必須全面依從「經批核的建築物分隔建議文件」。於本（b)(ii）款，屋宇署署長就是否已遵行「經批核的建築物分隔建議文件」所作的決定將作終論並對「承批人」約束。

（iii）如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批核的建築物分隔建議文件」。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

（c）（i）現毋損本文特別條件第（14）條之規定，「承批人」須自費向屋宇署署長提交一份圖則，指明該地段一個或多個部分或現已或擬於該處興建或建造的一座或多座建築物之上或之內將會設置和維持的綠化設施（包括但不限於提供有基土的活植物)(以下簡稱「綠化區」)、「綠化區」的布局及面積，以及屋宇署署長全權酌情要求或指定的其他資料（包括但不限於「綠化區」建築工程的位置及資料)，以供屋宇署署長書面批核（「承批人」提交的圖則以下簡稱「綠化建議文件」)。屋宇署署長就何謂根據「綠化建議文件」設置綠化設施以及該地段或該處的一座或多座建築物哪些部分構成「綠化區」所作的決定將作終論並對「承批人」約束。上述經屋宇署署長批核的呈交文件以下簡稱「經批核的綠化建議文件」。於此等「批地條件」，「建築工程」一詞之定義以《建築物條例》所載為準。

（ii）「承批人」須自費按照「經批核的綠化建議文件」實施和完成「綠化區」的建築工程，其後並須以屋宇署署長全面滿意的方式維修「綠化區」。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批核的綠化建議文件」。

（iii）除非事前獲屋宇署署長書面批准，否則「經批核的綠化建議文件」註明的「綠化區」將指定為並構成本文特別條件第（53)(a)(vi）條所訂的「公用地方」一部分，而除按照「經批核的綠化建議文件」列明的布局、面積、位置和資料用作「綠化區」外，不得作任何其他用途。』

41. 康樂設施

「批地文件」特別條件第（19）條訂明：

『（a）「承批人」可在該地段內興建、建造和提供經「署長」書面批核的康樂設施及該處的附屬設施（以下簡稱「該等設施」）。「該等設施」的類型、大小、設計、高度和布局事前須提交「署長」申請書面批准。

（b） 計算本文特別條件第（15）（c）及（15）（c）（i）條指定的整體樓面總面積時，受限於本文特別條件第（76）（d）條之規定，任何根據本特別條件（a）款在該地段內興建的「該等設施」部分如供現已或將會建於該地段的一座或多座住宅大廈的住戶和彼等的真正訪客共同使用及受益，不會連計在內，而「署長」認為並非作此用途的其餘「該等設施」部分則會計算在內。於本（b）款，「署長」就何謂一座或多座住宅大廈所作的決定將作終論並對「承批人」約束。

（c） 如「該等設施」任何部分根據本特別條件（b）款豁免計算樓面總面積（以下簡稱「豁免設施」）：

（i）「豁免設施」須指定為本文特別條件第（53）（a）（vi）條所訂的「公用地方」一部分；

（ii）「承批人」須自費維修「豁免設施」，以保持其修繕妥當及狀況良好，同時妥善運作「豁免設施」，令「署長」滿意；及

（iii）「豁免設施」只可供該地段已建或擬建的一座或多座住宅大廈的住戶和彼等各真正訪客使用，其他人士或人等不可使用。於本（c）（iii）款，「署長」就何謂任何或若干住宅大廈所作的決定將作終論並對「承批人」約束。』

42. 看守人及管理員辦事處

「批地文件」特別條件第（20）條訂明：

『（a）該地段內可設置看守人或管理員或兩者的辦事處，但須受限於以下的條件：

（i）「署長」認為該等處所對該地段已建及擬建的一座或多座住宅大廈的安全、保安及良好管理至為重要；

（ii）該等處所除作完全及必要地受聘於該地段各住宅大廈工作的看守人或管理員或兩者的辦事處外，不可作任何其他用途；及

（iii）該等處所的位置事前須獲「署長」書面批准。

於本（a）款，「署長」就何謂任何或若干住宅大廈所作的決定將作終論並對「承批人」約束。

（b）（i） 計算本文特別條件第（15）（c）及（15）（c）（i）條分別訂明的整體樓面總面積時，受限於本文特別條件第（76）（d）條之規定，根據本特別條件（a）款在該地段內提供的辦事處面積不超過以下（I）或（II）中較小者，不會連計在內：

（I） 該地段作私人住宅用途的已建或擬建的一座或多座建築物或該等建築物的一個或多個部分的整體樓面總面積的0.2%；或

（II） 每50個該地段已建或擬建住宅單位或不足此數5平方米，或該地段已建或擬建每座住宅單位大廈5平方米，二者當中取該等處所樓面面積較大者。於本（b）（i）（II）款，「署長」就何謂住宅單位、住宅單位大廈或住宅大廈所作的決定將作終論並對「承批人」約束。

超出上述（I）或（II）中較小者的樓面總面積將會計入。

（ii） 計算本特別條件（b）（i）（I）款所載的該地段已建或擬建的一座或多座建築物或此等建築物的任何一個或多個部分的整體樓面總面積時，未按照此等「批地條件」計入該地段已建或擬建的一座或多座建築物樓面總面積的樓面面積不會連計在內。「署長」就此作出的決定將作終論並對「承批人」約束。

（c） 根據本特別條件（a）款在該地段內提供的辦事處須指定為並構成本文特別條件第（53）（a）（vi）條所載的「公用地方」一部分。

43. 看守人及管理員宿舍

「批地文件」特別條件第（21）條訂明：

『（a）該地段內可設置看守人或管理員或兩者的宿舍，但須受限於以下條件：

（i） 該等宿舍位於該地段其中一座住宅單位大廈或「署長」以書面批准的其他地點；及

（ii） 該等宿舍除作完全及必要地受聘於該地段內的住宅大廈工作之看守人或管理員或兩者的宿舍外，不可作任何其他用途。

於本（a）款，「署長」就何謂住宅單位大廈所作的決定將作終論並對「承批人」約束。

（b） 計算本文特別條件第（15）（c）及（15）（c）（i）條分別指定的整體樓面總面積時，根據本特別條件（a）款在該地段內提供的宿舍如整體樓面總面積不超過25平方米，不會連計在內，而超出25平方米的樓面總面積則會計算在內。

（c） 根據本特別條件（a）款在該地段內提供的看守人或管理員或兩者的宿舍須指定為並構成本文特別條件第（53）（a）（vi）條所載的「公用地方」一部分。』

44. 「業主立案法團」或「業主委員會」辦事處

「批地文件」特別條件第（22）條訂明：

『（a）該地段內可設置一個辦事處供「業主立案法團」或「業主委員會」使用，然而：

（i） 該等辦事處除供現已或將會就該地段和已建或擬建的一座或多座建築物已成立或將會成立之「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途；及

（ii） 該等辦事處的位置事前須獲「署長」書面批核。

（b） 計算本文特別條件第（15）（c）、（15）（c）（i）及（15）（c）（ii）條分別指定的樓面總面積時，受限於本文特別條件第（76）（d）條之規定，根據本特別條件（a）款在該地段內提供的辦事處如樓面總面積不超過20平方米，不會連計在內，而超出20平方米的樓面總面積則會計算在內。

（c） 根據本特別條件（a）款在該地段內提供的辦事處須指定為並構成本文特別條件第（53）（a）（vi）條所載的「公用地方」一部分。』

45. 有蓋行人天橋

「批地文件」特別條件第（23）條訂明：

『（a）（i） 「承批人」須在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」全面滿意的方式興建和提供一座單層有蓋行人天橋連同「署長」指定或批准的所有支承件及連接段，約略位置為本文所夾附「圖則I」註明為“COVERED FOOTBRIDGE”的地點（以下簡稱「有蓋行人天橋」）。「有蓋行人天橋」須採用「署長」指定及批准的物料興建，同時符合「署長」指定或批准的標準、樓層、定線、布局和設計，包括但不限於提供和興建支承件、斜路、相關樓梯及梯台、自動梯、升降機和「署長」自行酌情為必要或批准的內外配件及固定裝置與照明裝置。「有蓋行人天橋」最低內部淨寬度為5.3米，最低內部淨空高度為2.5米，由「有蓋行人天橋」底部最低點量度至本文所夾附「圖則I」註明為“SHEUNG ON STREET”之常安街（以下簡稱「常安街」）街面的最低垂直淨空為5.5米。「有蓋行人天橋」北端應設有6.0米高的隔音屏障。「承批人」不得在「政府」土地建築任何永久性的柱或其他支承結構。

(ii) 於本特別條件 (a)(i) 款，「署長」就何謂最低內部淨寬度、最低內部淨空高度和由「有蓋行人天橋」底部最低點量度至「常安街」街面的最低垂直淨空所作的決定將作終論並對「承批人」約束。

(b) (i) 「有蓋行人天橋」除供該地段已建或擬建的一座或多座住宅大廈所有住戶和彼等各真正訪客用作通道外，不可作任何其他用途。於本 (b)(i) 款，「署長」就何謂一座或多座住宅大廈所作的決定將作終論並對「承批人」約束。

(ii) 如非「署長」另行批准或指定，「承批人」不可使用或允許或容受他人使用「有蓋行人天橋」任何部分的外部或內部作廣告用途或展示任何招牌、告示或海報。

(iii) 「承批人」不可作出任何行為或允許或容受他人作出任何行為，以致或可能導致在「有蓋行人天橋」之下經過的任何人等或車輛或任何毗鄰或毗連地段或處所的擁有人或佔用人受到滋擾或騷擾，又或造成不便、損害或損傷。

(c) 「有蓋行人天橋」依照本特別條件 (a)(i) 款規定建成後，「承批人」須在本文協定的整個批地年期內，自費以「署長」全面滿意的方式管理和維修「有蓋行人天橋」，以保持其修繕妥當及狀況良好。

(d) (i) 如該地段或其任何部分等進行任何重建，以致必須拆除或拆卸「有蓋行人天橋」或其任何部分，「承批人」須在「署長」指定的限期內自費以「署長」全面滿意的方式進行更換工程，以興建和完成興建新的有蓋行人天橋或其任何部分，有關的方式、設計、物料、寬度、淨空高度、高度、樓層、標準、走線和位置由「署長」批准或指定。

(ii) 如有需要依照本特別條件 (d)(i) 款規定建造新的有蓋行人天橋，則本特別條件中「有蓋行人天橋」一詞將被視為指上述新建的有蓋行人天橋。

(e) 倘因「承批人」履行或不履行本特別條件所訂的「承批人」責任而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

46. 維修「新建公共運輸交匯處」外部飾面及牆壁結構等

「批地文件」特別條件第 (48) 條訂明：

『(a)「承批人」須在本文協定的整個批地年期內，自費以「署長」全面滿意的方式維修以下物件（以下簡稱「新建公共運輸交匯處物件」）：

(i) 「新建公共運輸交匯處」外部飾面以及「新建公共運輸交匯處」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道、地台樓板結構和任何其他結構件；

(ii) 所有供「新建公共運輸交匯處」及該地段上發展項目其餘部分使用的升降機、自動梯和樓梯；

(iii) 屬於「新建公共運輸交匯處」和該地段發展項目其餘部分系統的一部分之所有屋宇裝備裝置、機器及設備（包括但不限於手提式及非手提式消防裝置與設備）；及

(iv) 所有其他供「新建公共運輸交匯處」及該地段發展項目其餘部分使用的公用部分及設施。

(b) 如「承批人」不維修「新建公共運輸交匯處物件」而直接或間接令「政府」和「財政司司長法團」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」彌償並保持令其獲得彌償及免責。

(c) 僅於本特別條件而言，「承批人」一詞不包括「財政司司長法團」。』

47. 泊車規定

「批地文件」特別條件第 (56) 條訂明：

『(a)(i) 「地盤B」內須提供運輸署署長滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例（以下簡稱「道路交通條例」）持牌的車輛。車位的配置比例須按下表所示在該地段已建或擬建的住宅單位各自之面積計算：

每個住宅單位的面積	本 (a)(i) 款規定提供的住宅停車位數目
少於40平方米	每22個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每12個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每4住宅單位或不足此數一個車位
不少於100平方米	每1住宅單位或不足此數一個車位

就本特別條件 (a)(i)、(a)(ii)(II)、(a)(iii) 及 (d)(i)(I) 款和本文特別條件第 (57)(a)(i) 條而言，運輸署署長就何謂住宅單位大廈所作的決定將作終論並對「承批人」約束。為免存疑，安老院或殘疾人士院舍或其任何部分不可視作此等「批地條件」所指的任何或若干住宅單位、住宅單位大廈或住宅大廈。根據本 (a)(i) 款提供的車位（可根據本文特別條件第 (58) 條更改）以下簡稱「住宅停車位」。於此等「批地條件」，「車輛」一詞的定義以「道路交通條例」所訂為準。

(ii) 於本特別條件 (a)(i) 款，擬提供的「住宅停車位」總數為參照本特別條件 (a)(i) 款列表所示樓面總面積計算之每個住宅單位面積總計所得的「住宅停車位」總數。於此等「批地條件」，「每個住宅單位按照樓面總面積的面積」一詞指以下 (I) 及 (II) 項之和：

(I) 由其住戶專用及專享的個別住宅單位之樓面總面積，即由該單位的圍牆或護牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免存疑，不包括計算本文特別條件第 (15)(c) 及 (15)(c)(i) 條指定的整體樓面總面積時不會連計在內的單位內部所有樓面面積；及

(II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準) 樓面總面積，即各住宅單位圍牆外供該地段已建或擬建的一座或多座住宅單位大廈住戶共同使用及受益的住宅公用地方整體樓面總面積。但為免存疑，不包括計算本文特別條件第 (15)(c) 及 (15)(c)(i) 條指定的整體樓面總面積時不會連計在內的所有樓面面積（此等住宅公用地方以下簡稱「住宅公用地方」），按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本特別條件 (a)(ii)(I) 款計算的每個住宅單位樓面總面積}}{\text{根據本特別條件 (a)(ii)(I) 款計算的所有住宅單位整體樓面總面積}}$$

(iii)「地盤B」內須額外提供運輸署署長滿意的車位以供停泊根據「道路交通條例」持牌的車輛（遵照本(a)(iii)款提供的車位以下簡稱「訪客停車位」），配置比例根據下表所示該地段任何已建或擬建住宅單位大廈的住宅單位數目計算，惟「地盤B」內最少應提供兩(2)個「訪客停車位」：

每座大廈的住宅單位數目	每座大廈的「訪客停車位」數目
30或以下	1
31至45	2
46至60	3
61至75	4
75以上	5

(iv)「住宅停車位」及「訪客停車位」除作本特別條件(a)(i)及(a)(iii)款分別訂明的用途外，不得作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(b) (i)「地盤B」內須按以下比例提供運輸署署長滿意的車位，以供停泊根據「道路交通條例」持牌的車輛，配置比例為該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）的一座或多座建築物或該等建築物的一個或多個部分樓面總面積每200平方米或不足此數提供一個車位（根據本(b)(i)款提供的車位（可根據本文特別條件第(58)條更改），以下簡稱「非工業停車位」）。

(ii) 計算本特別條件(b)(i)款指定提供的「非工業停車位」數目時，不會計入任何用作泊車和上落客貨地方的樓面面積，亦不會計入「新建公共運輸交匯處」的樓面面積。

(iii)「非工業停車位」除供停泊根據「道路交通條例」持牌的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i)「承批人」須依照建築事務監督規定和批准，從「住宅停車位」、「訪客停車位」及「非工業停車位」中預留和指定多個車位（此等預留及指定車位以下簡稱「傷殘人士停車位」），以供傷殘人士停泊車輛。於此等「批地條件」，「傷殘人士」一詞的定義以「道路交通條例」所訂為準。

(ii)「傷殘人士停車位」除供傷殘人士停泊根據「道路交通條例」持牌的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i)「地盤B」須提供運輸署署長滿意的車位以供停泊根據「道路交通條例」持牌的電單車，配置比例如下：

(I) 該地段任何已建或擬建住宅單位大廈每100個住宅單位或不足此數配置一個車位（根據本(d)(i)(I)款提供的車位（可根據本文特別條件第(58)條更改），以下簡稱「住宅電單車停車位」）；及

(II) 根據本特別條件(b)(i)款規定提供佔「非工業停車位」總額百分之十(10%)的車位（根據本(d)(i)(II)款提供的車位（可根據本文特別條件第(58)條更改），以下簡稱「非工業電單車停車位」）。

如擬提供的「非工業電單車停車位」數額為小數位數，則以向上捨入為最接近的整數。於此等「批地條件」，「電單車」一詞的定義以「道路交通條例」所訂為準。

(ii)「住宅電單車停車位」及「非工業電單車停車位」除供停泊根據《道路交通條例》持牌的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(e) (i) 除「傷殘人士停車位」外，每個「住宅停車位」、「訪客停車位」及「非工業停車位」的尺寸應為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定或批准。

(iii) 每個「住宅電單車停車位」及「非工業電單車停車位」的尺寸須為1.0米闊及2.4米長，最低淨空高度為2.4米。』

48. 上落貨規定

「批地文件」特別條件第(57)條訂明：

『(a)「地盤B」內須提供運輸署署長滿意的車位作貨車裝卸用途，配置比例如下：

(i) 該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一個車位，惟該地段每座已建或擬建住宅單位大廈最少須配置一個上落貨車位；及

(ii) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）的一座或多座建築物或該等建築物的一個或多個部分樓面總面積每800平方米或不足此數配置一個車位。

於此等「批地條件」，「貨車」一詞的定義以「道路交通條例」所訂為準。

(b) 根據本特別條件(a)(i)及(a)(ii)款提供的每個車位（可根據本文特別條件第(58)條更改），尺寸須為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與本特別條件(a)(i)及(a)(ii)款分別載明的該地段已建或擬建的一座或多座建築物相關的貨車裝卸外，不得作任何其他用途。

(c) 計算本特別條件(a)(ii)款指定提供的車位數目時（可根據本文特別條件第(58)條更改），不會計入任何將用作泊車和上落客貨地方的樓面面積，亦不會計入「新建公共運輸交匯處」的樓面面積。』

49. 排水渠及渠道

「批地文件」特別條件第(72)條訂明：

『(a)「承批人」須自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修「署長」視為必要的排水渠及渠道，以截流和輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須承擔全責和向「政府」彌償並保持令其獲得彌償及免責。

(b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之「政府」雨水渠及污水管的工程可由「署長」負責執行，但「署長」毋須就由此引起的任何損失或損害向「承批人」承擔責任，而「承批人」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。或者，「承批人」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分須由「承批人」自費維修，如「政府」發出通知，「承批人」須將此等工程部分移交「政府」，日後由「政府」自費維修，「承批人」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「承批人」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「承批人」須在「政府」通知時支付有關工程的費用。』

50. 噪音影響評估

「批地文件」特別條件第(73)條訂明：

『(a)「承批人」須在「本協議」訂立日後六(6)個曆月內或「署長」批准的其他限期內，自費以「署長」全面滿意的方式，向「署長」提交或達致他人向「署長」提交該地段發展項目相關的一份噪音影響評估報告（以下簡稱「NIA」）以供書面批核，內容其中包括「署長」指定的資料和詳情，包括但不限於該地段發展項目引致的所有不良噪音影響，以及妥善地實施緩解措施、改善工程及其他措施與工程（以下簡稱「噪音緩解措施」）的建議。

(b)「承批人」須自費在「署長」指定的限期內，以「署長」全面滿意的方式實施經「署長」批核的「NIA」所載的建議「噪音緩解措施」（以下簡稱「經批核的噪音緩解措施」）。

(c) 直至「NIA」根據本特別條件(a)款規定獲「署長」書面批准，該地段或其任何部分不得展開任何建築工程(本文特別條件第(5)(c)條所載的拆卸及清拆工程、本文特別條件第(16)(b)(i)條所載的工程和地盤平整工程除外)。

(d) 為免存疑，現毋損本文一般條件第2條的一般規定，「承批人」現明確確認及同意其將獨自承擔責任，自費以「署長」全面滿意的方式執行和實施「經批核的噪音緩解措施」。倘因「承批人」履行或不履行本特別條件訂明的責任等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」不可就任何此等損失、損害、滋擾或騷擾向「政府」索償。

(e) 如因「承批人」履行或不履行本特別條件所訂的責任而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

51. 隔音屏障

「批地文件」特別條件第(74)條訂明：

『如「經批核的噪音緩解措施」涉及在該地段興建或建造伸展至該地段邊界以外並橫跨毗鄰「政府」土地上的一個或多個隔音屏障(以下簡稱「隔音屏障」)，必須遵從以下條件：

(a) 「承批人」須自費依照建築事務監督批核的圖則及全面遵照《建築物條例》的規定設計、興建和建造「隔音屏障」；

(b) 不可在毗鄰該地段的任何「政府」土地之內、其上或其下興建「隔音屏障」的地基或支承件；

(c) 如事前未獲「署長」書面批准，不可在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 「承批人」時刻均須自費保養、維修和修理「隔音屏障」或(如「署長」批准)其更換件，以保持其修繕妥當及狀況良好，全面令「署長」滿意。如執行本特別條件訂明的任何工程需要暫時封路或需要車輛改道，必須在施工前徵取運輸署署長書面同意相關的臨時交通管理及安排；

(e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如事前未獲「署長」書面同意，「承批人」不可使用或容受、准許他人使用「隔音屏障」或其任何一個或多個部分陳列廣告或展示任何招牌、告示或海報；

(f) 如事前獲「署長」書面批准，「承批人」及其承辦商、代理、工人和「承批人」授權之任何人等可獲准，不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的「政府」土地，以便遵照本特別條件執行任何相關伸展至橫跨「政府」土地的「隔音屏障」之一個或多個部分的工程；

(g) 「承批人」時刻均須採取必要的預防措施，防止因為檢查、清潔、更新、興建、建造、修理、維修、更改、加建、更換、附裝、使用、拆卸或清拆「隔音屏障」或其任何一個或多個部分或因其存在而導致毗鄰該地段之任何「政府」土地和「隔音屏障」或任何進入或使用毗鄰該地段任何「政府」土地的任何人士或車輛損壞或受損；

(h) 「署長」將隨時全權酌情行使權利，向「承批人」發出書面通知，要求「承批人」在書面通知發出日期的六(6)個曆月內拆卸及清拆橫跨「政府」土地的「隔音屏障」任何一個或多個部分而不裝設任何替代件。「承批人」接獲書面通知後，須按書面通知列明的限期內，自費以「署長」全面滿意的方式拆卸及清拆上述「隔音屏障」的一個或多個部分；

(i) 如「承批人」不履行本特別條件所訂的責任，「政府」可執行必要的工程，費用由「承批人」承擔，「承批人」須在「政府」通知時向「政府」支付相關工程的費用，金額由「署長」釐定，其決定將作終論並對「承批人」約束；

(j) 於本文協定的整個批地年期內，「承批人」時刻均須允許「政府」、「署長」及其人員、承辦商、代理、工人和「署長」授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段以及該地段任何已建或擬建的一座或多座建築物，以便檢查、檢驗及監督任何遵照本特別條件(a)、(d)及(h)款執行的工程，以及任何遵照本特別條件(i)款執行的工程或「署長」認為必須實施的其他工程；

(k) 倘因「承批人」履行或不履行本特別條件訂明的責任，或因執行本特別條件(i)款指定的工程，或因「政府」、「署長」及其人員、承辦商、代理、工人和任何經「署長」授權的人等根據本特別條件(j)款規定行使進入權等，而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償；及

(l) 如因「承批人」履行或不履行本特別條件訂明的責任，或因執行本特別條件(i)款指定的工程，或因「政府」、「署長」及其人員、承辦商、代理、工人和任何經「署長」授權的人等根據本特別條件(j)款規定行使進入權，而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

F. 對買方造成負擔的租用條件

52. 彌償

「批地文件」一般條件第4條訂明：

『倘因「承批人」違反此等「批地條件」又或毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而地政總署署長認為(以下簡稱「署長」，其意見將作終論並對「承批人」約束)有關損害或泥土或地下水污染乃因「承批人」使用該地段或建於該地段任何發展項目或重建項目或其任何部分又或「承批人」在該地段進行任何活動或執行任何工程所致，則不論「承批人」使用該地段、發展、重建、進行活動或執行工程乃遵從或違反此等「批地條件」，「承批人」須就由此直接或間接令「政府」招致或連帶引起的責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，向「政府」彌償並保持令其獲得彌償及免責。』

53. 樹木保育

「批地文件」特別條件第(13)條訂明：

『如事前未獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木。』

54. 關於讓與「住宅停車位」及「住宅電單車停車位」的限制規定

「批地文件」特別條件第(61)條訂明：

『(a) 於本文協定的整個批地年期內，不論在「承批人」以「署長」全面滿意的方式遵行此等「批地條件」之前或之後，不得轉讓「住宅停車位」及「住宅電單車停車位」，除非：

(i) 連同賦予專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的該地段不分割份數一併轉讓；或

(ii) 承讓人現時已擁有專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的該地段不分割份數，

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的擁有人概不可承讓合共多於三(3)個「住宅停車位」及「住宅電單車停車位」。

(b) 儘管有本特別條件(a)款的規定，「承批人」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅停車位」及「住宅電單車停車位」，但承讓方必須為「承批人」的全資附屬公司。

(c) 本特別條件 (a) 款不適用於以整體方式轉讓該地段。

(d) 本特別條件 (a) 及 (b) 款的規定不適用於「傷殘人士停車位」。』

55. 關於讓與「非工業停車位」及「非工業電單車停車位」的限制規定

「批地文件」特別條件第 (62) 條訂明：

『(a) 於本文協定的整個批地年期內，不論在「承批人」以「署長」全面滿意的方式遵行此等「批地條件」之前或之後，不得轉讓「非工業停車位」及「非工業電單車停車位」，除非：

(i) 連同賦予專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個非工業單位 (不包括私人住宅、寫字樓、貨倉、酒店及加油站) 的不分割份數一併轉讓；或

(ii) 承讓人現時已擁有專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個非工業單位 (不包括私人住宅、寫字樓、貨倉、酒店及加油站) 的不分割份數。

(b) 儘管有本特別條件 (a) 款的規定，「承批人」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「非工業停車位」及「非工業電單車停車位」，但承讓方必須為「承批人」的全資附屬公司。

(c) 本特別條件 (a) 款不適用於以整體方式轉讓該地段。』

56. 削土

「批地文件」特別條件第 (66) 條訂明：

『(a) 如該地段內或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜或此等「批地條件」規定「承批人」執行的任何其他工程或為任何其他目的，進行任何削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲「署長」書面同意，「承批人」亦須在當時或嗣後任何時間自費進行和建造必要的斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「承批人」須在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本特別條件 (a) 款的規定概不妨礙「政府」行使此等「批地條件」的權利，當中尤以本文特別條件第 (65) 條為要。

(c) 無論何時，如因「承批人」進行任何平整、水準測量、發展或其他工程或因任何其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時須就此等滑土、山泥傾瀉或地陷而直接或間接令「政府」招致或連帶引起的任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，向「政府」彌償並保持令其獲得彌償及免責。

(d) 除享有本文訂明可就違反此等「批地條件」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或未能在通知訂明的限期內以「署長」滿意的方式執行通知的指示，「署長」可即時執行和進行任何必要的工程。「承批人」須在接獲通知時向「政府」償還有關的費用，連同任何行政和專業收費與費用。』

57. 維修地錨

「批地文件」特別條件第 (68) 條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。』

58. 廢土或廢料

「批地文件」特別條件第 (69) 條訂明：

『(a) 如有來自該地段或任何受該地段發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料 (以下簡稱「廢物」) 堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、污水管、雨水渠或明渠或其他「政府」產業 (以下簡稱「政府產業」)，「承批人」須自費清理廢物並修復「政府產業」所蒙受的任何損害。「承批人」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾而直接或間接令「政府」招致或連帶引起的任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，向「政府」彌償並保持令其獲得彌償及免責。

(b) 儘管有本特別條件 (a) 款之規定，「署長」仍可 (但毋責任必須) 應「承批人」要求清理「政府產業」的廢物並修復該處由此出現的損害。「承批人」須在「政府」通知時向「政府」支付相關的費用。』

59. 水務專用範圍

「批地文件」特別條件第 (70) 條訂明：

『(a)「承批人」確認及承認，於「本協議」訂立日，位置約略在本文所夾附「圖則I」以紫色線顯示僅供識別的準線上，有橫越、貫通該地段或橫跨其上、位於其下方或毗鄰該地段的現存「政府」鹹水總喉 (以下簡稱「現存總喉」)。除非事前獲水務署署長書面批准，而水務署署長給予批准時可全權酌情制訂任何條款與條件，否則不可進行涉及遷置、改道、搬遷、拆卸或拆除「現存總喉」或其任何一個或多個部分的該地段或其任何部分的發展工程。「現存總喉」或其任何一個或多個部分的任何必要的遷置、改道、搬遷、拆卸或拆除工程，費用一律由「承批人」承擔。有關工程費用的金額將由水務署署長釐定，其決定將作終論並對「承批人」約束。

(b) 受限於本特別條件 (d) 款的規定，如事前未獲水務署署長書面同意，不可更改「現存總喉」中線三 (3) 米範圍內的該地段部分 (以下統稱「水務專用範圍」) 之地盤現狀。「承批人」在「水務專用範圍」內展開任何工程之前，必須先向水務署署長提交所有擬於「水務專用範圍」內進行工程的書面資料以供批核，直至擬進行工程獲水務署署長書面批准，不可在「水務專用範圍」或其任何部分展開任何工程。於本 (b) 款，水務署署長就何謂「現存總喉」中線所作的決定將作終論並對「承批人」約束。

(c) 如事前未獲水務署署長書面批准，「水務專用範圍」之上、上空、上方、下方、其下或其內不可興建、建造或放置任何建築物、構築物、任何建築物或構築物的支承件或外伸物 (本特別條件 (d) 款所載的固定樹根屏障除外)。

(d) 「水務專用範圍」內不可種植任何長有穿透性根系的樹木或灌木。如擬種植任何樹木與「現存總喉」的淨距離為2.5米或以下，「承批人」須自費以水務署署長全面滿意的方式建造伸展至「現存總喉」管道內底水平以下的固定樹根屏障。於本 (d) 款，「署長」就何謂固定樹根屏障、擬種植樹木與「現存總喉」的淨距離和「現存總喉」管道內底水平所作的決定將作終論並對「承批人」約束。

(e) 儘管有本特別條件 (d) 款的規定，除草皮外，「水務專用範圍」內任何閥蓋周圍1.5米或消防栓排水口周圍1米水平距離內不可栽種植物或擺放任何阻塞物。

(f) 水務監督及其人員、水務監督指定的其他「政府」部門人員和彼等的承辦商、受許可人、代理、工人及經彼等授權的任何人等均享有自由及不受限制的權利，可隨時不論攜帶工具、設備、機器、機械或駕車與否，免付費用通行、進出、往返和行經該地段或其任何部分，以便檢查、運作、維修、修理及更新「現存總喉」。

(g) 倘因「承批人」履行或不履行本特別條件訂明的責任，或因水務監督及其人員、水務監督指定的其他「政府」部門人員和彼等的承辦商、受許可人、代理、工人及經彼等授權的任何人等行使本特別條件 (f) 款所訂的權利等，而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(h) 如因「承批人」履行或不履行本特別條件所訂的「承批人」責任，或因「政府」、水務監督及其人員、水務監督指定的其他「政府」部門人員和彼等的承辦商、受許可人、代理、工人及經彼等授權的任何人等行使本特別條件 (f) 款所訂的權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

60. 損壞服務設施

「批地文件」特別條件第 (71) 條訂明：

『「承批人」時刻均須謹慎地採取或達致他人採取所有妥善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程施工期間為要 (以下統稱「工程」)，藉以避免損壞、干擾或阻塞位於該地段、「綠色範圍」、「黃色範圍」當中任何一個或多個部分沿線、其內、其上、其下鋪設或橫跨或毗鄰該處的任何「政府」或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道傢俬、污水渠、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置 (以下統稱「服務設施」)。「承批人」執行任何「工程」之前，必須進行或達致進行完善的調查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書，以待全面審批。直至「署長」以書面批准「工程」及上述建議書，「承批人」不得展開任何工程。此外，「承批人」須遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，倘「工程」於任何方面導致該地段、「綠色範圍」、「黃色範圍」或當中任何一個或多個部分或任何「服務設施」受到損害、騷擾或阻礙 (明渠、污水渠、雨水渠或總喉除外，除非「署長」另作決定，否則上述渠道將由「署長」負責修復，「承批人」須在「政府」通知時支付相關工程的費用)，「承批人」須自費以「署長」滿意的方式修理、修復及還原。如「承批人」不在該地段、「綠色範圍」、「黃色範圍」或當中任何一個或多個部分或任何「服務設施」執行上述必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行任何此等改道、重鋪、修理、還原或修復工程，「承批人」須在「政府」通知時支付有關工程的費用。』

61. 不准建造墳墓或骨灰龕

「批地文件」特別條件第 (77) 條訂明：

『該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。』

備註：請參考「批地文件」以了解全部詳情。「批地文件」全文現存於售樓處，於開放時間可按要求下供免費查閱，並可在支付所需影印費用後取得「批地文件」的影印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

1. Description

   (a) The Green Areas and the Structures as referred to in Special Conditions Nos. (7) to (10) of the Land Grant.

   (b) The Pink Cross-Hatched Black Areas as referred to in Special Condition No.(16)(b)(iii) of the Land Grant.

   (c) The Temporary PTI as referred to in Special Conditions Nos. (25) to (33) and (49) of the Land Grant.

   (d) The Yellow Area as referred to in Special Conditions Nos. (24) to (36) of the Land Grant.

   (e) The Public Open Space as referred to in Special Condition No.(34) of the Land Grant.

   (f) The New PTI as referred to in Special Conditions Nos. (37) to (49) of the Land Grant.

2. The general public has the right to use the facilities referred to in paragraphs 1(a), (b), (c), (d), (e) and (f) in accordance with the Land Grant.

B. FACILITIES THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE PHASE

3. Description

   (a) The Green Areas and the Structures.

   (b) The Pink Cross-Hatched Black Areas.

   (c) The Yellow Area together with the Public Open Space erected or to be erected thereon.

   (d) The Public Open Space.

4. The general public has the right to use the facilities referred to in paragraphs 3(a), (b), (c) and (d) in accordance with the Land Grant.

5. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development in accordance with the Land Grant.

6. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

C. SIZE OF OPEN SPACE THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE PHASE

7. The Public Open Space shall not be less than 4,000 square metres or such lesser area as may be approved by the Director of Lands.

D. ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING)) REGULATIONS (CAP. 123 SUB. LEG. F)

8. Not applicable.

E. A PLAN THAT SHOWS THE LOCATION OF THOSE FACILITIES AND OPEN SPACES AND THOSE PARTS OF THE LAND

9. Please see the plans at the end of this section.
   (Note: The temporary PTI was constructed on the Yellow Area and will be demolished for construction of the Public Open Space.)

F. PROVISIONS OF THE LAND GRANT THAT CONCERN THOSE FACILITIES AND OPEN SPACES AND THOSE PARTS OF THE LAND MENTIONED IN A TO D ABOVE

10. Possession

    Special Condition No.(3) of the Land Grant stipulates that:-

    (a) Subject to compliance with Special Condition No. (1) hereof and to the payment of the balance of the premium in accordance with Special Condition No. (2) hereof:

        (i) possession of that portion of the lot shown edged blue and marked "SITE B" on PLAN I annexed hereto (hereinafter referred to as "Site B"), being the whole of the lot other than Site A (as defined in sub-clause (a)(ii) of this Special Condition), shall be deemed to be given to and taken by the Grantee on the date of this Agreement; and

        (ii) possession of that portion of the lot shown edged red and marked "SITE A" on PLAN I annexed hereto (hereinafter referred to as "Site A") shall be deemed to be given to and taken by the Grantee on a date as specified in a letter to be issued by the Director to the Grantee after a certificate of completion in respect of the whole of the Temporary PTI (as defined in Special Condition No. (25)(a) hereof) shall have been issued under Special Condition No. (28)(b) hereof and after possession of the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as "the Yellow Area") together with the Temporary PTI (as defined in Special Condition No. (25)(a) hereof) erected thereon shall have been re-delivered by the Grantee to the Government in accordance with Special Condition No. (31) hereof (hereinafter referred to as "the Date of Deferred Possession").

    (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the deferred possession of Site A under sub-clause (a)(ii) of this Special Condition or otherwise and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

11. Formation of the Green Areas

    Special Condition No.(7) of the Land Grant stipulates that:-

    "(a) The Grantee shall:

        (i) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

            (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Areas"); and

            (II) provide and construct such pedestrian crossings, bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Structures")

            so that building, vehicular and pedestrian traffic may be carried on the Green Areas;

        (ii) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at the Grantee's own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered to the Government in accordance with Special Condition No. (8) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly, or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights conferred on the Government under sub-clause (b) of this Special Condition."

12. Possession of the Green Areas

Special Condition No.(8) of the Land Grant stipulates that:-

"For the purpose only of carrying out the works specified in Special Condition No. (7) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (7) hereof or otherwise."

13. Restriction on use of the Green Areas

Special Condition No.(9) of the Land Grant stipulates that:-

"The Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (7) hereof."

14. Access to the Green Areas for inspection

Special Condition No.(10) of the Land Grant stipulates that:-

"(a) The Grantee shall at all reasonable times while he is in the possession of the Green Areas:

(i) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (7)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (7)(b) hereof and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas. For the purposes of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (a) of the rights conferred under sub-clause (a) of this Special Condition."

15. Pink Cross-Hatched Black Areas

Special Condition No.(16) of the Land Grant stipulates that:-

"(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses it at his absolute discretion), no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above or within those portions of the lot shown coloured pink cross-hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Cross-Hatched Black Areas") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Cross-Hatched Black Areas to a height of 5.8 metres or such other height as may be approved by the Director. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Pink Cross-Hatched Black Areas shall be final and binding on the Grantee.

(b) The Grantee shall:

(i) on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director lay and form the Pink Cross-Hatched Black Areas so that building, vehicular and pedestrian traffic may be carried thereon;

(ii) maintain at the Grantee's own expense the Pink Cross-Hatched Black Areas to the satisfaction of the Director; and

(iii) after the Grantee shall have completed the works referred to in sub-clause (b)(i) of this Special Condition on the Pink Cross-Hatched Black Areas or any part or parts thereof, permit the Government and all members of the public at all times throughout the term hereby agreed to be granted for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the ground level or levels of the Pink Cross-Hatched Black Areas or such part or parts thereof, and for the purpose of this Special Condition, the determination of the Director as to when the works referred to in sub-clause (b)(i) of this Special Condition shall have been completed shall be final and binding on the Grantee.

(c) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b)(i) or (b)(ii) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.

(d) The Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b)(i) or (b)(ii) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Director may consider necessary in the Pink Cross-Hatched Black Areas or any part or parts thereof.

(e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfillment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise of the rights by the Government under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(f) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise of the rights conferred under sub-clauses (c) and (d) of this Special Condition.

(g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Cross-Hatched Black Areas or any part or parts thereof to the public for the right of passage.

(h) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (b)(iii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

16. First Possession of the Yellow Area

Special Condition No.(24) of the Land Grant stipulates that:-

"(a) For the purpose only of carrying out the works specified in Special Condition No. (25)(a) hereof, the Grantee shall be granted possession of the Yellow Area on the date of this Agreement.

(b) The Grantee shall accept the Yellow Area in such state and condition as existing on the date of this Agreement, and hereby agrees not to make any claim whatsoever against the Government in respect thereof."

17. Provision of the Temporary PTI

Special Condition No.(25) of the Land Grant stipulates that:-

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director design, erect, construct and provide within the Yellow Area, in a good workmanlike manner and in accordance with the plans approved under Special Condition No. (26)(a) hereof, one temporary public transport interchange on the ground level comprising four bus bays or such other number of bays or facilities as may be required or approved by the Commissioner for Transport (hereinafter referred to as "C for T") and an area with a net operational floor area of not less than 72 square metres reserved for ancillary facilities for bus operator, with access connecting to public roads and provision of ancillary facilities (which interchange together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) is hereinafter referred to as "the Temporary PTI"). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level of the Yellow Area shall be final and binding on the Grantee.

(b) The Government hereby reserves the right to alter or vary at its absolute discretion at any time the use of the Temporary PTI or any part thereof."

18. Plans of the Temporary PTI

Special Condition No.(26) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall submit or cause to be submitted to the Director for his written approval plans of the Temporary PTI which shall include details as to the level, position and design of the Temporary PTI and any other details as the Director may require.

(ii) Upon approval being given to the plans of the Temporary PTI under sub-clause (a)(i) of this Special Condition, no amendment, variation, alteration, modification or substitution thereto shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Temporary PTI approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director under sub-clause (a)(ii) of this Special Condition.

(b) The Grantee shall not commence construction of the Temporary PTI on the Yellow Area until the plans of the Temporary PTI shall have been approved by the Director in accordance with sub-clause (a)(i) of this Special Condition."

19. Monitoring of construction of the Temporary PTI

Special Condition No.(27) of the Land Grant stipulates that:-

"(a) The Director shall have the right at his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Temporary PTI Officers") who shall generally oversee the design, construction, provision and completion of the Temporary PTI and shall monitor the construction, provision and completion of the Temporary PTI (hereinafter collectively referred to as "the Construction Works of the Temporary PTI") in order to ensure that the Construction Works of the Temporary PTI are carried out in accordance with these Conditions.

(b) The Grantee shall notify the Temporary PTI Officers of any condition, restriction, requirement and information affecting or relating to the Temporary PTI or any part thereof or the Construction Works of the Temporary PTI or any part thereof forthwith upon the same becoming known to the Grantee, his servants, contractors, agents and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Temporary PTI Officers when required by the Temporary PTI Officers.

(c) The Grantee shall keep the Director and the Temporary PTI Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the Temporary PTI or any part thereof. For the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Temporary PTI Officers of the right conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the Temporary PTI or any part thereof."

20. Certificate of completion in respect of the Temporary PTI

Special Condition No.(28) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the Temporary PTI, the Grantee shall deliver to the Director a certificate issued by the authorized person (as defined in the Buildings Ordinance) appointed by the Grantee for the development of the lot that the Temporary PTI has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding on the Grantee) that the Temporary PTI has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Grantee a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Grantee shall not be absolved from any of his liabilities under Special Conditions Nos. (27)(e) and (29) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

21. Defects liability of the Temporary PTI

Special Condition No.(29) of the Land Grant stipulates that:-

"(a) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI and in the building services installations therefor:

(i) which may exist at the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof; and

(ii) which shall occur or become apparent within a period of 365 days after the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof (hereinafter referred to as "the Defects Liability Period of the Temporary PTI").

(b) Whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI or any part thereof and the building services installations therefor which shall occur or become apparent within the Defects Liability Period of the Temporary PTI. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Temporary PTI or any part thereof and the building services installations therefor which may exist at the date of re-delivery of possession thereof by the Grantee in accordance with Special Condition No. (31) hereof.

(c) The Director will, shortly before the expiry of the Defects Liability Period of the Temporary PTI, cause an inspection to be carried out in respect of the Temporary PTI and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident. The Director reserves the right to serve upon the Grantee within 14 days after the expiry of the Defects Liability Period of the Temporary PTI a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident in the Temporary PTI and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

(d) If the Grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director (whose decision shall be final and binding on the Grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Grantee.

(e) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

22. Supply of documents etc. of the Temporary PTI

Special Condition No.(30) of the Land Grant stipulates that:-

"The Grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of re-delivery of possession by the Grantee of the Yellow Area together with the Temporary PTI erected thereon in accordance with Special Condition No. (31) hereof, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the C for T."

23. First re-delivery of the Yellow Area

Special Condition No.(31) of the Land Grant stipulates that:-

"The Director shall have the right to demand at any time re-delivery of possession to the Government of the Yellow Area together with the Temporary PTI erected thereon, in respect of a certificate of completion in respect of the Temporary PTI shall have been issued under Special Condition No. (28)(b) hereof and the Grantee shall upon such demand redeliver the same to the Government."

24. Second possession of the Yellow Area

Special Condition No.(32) of the Land Grant stipulates that:-

"(a) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (33) hereof and the works specified in Special Conditions Nos. (34)(a)(i) and (34)(c) hereof, the Grantee shall be granted possession of the Yellow Area together with the Temporary PTI erected thereon on a date as specified in a letter to be issued by the Director to the Grantee after a certificate of completion in respect of the whole of the New PTI (as defined in Special Condition No. (37)(a) hereof) shall have been issued under Special Condition No. (41)(b) hereof (hereinafter referred to as "the Date of Second Possession of the Yellow Area").

(b) The Grantee shall accept the Yellow Area in such state and condition as existing on the Date of Second Possession of the Yellow Area, and hereby agrees not to make any claim whatsoever against the Government in respect thereof."

25. Demolition of the Temporary PTI

Special Condition No.(33) of the Land Grant stipulates that:-

"The Grantee acknowledges that there is the Temporary PTI existing within the Yellow Area when possession of the Yellow Area is given to the Grantee pursuant to Special Condition No. (32)(a) hereof. The Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Temporary PTI from the Yellow Area. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Temporary PTI or subsequent demolition or removal of the Temporary PTI or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of or subsequent demolition or removal of the Temporary PTI."

26. Provision of the Public Open Space within the Yellow Area

Special Condition No.(34) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall on or before the 30th day of June, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services, lay, form, erect, construct, provide and landscape a public open space of not less than 4,000 square metres or such lesser area as may be approved by the Director within the Yellow Area in a good workmanlike manner, with such materials and to such standards, levels, alignments and designs as the Director of Leisure and Cultural Services shall approve and in accordance with the plans approved under sub-clause (b) of this Special Condition (hereinafter referred to as "the Public Open Space").

(ii) For the purpose of this Special Condition, the decision of the Director of Leisure and Cultural Services as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Grantee.

(b) (i) The Grantee shall within 6 calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Grantee's own expense, submit or cause to be submitted to the Director of Leisure and Cultural Services for his written approval plans of the Public Open Space, which shall include details and information as to the levels, positions, alignments and designs of the Public Open Space and such other details and information as the Director of Leisure and Cultural Services may require.

(ii) No amendment, variation, alteration, modification or substitution of the approved plans of the Public Open Space shall be made by the Grantee except with the prior written approval of the Director of Leisure and Cultural Services.

(iii) Any amendment, variation, alteration, modification or substitution by the Grantee as approved by the Director of Leisure and Cultural Services under sub-clause (b)(ii) of this Special Condition shall be deemed to be incorporated into the approved plans of the Public Open Space and form part thereof.

(iv) No building works (other than the provision of the Temporary PTI referred to in Special Condition No. (25)(a) hereof, the works specified in Special Conditions Nos. (29)(b) and (29)(c) hereof, the demolition and removal works of the Temporary PTI referred to in Special Condition No. (33) hereof and site formation works) shall be commenced on or within the Yellow Area unless and until the plans referred to in sub-clause (b)(i) of this Special Condition shall have been approved by the Director of Leisure and Cultural Services. For the purpose of these Conditions, "site formation works" shall be as defined in the Buildings Ordinance.

(c) The Grantee shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in the possession of the Yellow Area or any part or parts thereof pursuant to Special Condition No. (32)(a) hereof, at his own expense and in all respects to the satisfaction of the Director of Leisure and Cultural Services:

(i) uphold, manage, repair and maintain the Public Open Space and everything forming a portion of or pertaining to it in good and substantial repair and condition;

(ii) keep the Public Open Space open for the use and enjoyment by members of the public 24 hours a day or during such other opening hours as may be approved by the Director of Leisure and Cultural Services without any interruption and without payment of any nature whatsoever;

(iii) display notices in prominent locations informing the public that the Public Open Space is open to the public without payment of any nature whatsoever and setting out the opening hours and such relevant information as may be required from time to time by the Director of Leisure and Cultural Services; and

(iv) permit all members of the public free and uninterrupted access 24 hours a day or during such other opening hours as may be approved by the Director of Leisure and Cultural Services without payment of any nature whatsoever for all lawful purposes to pass and repass on foot or by wheelchair to, from, on, over, through and along the Public Open Space or such part or parts thereof

until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No. (36) hereof.

(d) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a)(i) or (c) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director of Leisure and Cultural Services whose determination shall be final and binding on the Grantee.

(e) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (a)(i) or (c) of this Special Condition or the exercise of the rights by the Government under sub-clause (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

27. Restriction on use of the Yellow Area

Special Condition No.(35) of the Land Grant stipulates that:-

"(a) The Grantee shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No. (33) hereof and the works specified in Special Conditions Nos. (25)(a), (29)(b), (29)(c), (34)(a)(i), (34)(c)(i) and (34)(c)(iii) hereof, for the purpose of the Temporary PTI and for the use and enjoyment of the Public Open Space by members of the public pursuant to Special Conditions Nos. (34)(c)(ii) and (34)(c)(iv) hereof.

(b) The Grantee shall at all reasonable times while he is in possession of the Yellow Area or any part or parts thereof:

(i) permit the Government, the Director, the Director of Leisure and Cultural Services, the C for T and their respective officers, contractors, agents, workmen and any persons authorized by the Director, the Director of Leisure and Cultural Services and the C for T with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (25)(a), (27)(a), (28)(b), (29)(b), (29)(c), (33), (34)(a)(i), (34)(c)(i) and (34)(c)(iii) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (29)(d) and (34)(d) hereof and any other works which the Director, the Director of Leisure and Cultural Services or the C for T may consider necessary in the Yellow Area or any part or parts thereof;

(ii) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof as the Government, the Director or the relevant public utility companies authorized by the Government may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area or any part or parts thereof; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot and the Yellow Area or any part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area or any part or parts thereof.

(c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (b) of this Special Condition of the rights conferred under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or the relevant public utility companies authorized under sub-clause (b) of this Special Condition of the rights conferred under sub-clause (b) of this Special Condition."

28. Second re-delivery of the Yellow Area

Special Condition No.(36) of the Land Grant stipulates that:-

"The whole of the Yellow Area together with the Public Open Space erected thereon shall be deemed to have been re-delivered to the Government by the Grantee after 24 calendar months from a date as specified in a letter to be issued by the Director of Leisure and Cultural Services to the Grantee indicating that the Public Open Space has been completed to the satisfaction of the Director of Leisure and Cultural Services."

29. Provision of the New PTI

Special Condition No.(37) of the Land Grant stipulates that:-

"(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within Site A, in a good workmanlike manner and in accordance with the plans approved under Special Condition No. (38)(a) hereof, one public transport interchange on the ground level comprising four bus bays and one minibus and taxi bay or such other numbers of bays or facilities as may be required or approved by the C for T and an area with a net operational floor area of not less than 72 square metres reserved for ancillary facilities for bus operator, with access connecting to public roads and provision of ancillary facilities, to be completed and made fit for occupation and operation on or before the 27th day of May, 2028 or such other later date as may be determined by the Director (which interchange (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with these Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may at his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the New PTI"). For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level of Site A shall be final and binding on the Grantee.

(b) The Government hereby reserves the right to alter or vary at its absolute discretion at any time the use of the New PTI or any part thereof."

30. Plans of the New PTI

Special Condition No.(38) of the Land Grant stipulates that:-

"(a) (i) The Grantee shall submit or cause to be submitted to the Director for his written approval plans of the New PTI which shall include details as to the level, position and design of the New PTI and any other details as the Director may require.

(ii) Upon approval being given to the plans of the New PTI under sub-clause (a)(i) of this Special Condition, no amendment, variation, alteration, modification or substitution thereto shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the New PTI approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director under sub-clause (a)(ii) of this Special Condition.

(b) No building works shall be commenced within Site A until the plans of the New PTI shall have been approved by the Director under sub-clause (a)(i) of this Special Condition and possession of Site A shall have been deemed to be given to and taken by the Grantee pursuant to Special Condition No. (3)(a)(ii) hereof provided that the Grantee may, after possession of Site A shall have been deemed to be given to and taken by the Grantee pursuant to Special Condition No. (3)(a)(ii) hereof but before the plans of the New PTI shall have been approved by the Director under sub-clause (a)(i) of this Special Condition, carry out the demolition and removal works referred to in Special Condition No. (5)(c) hereof, the works referred to in Special Condition No. (16)(b)(i) hereof and site formation works within Site A."

31. Gross floor area exemption of the New PTI

Special Condition No.(39) of the Land Grant stipulates that:-

"The gross floor area of the New PTI to be erected, constructed and provided under Special Condition No. (37)(a) hereof shall not be taken into account for the purpose of calculating the respective total gross floor areas stipulated in Special Conditions Nos. (15)(c), (15)(c)(i) and (15)(c)(ii) hereof. For the purpose of these Conditions, the gross floor area of the New PTI erected or to be erected on the lot shall be as determined by the Director whose determination in this respect shall be final and binding on the Grantee."

32. Monitoring of construction of the New PTI

Special Condition No.(40) of the Land Grant stipulates that:-

"(a) The Director shall have the right at his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the New PTI Officers") who shall generally oversee the design, construction, provision and completion of the New PTI and shall monitor the construction, provision and completion of the New PTI (hereinafter collectively referred to as "the Construction Works of the New PTI") in order to ensure that the Construction Works of the New PTI are carried out in accordance with these Conditions.

(b) The Grantee shall notify the New PTI Officers of any condition, restriction, requirement and information affecting or relating to the New PTI or any part thereof or the Construction Works of the New PTI or any part thereof forthwith upon the same becoming known to the Grantee, his servants, contractors, agents and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the New PTI Officers when required by the New PTI Officers.

(c) The Grantee shall keep the Director and the New PTI Officers advised from time to time as to when he shall be in a position to apply for the relevant occupation permit or temporary occupation permit from the Building Authority in respect of the New PTI or any part thereof.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the New PTI Officers of the right conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the New PTI or any part thereof."

33. Certificate of completion in respect of the New PTI

Special Condition No.(41) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the New PTI, the Grantee shall deliver to the Director a certificate by the authorized person (as defined in the Buildings Ordinance) appointed by the Grantee for the development of the lot that the New PTI has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose opinion in this respect shall be final and binding on the Grantee) that the New PTI has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Grantee a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Grantee shall not be absolved from any of his liabilities under Special Conditions Nos. (40)(e) and (46) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

34. Assignment of the New PTI

Special Condition No.(42) of the Land Grant stipulates that:-

"(a) The Grantee shall when called upon so to do by the Director, assign to The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Grantee, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the New PTI and the Grantee shall complete the assignment of the New PTI in respect of which a certificate of completion shall have been issued under Special Condition No. (41)(b) hereof within such time as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to F.S.I. in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the New PTI shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Grantee.

(c) When called upon to do so by the Director (irrespective of whether the Grantee shall have been called upon to assign under sub-clause (a) of this Special Condition), the Grantee shall at his own expense submit or cause to be submitted to the Director for his approval in writing an assignment in respect of the New PTI, which assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the New PTI, the Grantee shall deliver to F.S.I. at the expense of the Grantee one set of the original or certified copies of deeds and documents of title relating to the lot and the memorial of the assignment in respect of the New PTI duly completed and verified by the certificate of the solicitor for the Grantee. All Land Registry fees payable on registration of the assignment shall be borne by the Grantee solely."

35. Consideration for the New PTI

Special Condition No.(43) of the Land Grant stipulates that:-

"The Grantee shall assign to F.S.I. the New PTI pursuant to Special Condition No. (42)(a) hereof free of costs and without any payment for consideration."

36. Possession of the New PTI

Special Condition No.(44) of the Land Grant stipulates that:-

"The Director shall have the right to demand, at any time before the assignment of the New PTI pursuant to Special Condition No. (42)(a) hereof, delivery of vacant possession of the New PTI or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (41)(b) hereof and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

37. Maintenance of the New PTI

Special Condition No.(45) of the Land Grant stipulates that:-

"(a) Without prejudice to the provisions of Special Condition No. (46) hereof, the Grantee shall, at all times until expiry of the Defects Liability Period of the New PTI (as defined in Special Condition No. (46)(a)(ii) hereof), at his own expense maintain in good condition and in all respects to the satisfaction of the Director the New PTI and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

38. Defects liability of the New PTI

Special Condition No.(46) of the Land Grant stipulates that:-

"(a) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, losses, expenses, claims, costs, demands, charges, damages, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI and in the building services installations therefor:

(i) which may exist at the date of delivery of possession by the Grantee of the New PTI or any part thereof; and

(ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Grantee of the New PTI or any part thereof (hereinafter referred to as "Defects Liability Period of the New PTI").

(b) Whenever required by the Director or F.S.I. or both, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to

remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period of the New PTI. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the New PTI or any part thereof and the building services installations therefor which may exist at the date of delivery of possession thereof by the Grantee.

(c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period of the New PTI, cause an inspection to be carried out in respect of the New PTI and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Grantee within 14 days after the expiry of the Defects Liability Period of the New PTI a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) which may be evident in the New PTI and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(d) If the Grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding on the Grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Grantee.

(e) The Grantee shall procure from its parent or other associated company as shall be determined by the Director at his absolute discretion a written guarantee whereby such company unconditionally and irrevocably:

(i) guarantees the performance of obligations of the Grantee under this Special Condition; and

(ii) indemnifies and shall keep indemnified the Government or F.S.I. or both from and against all losses, damages, costs, charges, expenses, liabilities, claims, demands, actions and proceedings whatsoever which may be incurred by the Government or F.S.I. or both by reason of or arising whether directly or indirectly out of, in connection with or incidental to any breach or non-performance of any of the obligations of the Grantee under this Special Condition.

The guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and shall be delivered to him within 14 days from the date of this Agreement.

(f) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee of the whole of the lot under Special Condition No. (51) hereof."

39. Supply of documents, etc. of the New PTI

Special Condition No.(47) of the Land Grant stipulates that:-

"The Grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of delivery of possession by the Grantee of the New PTI or any part thereof, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the C for T."

40. Maintenance of external finishes and structure of walls, etc. of the New PTI

Special Condition No.(48) of the Land Grant stipulates that:-

"(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the New PTI Items"):

(i) the external finishes of the New PTI and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the New PTI;

(ii) all lifts, escalators and stairways serving the New PTI and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the New PTI and the remainder of the development on the lot; and

(iv) all other common parts and facilities serving the New PTI and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the failure of the Grantee to maintain the New PTI Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I."

41. Determination of net operational floor area

Special Condition No. (49) of the Land Grant stipulates that:-

"(a) For the purpose of determining the net operational floor area of any part of the Temporary PTI or the New PTI, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Temporary PTI or the New PTI excluding any structures, partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.

(b) For the purpose of sub-clause (a) of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

G. PROVISIONS OF THE DEED OF DEDICATION THAT CONCERN THOSE FACILITIES AND OPEN SPACES AND THOSE PARTS OF THE LAND MENTIONED IN A TO D ABOVE

42. Not applicable.

H. PROVISIONS OF EVERY DEED OF MUTUAL COVENANT IN RESPECT OF THE SPECIFIED RESIDENTIAL PROPERTY THAT CONCERN THOSE FACILITIES AND OPEN SPACES AND THOSE PARTS OF THE LAND MENTIONED IN A TO D ABOVE

43. The Deed of Mutual Covenant incorporating a Management Agreement in respect of the Development stipulates that:-

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

…

"FSI"

means The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance (Cap. 1015 of the laws of Hong Kong) and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and if the context so permits the successors and assigns of FSI as Owner of the Government Accommodation;

...

"Government Accommodation"

means the one public transport interchange on the ground level of the Development comprising four (4) bus bays and one (1) minibus and taxi bay or such other numbers of bays or facilities as may be required or approved by the Commissioner for Transport and an area with a net operational floor area of not less than 72 square metres reserved for ancillary facilities for bus operator, with access connecting to public roads and provision of ancillary facilities (which interchange (including lighting fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director of Lands in accordance with the Government Grant, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may at his absolute discretion determine, which are collectively referred to and defined in Special Condition No. (37)(a) of the Government Grant as "the New PTI"), and is constructed or to be constructed within Phase 2 and will be (insofar as it is capable of being shown on plans) for the purposes of identification only shown coloured Red on the plans annexed to the Sub-Deed in respect of Phase 2;

...

"Green Areas"

means collectively "the Green Areas" and "the Structures" as referred to and defined in Special Conditions Nos. (7)(a)(i)(I) and (7)(a)(i)(II) of the Government Grant respectively;

...

"Items"

means "the New PTI Items" as referred to and defined in Special Condition No.(48)(a) of the Government Grant, namely:-

(a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

(c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; and

(d) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

...

"Pink Cross-Hatched Black Areas"

means the "Pink Cross-Hatched Black Areas" as referred to and defined in Special Condition No. (16)(a) of the Government Grant;

"Public Open Space"

means the "Public Open Space" as referred to and defined in Special Condition No. (34)(a) of the Government Grant;

...

"Yellow Area"

means "the Yellow Area" as referred to and defined in Special Condition No. (3)(a)(ii) of the Government Grant."

44. Clause 2.7 of the DMC stipulates that:-

"(a) FSI as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) but not the remainder of the Development.

(b) Notwithstanding sub-clause (a) above, upon the request of the Owner of the Government Accommodation, the Manager will undertake the maintenance of services, facilities and installations serving exclusively the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.

(c) FSI or Government shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager.

(d) FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges in respect of the remainder of the Development and in particular shall have no liability for payment of any management and maintenance charges whatsoever incurred in respect of the Common Areas and Facilities and the Items under this Deed or otherwise.

(e) FSI as the Owner of the Government Accommodation shall not be liable for any payment of the Special Fund, management deposits, capital equipment fund, debris removal fee, insurance premium in respect of the Government Accommodation, interest and penalty charges on late or default in payment of the Management Expenses, management and maintenance charges or payment of a like nature.

(f) As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and budgets to justify the expenses incurred/estimated.

(g) The said accounts, reports, budgets, notices and demands shall be sent free of charge to FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9th Floor, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.

(h) Any consent that the Owner of the Government Accommodation may be required to obtain from the Manager shall not be unreasonably withheld and shall be provided free of charge.

(i) No Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation. GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected.

(j) Notwithstanding anything provided to the contrary in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from the fit-out rules and shall not in any event be obliged to comply with, observe or perform the fit-out rules, or otherwise be bound by or subject to the fit-out rules.

(k) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from using the nominated maintenance or service contractors of the Manager or the First Owner or the other Owners."

45. Clause 4.6 of the DMC stipulates that:-

"The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in the following parts:-

(a) The first part (the **"Development Common Budget"**) shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing:-

…

(xvii) the cost of inspecting, repairing, maintaining and managing the Green Areas (until the possession thereof is redelivered, or deemed redelivered, to the Government in accordance with the Government Grant), the Pink Cross-Hatched Black Areas, and the Yellow Area together with the Public Open Space erected or to be erected thereon (until the possession of the Yellow Area together with the Public Open Space erected or to be erected thereon is redelivered, or deemed redelivered, to the Government in accordance with the Government Grant) and the Items under this Deed and/or pursuant to the Government Grant;

…"

46. Clause 4.9 of the DMC stipulates that:-

"Notwithstanding anything herein contained and for the avoidance of any doubt, the Management Expenses payable by the Owners in accordance with this Deed or any relevant Sub-Deed(s) shall not include:-

(a) Any sum attributable or relating to (i) the cost of construction and completing the construction of Phase 2 and the other parts of the Development or any of the Common Areas and Facilities therein, (ii) the cost of construction and completing the construction and subsequent demolition of the Temporary PTI (as defined in Special Condition No.(25)(a) of the Government Grant) and (iii) the cost of construction and completing the construction of the Public Open Space on the Yellow Area in accordance with the Government Grant, all of which sums shall be borne solely by the First Owner (which expression shall for the purpose of this Clause exclude its assigns);

…"

47. Clause 5.1 of the DMC stipulates that:-

"The management of the Land and the Development shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 4.1. Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have the authority and power including but without in any way limiting the generality of the foregoing:-

…

(e) To keep in good order and repair the lighting of the Common Areas and Facilities, including the permanent artificial lighting at stairca ses and the backup automatic activated emergency lighting system, and such other areas outside the Land including, without limitation, the Public Open Space, where the management thereof is for the time being taken up by the Manager under the provisions of this Deed;

(f) To keep the Common Areas and Facilities and such other areas outside the Land including, without limitation, the Public Open Space, where the management thereof is for the time being taken up by the Manager under the provisions of this Deed in a clean and sanitary state and condition;

…

(k) To inspect and keep all the Common Areas and Facilities and such other areas outside the Land including, without limitation, the Public Open Space, where the management thereof is for the time being taken up by the Manager under the provisions of this Deed in good condition and working order and to extend or improve existing facilities or provide additional facilities as the Manager shall at its reasonable discretion deem necessary or desirable (PROVIDED THAT any improvement to facilities or services which involves expenditure in excess of 10% of the current annual management budget shall require the prior approval by a resolution of Owners at an Owners' meeting convened under this Deed) and to keep the fire fighting equipment in accordance with any laws and regulations applicable thereto and whenever it shall be necessary or convenient so to do at the Manager's discretion to enter into contracts with third parties for the maintenance of any such facilities;

…

(q) To prevent unauthorised obstruction of the Common Areas and Facilities and such other areas outside the Land including, without limitation, the Public Open Space where the management thereof is for the time being taken up by the Manager under the provisions of this Deed and to remove and impound any structure article or thing causing the obstruction;

…

(y) To prevent any person altering or injuring any part or parts of the Development or any of the Common Areas and Facilities thereof or such other areas outside the Land including, without limitation, the Public Open Space, where the management thereof is for the time being taken up by the Manager under the provisions of this Deed;

…

(vv) To take all steps necessary or expedient for complying with the Government Grant and any Government requirements concerning the Development or any part thereof Provided That compliance with the requirements of the Government Grant insofar as they relate to (i) the construction of Phase 2 and the other parts of the Development or any of the Common Areas and Facilities therein, (ii) the construction and subsequent demolition of the Temporary PTI (as defined in Special Condition No.(25)(a) of the Government Grant) and (iii) the construction of the Public Open Space on the Yellow Area in accordance with the Government Grant shall be sole responsibility of the First Owner (which expression shall for the purpose of this paragraph exclude its assigns);

…

(jjj) To repair, maintain, upkeep, improve, control and operate the Green Areas (until the possession thereof is redelivered, or deemed redelivered, to the Government in accordance with the Government Grant), the Pink Cross-Hatched Black Areas and the Yellow Area together with the Public Open Space erected or to be erected thereon (until the possession thereof is redelivered, or deemed redelivered, to the Government in accordance with the Government Grant) in accordance with the Government Grant;

(kkk) To maintain the Items in accordance with the Government Grant;

…

(ooo) To permit all members of the public at all times for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the ground level or levels of the Pink Cross-Hatched Black Areas in accordance with the Government Grant;

(ppp) Prior to the redelivery or deemed redelivery of possession of the Yellow Area together with the Public Open Space erected or to be erected thereon to the Government in accordance with the Government Grant, to keep the Public Open Space open for use and enjoyment by members of the public 24 hours a day, display notices in prominent locations informing the public that the Public Open Space is open to the public without payment and setting out the opening hours, and permit all members of the public free and uninterrupted access 24 hours a day without payment of any nature for all lawful purposes to pass and repass on foot or by wheelchair to, from, on, over, through and along the Public Open Space in accordance with the Government Grant;

…"

48. Clause 10.14 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Green Areas shall be redelivered, or deemed redelivered, to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance of the Green Areas in accordance with the Government Grant and the Owners (excluding FSI) shall be responsible for the costs and expenses for the maintenance and repair of the Green Areas as if they were part of the Common Areas and Facilities (until possession of which is re-delivered, or deemed redelivered, to the Government in accordance with the Government Grant)."

49. Clause 10.15 of the DMC stipulates that:-

"Notwithstanding anything herein contained, the Manager shall be responsible for the maintenance of the Pink Cross-Hatched Black Areas in accordance with the Government Grant and the Owners (excluding FSI) shall be responsible for the costs and expenses for the maintenance and repair of the Pink Cross-Hatched Black Areas as if they were part of the Common Areas and Facilities."

50. Clause 10.16 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Yellow Area together with the Public Open Space erected or to be erected thereon shall be redelivered, or deemed redelivered, to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance of the Yellow Area together with the Public Open Space erected or to be erected thereon in accordance with the Government Grant and the Owners (excluding FSI) shall be responsible for the costs and expenses for the maintenance and repair of the Yellow Area together with the Public Open Space erected or to be erected thereon as if they were part of the Common Areas and Facilities (until possession of which is re-delivered, or deemed redelivered, to the Government in accordance with the Government Grant)."

51. Clause 10.17 of the DMC stipulates that:-

"(a) The Owners (excluding FSI) shall at their own expense in all respects to the satisfaction of the Director of Lands maintain the Items.

(b) The Items shall be managed and maintained by the Manager. The Owners (excluding FSI) shall indemnify and keep indemnified the Government and FSI from and against all liabilities, damages, expenses, claims, losses, costs, demands, charges, actions and proceedings of whatsoever nature arising whether directly or indirectly out of or as a consequence of the failure of the Manager or the Owners (excluding FSI) to manage or maintain the Items."

52. Paragraph 3 of Part A of the Second Schedule to the DMC stipulates that:-

"Rights of FSI etc.

FSI, its lessees, tenants, licensees and persons authorized by it and the Owners and occupiers for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements and the exercise of the following rights, privileges and easements shall not be subject to any permission, approval or consent of the Manager (or any other Owners):-

(a) the right of shelter, support and protection for the Government Accommodation;

(b) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of the Government Grant laid on or running through any part of the Land and any part of the Development;

(c) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as the "Government Accommodation Services") at any time at its absolute discretion without any charge by and without having to obtain the approval or consent of any other Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

(d) the right to go, pass and repass over and along and to use any common areas and common parts of the Land or any common areas and common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development;

(e) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without tools, equipment, plant, machinery, material or vehicles to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, addition, alteration, diversion, variation, relaying, reinstatement and other works to the Government Accommodation Services or any part thereof;

(f) the free and uninterrupted rights of way to and from the Government Accommodation as may be required by the Director of Lands;

(g) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part of the Development with or without servants, workmen and others and with or without tools, equipment, plant, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(h) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(i) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the same and the related right of access over the Land or any part of the Development with or without servants, workmen and others and with or without tools, equipment, plant, machinery and material; and

(j) such other rights, privileges and easements as may be deemed necessary or desirable by the Director of Lands."

53. Paragraphs (e), (f), (g) and (h) of Part B of the Second Schedule to the DMC stipulate that:-

"(e) The Yellow Area and Public Open Space thereon

Prior to the redelivery or deemed redelivery of possession of the Yellow Area together with the Public Open Space erected or to be erected thereon to the Government in accordance with the Government Grant:-

(i) right of the Government, the Director of Lands, the Director of Leisure and Cultural Services, the Commissioner for Transport and their respective officers, contractors, agents, workmen and any persons authorized by the Director of Lands, the Director of Leisure and Cultural Services and the Commissioner for Transport to have the right of ingress, egress and regress to, from and through the Land and the Yellow Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition Nos. (25)(a), (27)(a), (28)(b), (29)(b), (29)(c), (33), (34)(a)(i),(34)(c)(i) and (34)(c)(iii) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition Nos. (29)(d) and (34)(d) of the Government Grant and any other works which the Director of Lands, the Director of Leisure and Cultural Services or the Commissioner for Transport may consider necessary in the Yellow Area or any part or parts thereof;

(ii) right of the Government, the Director of Lands and his officers, contractors, agents, workmen and any persons authorized by the Director of Lands and the relevant public utility companies authorized by the Government to have the right of ingress, egress and regress to, from and through the Land and the Yellow Area or any part or parts thereof as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Land or any adjoining or neighbouring land or premises, and the Owners shall cooperate fully with the Government, the Director of Lands and his officers, contractors, agents, workmen and any persons authorized by the Director of Lands and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area or any part or parts thereof;

(iii) right of the officers of the Water Authority and such other persons as may be authorized by them to have the right of ingress, egress and regress to, from and through the Land and the Yellow Area or any part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area or any part or parts thereof; and

(iv) right of all members of the public free and uninterrupted access 24 hours a day or during such other opening hours as may be approved by the Director of Leisure and Cultural Services without payment of any nature for all lawful purposes to pass and repass on foot or by wheelchair to, from, on, over, through and along the Public Open Space.

(f) The Green Areas

Prior to the redelivery or deemed redelivery of possession of the Green Areas to the Government in accordance with the Government Grant:-

(i) right of the Government, the Director of Lands and his officers, contractors, agents, workmen and any persons authorized by the Director of Lands, to have the right of ingress, egress and regress to, from and through the Land and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (7)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (7)(b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Green Areas;

(ii) right of the Government and the relevant public utility companies authorized by the Government to have the right of ingress, egress and regress to, from and through the Land and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Land or any adjoining or neighbouring land or premises and the Owners shall cooperate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) right of the officers of the Water Authority and such other persons as may be authorized by them to have the right of ingress, egress and regress to, from and through the Land and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.

(g) The Pink Cross-Hatched Black Areas

(i) right of the Government and all members of the public at all times for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the ground level or levels of the Pink Cross-Hatched Black Areas or such part or parts thereof; and

(ii) right of the Government, the Director of Lands and his officers, contractors and agents and authorized persons to have the right of ingress, egress and regress to, from and through the Land for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b)(i) and (ii) of Special Conditions No. (16) of the Government Grant and any other works.

(h) The Government Accommodation

right of the Government or FSI to alter or vary at its absolute discretion at any time the use of the Government Accommodation or any part thereof."

54. Paragraph 37 of the Third Schedule to the DMC stipulates that:-

"Every Owner (including the First Owner) shall covenant with each other to observe and comply with all terms and provisions of the Government Grant and this Deed so long as he remains an Owner of an Undivided Share of the Development Provided That compliance with the terms and provisions of the Government Grant insofar as they relate to (a) the construction of Phase 2 and the other parts of the Development or any of the Common Areas and Facilities therein, (b) the construction and subsequent demolition of the Temporary PTI (as defined in Special Condition No.(25)(a) of the Government Grant) and (c) the construction of the Public Open Space on the Yellow Area in accordance with the Government Grant shall be sole responsibility of the First Owner (which expression shall for the purpose of this paragraph exclude its assigns)."

公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

（a）「批地文件」特別條件第（7）條至第（10）條所載的「綠色範圍」及「構築物」。

（b）「批地文件」特別條件第（16）(b)(iii）條所載的「粉紅色間黑色十字斜線範圍」。

（c）「批地文件」特別條件第（25）條至第（33）條及第（49）條所載的「臨時公共運輸交匯處」。

（d）「批地文件」特別條件第（24）條至第（36）條所載的「黃色範圍」。

（e）「批地文件」特別條件第（34）條所載的「公眾休憩用地」。

（f）「批地文件」特別條件第（37）條至第（49）條所載的「新建公共運輸交匯處」。

2. 公眾有權依據「批地文件」規定使用第1（a）、（b）、（c）、（d）、（e）及（f）段所載的設施。

B. 根據批地文件規定須由期數中住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

3. 描述

（a）「綠色範圍」及「構築物」。

（b）「粉紅色間黑色十字斜線範圍」。

（c）「黃色範圍」連同該處已建或擬建的「公眾休憩用地」。

（d）「公眾休憩用地」。

4. 公眾有權依照「批地文件」規定使用第3（a）、（b）、（c）及（d）段所載的設施。

5. 上述設施應由「發展項目」住宅物業的擁有人出資依照「批地文件」規定管理、營運或維持。

6. 「期數」中住宅物業的擁有人須根據相關住宅物業應佔的管理開支份數分擔上述設施的管理、營運或維持的開支。

C. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的大小

7. 「公眾休憩用地」不可少於4,000平方米或地政總署署長批准的較小面積。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》(第123章，附屬法例F）第22（1）條而撥供公眾用途的任何部分

8. 不適用。

E. 顯示以上所述的設施及休憩用地和土地中的該等部分的位置的圖則

9. 請見本節最後的圖則。

(備註：「臨時公共運輸交匯處」在「黃色範圍」上興建並將拆卸。「公眾休憩用地」在「黃色範圍」上興建。)

F. 批地文件中關於以上A至D條所載該等設施及休憩用地和土地中的該等部分的條文

10. 管有權

「批地文件」特別條件第(3)條訂明：

『(a) 在遵守本文特別條件第(1)條並按照本文特別條件第(2)條支付補地價餘額的前提下：

(i) 承批人須被視作於本協議訂立日被賦予並取得該地段的一部分的管有權(該部分在本文所夾附「圖則I」以藍色邊界包圍及標示為「地盤B」)(下稱「地盤B」)，即除地盤A（定義以本特別條件(a)(ii)款所訂為準)外的整個地段；及

(ii) 承批人須被視作於地政總署署長根據本文特別條件第(28)(b)條就整個臨時公共運輸交匯處（定義以本文特別條件第(25)(a)條所訂為準）發出完工證明書後，以及承批人根據本文特別條件第(31)條重新交付在本文所夾附「圖則I」以黃色顯示的範圍（下稱「黃色範圍」）及其上豎立的臨時公共運輸交匯處（定義以本文特別條件第(25)(a)條所訂為準）予政府後，由地政總署署長向承批人發出的信件中指明的日期（下稱「延期管有日期」）被賦予並取得該地段的一部分的管有權(該部分在本文所夾附「圖則I」以紅色邊界包圍及標示為「地盤A」)(下稱「地盤A」)。

(b) 政府毋須就任何對承批人或任何其他人士以任何方式所造成或使承批人或任何其他人士蒙受的損失、損害、滋擾或干擾承擔任何責任或法律責任，不論該等損失、損害、滋擾或干擾是否因延後按照本文特別條款第(3)(a)條交還地盤A的管有權或其他原因而直接或間接引起、與之相關或附帶引起的，承批人亦不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。』

11. 「綠色範圍」平整工程

「批地文件」特別條件第（7）條訂明：

『(a)「承批人」須：

(i) 在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

(I) 在本文所夾附「圖則I」以綠色顯示的日後擬建公共道路相關部分（以下簡稱「綠色範圍」）進行鋪築及平整工程；及

(II) 提供和建造「署長」全權酌情認為必要的行人過路處、橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物（以下統稱「構築物」），

以便在「綠色範圍」興建建築物及供車輛和行人往來；

(ii) 在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣和渠道，以及按「署長」要求為此等設施提供溝渠、污水渠、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道裝置及道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」和在該處建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道裝置、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的管有權按照本文特別條件第（8）條交還「政府」。

(b) 如「承批人」不履行本特別條件（a）款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承批人」約束。

(c) 倘因「承批人」履行或不履行本特別條件（a）款所訂責任或因「政府」行使本特別條件（b）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(d) 如因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」行使本特別條件（b）款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

12. 「綠色範圍」之管有權

「批地文件」特別條件第（8）條訂明：

『僅為執行本文特別條件第（7）條所訂的工程，「承批人」將於「本協議」訂立日起獲授予「綠色範圍」的管有權。「承批人」須在「政府」通知時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函説明

「承批人」已以其滿意的方式履行此等「批地條件」當日交還「政府」。「承批人」管有「綠色範圍」期間應允許所有「政府」及公共車輛和行人於任何合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條件第（7）條指定的工程等而干預或阻礙此等通行權。』

13. 「綠色範圍」的使用限制

「批地文件」特別條件第（9）條訂明：

『如事前未獲「署長」書面同意，「承批人」不得使用「綠色範圍」儲物或搭建任何臨時構築物又或用作執行本文特別條件第（7）條所訂工程以外的任何其他用途。』

14. 通行「綠色範圍」以便檢查

「批地文件」特別條件第（10）條訂明：

『（a）「承批人」管有「綠色範圍」期間，必須在所有合理時間：

（i）允許「政府」、「署長」及其人員、承辦商、代理、工人及「署長」授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條件第（7）（a）條規定進行的工程，以及執行、檢查、檢驗和監督本文特別條件第（7）（b）條指定的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

（ii）允許「政府」及其授權的相關公用事業公司，不論攜帶工具、設備、機器、機械或駕車與否，按「政府」及相關公用事業公司的要求，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「承批人」須與「政府」以及「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎任何上述「綠色範圍」內工程的事宜；及

（iii）允許水務監督的人員及彼等授權的其他人等，不論攜帶工具、設備、機器、機械或駕車與否，按水務監督的人員或該等獲授權人士的要求，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「綠色範圍」，以執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。於此等「批地條件」，「水務監督」一詞採取《水務設施條例》、其任何附屬規例及修訂法例所載的定義。

（b）倘因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件（a）款獲授權的相關公用事業公司等行使權利而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（c）如因「承批人」履行或不履行本特別條件（a）款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件（a）款獲授權的相關公用事業公司等行使（a）款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

15. 「粉紅色間黑色十字斜線範圍」

「批地文件」特別條件第（16）條訂明：

『（a）除非事前獲「署長」書面同意（「署長」給予同意時可附加其視為恰當的條款與條件或全權酌情拒絕給予同意），否則不可在本文所夾附「圖則I」以粉紅色間黑色十字斜線顯示的該地段部分（以下簡稱「粉紅色間黑色十字斜線範圍」）之上、跨越該處、其上方或之內的地面層或「粉紅色間黑色十字斜線範圍」地面層對上5.8米（或「署長」另行批准的其他高度）的空域內興建、建造或設置任何建築物、構築物、建築物或構築物的支承件。於本特別條件，「署長」就何謂「粉紅色間黑色十字斜線範圍」地面層所作的決定將作終論並對「承批人」約束。

（b）「承批人」須：

（i）在2029年6月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計在「粉紅色間黑色十字斜線範圍」進行鋪築及平整工程，全面令「署長」滿意，以便在該處興建建築物及供車輛和行人往來；

（ii）自費以「署長」滿意的方式維修「粉紅色間黑色十字斜線範圍」；及

（iii）「承批人」在「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分完成本特別條件（b）（i）款指定的工程後，須允許「政府」及所有公眾人士於本文協定的整個批地年期內，隨時可自由及免付費用地步行或乘坐輪椅通行、進出、往返、行經和經過「粉紅色間黑色十字斜線範圍」或其任個一個或多個部分的地面層，以作所有合法用途。於本特別條件，「署長」就本特別條件（b）（i）款所載的工程何時完工所作的決定將作終論並對「承批人」約束。

（c）如「承批人」不履行本特別條件（b）（i）或（b）（ii）款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，而其決定將作終論並對「承批人」約束。

（d）「承批人」須允許「政府」、「署長」及其人員、承辦商、代理、工人和「署長」授權的任何人等，於任何合理時間不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段，藉以檢查、檢驗和監督任何遵照本特別條件（b）（i）或（b）（ii）款規定進行的工程，以及執行、檢查、檢驗和監督本特別條件（c）款所訂的工程及「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分內「署長」視為必要的任何其他工程。

（e）倘因「承批人」履行或不履行本特別條件（b）款所訂責任或因「政府」行使本特別條件（c）及（d）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（f）如因「承批人」履行或不履行本特別條件（b）款所訂責任或因行使本特別條件（c）及（d）款所訂權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。

（g）現明確協議及聲明，儘管本特別條件（b）（iii）款賦予「承批人」責任，惟「承批人」並無意向劃出而「政府」亦無同意劃出「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分供公眾行使權利通行。

（h）現明確協議及聲明，「承批人」概不可因為本特別條件（b）（iii）款對其施加責任而預期可根據《建築物（規劃）規例》第22（1）條或任何相關修訂或取代法例等的規定獲得額外上蓋面積或地積比率寬免或權利，又或可提出相關索償。為免存疑，「承批人」現明確放棄就根據《建築物（規劃）規例》第22（1）條或任何相關修訂或取代法例獲得額外上蓋面積或地積比率寬免或權利提出任何索償。』

16. 首次管有「黃色範圍」

「批地文件」特別條件第（24）條訂明：

『（a）僅為執行本文特別條件第（25）（a）條指定的工程，「承批人」將在「本協議」訂立日起獲授予「黃色範圍」之管有權。

（b）「承批人」須接納「黃色範圍」在「本協議」訂立日當時的狀況及條件，並且同意不會就此向「政府」申索任何賠償。』

17. 設置「臨時公共運輸交匯處」

「批地文件」特別條件第（25）條訂明：

『（a）「承批人」須自費以「署長」全面滿意的方式，以良好工藝及遵照本文特別條件第（26）（a）條批核的圖則，在「黃色範圍」內設計、興建、建造和提供一個位於地面層的臨時公共運輸交匯處，內設四個巴士停泊處或運輸署

署長指定或批准的其他數目之停泊處或設施，另預留淨作業樓面面積不少於72平方米的地方設置巴士營辦商的附屬設施，並須設有通道連接公共道路和附屬設施（該交匯處連同「署長」全權酌情指定（「署長」的決定將作終論並對「承批人」約束）供該處專用的任何其他地方、設施、服務及裝置，以下簡稱「臨時公共運輸交匯處」）。於本（a）款，「署長」就何謂「黃色範圍」地面層所作的決定將作終論並對「承批人」約束。

（b）「政府」現保留權利隨時全權酌情更改或變更「臨時公共運輸交匯處」或其任何部分的用途。』

18. 「臨時公共運輸交匯處」圖則

「批地文件」特別條件第（26）條訂明：

『（a）（i）「承批人」須向「署長」提交或達致他人向「署長」提交「臨時公共運輸交匯處」圖則作書面批核。有關圖則應載明「臨時公共運輸交匯處」的樓層、位置和設計資料以及「署長」指定的任何其他資料。

（ii）「臨時公共運輸交匯處」圖則遵照本特別條件（a）（i）款取得批核後，如事前未獲「署長」書面批准或「署長」另行指定，「承批人」不得作任何修改、更改、改動、修訂或取代。

（iii）遵照本特別條件（a）（i）款批核的「臨時公共運輸交匯處」圖則被視為涵蓋「署長」日後根據本特別條件（a）（ii）款批准或指定的任何修改、更改、改動、修訂或取代版本。

（b）「署長」依照本特別條件（a）（i）款規定批核「臨時公共運輸交匯處」圖則之前，「承批人」不可在「黃色範圍」動工建造「臨時公共運輸交匯處」。』

19. 監察「臨時公共運輸交匯處」建造工程

「批地文件」特別條件第（27）條訂明：

『（a）「署長」可全權酌情指定多名「政府」部門人員（以下簡稱「臨時公共運輸交匯處人員」）負責整體監督「臨時公共運輸交匯處」的設計、建造、配置及完工情況並須監察「臨時公共運輸交匯處」的建造、配置及完工情形（以下統稱「臨時公共運輸交匯處建造工程」），以確保「臨時公共運輸交匯處建造工程」依照此等「批地條件」實施。

（b）「承批人」、其傭工、承辦商、代理和工人如獲悉任何影響或關乎「臨時公共運輸交匯處」或其任何部分或「臨時公共運輸交匯處建造工程」或其任何部分的情況、限制、規定及資料，「承批人」必須立即通知「臨時公共運輸交匯處人員」，並且提供所有圖則、地盤記錄、通知、函件、證書、批文和資料，以及按「臨時公共運輸交匯處人員」要求給予所有必要支援和合作。

（c）「承批人」須不時知會「署長」及「臨時公共運輸交匯處人員」其何時可符合條件向建築事務監督申請「臨時公共運輸交匯處」或其任何部分的相關佔用許可證或臨時佔用許可證。於此等「批地條件」，「建築事務監督」一詞採取《建築物條例》所載的定義。

（d）倘因「臨時公共運輸交匯處人員」行使本特別條件（a）款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

（e）如「臨時公共運輸交匯處建造工程」或其任何部分直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

20. 「臨時公共運輸交匯處」之完工證明書

「批地文件」特別條件第（28）條訂明：

『（a）「承批人」須在「臨時公共運輸交匯處」完工後十四（14）日內向「署長」提交「承批人」就該地段發展項目聘任的認可人士（定義以《建築物條例》所訂為準）簽發之證明書，證明「臨時公共運輸交匯處」已遵照此等「批地條件」建成。

（b）如「署長」認為（其相關意見將作終論並對「承批人」約束）「臨時公共運輸交匯處」已按其滿意的方式完工並適宜使用和投入運作，「署長」將就此向「承批人」簽發完工證明書。

（c）儘管「署長」已簽發任何完工證明書，本文特別條件第（27）（e）及（29）條訂明的「承批人」所有責任以及此等「批地條件」規定「承批人」必須遵守和履行的任何其他責任均不會解除。』

21. 「臨時公共運輸交匯處」之保養期

「批地文件」特別條件第（29）條訂明：

『（a）「臨時公共運輸交匯處」及該處的屋宇裝備裝置如有任何下列缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等），以致直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責：

（i）在「承批人」遵照本文特別條件第（31）條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」之管有權當日已存在者；及

（ii）「承批人」遵照本文特別條件第（31）條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」之管有權當日後365日內（以下簡稱「臨時公共運輸交匯處保養期」）出現或呈現者。

（b）如「署長」要求，「承批人」須自費在「署長」指定的限期內以其指定的標準和方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「臨時公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「臨時公共運輸交匯處保養期」內出現或呈現的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。除前文的規定外，「承批人」並須自費在「署長」指定的限期內以其指定的標準和方式補救及糾正「臨時公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「承批人」遵照本文特別條件第（31）條規定交還管有權當日已存在的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。

（c）於「保養期」即將屆滿前，「署長」將安排檢驗「臨時公共運輸交匯處」及該處各屋宇裝備裝置，以查找任何明顯的缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「署長」保留權利於「臨時公共運輸交匯處保養期」屆滿後十四（14）日內向「承批人」發出建築瑕疵細目表，列明「臨時公共運輸交匯處」及該處各屋宇裝備裝置的任何明顯缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「承批人」須自費安排執行所有必要的工程，以在「署長」指定的限期內以其指定的標準和方式補救及糾正此等缺失。

（d）如「承批人」不執行本特別條件（b）及（c）款指定的任何工程，「政府」可自行施工。「承批人」須在接獲通知後支付經「署長」核證（其決定將作終論並對「承批人」約束）「政府」因此招致的所有相關費用與收費，另加相等於費用及收費總額百分之二十（20%）的行政費用。

（e）僅於本特別條件，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第（51）條承批該地段整體的承讓人。』

22. 提供「臨時公共運輸交匯處」之文件等

「批地文件」特別條件第（30）條訂明：

『「承批人」須盡快在遵照本文特別條件第（31）條規定交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」管有權當日後八（8）個星期內，按照運輸署署長的規定，自費向「署長」提供「臨時公共運輸交匯處」的所有相關文件、圖則及物料。』

23. 首次交還「黃色範圍」

「批地文件」特別條件第（31）條訂明：

『「臨時公共運輸交匯處」獲發本文特別條件第（28）（b）條所訂的完工證明書後，「署長」有權隨時要求「承批人」向「政府」交還「黃色範圍」連同該處興建的「臨時公共運輸交匯處」的管有權，「承批人」接獲通知後須向「政府」交還上述管有權。』

24. 「黃色範圍」二次管有權

「批地文件」特別條件第（32）條訂明：

『（a）為執行本文特別條件第（33）條所訂的拆卸和清拆工程以及本文特別條件第（34）（a）（i）及（34）（c）條指定的工程，「承批人」將在整個「新建公共運輸交匯處」（定義以本文特別條件第（37）（a）條所訂為準）根據本文特別條件第（41）（b）條獲簽發完工證明書後「署長」致「承批人」的信件中指明的日期（以下簡稱「黃色範圍二次管有權日期」）獲授予「黃色範圍」連同該處興建的「臨時公共運輸交匯處」的管有權。

（b）「承批人」須接納「黃色範圍」在「黃色範圍二次管有權日期」當時的狀況及條件，並且同意不會就此向「政府」申索任何賠償。』

25. 拆卸「臨時公共運輸交匯處」

「批地文件」特別條件第（33）條訂明：

『「承批人」確認其根據本文特別條件第（32）（a）條獲授予「黃色範圍」管有權時，該處有現存的「臨時公共運輸交匯處」。「承批人」承諾自費以「署長」全面滿意的方式從「黃色範圍」拆卸和清拆「臨時公共運輸交匯處」。如因「臨時公共運輸交匯處」的存在或其後拆卸或清拆「臨時公共運輸交匯處」等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不得就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。倘因「臨時公共運輸交匯處」的存在或其後拆卸或清拆「臨時公共運輸交匯處」而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

26. 在「黃色範圍」設置「公眾休憩用地」

「批地文件」特別條件第（34）條訂明：

『（a）（i）「承批人」須在2029年6月30日或「署長」批准的其他日期或之前，自費以康樂及文化事務署署長全面滿意的方式，以良好工藝，按照康樂及文化事務署署長批准的物料、標準、樓層、定線和設計以及根據本特別條件（b）款批核的圖則，在「黃色範圍」內鋪築、平整、興建、建造、提供及景園美化不少於4,000平方米（或採用「署長」批准的較小面積）的公眾休憩用地（以下簡稱「公眾休憩用地」）。

（ii）於本特別條件，康樂及文化事務署署長就本特別條件（a）（i）款所載的工程是否及何時已按照本特別條件（a）（i）款規定完工所作的決定將作終論並對「承批人」約束。

（b）（i）「承批人」須在「本協議」訂立日後六（6）個曆月內或「署長」批准的其他限期，自費向康樂及文化事務署署長提交或達致他人提交「公眾休憩用地」的圖則以供書面批核。有關圖則應載明「公眾休憩用地」的樓層、位置、走線和設計資料詳情以及康樂及文化事務署署長指定的任何其他資料詳情。

（ii）如事前未獲康樂及文化事務署署長書面批准，「承批人」不得修改、更改、改動、修訂或取代經批核的「公眾休憩用地」圖則。

（iii）「承批人」遵照本特別條件（b）（ii）款規定經康樂及文化事務署署長批准作出的任何修改、更改、改動、修訂或取代內容，將被視作納入經批核的「公眾休憩用地」圖則並構成其一部分。

（iv）直至及除非經康樂及文化事務署署長批核本特別條件（b）（i）款所載的圖則，不可在「黃色範圍」之上或其內動工進行任何建築工程（本文特別條件第（25）（a）條所載設置「臨時公共運輸交匯處」的工程、本文特別條件第（29）（b）及（29）（c）條所載的工程、本文特別條件第（33）條所載的「臨時公共運輸交匯處」拆卸及清拆工程和地盤平整工程除外）。於此等「批地條件」，「地盤平整工程」一詞採取《建築物條例》所載的定義。

（c）本特別條件（a）（i）款所載的工程完竣後，「承批人」須在其依照本文特別條件第（32）（a）條規定管有「黃色範圍」或當中任何一個或多個部分期間，自費以康樂及文化事務署署長全面滿意的方式：

（i）保養、管理、修理和維修「公眾休憩用地」及該處所有附屬或從屬物件，以保持其修繕妥當及狀況良好；

（ii）每日24小時或在康樂及文化事務署署長批准的其他時段內維持「公眾休憩用地」開放，以供所有公眾人士暢通無阻及免付費用地使用與享用；

（iii）在顯眼位置張貼告示，說明「公眾休憩用地」開放供公眾免付費用使用，並列明開放時間和康樂及文化事務署署長不時指定的其他相關資料；及

（iv）允許所有公眾人士每日24小時或康樂及文化事務署署長批准的其他開放時間內，自由及暢通無阻地免付費用步行或乘坐輪椅通行、進出、往返和行經「公眾休憩用地」或其任何一個或多個部分，以作所有合法用途，

直至整個「黃色範圍」的管有權已按照本文特別條件第（36）條規定交還「政府」。

（d）如「承批人」不履行本特別條件（a）（i）或（c）款訂明的責任，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在「政府」通知時支付相等於有關工程的款項，金額由康樂及文化事務署署長指定，而其決定將作終論並對「承批人」約束。

（e）倘因「承批人」履行或不履行本特別條件（a）（i）或（c）款所訂的「承批人」責任或因「政府」行使本特別條件（d）款所賦予權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。』

27. 「黃色範圍」的使用限制

「批地文件」特別條件第（35）條訂明：

『（a）如事前未獲「署長」書面同意，「承批人」不可使用「黃色範圍」或其任何一個或多個部分儲物、停泊車輛或搭建任何臨時構築物，而除用於執行本文特別條件第（33）條所訂拆卸和清拆工程以及本文特別條件第（25）（a）、（29）（b）、（29）（c）、（34）（a）（i）、（34）（c）（i）及（34）（c）（iii）條所指定的工程、作「臨時公共運輸交匯處」用途和供公眾人士根據本文特別條件第（34）（c）（ii）及（34）（c）（iv）條使用與享用「公眾休憩用地」外，不得作任何其他用途。

（b）「承批人」管有「黃色範圍」或其任個一個或多個部分期間，必須在所有合理時間：

（i）允許「政府」、「署長」、康樂及文化事務署署長、運輸署署長及彼等各自的人員、承辦商、代理、工人和「署長」、康樂及文化事務署署長、運輸署署長授權的任何人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以便檢查、檢驗和監督任何遵照本文特別條件第（25）（a）、（27）（a）、（28）（b）、（29）（b）、（29）（c）、（33）、（34）（a）（i）、（34）（c）（i）及（34）（c）（iii）條規定執行的工程，以及執行、檢查、檢驗和監督本文特別條件第（29）（d）及（34）（d）條指定的工程及「黃色範圍」或其任何一個或多個部分內「署長」、康樂及文化事務署署長或運輸署署長視為必要的任何其他工程；

（ii）允許「政府」、「署長」及其人員、承辦商、代理、工人和其他經「署長」授權的任何人等以及經「政府」授權的相關公用事業公司，不論攜帶工具、設備、機器、機械或駕車與否，按「政府」、「署長」或經「政府」授權的相關公用事業公司的要求，行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以便在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「承批人」應與「政府」、「署長」及其人員、承辦商、代理、工人及經「署長」授權的任何人等以及「政府」授權的相關公用事業公司充分合作，以處理所有關乎任何上述在「黃色範圍」或其任何一個或多個部分內所執行工程的事宜；及

(iii) 允許水務監督的人員及彼等授權的其他人等，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利免付費用通行、進出、往返和行經該地段及「黃色範圍」或其任何一個或多個部分，以執行任何關於運作、維修、修理、更換及更改「黃色範圍」或其任何一個或多個部分內任何其他水務裝置的工程。

(c) 倘因「承批人」履行或不履行本特別條件 (b) 款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件 (b) 款獲授權的相關公用事業公司行使本特別條件 (b) 款所賦予權利而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦就不可任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(d) 如因「承批人」履行或不履行本特別條件 (b) 款所訂的「承批人」責任或因「政府」、「署長」及其人員、承辦商、代理、工人、水務監督人員和任何人等或根據本特別條件 (b) 款獲授權的相關公用事業公司行使本特別條件 (b) 款所賦予權利而直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

28. 二次交還「黃色範圍」

「批地文件」特別條件第 (36) 條訂明：

『整個「黃色範圍」連同該處興建的「公眾休憩用地」，將被視為已於康樂及文化事務署署長致「承批人」表示「公眾休憩用地」已以康樂及文化事務署署長滿意的方式完工的信件中指明的日期當日二十四 (24) 個曆月後由「承批人」交還「政府」。』

29. 設置「新建公共運輸交匯處」

「批地文件」特別條件第 (37) 條訂明：

『(a)「承批人」須自費以「署長」全面滿意的方式，以良好工藝及遵照本文特別條件第 (38)(a) 條批核的圖則，在「地盤A」內興建、建造及提供一個位於地面層的公共運輸交匯處，內設四個巴士停泊處、一個小巴及的士停泊處或運輸署署長指定或批准的其他數目的停泊處或設施，另預留淨作業樓面面積不少於72平方米的地方以設置巴士營辦商的附屬設施，並須設有通道連接公共道路和附屬設施（該交匯處（包括固定照明裝置、通風裝置、抽風管道及路面或地面但不包括升降機、自動梯、樓梯、機器、設備及「署長」依照此等「批地條件」批准並非供該處專用的其他設施、牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構件）連同「署長」全權酌情指定（「署長」的決定將作終論並對「承批人」約束）供該處專用的任何其他地方、設施、服務及裝置，以下統稱「新建公共運輸交匯處」），於2028年5月27日或「署長」指定的其他較遲日期或之前建成並適宜使用及運作。於本 (a) 款，「署長」就何謂「地盤A」地面層所作的決定將作終論並對「承批人」約束。

(b) 「政府」現保留權利隨時全權酌情更改或變更「新建公共運輸交匯處」或其任何部分的用途。』

30. 「新建公共運輸交匯處」圖則

「批地文件」特別條件第 (38) 條訂明：

『(a)(i) 「承批人」須向「署長」提交或達致他人向「署長」提交「新建公共運輸交匯處」圖則作書面批核，有關圖則應載明「新建公共運輸交匯處」的樓層、位置和設計資料以及「署長」指定的任何其他資料。

(ii)「新建公共運輸交匯處」圖則遵照本特別條件 (a)(i) 款取得批核後，如事前未獲「署長」書面批准或「署長」另行指定，「承批人」不得作任何修改、更改、改動、修訂或取代。

(iii) 遵照本特別條件 (a)(i) 款批核的「新建公共運輸交匯處」圖則被視為涵蓋「署長」日後根據本特別條件 (a)(ii) 款批准或指定的任何修改、更改、改動、修訂或取代版本。

(b) 「署長」依照本特別條件 (a)(i) 款規定批核「新建公共運輸交匯處」圖則及「地盤A」被視為已根據本文特別條件第 (3)(a)(ii) 條交付予「承批人」接管之前，「承批人」不可在「地盤A」展開任何建築工程；惟於「地盤A」被視為已根據本文特別條件第 (3)(a)(ii) 條交付予「承批人」接管之後但「新建公共運輸交匯處」圖則遵照本特別條件 (a)(i) 款經「署長」批核之前，「承批人」可執行本文特別條件第 (5)(c) 條所載的拆卸及清拆工程、本文特別條件第 (16)(b)(i) 條所載的工程及「地盤A」的地盤平整工程。』

31. 豁免計算「新建公共運輸交匯處」樓面總面積

「批地文件」特別條件第 (39) 條訂明：

『計算本文特別條件第 (15)(c)、(15)(c)(i) 及 (15)(c)(ii) 條分別規定的整體樓面總面積時，本文特別條件第 (37)(a) 條訂明擬興建、建造及提供的「新建公共運輸交匯處」的樓面總面積不會連計在內。於此等「批地條件」，現已或將會建於該地段的「新建公共運輸交匯處」之樓面總面積將由「署長」釐定，其就此作出的決定將作終論並對「承批人」約束。』

32. 監察「新建公共運輸交匯處」建造工程

「批地文件」特別條件第 (40) 條訂明：

『(a)「署長」可全權酌情指定「政府」部門人員（以下簡稱「新建公共運輸交匯處人員」）負責整體監督「新建公共運輸交匯處」的設計、建造、配置及完工情況並須監察「新建公共運輸交匯處」的建造、配置及完工情形（以下統稱「新建公共運輸交匯處建造工程」），以確保「新建公共運輸交匯處建造工程」依照此等「批地條件」實施。

(b) 「承批人」、其傭工、承辦商、代理和工人如獲悉任何影響或關乎「新建公共運輸交匯處」或其任何部分或「新建公共運輸交匯處建造工程」或其任何部分的情況、限制、規定及資料，「承批人」必須立即通知「新建公共運輸交匯處人員」，並且提供所有圖則、地盤記錄、通知、函件、證書、批文和資料，以及按「新建公共運輸交匯處人員」要求給予所有必要支援和合作。

(c) 「承批人」須不時知會「署長」及「新建公共運輸交匯處人員」其何時可符合條件向建築事務監督申請「新建公共運輸交匯處」或其任何部分的相關佔用許可證或臨時佔用許可證。

(d) 倘因「新建公共運輸交匯處人員」行使本特別條件 (a) 款所訂權利等而直接或間接令「承批人」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任或義務，「承批人」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。

(e) 如「新建公共運輸交匯處建造工程」或其任何部分直接或間接令「政府」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」彌償並保持令其獲得彌償及免責。』

33. 「新建公共運輸交匯處」之完工證明書

「批地文件」特別條件第 (41) 條訂明：

『(a)「承批人」須在「新建公共運輸交匯處」完工後十四 (14) 日內向「署長」提交「承批人」就該地段發展項目聘任的認可人士（定義以《建築物條例》所訂為準）簽發之證明書，證明「新建公共運輸交匯處」已遵照此等「批地條件」建成。

(b) 如「署長」認為（其相關意見將作終論並對「承批人」約束）「新建公共運輸交匯處」已按其滿意的方式完工並適宜使用和投入運作，「署長」將就此向「承批人」簽發完工證明書。

(c) 儘管「署長」已簽發任何完工證明書，本文特別條件第 (40)(e) 及 (46) 條訂明的「承批人」所有責任以及此等「批地條件」規定「承批人」須遵守和履行的任何其他責任均不會解除。』

34. 轉讓「新建公共運輸交匯處」

「批地文件」特別條件第 (42) 條訂明：

『(a)「承批人」須在「署長」通知時，自費以騰空交還管有權而不帶任何產權負擔的形式，向根據《財政司司長法團條例》、其任何附屬規例及修訂法例規定成立為單一法團之財政司司長法團（以下簡稱「財政司司長法團」，如

上下文意允許，「財政司司長法團」一詞包括其繼承人及受讓人）轉讓本特別條件（b）款所訂的不分割份數，連同使用、佔用與享用「新建公共運輸交匯處」之專有權利。「承批人」須在「署長」以書面通知的限期內，完成轉讓已根據本文特別條件第（41）（b）條獲簽發完工證明書的「新建公共運輸交匯處」之轉讓。

（b） 依照本特別條件（a）款規定轉讓予「財政司司長法團」的該地段整體不分割份數數額，將由「署長」根據「新建公共運輸交匯處」樓面總面積佔該地段內所有已建或擬建築物樓面總面積的比例釐定。「署長」的相關決定將作終論並對「承批人」約束。

（c） 「承批人」須在「署長」通知時（不論是否已根據本特別條件（a）款要求「承批人」轉讓），自費向「署長」提交或達致他人向「署長」提交「新建公共運輸交匯處」的轉讓契約以供「署長」書面批核。轉讓契約須採取「署長」指定或批准的格式並載明指定條文。

（d） 「新建公共運輸交匯處」的轉讓完成後，「承批人」須自費向「財政司司長法團」提交一套該地段產權契約及文件的正本或核證文本，以及由「承批人」律師填妥並簽發證明書核實的「新建公共運輸交匯處」轉讓契約的註冊摘要。在土地註冊處登記轉讓契約的所有應繳費用，一律由「承批人」獨力承擔。』

35. 「新建公共運輸交匯處」的轉讓代價

「批地文件」特別條件第（43）條訂明：

『「承批人」須根據本文特別條件第（42）（a）條規定免費及無償地將「新建公共運輸交匯處」轉讓予「財政司司長法團」。』

36. 「新建公共運輸交匯處」之管有權

「批地文件」特別條件第（44）條訂明：

『「署長」有權於「承批人」根據本文特別條件第（42）（a）條轉讓「新建公共運輸交匯處」之前，隨時要求「承批人」騰空交付已根據本文特別條件第（41）（b）條簽發完工證明書的「新建公共運輸交匯處」或其任何部分。「承批人」接獲「署長」通知時，必須向「政府」交付「新建公共運輸交匯處」或其任何部分，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用及運作。』

37. 維修「新建公共運輸交匯處」

「批地文件」特別條件第（45）條訂明：

『（a）現毋損本文特別條件第（46）條之規定，「承批人」須時刻自費以「署長」全面滿意的方式維修「新建公共運輸交匯處」及該處各屋宇裝備裝置，以保持其狀況良好，直至「新建公共運輸交匯處保養期」（定義以本文特別條件第（46）（a）（ii）條所訂為準）屆滿。

（b） 僅於本特別條件而言，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第（51）條承批該地段整體的承讓人。』

38. 「新建公共運輸交匯處」之保養期

「批地文件」特別條件第（46）條訂明：

『（a）「新建公共運輸交匯處」及該處的屋宇裝備裝置如有任何下列缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等），以致直接或間接招致或連帶引起任何責任、損失、開支、索償、收費、申索、費用、損害、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」彌償並保持令其獲得彌償及免責：

（i） 在「承批人」交付「新建公共運輸交匯處」或其任何部分的管有權當日之前已存在者；及

（ii）「承批人」交付「新建公共運輸交匯處」或其任何部分的管有權當日後365日內（以下簡稱「新建公共運輸交匯處保養期」）出現或呈現者。

（b） 如「署長」或「財政司司長法團」或兩者要求，「承批人」須自費在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「新建公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「新建公共運輸交匯處保養期」內出現或呈現的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。除前文的規定外，「承批人」並須自費在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式補救及糾正「新建公共運輸交匯處」或其任何部分及該處各屋宇裝備裝置於「承批人」交付管有權當日已存在的任何缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。

（c） 於「新建公共運輸交匯處保養期」即將屆滿前，「署長」或「財政司司長法團」或兩者將安排檢驗「新建公共運輸交匯處」及該處各屋宇裝備裝置，以查找任何明顯的缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「署長」及「財政司司長法團」各自保留權利於「新建公共運輸交匯處保養期」屆滿後十四（14）日內向「承批人」發出建築瑕疵細目表，列明「新建公共運輸交匯處」及該處各屋宇裝備裝置的任何明顯缺陷、失修、不善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等）。「承批人」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的限期內以其指定的標準和方式補救及糾正此等缺失。

（d） 如「承批人」不執行本特別條件（b）及（c）款規定的任何工程，「政府」或「財政司司長法團」或兩者可自行施工。「承批人」須在接獲通知後支付經「署長」核證（其決定將作終論並對「承批人」約束）「政府」或「財政司司長法團」或兩者因此招致的所有相關費用與收費，另加相等於費用及收費總額百分之二十（20%）的行政費用。

（e） 「承批人」須達致其母公司或「署長」全權酌情指定的其他聯屬公司簽發擔保書，無條件及不可撤回地：

（i） 保證「承批人」履行本特別條件訂明的責任；及

（ii） 承諾若「承批人」違反或不履行本特別條件所訂責任而直接或間接令「政府」或「財政司司長法團」或兩者招致或連帶引起任何損失、損害、收費、費用、開支、責任、索償、申索、訴訟及法律程序，「承批人」須向「政府」或「財政司司長法團」或兩者彌償並保持令其獲得彌償及免責。

擔保書將受香港法律管轄，並採取「署長」批准的格式，於「本協議」訂立日後十四（14）日內向「署長」送達。

（f） 僅於本特別條件而言，「承批人」一詞不包括其受讓人，但包括根據本文特別條件第（51）條承批該地段整體的承讓人。』

39. 提供「新建公共運輸交匯處」之文件等

「批地文件」特別條件第（47）條訂明：

『「承批人」須盡快在交付「新建公共運輸交匯處」或其任何部分之管有權當日後八（8）個星期內，按照運輸署署長的規定，自費向「署長」提供「新建公共運輸交匯處」或其任何部分的所有相關文件、圖則及物料。』

40. 維修「新建公共運輸交匯處」外部飾面及牆壁結構等

「批地文件」特別條件第（48）條訂明：

『（a）「承批人」須在本文協定的整個批地年期內，自費以「署長」全面滿意的方式維修以下物件（以下簡稱「新建公共運輸交匯處物件」）：

（i） 「新建公共運輸交匯處」外部飾面以及「新建公共運輸交匯處」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道、地台樓板結構和任何其他結構件；

（ii） 所有供「新建公共運輸交匯處」及該地段上發展項目其餘部分使用的升降機、自動梯和樓梯；

（iii） 屬於「新建公共運輸交匯處」和該地段發展項目其餘部分系統的一部分之所有屋宇裝備裝置、機器及設備（包括但不限於手提式及非手提式消防裝置與設備）；及

（iv） 所有其他供「新建公共運輸交匯處」及該地段發展項目其餘部分使用的公用部分及設施。

(b) 如「承批人」不維修「新建公共運輸交匯處物件」而直接或間接令「政府」和「財政司司長法團」招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「承批人」須向「政府」及「財政司司長法團」彌償並保持令其獲得彌償及免責。

(c) 僅於本特別條件而言，「承批人」一詞不包括「財政司司長法團」。』

41. 釐定淨作業樓面面積

「批地文件」特別條件第(49)條訂明：

『(a) 為釐定「臨時公共運輸交匯處」或「新建公共運輸交匯處」任何部分的淨作業樓面面積，除另有説 明外，淨作業樓面面積須包括「臨時公共運輸交匯處」或「新建公共運輸交匯處」該部分內所有房 間及空間的淨樓面面積總和，但不包括任何構築物、間隔、流通地方、樓梯、樓梯大 堂、升降機平台、廁所設施佔用的空間、機電設備(如升降機及空調系統)。

(b) 就本特別條件第(a)款而言，個別房間或空間的淨樓面面積指該房間或空間圍牆或邊界圍牆內由該處已整 飾或概念性牆壁表面、獨立柱或牆柱之間量度所得的面積。』

G. 以上A至D項所述該等設施及休憩用地和土地中的該等部分的撥地契約條文

42. 不適用。

H. 每份指明住宅物業之公契中與以上A至D項所述該等設施及休憩用地和土地中的該等部分相關的條文

43.「發展項目」公契及管理協議訂明：

『於「本契約」，除上下文意另有允許或規定外，以下詞語將具有以下定義：

...

「財政司司長法團」

指根據《財政司司長法團條例》(第1015章)成立為單一法團之財政司司長法團。「財政司司長法團」一詞一律指作為「政府樓宇」「業主」的「財政司司長法團」，如上下文意允許，並且包括作為「政府樓宇」「業主」之「財政司司長法團」的繼承人及受讓人；

...

「政府樓宇」

指一個位於「發展項目」地面層的公共運輸交匯處，內設四(4)個巴士停泊處、一(1)個小巴及的士停泊處或運輸署署長指定或批准的其他數目的停泊處或設施，另預留淨作業樓面面積不少於72平方米的地方以設置巴士營辦商的附屬設施，並須設有通道連接公共道路和附屬設施(該交匯處(包括固定照明裝置、通風裝置、抽風管道及路面或地面但不包括升降機、自動梯、樓梯、機器、設備及地政總署署長依照「政府批地文件」批准並非供該處專用的其他設施、牆、柱、樑、天花、天台樓板、行車道或地台樓板及任何其他結構件)連同地政總署署長全權酌情指定供該處專用的任何其他地方、設施、服務及裝置，於「政府批地文件」特別條件第(37)(a)條統稱及定義為「新建公共運輸交匯處」)，現已或將會建於「第2期」內並將在「第2期」的「副公契」所夾附圖則以紅色顯示(如可在圖則上標示)，僅供識別；

...

「綠色範圍」

統指「政府批地文件」特別條件第(7)(a)(i)(I)及(7)(a)(i)(II)條分別載述及定義的「綠色範圍」及「構築物」；

...

「物件」

指「政府批地文件」特別條件第(48)(a)條載述及定義的「新建公共運輸交匯處物件」，即：

(a) 「政府樓宇」外部飾面以及「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道、地台樓板結構和任何其他結構件；

(b) 所有供「政府樓宇」及「發展項目」其餘部分使用的升降機、自動梯和樓梯；

(c) 屬於「政府樓宇」及「發展項目」其餘部分系統的一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；及

(d) 所有其他供「政府樓宇」及「發展項目」其餘部分使用的公用部分及設施；

...

「粉紅色間黑色十字斜線範圍」

指「政府批地文件」特別條件第(16)(a)條載述及定義的「粉紅色間黑色十字斜線範圍」；

「公眾休憩用地」

指「政府批地文件」特別條件第(34)(a)條載述及定義的「公眾休憩用地」；

...

「黃色範圍」

指「政府批地文件」特別條件第(3)(a)(ii)條載述及定義的「黃色範圍」。』

44.「公契」第2.7條訂明：

『(a)「財政司司長法團」作為「政府樓宇」的「業主」須負責維修及管理「政府樓宇」(「物件」除外)，但不包括「發展項目」其餘部分。

(b) 儘管有以上(a)款的規定，如「政府樓宇」「業主」提出要求，「管理人」將負責維修「政府樓宇」專用的服務設備、設施和裝置。「管理人」可獲償付其執行該等維修工程的費用，但前提條件是「管理人」必須預先提交維修工程費用估計預算連同支持文件及「政府樓宇」「業主」視為必要的其他相關資料，而「政府樓宇」「業主」已以書面批准估計預算以及由「管理人」施工執行維修工程。

(c) 「財政司司長法團」或「政府」均有權隨時全權酌情更改或修改「政府樓宇」或其任何部分的用途，而毋須「第一業主」、其他「業主」或「管理人」批准或同意。

(d) 「財政司司長法團」作為「政府樓宇」「業主」毋須支付「發展項目」其餘部分的任何管理及維修分攤費用，特別是毋須支付「本契約」等訂明因「公用地方及設施」和「物件」招致的任何管理及維修費用。

(e) 「財政司司長法團」作為「政府樓宇」「業主」毋須支付任何「特別基金」供款、管理按金、資本設備基金、廢料清理費、「政府樓宇」的保險保費、逾期繳交或欠繳的「管理開支」、管理和維修費的罰息及罰款或同類付款。

(f) 如「政府產業署署長」發出書面要求，「管理人」須向「財政司司長法團」免費提供季度賬目、經審核報告書及預算案，以證實現已招致/估計的開支合理。

(g) 所有提交「財政司司長法團」的賬目、報告書、預算案、通知及要求須免收費用以預付郵費方式郵寄或手遞至「財政司司長法團」，地址為香港九龍油麻地海庭道11號西九龍政府合署南座9樓政府產業署「政府產業署署長」收，又或送達「財政司司長法團」以書面指定的其他人士及地址。

(h) 如「政府樓宇」「業主」須就任何事項徵取「管理人」同意，「管理人」不可無理拒絕給予同意，並要免收費用辦理。

(i) 任何「業主」(包括第一業主)均不可代表「財政司司長法團」或「政府產業署署長」與「政府」交涉任何直接影響「政府樓宇」的事宜。「政府產業署署長」擁有絕對酌情權決定「政府樓宇」是否直接受影響。

(j) 儘管「本契約」另有任何相反規定,「財政司司長法團」作為「政府樓宇」「業主」將獲豁免遵守裝修規則。於任何情況下,「財政司司長法團」均毋須遵守、履行或遵行裝修規則,亦不會在任何方面受限於裝修規則或受其約束。

(k) 儘管「本契約」另有任何相反規定,「財政司司長法團」作為「政府樓宇」「業主」將獲豁免聘用「管理人」或「第一業主」或其他「業主」指定的維修或保養承辦商。』

45.「公契」第4.6條訂明:

『「管理人」須在諮詢「業主委員會」(如已成立)後編製來年的年度預算案,但首份預算案除外,該份預算案涵蓋的期限將由「本契約」訂立日開始,至緊接之12月31日終結。受限於「本契約」之規定,每份年度預算案均須包含以下各部分:

(a) **第一部分(「發展項目公用預算案」)涵蓋「管理人」認為(「管理人」的決定如無重大錯誤將作終論)乃因應全體「業主」受益或因應完善管理「發展項目」和該處「發展項目公用地方及設施」而招致的所有開支。現毋損前文之一般規定,此等開支包括:**

…

(xvii)依照「本契約」規定及/或遵從「政府批地文件」規定檢查、修理、維修和管理「綠色範圍」(直至該處的管有權已經或被視作遵照「政府批地文件」規定交還「政府」)、「粉紅色間黑色十字斜線範圍」、「黃色範圍」連同該處已建或擬建的「公眾休憩用地」(直至「黃色範圍」連同該處已建或擬建的「公眾休憩用地」之管有權已經或被視作遵照「政府批地文件」規定交還「政府」)和「物件」的費用;

…』

46.「公契」第4.9條訂明:

『儘管本文另有任何規定,為免存疑,「本契約」或任何相關「副公契」規定各「業主」應繳的「管理開支」並不包括:

(a) 以下各項工程招致或相關的款項:(i)建造及建成「第2期」和「發展項目」其他部分或該處任何「公用地方及設施」的費用;(ii)建造及建成和其後拆卸「臨時公共運輸交匯處」(定義以「政府批地文件」特別條件第(25)(a)條所訂為準)的費用;及(iii)依照「政府批地文件」規定建造及建成「黃色範圍」內「公眾休憩用地」的費用。此等款項由「第一業主」獨力承擔(於本條,「第一業主」一詞並不包括其受讓人);

…』

47.「公契」第5.1條訂明:

『「該土地」及「發展項目」的管理事務將由「管理人」執行,首屆任期不超過兩(2)年,嗣後一直履任直至遵照第4.1條規定終止。受限於《建築物管理條例》之條文規定,「管理人」有權因應「發展項目」的管理事務,代表全體「業主」依照「本契約」規定進行所有必要或恰當的行為及事項。每名「業主」現不可撤回地委任「管理人」為代理,以根據「本契約」正式賦予的權力處理任何關乎「公用地方及設施」的事宜。現毋損前文之一般規定,除「本契約」明確訂立之其他權力外,「管理人」並擁有下列的權力和權限:

…

(e) 保持「公用地方及設施」的照明功用良好及修繕妥當,包括梯間的常設人工照明裝置和後備自動啟動緊急照明系統,以及「管理人」現時根據「本契約」規定負責管理的「該土地」以外其他地方(包括但不限於「公眾休憩用地」);

(f) 保持「公用地方及設施」和「管理人」現時根據「本契約」負責管理的「該土地」以外其他地方(包括但不限於「公眾休憩用地」)的清潔及衛生狀況良好;

…

(k) 檢查和保持所有「公用地方及設施」和「管理人」現時根據「本契約」負責管理的「該土地」以外其他地方(包括但不限於「公眾休憩用地」)的狀況與功能良好,以及擴建或改善現有設施或提供「管理人」行使酌情權視為必要或恰當的附加設施(惟改善設施或服務的工程如涉及超過該年年度管理預算案總額百分之十(10%),則須事前經由「業主」於根據「本契約」召開的「業主」會議通過決議案批准),以及遵照任何適用法律和規例保養滅火設備,並且在「管理人」酌情為必要或方便時與第三方訂立合約以維修任何此等設施;

…

(q) 禁止任何人士未經許可阻塞「公用地方及設施」和「管理人」現時根據「本契約」負責管理的「該土地」以外其他地方(包括但不限於「公眾休憩用地」),並且清理和扣押任何造成阻塞的構築物、物件或物品;

…

(y) 禁止任何人士對「發展項目」任何一個或多個部分或該處任何「公用地方及設施」或「管理人」現時根據「本契約」負責管理的「該土地」以外其他地方(包括但不限於「公眾休憩用地」)作出更改或損害;

…

(vv) 採取所有必要或恰當的措施,以遵行「政府批地文件」以及任何關乎「發展項目」或其任何部分的「政府」規定。然而,「第一業主」(於本段「第一業主」一詞不包括其受讓人)須獨自承擔責任遵行關於以下工程項目的「政府批地文件」規定:(i)建造「第2期」及「發展項目」其他部分或該處任何「公用地方及設施」;(ii)建造和其後拆卸「臨時公共運輸交匯處」(定義以「政府批地文件」特別條件第(25)(a)條所訂為準);及(iii)依照「政府批地文件」規定建造「黃色範圍」內的「公眾休憩用地」;

…

(jjj) 按照「政府批地文件」規定修理、維修、保養、改善、控制和運作「綠色範圍」(直至該處的管有權已經或被視作遵照「政府批地文件」規定交還「政府」)、「粉紅色間黑色十字斜線範圍」、「黃色範圍」連同該處已建或擬建的「公眾休憩用地」(直至該處的管有權已經或被視作遵照「政府批地文件」規定交還「政府」);

(kkk) 按照「政府批地文件」規定維修「物件」;

…

(ooo) 按照「政府批地文件」規定,允許所有公眾人士隨時自由及免付費用步行或乘坐輛椅通行、進出、往返和行經「粉紅色間黑色十字斜線範圍」的地面層,以作所有合法用途;

(ppp) 於「黃色範圍」連同該處已建或擬建的「公眾休憩用地」的管有權按照「政府批地文件」規定已經或被視作交還「政府」之前,每日24小時維持「公眾休憩用地」開放供公眾使用及享用,並在顯眼位置張貼告示,說明「公眾休憩用地」免收費用開放供公眾使用並列明開放時間,並且按照「政府批地文件」規定允許所有公眾人士每日24小時免付費用自由及暢通無阻地步行或乘坐輪椅通行、進出、往返和行經「公眾休憩用地」,以作所有合法用途;

…』

48.「公契」第10.14條訂明:

『儘管本文另有任何規定,直至「綠色範圍」的管有權已經依照或被視作遵照「政府批地文件」規定交還「政府」,「管理人」須負責依照「政府批地文件」規定維修「綠色範圍」。「業主」(「財政司司長法團」除外)須承擔「綠色範圍」的維修和修理費用與開支,猶如「綠色範圍」乃「公用地方及設施」一部分(直至「綠色範圍」的管有權已經依照或被視作遵照「政府批地文件」規定交還「政府」)。』

49.「公契」第10.15條訂明：

『儘管本文另有任何規定，「管理人」須負責依照「政府批地文件」規定維修「粉紅色間黑色十字斜線範圍」。「業主」（「財政司司長法團」除外）須承擔「粉紅色間黑色十字斜線範圍」的維修和修理費用與開支，猶如「粉紅色間黑色十字斜線範圍」乃「公用地方及設施」一部分。』

50.「公契」第10.16條訂明：

『儘管本文另有任何規定，直至「黃色範圍」連同該處已建或擬建的「公眾休憩用地」的管有權已經依照或被視作遵照「政府批地文件」規定交還「政府」，「管理人」須負責依照「政府批地文件」規定維修「黃色範圍」連同該處已建或擬建的「公眾休憩用地」。「業主」（「財政司司長法團」除外）須承擔「黃色範圍」連同該處已建或擬建的「公眾休憩用地」的維修和修理費用與開支，猶如「黃色範圍」連同該處已建或擬建的「公眾休憩用地」乃「公用地方及設施」一部分（直至「黃色範圍」連同該處已建或擬建的「公眾休憩用地」的管有權已經依照或被視作遵照「政府批地文件」規定交還「政府」）。』

51.「公契」第10.17條訂明：

『(a)「業主」（「財政司司長法團」除外）須自費以地政總署署長全面滿意的方式維修「物件」。

(b) 「管理人」須負責管理和維修「物件」。倘因「管理人」或「業主」（「財政司司長法團」除外）不管理或不維修「物件」而直接或間接令「政府」及「財政司司長法團」招致或連帶引起任何責任、損害、開支、索償、損失、收費、申索、費用、訴訟及法律程序，「業主」（「財政司司長法團」除外）須向「政府」及「財政司司長法團」彌償並且保持令其獲得彌償及免責。』

52.「公契」第二附錄A部分第3段訂明：

『**「財政司司長法團」的權利等**

「財政司司長法團」、其租戶、租客、受許可人及經其授權的人等和「政府樓宇」的現任「業主」及佔用人可受益於下列權利、特權及地役權，而毋須「管理人」（或任何其他「業主」）發出任何准許、批准或同意，即可行使此等權利、特權及地役權：

(a) 有權享有「政府樓宇」之庇護、支撐和保護；

(b) 有權隨時透過現時或於「政府批地文件」年期內在「該土地」及「發展項目」任何部分鋪設或貫越的溝渠、污水渠、排水渠、排煙管、管線、管道、水道、電纜、水管、電線及其他導體，而享用接駁至「政府樓宇」的暢通無阻氣體、電力、食水、污水排放、冷氣、電話服務及所有其他服務；

(c) 有權隨時按其全權酌情，自費改動、改道、修改、重鋪或恢復任何專為「政府樓宇」或其任何部分而設的服務與設施（下稱「政府樓宇服務」），而毋須支付任何收費，亦毋須徵取任何其他「業主」或「管理人」批准或同意。惟進行任何「政府樓宇服務」的改動、改道、修改、重鋪或恢復工程時必須採取妥善謹慎的預防措施，以確保不會導致「該土地」內供「政府樓宇」以外「發展項目」所有其他部分共用的服務與設施受損；

(d) 有權通行、進出、往返和使用「該土地」任何公用地方及公用部分或「發展項目」任何公用地方及公用部分，以作正當使用與享用「政府樓宇」或其任何部分相關的用途，以及享用和享有「該土地」或「發展項目」內任何公用設施之利益；

(e) 在所有合理時間單獨或聯同測量師、承辦商、工人及其他人等以及不論攜帶工具、設備、機器、機械、物料或駕車與否，進入「該土地」或「發展項目」任何部分，以便在「政府樓宇」或其任何部分執行或進行維修、修理、加建、改建及其他工程，以及進行「政府樓宇服務」或其任何部分的維修、修理、加建、改建、改道、修改、重鋪、還原及其他工程；

(f) 按地政總署署長規定，享有暢通無阻通行「政府樓宇」的權利；

(g) 行使專有權利，以「財政司司長法團」視為適當的方式，在「政府樓宇」或其任何部分範圍內及邊界周圍的牆、柱及其他結構件安裝、搭建、展示、陳列、維修、修理、拆除和更新招牌及廣告，並且享有通行權，可單獨或聯同傭工、工人及其他人等和不論攜帶工具、設備、機器、機械及物料與否，通行「該土地」或「發展項目」任何部分，以便檢驗、安裝、搭建、展示、陳列、維修、修理、拆除和更新此等招牌及廣告；

(h) 有權通行裝設於「政府樓宇」的照明管道、消防、通風及其他服務設備、設施、裝置、固定裝置、輔助工程，以及安裝於天台樓板、牆及其他結構件之上的機器和物料；

(i) 有權改動及運作位於「政府樓宇」或其任何部分之內、周圍、其上及其下的牆、柱、樑、天花、天台樓板、行車道或地台樓板及其他結構件而專供「政府樓宇」或其任何部分使用與享用的附加服務，以及享有相關的通行權，可單獨或聯同傭工、工人及其他人等和不論攜帶工具、設備、機器、機械及物料與否，通行「該土地」或「發展項目」任何部分；及

(j) 地政總署署長視為必要或恰當的其他權利、特權和地役權。』

53.「公契」第二附錄B部分(e)、(f)、(g)及(h)段訂明：

『(e)**「黃色範圍」及該處的「公眾休憩用地」**

「黃色範圍」連同該處已建或擬建的「公眾休憩用地」依照「政府批地文件」規定交還或被視作交還「政府」之前：

(i)「政府」、地政總署署長、康樂及文化事務署署長、運輸署署長及彼等各自的人員、承辦商、代理、工人及經地政總署署長、康樂及文化事務署署長、運輸署署長授權的任何人等有權通行、進出、往返和行經「該土地」及「黃色範圍」或其任何一個或多個部分，以便檢查、檢驗和監督任何遵照「政府批地文件」特別條件 第(25)(a)、(27)(a)、(28)(b)、(29)(b)、(29)(c)、(33)、(34)(a)(i)、(34)(c)(i) 及(34)(c)(iii)條規定進行的工程，以及執行、檢查、檢驗和監督「政府批地文件」特別條件第(29)(d)及(34)(d)條指定的工程及「黃色範圍」或其任何一個或多個部分內地政總署署長、康樂及文化事務署署長、運輸署署長視為必要的任何其他工程；

(ii)「政府」、地政總署署長及其人員、承辦商、代理、工人及經地政總署署長授權的任何人等以及「政府」授權的相關公用事業公司，可按需要行使權利，通行、進出、往返和行經「該土地」及「黃色範圍」或其任何一個或多個部分，以便「政府」或相關公用事業公司在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供「該土地」或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「業主」須與「政府」、地政總署署長及其人員、承辦商、代理、工人及經地政總署署長授權的任何人等以及「政府」授權的相關公用事業公司充分合作，以處理所有關乎任何在上述「黃色範圍」或任何部分執行工程之事宜；

(iii)水務監督的人員及彼等授權的其他人等，可按需要行使權利，通行、進出、往返和行經「該土地」及「黃色範圍」或其任何一個或多個部分，以執行任何關於運作、維修、修理、更換和更改「黃色範圍」或其任何一個或多個部分內任何其他水務裝置的工程；及

(iv)所有公眾人士有權每日24小時或康樂及文化事務署署長批准的其他開放時間內，免付費用步行或乘坐輪椅通行、進出、往返和行經「公眾休憩用地」，以作所有合法用途。

(f) **「綠色範圍」**

「綠色範圍」依照「政府批地文件」規定交還或被視作交還「政府」之前：

(i)「政府」、地政總署署長及其人員、承辦商、代理、工人及經地政總署署長授權的任何人等有權通行、進出、往返和行經「該土地」及「綠色範圍」，以便檢查、檢驗和監督任何遵照「政府批地文件」特別條件第(7)(a)條規定進行的工程，以及執行、檢查、檢驗和監督「政府批地文件」特別條件第(7)(b)條指定的工程及「綠色範圍」內地政總署署長視為必要的任何其他工程；

(ii)「政府」及「政府」授權的相關公用事業公司，可按需要行使權利，通行、進出、往返和行經「該土地」及「綠色範圍」，以便「政府」或相關公用事業公司在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供「該土地」或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「業主」須與「政府」及「政府」授權的相關公用事業公司充分合作，以處理所有關乎任何在上述「綠色範圍」內執行工程之事宜；

(iii) 水務監督的人員及彼等授權的其他人等，可按需要行使權利，通行、進出、往返和行經「該土地」及「綠色範圍」，以執行任何關於運作、維修、修理、更換及更改「綠色範圍」內任何其他水務裝置的工程。

(g)「粉紅色間黑色十字斜線範圍」

(i)「政府」及所有公眾人士有權隨時自由和免付費用地步行或乘坐輪椅通行、進出、往返、行經及經過「粉紅色間黑色十字斜線範圍」或其任何一個或多個部分的地面層，以作所有合法用途；及

(ii)「政府」、地政總署署長及其人員、承辦商、代理、工人及其授權人等有權通行、進出、往返和行經「該土地」，以便檢查、檢驗和監督任何遵照「政府批地文件」特別條件第（16）條（b）(i) 及 (ii) 款規定進行的工程。

(h)「政府樓宇」

「政府」或「財政司司長法團」可隨時全權酌情更改或改變「政府樓宇」或其任何部分的用途。』

54.「公契」第三附錄第37段訂明：

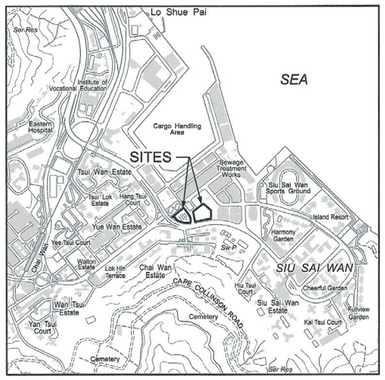
『每名「業主」（包括「第一業主」）現互相協議，只要其仍為「發展項目」「不分割份數」的「業主」，便會遵守和履行「政府批地文件」及「本契約」的所有條款與條件，惟「第一業主」（於本段，「第一業主」一詞不包括其受讓人）須獨力承擔責任遵行關於下列事項的「政府批地文件」條款與條件：(a) 建造「第2期」及「發展項目」其他部分或該處任何「公用地方及設施」；(b) 建造和其後拆卸「臨時公共運輸交匯處」（定義以「政府批地文件」特別條件第（25）(a) 條所訂為準）；及 (c) 依照「政府批地文件」規定建造「黃色範圍」內的「公眾休憩用地」。』

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

PLAN I

LOCATION



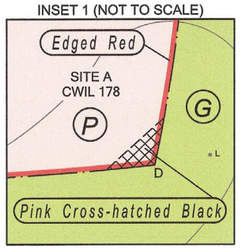
SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A X3	70.685	51 55 50		
X3 B	35.637	141 55 50		
Chord B C	25.165	153 46 23		
Chord C D	21.431	182 33 32		
Chord D E	65.334	280 36 20		
E F	3.209	321 24 28		
F G	1.370	276 14 18		
G H	4.003	321 46 06		
H J	1.406	5 58 15		
J K	2.301	322 13 57		
K L	1.389	276 49 36		
L M	4.005	321 57 44		
M N	1.397	8 29 08		
N P	4.059	321 36 17		
P Q	8.517	254 01 42		
Q A	2.825	311 30 53		
R S	49.603	131 48 18		
S T	41.253	180 13 26		
Chord T U	33.891	260 46 44		
U V	36.003	257 16 36		
Chord V W	8.279	257 51 27		
W AA	51.166	349 22 22		
AA R	62.933	51 33 08		

CURVE DATA

Arc BC = 25.345m	Radius = 61.311m	∠ = 23°41'06"
Arc CD = 21.527m	Radius = 65.864m	∠ = 18°43'35"
Arc DE = 66.294m	Radius = 112.228m	∠ = 33°50'43"
Arc TU = 33.912m	Radius = 277.310m	∠ = 7°00'24"
Arc VW = 8.280m	Radius = 407.133m	∠ = 1°09'55"

INSET 1 (NOT TO SCALE)



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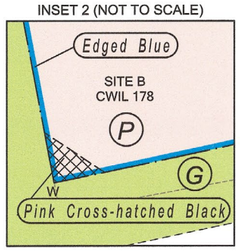
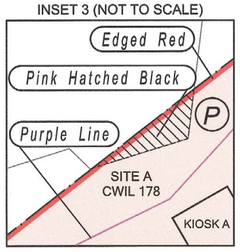


INSET 3 (NOT TO SCALE)



SPECIAL CONDITIONS REFER

- Pink Hatched Black
- Pink Cross-hatched Black
- Green
- Yellow
- Edged Red
- Edged Blue

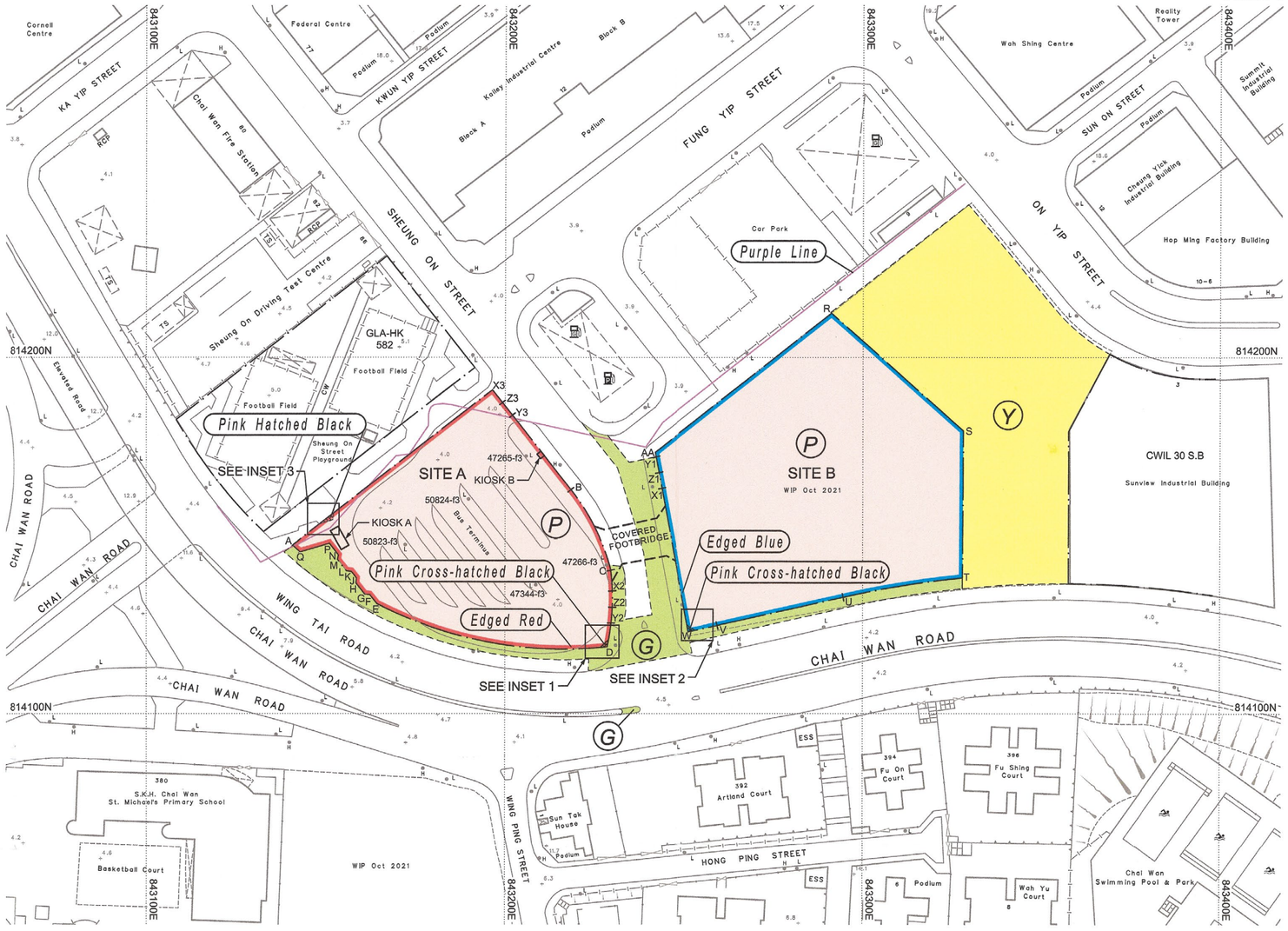
POINTS X1 Y1 Z1

POINTS X2 Y2 Z2

POINTS X3 Y3 Z3

LEGEND

- Purple Line — EXISTING WATER MAIN
- 50823-f3 — LAMP POST NUMBER



COLOURED PINK, PINK HATCHED BLACK AND PINK CROSS-HATCHED BLACK AREA 9 000 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

文件編號 Document No.: 20390 A0C

District Survey Office, Hong Kong
Lands Department

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CHAI WAN INLAND LOT No. 178

File No. LD LS L/M 57/EHPA/87 & DSO/HK W1435
Survey Sheet No. 11-SE-19B
Layout Plan No. ——
Reference Plan No. Dwg for proposed GA.zip, FB-201(WAO(HK)LTD), F26-K.dgn, SK1_.pdf, SWM.Dwg, CTS kiosk_TD_2004_02.pdf, (49)'A (54)'in DSO/HK W1435
ALS Plan No. ——

PLAN No. HK6116-DI

Date : 21/10/2021

- Pink Hatched Black 粉紅色間黑色斜線
- Pink Cross-hatched Black 粉紅色間黑色十字斜線
- Green 綠色
- Yellow 黃色
- Edged Red 紅色框邊
- Edged Blue 藍色框邊

POINTS X1 Y1 Z1 — Points X1 Y1 Z1 點X1 Y1 Z1

POINTS X2 Y2 Z2 — Points X2 Y2 Z2 點X2 Y2 Z2

POINTS X3 Y3 Z3 — Points X3 Y3 Z3 點X3 Y3 Z3

Purple Line — EXISTING WATER MAIN — Purple Line (Existing Water Main) 紫色線（現存總喉）

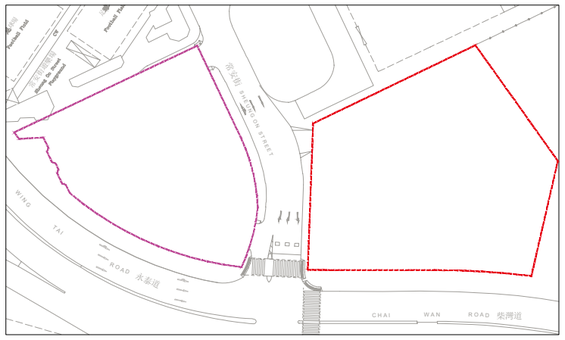
50823-f3 — LAMP POST NUMBER — Lamp Post Number 燈柱號碼

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

PLAN SHOWING GOVERNMENT ACCOMMODATION
(PUBLIC TRANSPORT INTERCHANGE)
顯示政府樓宇（公共運輸交匯處）的平面圖

GROUND FLOOR OF PHASE 2
第2期地下



BLOCK PLAN

Boundary of Phase 1 of the Development
發展項目第1期的界線

Boundary of Phase 2 of the Development
發展項目第2期的界線

Government Accommodation
(Public Transport Interchange)
政府樓宇（公共運輸交匯處）

N

Scale 比例 0 10 20 metre米

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

PLAN SHOWING GOVERNMENT ACCOMMODATION
(PUBLIC TRANSPORT INTERCHANGE)
顯示政府樓宇（公共運輸交匯處）的平面圖

FIRST FLOOR OF PHASE 2
第2期1樓

Boundary of Phase 2 of the Development
發展項目第2期的界線
Government Accommodation
(Public Transport Interchange)
政府樓宇（公共運輸交匯處）

N

Scale 比例 0 10 20 metre米

WARNING TO PURCHASERS

對買方的警告

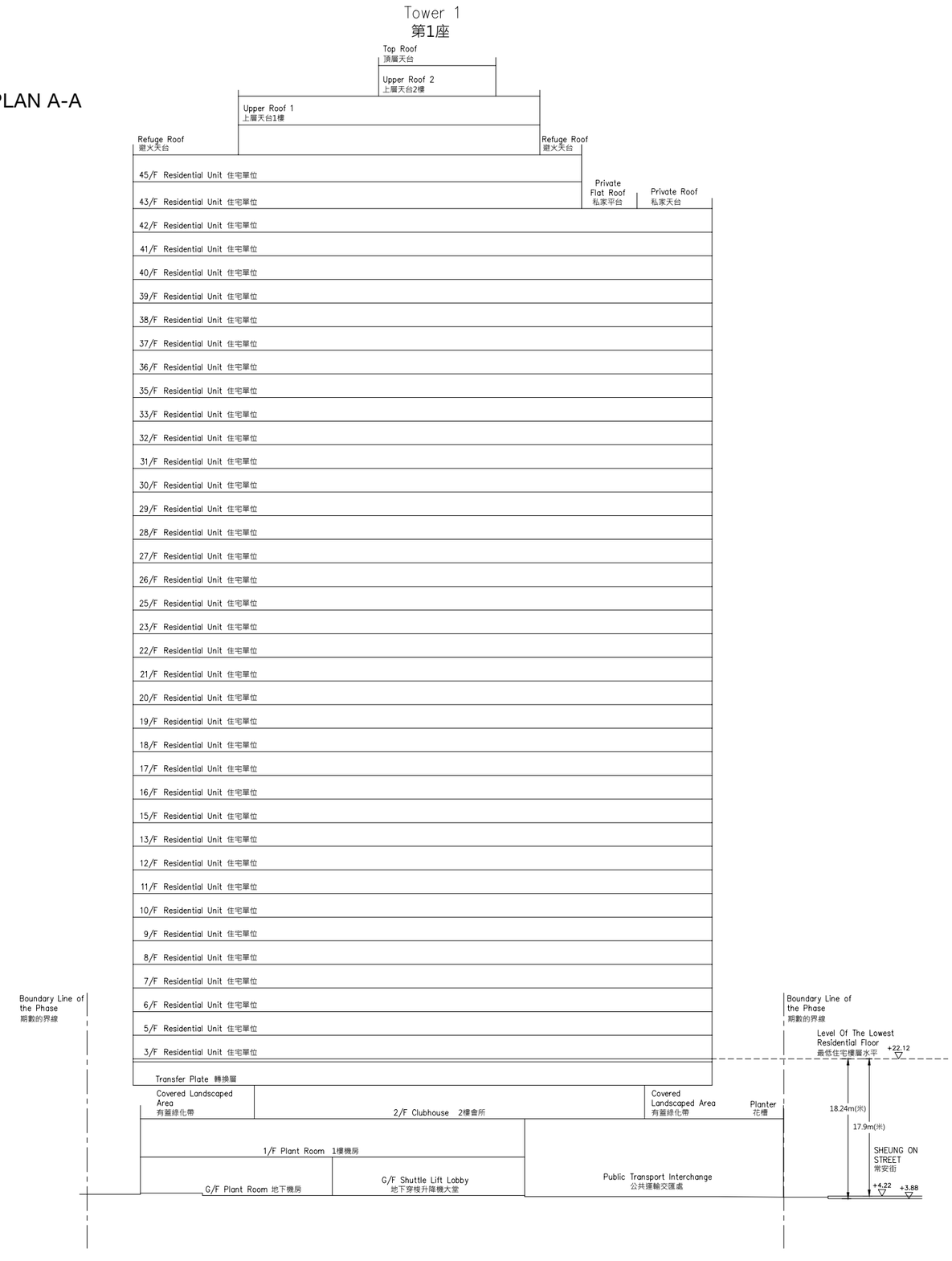
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the Vendor and the purchaser,
   - (i) that firm may not be able to protect the purchaser's interests; and
   - (ii) the purchaser may have to instruct a separate firm of solicitors; and
   - (iii) in the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

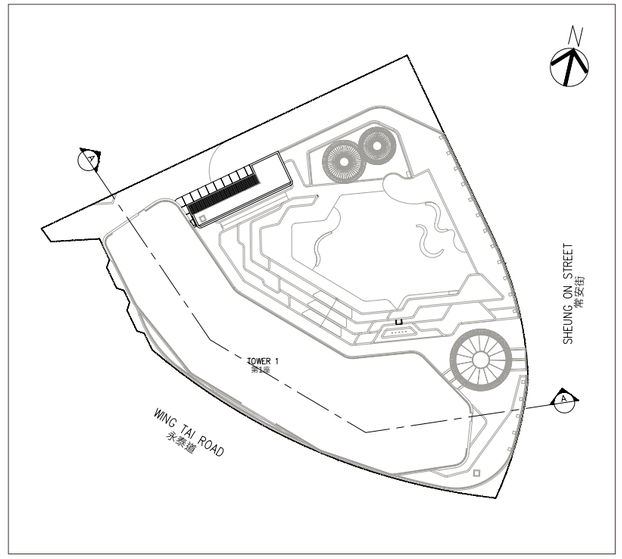
1. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 —
   - (i) 該律師事務所可能不能夠保障買方的利益；及
   - (ii) 買方可能要聘用一間獨立的律師事務所；及
   - (iii) 如屬3.(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖

CROSS SECTION PLAN A-A
橫截面圖 A-A





KEY PLAN 索引圖

The part of Sheung On Street adjacent to the building is 3.88 metres to 4.22 metres above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段常安街為香港主水平基準以上3.88米至4.22米。

LEGEND 圖例

▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度（米）

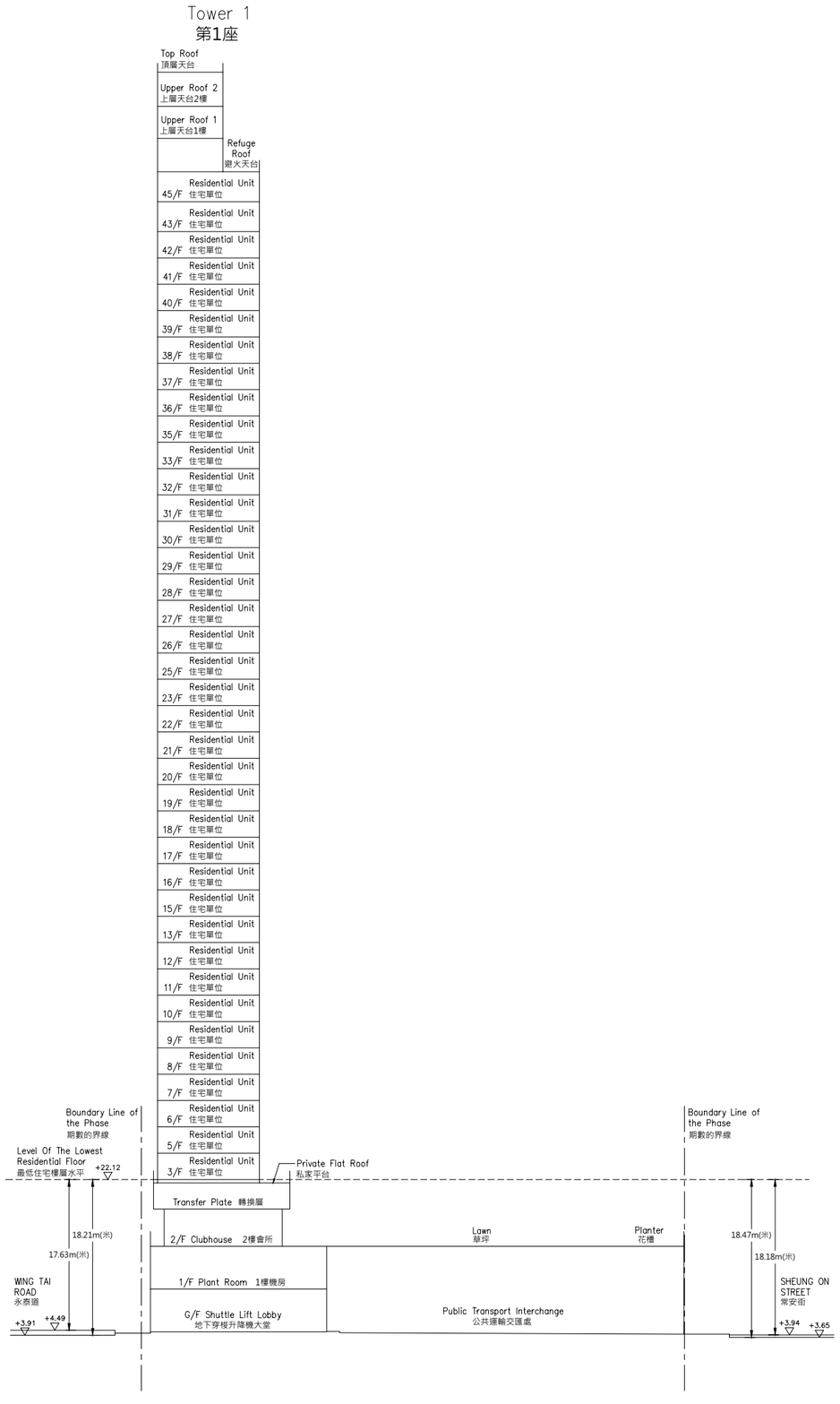
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

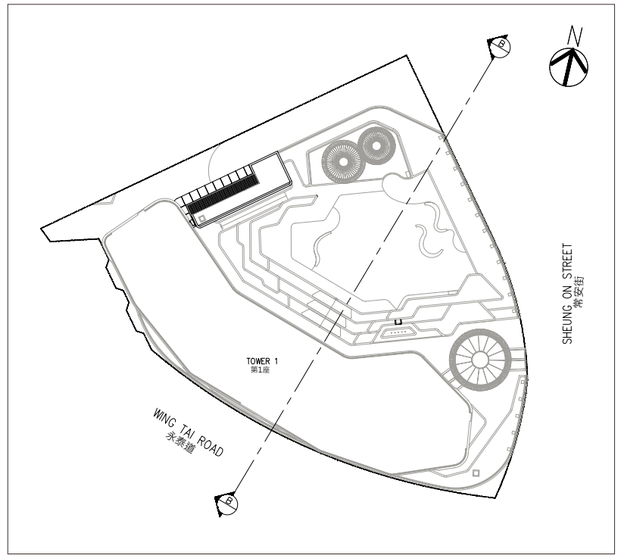
— — — Boundary Line of the Phase
期數的界線

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖

CROSS SECTION PLAN B-B
橫截面圖 B-B





KEY PLAN 索引圖

The part of Wing Tai Road adjacent to the building is 3.91 metres to 4.49 metres above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段永泰道為香港主水平基準以上3.91米至4.49米。

The part of Sheung On Street adjacent to the building is 3.65 metres to 3.94 metres above the Hong Kong Principal Datum (HKPD).
毗連建築物的一段常安街為香港主水平基準以上3.65米至3.94米。

LEGEND 圖例

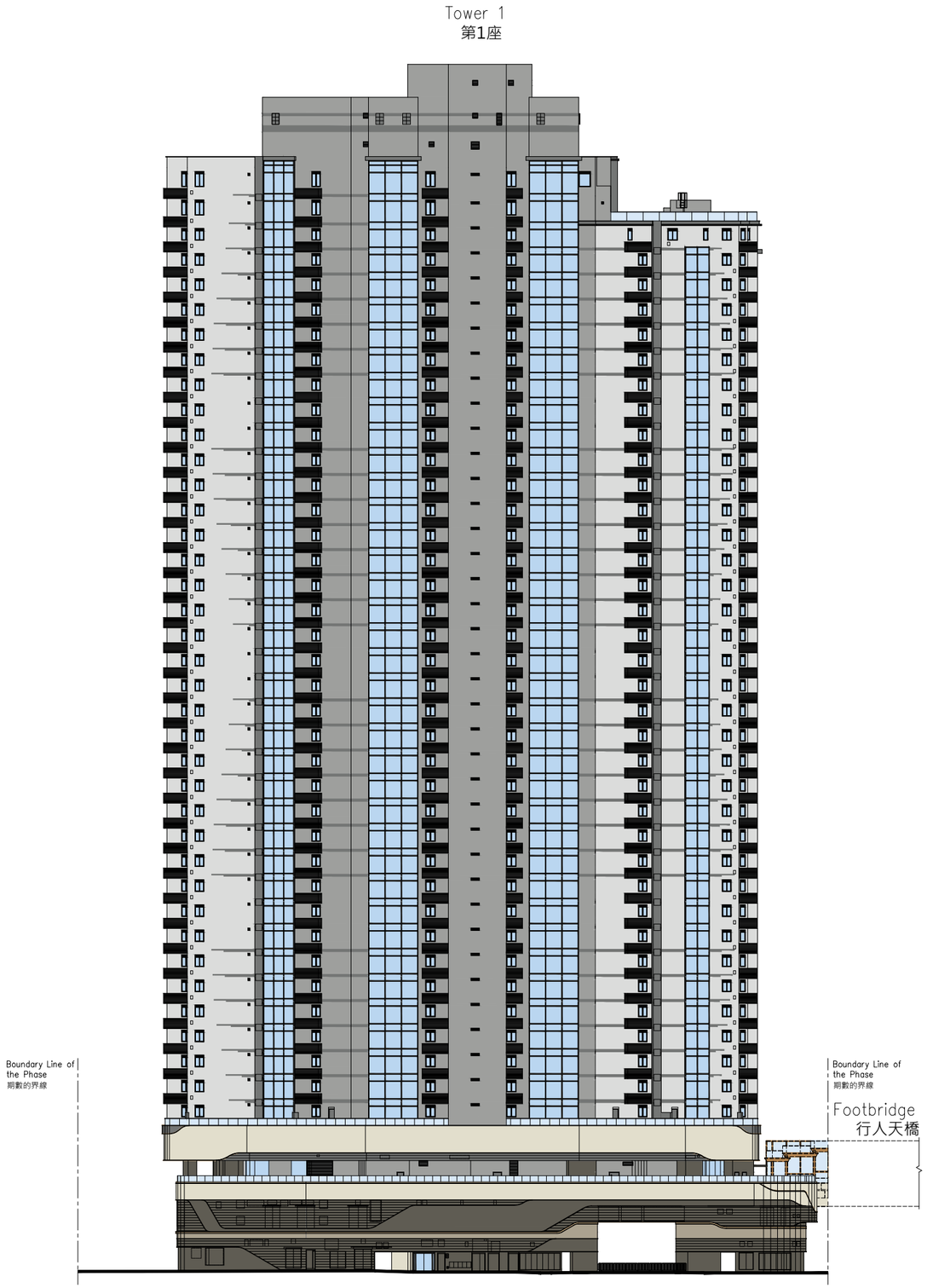
▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度（米）

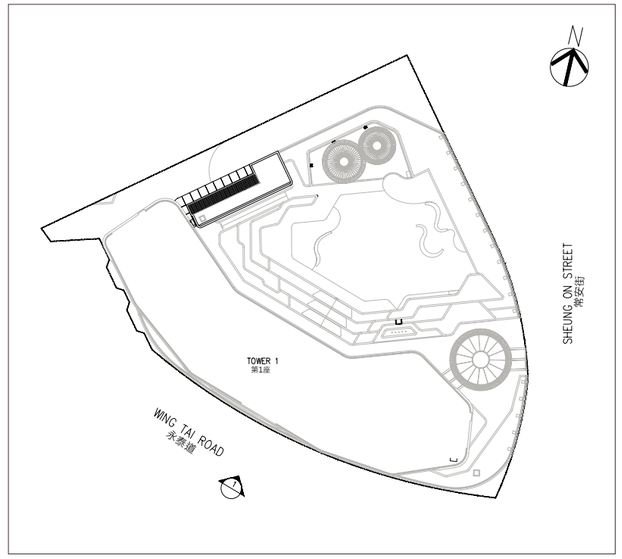
----- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平

— — — Boundary Line of the Phase
期數的界線

ELEVATION PLAN
立面圖

ELEVATION PLAN 1
立面圖1





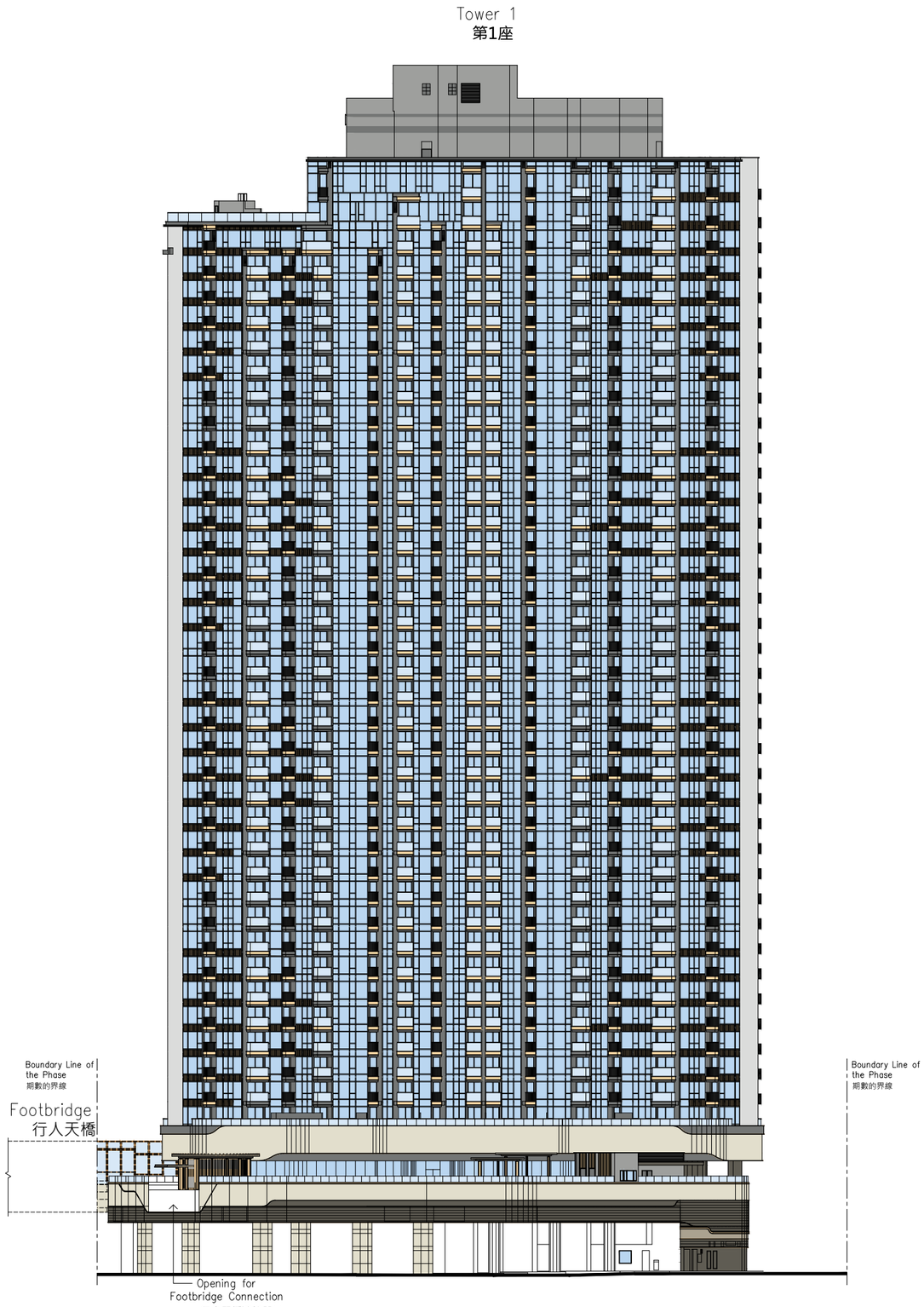
KEY PLAN 索引圖

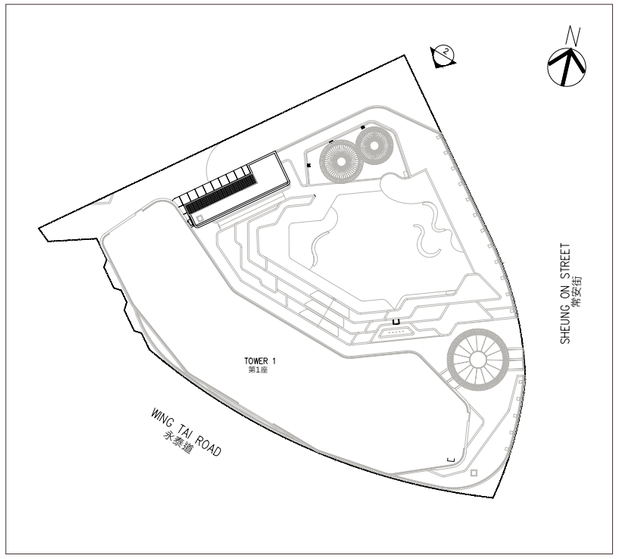
Authorized Person for the Phase certified that the elevations shown on these plans:
(1) are prepared on the basis of the approved Building Plans for the Phase as at 12 May 2026; and
(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：
(1) 以2026年5月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

ELEVATION PLAN
立面圖

ELEVATION PLAN 2
立面圖2





KEY PLAN 索引圖

Authorized Person for the Phase certified that the elevations shown on these plans:

(1) are prepared on the basis of the approved Building Plans for the Phase as at 12 May 2026; and

(2) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖所顯示的立面：

(1) 以2026年5月12日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE

期數中的公用設施的資料

CATEGORY OF COMMON FACILITIES 公用設施的類別	FLOOR 樓層	COVERED AREA 有蓋範圍		UNCOVERED AREA 無蓋範圍		TOTAL AREA總面積	
		(SQ.M.)平方米	(SQ.FT.)（平方呎）	(SQ.M.)平方米	(SQ.FT.)（平方呎）	(SQ.M.)平方米	(SQ.FT.)（平方呎）
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	2/F 2樓	857.280	9,228	389.158	4,189	1,246.438	13,417
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	–	–	–	–	–	–	–
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	G/F 地下	21.066	227	178.583	1,922	199.649	2,149
	2/F 2樓	268.829	2,894	1,372.920	14,778	1,641.749	17,672

Note:
Areas in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer to the nearest integer.

附註：
以平方米列出的面積以1平方米=10.764平方呎換算至平方呎，並以四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱讀圖則及公契

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available: www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES			
Item		Description	
a	External Wall	Type of finishes	Podium: Glass, external wall tile, external paint, glassfibre reinforced concrete cladding, aluminium cladding, alumnium grille, aluminium screen and aluminium louvre Residential floors: Curtain wall, glass, external wall tile, aluminium louvre and alumnium cladding
b	Window	Material of frame	Aluminium window frame
		Material of glass	Curtain wall: Insulated Glass Unit (IGU) with low emissivity coating Bedroom, Walk-in Closet, Lift Lobby and Kitchen (except curtain wall): Clear tempered glass Master Bathroom, toilet: Obscure tempered glass
c	Bay Window	Material and window sill finishes	Not Applicable
d	Planter	Type of finishes	Planters on G/F are finished with aluminium cladding on the external surface Planters on 2/F are finished with natural stone on the external surface There are no planters on any other floors
e	Verandah or Balcony	Type of finishes	Balcony : Installed with laminated clear tempered glass balustrade with aluminium frame and capping Floor : Tile Wall : Tile and aluminium cladding Ceiling : Aluminium cladding No verandah is provided
		Whether it is covered	All balconies are all covered
f	Drying Facilities for Clothing	Type and material	Not Applicable

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料			
細項		描述	
a	外牆	裝修物料的類型	基座：玻璃、外牆瓦、外牆漆、玻璃纖維增強混凝土飾板、鋁質飾板、鋁質格柵、鋁質特色格柵及鋁質百葉 住宅樓層：玻璃幕牆、玻璃、外牆瓦、鋁質百葉及鋁質飾板
b	窗	框的用料	鋁質窗框
		玻璃的用料	玻璃幕牆：雙層中空玻璃配低輻射鍍膜 睡房、衣帽間、升降機大堂及廚房（玻璃幕牆除外）：透明強化玻璃 主人浴室及廁所：磨砂強化玻璃
c	窗台	用料及窗台板的裝修物料	不適用
d	花槽	裝修物料的類型	地下花槽外部表面裝有鋁質飾板 二樓花槽外部表面以天然石鋪砌 其他樓層不設花槽
e	陽台或露台	裝修物料的類型	露台：裝有透明夾膠強化玻璃欄杆，配以鋁質框架及頂蓋 地台：磚 牆身：磚及鋁質飾板 天花：鋁質飾板 不設陽台
		是否有蓋	所有露台均為有蓋
f	乾衣設施	類型及用料	不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES			
Item		Description	
a	Lobby		
	Shuttle Lift Lobby (G/F)	Type of wall finishes	Timber veneer panelling, natural stone and silver mirror
		Type of floor finishes	Natural stone
		Type of ceiling finishes	Emulsion paint finish on false ceiling with metal trims
	Shuttle Lift Lobby (2/F)	Type of wall finishes	Timber veneer panelling, plaster panelling and metal framing
		Type of floor finishes	Natural stone
		Type of ceiling finishes	Timber veneer panelling
	Residential Lift Lobby (2/F)	Type of wall finishes	Timber veneer panelling and metal slatted feature screen
		Type of floor finishes	Natural stone
		Type of ceiling finishes	Timber veneer panelling
	Residential Lift Lobby (Lift L5) (2/F)	Type of wall finishes	Timber veneer paneling, timber profiled framed with wall paper and metal slatted feature screen
		Type of floor finishes	Natural stone
		Type of ceiling finishes	Timber veneer panelling
	Fireman's Lift Lobby (G/F to 2/F)	Type of wall finishes	Finished with emulsion paint on exposed surface
		Type of floor finishes	Tiles on exposed surface
		Type of ceiling finishes	False ceiling finished with emulsion paint
	Fireman's Lift Lobby (Typical Floor)	Type of wall finishes	Finished with emulsion paint on exposed surface
		Type of floor finishes	Natural stone
		Type of ceiling finishes	False ceiling finished with emulsion paint
	Fireman's Lift Lobby (Roof Floor)	Type of wall finishes	Finished with emulsion paint on exposed surface
		Type of floor finishes	Tiles on exposed surface
		Type of ceiling finishes	Emulsion paint on exposed surface, false ceiling and ceiling bulkhead

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

2. 室內裝修物料			
細項		描述	
a	大堂		
	接駁電梯大堂（地下）	牆壁的裝修物料的類型	木皮飾面、天然石及銀色鏡面
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	乳膠漆假天花配金屬條
	接駁電梯大堂（2樓）	牆壁的裝修物料的類型	木皮飾面、乳膠漆石膏飾面板及金屬框架
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	木皮飾面
	住宅電梯大堂（2樓）	牆壁的裝修物料的類型	木皮飾面及金屬條子屏風
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	木皮飾面
	住宅電梯大堂（升降機L5）（2樓）	牆壁的裝修物料的類型	木皮飾面、木框架貼牆紙及金屬屏風
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	木皮飾面
	消防升降機大堂（地下至2樓）	牆壁的裝修物料的類型	外露部份髹上乳膠漆
		地板的裝修物料的類型	外露部分以磚鋪砌
		天花板的裝修物料的類型	假天花髹上乳膠漆
	消防升降機大堂（標準層）	牆壁的裝修物料的類型	外露部份髹上乳膠漆
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	假天花髹上乳膠漆
	消防升降機大堂（天台）	牆壁的裝修物料的類型	外露部份髹上乳膠漆
		地板的裝修物料的類型	外露部分以磚鋪砌
		天花板的裝修物料的類型	外露部份、假天花及假樑位置髹上乳膠漆

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES			
Item		Description	
a	Lobby		
	Residential Floor Lift Lobbies (3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-42/F at Tower 1(1A) and Tower 1(1B) and 43/F and 45/F at Tower 1(1A)	Type of wall finishes	Natural stone, timber veneer and plastic laminate panel
		Type of floor finishes	Natural stone
		Type of ceiling finishes	Emulsion paint on exposed surface, false ceiling and ceiling bulkhead

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料			
細項		描述	
a	大堂		
	住宅樓層升降機大堂（第1(1A)座及第1(1B)座3樓、5樓至13樓、15樓至23樓、25樓至33樓及35樓至42樓及第1(1A)座43樓及45樓）	牆壁的裝修物料的類型	天然石、木皮飾面及膠板飾面
		地板的裝修物料的類型	天然石
		天花板的裝修物料的類型	外露部份、假天花及假樑位置髹上乳膠漆

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES											
Item			Description								
				Tower 1(1A)				Tower 1(1B)			
	Internal wall and ceiling			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C	
	Master Bedroom/ Bedroom	Type of wall finishes	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Finished with emulsion paint on exposed surface							
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
	Living Room/ Dining Room	Type of wall finishes		Finished with emulsion paint on exposed surface							
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
	Internal wall and ceiling			Unit A	Unit B	Unit C	Unit D	Unit A		Unit B	
	Master Bedroom/ Bedroom	Type of wall finishes	42/F	Finished with emulsion paint on exposed surface							
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
	Living and Dining Room	Type of wall finishes		Finished with emulsion paint on exposed surface							
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
b	Internal wall and ceiling			Unit A	Unit B	Unit C		Unit A			
	Master Bedroom/ Bedroom	Type of wall finishes	43/F and 45/F	Finished with emulsion paint on exposed surface				Not Applicable			
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
	Living Room/ Dining Room	Type of wall finishes		Finished with emulsion paint on exposed surface							
		Type of ceiling finishes		Emulsion paint on exposed surface, false ceiling and ceiling bulkhead							
	Master Bedroom/ Bedroom	Type of wall finishes	43/F and 45/F (Duplex)	Not Applicable				Finished with emulsion paint on exposed surface			
		Type of ceiling finishes						Emulsion paint on exposed surface, false ceiling and ceiling bulkhead			
	Living Room/ Dining Room	Type of wall finishes						Finished with emulsion paint on exposed surface			
		Type of ceiling finishes						Emulsion paint on exposed surface, false ceiling and ceiling bulkhead			

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

2. 室內裝修物料

細項				描述						
				第1(1A)座				第1(1B)座		
	內牆及天花板			A單位	B單位	C單位	D單位	A單位	B單位	C單位
	主人睡房 / 睡房	牆壁的裝修物料的類型	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	外露部份髹上乳膠漆						
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
	客廳/飯廳	牆壁的裝修物料的類型		外露部份髹上乳膠漆						
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
	內牆及天花板			A單位	B單位	C單位	D單位	A單位	B單位	
	主人睡房 / 睡房	牆壁的裝修物料的類型	42樓	外露部份髹上乳膠漆						
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
b	客飯廳	牆壁的裝修物料的類型		外露部份髹上乳膠漆						
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
	內牆及天花板			A單位	B單位	C單位	A單位			
	主人睡房 / 睡房	牆壁的裝修物料的類型	43樓及45樓	外露部份髹上乳膠漆			不適用			
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
	客廳/飯廳	牆壁的裝修物料的類型		外露部份髹上乳膠漆						
		天花板的裝修物料的類型		外露部份、假天花及假樑位置髹上乳膠漆						
	主人睡房 / 睡房	牆壁的裝修物料的類型	43樓及45樓（複式）	不適用			外露部份髹上乳膠漆			
		天花板的裝修物料的類型					外露部份、假天花及假樑位置髹上乳膠漆			
	客廳/飯廳	牆壁的裝修物料的類型					外露部份髹上乳膠漆			
		天花板的裝修物料的類型					外露部份、假天花及假樑位置髹上乳膠漆			

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Internal Floor			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
	Master Bedroom/ Bedroom	Type of floor finishes	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Engineered wood flooring on exposed surface						
		Material of skirting		Timber veneer finished skirting						
	Living Room/ Dining Room	Type of floor finishes		Engineered wood flooring on exposed surface	Tiles on exposed surface			Engineered wood flooring on exposed surface	Tiles on exposed surface	
		Material of skirting		Timber veneer finished skirting						
	Internal Floor			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	
	Master Bedroom/ Bedroom	Type of floor finishes	42/F	Engineered wood flooring on exposed surface						
		Material of skirting		Timber veneer finished skirting						
c	Living and Dining Room	Type of floor finishes		Engineered wood flooring on exposed surface	Tiles on exposed surface			Engineered wood flooring on exposed surface	Tiles on exposed surface	
		Material of skirting		Timber veneer finished skirting						
	Internal Floor			Unit A	Unit B	Unit C		Unit A		
	Master Bedroom/ Bedroom	Type of floor finishes	43/F and 45/F	Engineered wood flooring on exposed surface				Not Applicable		
		Material of skirting		Timber veneer finished skirting						
	Living Room/ Dining Room	Type of floor finishes		Engineered wood flooring on exposed surface	Tiles on exposed surface					
		Material of skirting		Timber veneer finished skirting						
	Master Bedroom/ Bedroom	Type of floor finishes	43/F and 45/F (Duplex)	Not Applicable				Engineered wood flooring on exposed surface		
		Material of skirting						Timber veneer finished skirting		
	Living Room/ Dining Room	Type of floor finishes						Engineered wood flooring on exposed surface		
		Material of skirting						Timber veneer finished skirting		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料

細項				描述						
				第1(1A)座				第1(1B)座		
	地板			A單位	B單位	C單位	D單位	A單位	B單位	C單位
	主人睡房 / 睡房	地板的裝修物料的類型	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	外露部分以複合木地板鋪砌						
		牆腳線的裝修物料的用料		木皮飾面木腳線						
	客廳/飯廳	地板的裝修物料的類型		外露部分以複合木地板鋪砌	外露部分以磚鋪砌			外露部分以複合木地板鋪砌	外露部分以磚鋪砌	
		牆腳線的裝修物料的用料		木皮飾面木腳線						
	地板			A單位	B單位	C單位	D單位	A單位	B單位	
	主人睡房 / 睡房	地板的裝修物料的類型	42樓	外露部分以複合木地板鋪砌						
		牆腳線的裝修物料的用料		木皮飾面木腳線						
c	客廳/飯廳	地板的裝修物料的類型		外露部分以複合木地板鋪砌	外露部分以磚鋪砌			外露部分以複合木地板鋪砌	外露部分以磚鋪砌	
		牆腳線的裝修物料的用料		木皮飾面木腳線						
	地板			A單位	B單位	C單位		A單位		
	主人睡房 / 睡房	地板的裝修物料的類型	43樓及45樓	外露部分以複合木地板鋪砌				不適用		
		牆腳線的裝修物料的用料		木皮飾面木腳線						
	客廳/飯廳	地板的裝修物料的類型		外露部分以複合木地板鋪砌	外露部分以磚鋪砌					
		牆腳線的裝修物料的用料		木皮飾面木腳線						
	主人睡房 / 睡房	地板的裝修物料的類型	43樓及45樓（複式）	不適用				外露部分以複合木地板鋪砌		
		牆腳線的裝修物料的用料						木皮飾面木腳線		
	客廳/飯廳	地板的裝修物料的類型						外露部分以複合木地板鋪砌		
		牆腳線的裝修物料的用料						木皮飾面木腳線		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES										
Item			Description							
				Tower 1(1A)				Tower 1(1B)		
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
d	Master Bathroom	Type of wall finishes	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Natural stone on exposed surface	Tiles and natural stone on exposed surface			Natural stone on exposed surface	Tiles and natural stone on exposed surface	
		Type of floor finishes			Tiles on exposed surface				Tiles on exposed surface	
		Type of ceiling finishes		False ceiling finished with emulsion paint						
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level						
	Bathroom 1	Type of wall finishes		Natural stone on exposed surface	Not Applicable			Natural stone on exposed surface	Not Applicable	
		Type of floor finishes								
		Type of ceiling finishes		False ceiling finished with emulsion paint				False ceiling finished with emulsion paint		
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level				Exposed finishes run up to false ceiling level		
	Bathroom / Bathroom 2	Type of wall finishes		Natural stone on exposed surface	Tiles and natural stone on exposed surface			Natural stone on exposed surface	Tiles and natural stone on exposed surface	
		Type of floor finishes			Tiles on exposed surface				Tiles on exposed surface	
		Type of ceiling finishes		False ceiling finished with emulsion paint						
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料											
細項			描述								
				第1(1A)座				第1(1B)座		
	浴室			A單位	B單位	C單位	D單位	A單位	B單位	C單位
d	主人浴室	牆壁的裝修物料的類型	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌			外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌	
		地板的裝修物料的類型			外露部分以磚鋪砌				外露部分以磚鋪砌	
		天花板的裝修物料的類型		假天花髹上乳膠漆						
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花						
	浴室1	牆壁的裝修物料的類型		外露部分以天然石鋪砌	不適用			外露部分以天然石鋪砌	不適用	
		地板的裝修物料的類型								
		天花板的裝修物料的類型		假天花髹上乳膠漆				假天花髹上乳膠漆		
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花				外露部分的裝修物料鋪至假天花		
	浴室 / 浴室2	牆壁的裝修物料的類型		外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌			外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌	
		地板的裝修物料的類型			外露部分以磚鋪砌				外露部分以磚鋪砌	
		天花板的裝修物料的類型		假天花髹上乳膠漆						
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花						

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES									
Item			Description						
				Tower 1(1A)				Tower 1(1B)	
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
d	Master Bathroom	Type of wall finishes	42/F	Natural stone on exposed surface	Tiles and natural stone on exposed surface			Natural stone on exposed surface	Tiles and natural stone on exposed surface
		Type of floor finishes			Tiles on exposed surface				Tiles on exposed surface
		Type of ceiling finishes		False ceiling finished with emulsion paint					
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level					
	Bathroom 1	Type of wall finishes		Natural stone on exposed surface	Not Applicable			Natural stone on exposed surface	Not Applicable
		Type of floor finishes							
		Type of ceiling finishes		False ceiling finished with emulsion paint				False ceiling finished with emulsion paint	
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level				Exposed finishes run up to false ceiling level	
	Bathroom / Bathroom 2	Type of wall finishes		Natural stone on exposed surface	Tiles and natural stone on exposed surface			Natural stone on exposed surface	Tiles and natural stone on exposed surface
		Type of floor finishes			Tiles on exposed surface				Tiles on exposed surface
		Type of ceiling finishes		False ceiling finished with emulsion paint					
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

2. 室內裝修物料									
細項			描述						
			第1(1A)座				第1(1B)座		
	浴室			A單位	B單位	C單位	D單位	A單位	B單位
d	主人浴室	牆壁的裝修物料的類型	42樓	外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌			外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌
		地板的裝修物料的類型			外露部分以磚鋪砌				外露部分以磚鋪砌
		天花板的裝修物料的類型		假天花髹上乳膠漆					
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花					
	浴室1	牆壁的裝修物料的類型		外露部分以天然石鋪砌	不適用			外露部分以天然石鋪砌	不適用
		地板的裝修物料的類型							
		天花板的裝修物料的類型		假天花髹上乳膠漆				假天花髹上乳膠漆	
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花				外露部分的裝修物料鋪至假天花	
	浴室 / 浴室2	牆壁的裝修物料的類型		外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌			外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌
		地板的裝修物料的類型			外露部分以磚鋪砌				外露部分以磚鋪砌
		天花板的裝修物料的類型		假天花髹上乳膠漆					
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花					

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES							
Item			Description				
			Tower 1(1A)			Tower 1(1B)
	Bathroom		Unit A	Unit B	Unit C	Unit A
d	Master Bathroom	Type of wall finishes	43/F and 45/F	Natural stone on exposed surface	Tiles and natural stone on exposed surface		Not Applicable
		Type of floor finishes			Tiles on exposed surface		
		Type of ceiling finishes		False ceiling finished with emulsion paint			
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level			
	Bathroom 1	Type of wall finishes		Natural stone on exposed surface	Tiles and natural stone on exposed surface		
		Type of floor finishes			Tiles on exposed surface		
		Type of ceiling finishes		False ceiling finished with emulsion paint			
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level			
	Bathroom / Bathroom 2	Type of wall finishes		Natural stone on exposed surface	Tiles and natural stone on exposed surface		
		Type of floor finishes			Tiles on exposed surface		
		Type of ceiling finishes		False ceiling finished with emulsion paint			
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level			
	Master Bathroom	Type of wall finishes	43/F and 45/F (Duplex)	Not Applicable			Natural stone on exposed surface
		Type of floor finishes					
		Type of ceiling finishes					False ceiling finished with emulsion paint
		Whether the wall finishes run up to the ceiling					Exposed finishes run up to false ceiling level
	Bathroom 1 / Bathroom 2	Type of wall finishes					Natural stone on exposed surface
		Type of floor finishes					
		Type of ceiling finishes					False ceiling finished with emulsion paint
		Whether the wall finishes run up to the ceiling					Exposed finishes run up to false ceiling level

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

2. 室內裝修物料							
細項			描述				
			第1(1A)座			第1(1B)座
	浴室		A單位	B單位	C單位	A單位
d	主人浴室	牆壁的裝修物料的類型	43樓及45樓	外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌		不適用
		地板的裝修物料的類型			外露部分以磚鋪砌		
		天花板的裝修物料的類型		假天花髹上乳膠漆			
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花			
	浴室1	牆壁的裝修物料的類型		外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌		
		地板的裝修物料的類型			外露部分以磚鋪砌		
		天花板的裝修物料的類型		假天花髹上乳膠漆			
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花			
	浴室 / 浴室2	牆壁的裝修物料的類型		外露部分以天然石鋪砌	外露部分以磚及天然石鋪砌		
		地板的裝修物料的類型			外露部分以磚鋪砌		
		天花板的裝修物料的類型		假天花髹上乳膠漆			
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花			
	主人浴室	牆壁的裝修物料的類型	43樓及45樓（複式）	不適用			外露部分以天然石鋪砌
		地板的裝修物料的類型					
		天花板的裝修物料的類型					假天花髹上乳膠漆
		牆壁的裝修物料是否鋪至天花板					外露部分的裝修物料鋪至假天花
	浴室1 / 浴室2	牆壁的裝修物料的類型					外露部分以天然石鋪砌
		地板的裝修物料的類型					
		天花板的裝修物料的類型					假天花髹上乳膠漆
		牆壁的裝修物料是否鋪至天花板					外露部分的裝修物料鋪至假天花

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES										
Item			Description							
				Tower 1(1A)				Tower 1(1B)		
	Kitchen			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
e	Open Kitchen/ Kitchen	Type of wall finishes	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet			Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	
		Type of floor finishes		Natural stone on exposed surface and tiles for areas under kichen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet			Natural stone on exposed surface and tiles for areas under kichen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet	
		Type of ceiling finishes		False ceiling finished with emulsion paint						
		Type of cooking bench finishes		Reconstituted stone						
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料											
細項				描述							
				第1(1A)座				第1(1B)座			
	廚房			A單位	B單位	C單位	D單位	A單位	B單位	C單位	
e	廚房 / 開放式廚房	牆壁的裝修物料的類型	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪	外露部分以磚鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪			外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪	外露部分以磚鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪		
		地板的裝修物料的類型		外露部分以天然石鋪砌，廚櫃底以磚鋪砌	外露部分以磚鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪			外露部分以天然石鋪砌，廚櫃底以磚鋪砌	外露部分以磚鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪		
		天花板的裝修物料的類型		假天花髹上乳膠漆							
		灶台的裝修物料的類型		人造石							
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花							

備註：
第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES									
Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Kitchen			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
e	Open Kitchen/ Kitchen	Type of wall finishes	42/F	Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet			Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet
		Type of floor finishes		Natural stone on exposed surface and tiles for areas under kichen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet			Natural stone on exposed surface and tiles for areas under kichen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet
		Type of ceiling finishes		False ceiling finished with emulsion paint					
		Type of cooking bench finishes		Reconstituted stone					
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料									
細項				描述					
				第1(1A)座				第1(1B)座	
	廚房			A單位	B單位	C單位	D單位	A單位	B單位
e	廚房 / 開放式廚房	牆壁的裝修物料的類型	42樓	外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪	外露部分以磚鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪			外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪	外露部分以磚鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪
		地板的裝修物料的類型		外露部分以天然石鋪砌，廚櫃底以磚鋪砌	外露部分以磚鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪			外露部分以天然石鋪砌，廚櫃底以磚鋪砌	外露部分以磚鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪
		天花板的裝修物料的類型		假天花髹上乳膠漆					
		灶台的裝修物料的類型		人造石					
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花					

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES							
Item				Description			
				Tower 1(1A)			Tower 1(1B)
	Kitchen			Unit A	Unit B	Unit C	Unit A
e	Open Kitchen/ Kitchen	Type of wall finishes	43/F and 45/F	Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet		Not Applicable
		Type of floor finishes		Natural stone on exposed surface and tiles for areas under kichen cabinet	Tiles on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet		
		Type of ceiling finishes		False ceiling finished with emulsion paint			
		Type of cooking bench finishes		Reconstituted stone			
		Whether the wall finishes run up to the ceiling		Exposed finishes run up to false ceiling level			
	Open Kitchen/ Kitchen	Type of wall finishes	43/F and 45/F (Duplex)	Not Applicable			Natural stone on exposed surface, tiles and cement sand plastering for areas behind kitchen cabinet
		Type of floor finishes					Natural stone on exposed surface, tiles and cement sand plastering for areas under kitchen cabinet
		Type of ceiling finishes					False ceiling finished with emulsion paint
		Type of cooking bench finishes					Reconstituted stone
		Whether the wall finishes run up to the ceiling					Exposed finishes run up to false ceiling level

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. 室內裝修物料							
細項				描述			
				第1(1A)座			第1(1B)座
	廚房			A單位	B單位	C單位	A單位
e	廚房 / 開放式廚房	牆壁的裝修物料的類型	43樓及45樓	外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪	外露部分以磚鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪		不適用
		地板的裝修物料的類型		外露部分以天然石鋪砌，廚櫃底以磚鋪	外露部分以磚鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪		
		天花板的裝修物料的類型		假天花髹上乳膠漆			
		灶台的裝修物料的類型		人造石			
		牆壁的裝修物料是否鋪至天花板		外露部分的裝修物料鋪至假天花			
	廚房 / 開放式廚房	牆壁的裝修物料的類型	43樓及45樓(複式)	不適用			外露部分以天然石鋪砌，廚櫃後牆身以磚鋪砌及以英泥沙批盪
		地板的裝修物料的類型					外露部分以天然石鋪砌，廚櫃底以磚鋪砌及以英泥沙批盪
		天花板的裝修物料的類型					假天花髹上乳膠漆
		灶台的裝修物料的類型					人造石
		牆壁的裝修物料是否鋪至天花板					外露部分的裝修物料鋪至假天花

備註：
第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
a	Entrance Door	Material	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Solid core fire-rated timber door				Not Applicable	Solid core fire-rated timber door	
		Finishes		Timber veneer					Timber veneer	
		Accessories		Concealed door closer, digital lockset, eye viewer, door stopper, smoke seal and concealed hinges					Concealed door closer , digital lockset, eye viewer, door stopper, smoke seal and concealed hinges	
	Entrance Door (Double Door)	Material		Solid core fire-rated timber door	Not Applicable			Solid core fire-rated timber door	Not Applicable	
		Finishes		Timber veneer				Timber veneer		
		Accessories		Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper, smoke seal and concealed hinges				Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper and concealed hinges		
	Master Bedroom/ Bedroom Door	Material		Hollow core timber door						
		Finishes		Timber veneer						
		Accessories		Door handle, lockset, door stopper and door hinges						
	Kitchen Door	Material		Solid core fire-rated timber door with fire-rated glass vision panel	Not Applicable			Solid core fire-rated timber door with fire-rated glass vision panel	Not Applicable	
		Finishes		Timber veneer				Timber veneer		
		Accessories		Door handle, concealed door closer, door hinges and smoke seal				Door handle, concealed door closer, door hinges and smoke seal		
	Master Bathroom Door	Material		Hollow core timber door						
		Finishes		Timber veneer						
		Accessories		Recessed handle, lockset, sliding track and louvre	Door handle, lockset, louvre, door hinges and limiter					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項			描述							
				第1(1A)座				第1(1B)座		
	門			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
a	入口大門	用料	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	實心防火木門				不適用	實心防火木門	
		裝修物料		木皮飾面					木皮飾面	
		配件		隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸					隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸	
	入口大門(子母門)	用料		實心防火木門	不適用			實心防火木門	不適用	
		裝修物料		木皮飾面				木皮飾面		
		配件		隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸				隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸		
	主人睡房 / 睡房門	用料		空心木門						
		裝修物料		木皮飾面						
		配件		門柄、門鎖、門擋及門鉸						
	廚房門	用料		實心防火木門配防火玻璃視窗	不適用			實心防火木門配防火玻璃視窗	不適用	
		裝修物料		木皮飾面				木皮飾面		
		配件		門柄、隱藏式氣鼓、門鉸及防煙條				門柄、隱藏式氣鼓、門鉸及防煙條		
	主人浴室門	用料		空心木門						
		裝修物料		木皮飾面飾面						
		配件		嵌入式門柄、門鎖、滑軌及百葉	門柄、門鎖、百葉、門鉸及限位器					

備註：
第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
a	Bathroom Door	Material	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Hollow core timber door						
		Finishes		Timber veneer						
		Accessories		Door handle, lockset, louvre, door hinges and limiter						
	Utility Room Door	Material		Solid core fire-rated timber door	Hollow core timber door	Not Applicable		Solid core fire-rated timber door	Hollow core timber door	Not Applicable
		Finishes		Timber veneer				Timber veneer		
		Accessories		Door handle, lockset, door stopper, door hinges and concealed door closer	Lockset and sliding track			Door handle, lockset, door stopper, door hinges and concealed door closer	Lockset and sliding track	
	Entrance Door (Sliding door) (Applicable to Unit A on 3/F of Tower 1(1B) only)	Material		Not Applicable				Hollow core timber door	Not Applicable	
		Finishes						Timber veneer		
		Accessories						Concealed door handle and sliding track		
	Utility Room Toilet Door	Material		Aluminium framed folding door		Not Applicable		Aluminium framed folding door		Not Applicable
		Finishes		Tempered sandblasted glass				Tempered sandblasted glass		
		Accessories		Louvre, door handle, lockset, door hinges and sliding track				Louvre, door handle, lockset, door hinges and sliding track		
	Balcony Door (Not applicable to 3/F)	Material		Aluminium framed sliding door						
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating						
		Accessories		Door handle, lockset, door stopper and sliding track						
	Utility Platform Door (Not applicable to 3/F)	Material		Aluminium framed swing door						
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating						
		Accessories		Door handle, lockset and door hinges						
	Flat Roof Door to Living Room/ Dining Room (Applicable to 3/F only)	Material		Aluminium framed sliding door						
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating						
		Accessories		Door handle, lockset, door stopper and sliding track						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項			描述							
				第1(1A)座				第1(1B)座		
	門			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
a	浴室門	用料	3樓、 5樓至13樓、 15樓至23樓、 25樓至33樓、 35樓至41樓	空心木門						
		裝修物料		木皮飾面						
		配件		門柄、門鎖、百葉、門鉸及限位器						
	多用途房門	用料		實心防火木門	空心木門	不適用		實心防火木門	空心木門	不適用
		裝修物料		木皮飾面				木皮飾面		
		配件		門柄、門鎖、門擋、門鉸及隱藏式氣鼓	門鎖及滑軌			門柄、門鎖、門擋、門鉸及隱藏式氣鼓	門鎖及滑軌	
	入口大門（趟門） (只適用於第1(1B)座3樓A單位)	用料		不適用				空心木門	不適用	
		裝修物料						木皮飾面		
		配件						隱藏式門柄及滑軌		
	多用途房廁所門	用料		鋁框摺門		不適用		鋁框摺門		不適用
		裝修物料		強化磨砂玻璃				強化磨砂玻璃		
		配件		百葉、門柄、門鎖、門鉸及滑軌				百葉、門柄、門鎖、門鉸及滑軌		
	露台門 （不適用於3樓）	用料		鋁框趟門						
		裝修物料		雙層中空玻璃配低輻射鍍膜						
		配件		門柄、門鎖、門擋及滑軌						
	工作平台門 （不適用於3樓）	用料		鋁框掩門						
		裝修物料		雙層中空玻璃配低輻射鍍膜						
		配件		門柄、門鎖及門鉸						
	平台門往 客廳/飯廳 （只適用於3樓）	用料		鋁框趟門						
		裝修物料		雙層中空玻璃配低輻射鍍膜						
		配件		門柄、門鎖、門擋及滑軌						

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
a	Flat Roof Door to Master Bedroom (Applicable to 3/F only)	Material	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Aluminium framed swing door						
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating						
		Accessories		Door handle, lockset and door hinges						
	Flat Roof Door to Foyer (Applicable to 3/F only)	Material		Aluminium framed sliding door	Not Applicable					
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating						
		Accessories		Door handle, lockset, door stopper and sliding track						
	Flat Roof Door to Living Room/ Dining Room (Applicable to 3/F)	Material		Not Applicable				Aluminium framed swing door	Not Applicable	
		Finishes						Insulated Glass Unit (IGU) glass with low emissivity coating		
		Accessories						Door handle, lockset and door hinges		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置										
細項			描述							
a				第1(1A)座				第1(1B)座		
	門			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
	平台門往主人睡房（只適用於3樓）	用料	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	鋁框掩門						
		裝修物料		雙層中空玻璃配低輻射鍍膜						
		配件		門柄、門鎖及門鉸						
	平台門往門廳（只適用於3樓）	用料		鋁框趟門	不適用					
		裝修物料		雙層中空玻璃配低輻射鍍膜						
		配件		門柄、門鎖、門擋及滑軌						
	平台門往客廳/飯廳（只適用於3樓）	用料		不適用				鋁框掩門	不適用	
		裝修物料						雙層中空玻璃配低輻射鍍膜		
		配件						門柄、門鎖及門鉸		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
a	Entrance Door	Material	42/F	Solid core fire-rated timber door				Not Applicable	Solid core fire-rated timber door
		Finishes		Timber veneer					Timber veneer
		Accessories		Concealed door closer, digital lockset, eye viewer, door stopper, smoke seal and concealed hinges					Concealed door closer , digital lockset, eye viewer, door stopper, smoke seal and concealed hinges
	Entrance Door (Double Door)	Material		Solid core fire-rated timber door	Not Applicable			Solid core fire-rated timber door	Not Applicable
		Finishes		Timber veneer				Timber veneer	
		Accessories		Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper, smoke seal and concealed hinges				Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper, smoke seal and concealed hinges	
	Master Bedroom/ Bedroom Door	Material		Hollow core timber door					
		Finishes		Timber veneer					
		Accessories		Door handle, lockset, door hinges and door stopper					
	Kitchen Door	Material		Solid core fire-rated timber door with fire-rated glass vision panel	Not Applicable			Solid core fire-rated timber door with fire-rated glass vision panel	Not Applicable
		Finishes		Timber veneer				Timber veneer	
		Accessories		Door handle, concealed door closer, door hinges and smoke seal				Door handle, concealed door closer, door hinges and smoke seal	
	Master Bathroom Door	Material		Hollow core timber door					
		Finishes		Timber veneer					
		Accessories		Recessed handle, lockset, sliding track and louvre	Door handle, lockset, louvre and door hinges				

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置									
細項			描述						
				第1(1A)座				第1(1B)座	
	門			A單位	B單位	C單位	D 單位	A單位	B單位
a	入口大門	用料	42樓	實心防火木門				不適用	實心防火木門
		裝修物料		木皮飾面					木皮飾面
		配件		隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸					隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸
	入口大門（子母門）	用料		實心防火木門	不適用			實心防火木門	不適用
		裝修物料		木皮飾面				木皮飾面	
		配件		隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸				隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸	
	主人睡房 / 睡房門	用料		空心木門					
		裝修物料		木皮飾面					
		配件		門柄、門鎖、門鉸及門擋					
	廚房門	用料		實心防火木門配防火玻璃視窗	不適用			實心防火木門配防火玻璃視窗	不適用
		裝修物料		木皮飾面				木皮飾面	
		配件		門柄、隱藏式氣鼓、門鉸及防煙條				門柄、隱藏式氣鼓、門鉸及防煙條	
	主人浴室門	用料		空心木門					
		裝修物料		木皮飾面					
		配件		隱藏式門柄、門鎖、滑軌及百葉	門柄、門鎖、百葉及門鉸				

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
a	Bathroom Door	Material	42/F	Hollow core timber door					
		Finishes		Timber veneer					
		Accessories		Door handle, lockset, louvre, door hinges and limiter					
	Utility Room Door	Material		Solid core fire-rated timber door	Hollow core timber door	Not Applicable		Solid core fire-rated timber door	Hollow core timber door
		Finishes		Timber veneer				Timber veneer	
		Accessories		Door handle, lockset, door stopper, door hinges and concealed door closer	Recessed door handle, lockset and sliding track			Door handle, lockset, door hinges and concealed door closer	Door handle, lockset, door stopper and door hinges
	Powder Room Door	Material		Not Applicable				Hollow core timber door	Not Applicable
		Finishes						Timber veneer	
		Accessories						Door handle, lockset, door hinges and limiter	
	Utility Room Toilet Door	Material		Aluminium framed folding door		Not Applicable		Aluminium framed folding door	Not Applicable
		Finishes		Tempered sandblasted glass				Tempered sandblasted glass	
		Accessories		Louvre, door handle, lockset, door hinges and sliding track				Louvre, door handle, lockset, door hinges and sliding track	
	Balcony Door	Material		Aluminium framed sliding door					
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating					
		Accessories		Door handle, lockset, door stopper and sliding track					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置									
細項			描述						
				第1(1A)座				第1(1B)座	
	門			A單位	B單位	C單位	D 單位	A單位	B單位
a	浴室門	用料	42樓	空心木門					
		裝修物料		木皮飾面					
		配件		門柄、門鎖、百葉、門鉸及限位器					
	多用途房門	用料		實心防火木門	空心木門	不適用		實心防火木門	空心木門
		裝修物料		木皮飾面				木皮飾面	
		配件		門柄、門鎖、門擋、門鉸及隱藏式氣鼓	隱藏式門柄、門鎖及滑軌			門柄、門鎖、門鉸及隱藏式氣鼓	門柄、門鎖、門擋及門鉸
	化妝間門	用料		不適用				空心木門	不適用
		裝修物料						木皮飾面	
		配件						門柄、門鎖、門鉸及限位器	
	多用途房廁所門	用料		鋁框摺門		不適用		鋁框摺門	不適用
		裝修物料		強化磨砂玻璃				強化磨砂玻璃	
		配件		百葉、門柄、門鎖、門鉸及滑軌				百葉、門柄、門鎖、門鉸及滑軌	
	露台門	用料		鋁框趟門					
		裝修物料		雙層中空玻璃配低輻射鍍膜					
		配件		門柄、門鎖、門擋及滑軌					

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS									
Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Doors			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
a	Utility Platform Door	Material	42/F	Aluminium framed swing door					Not Applicable
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating					
		Accessories		Door handle, lockset and door hinges					
	Roof Door to Internal Staircase	Material		Not Applicable				Aluminium framed swing door	Not Applicable
		Finishes						Insulated Glass Unit (IGU) glass with low emissivity coating	
		Accessories						Door handle, lockset and door hinges	

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置									
細項			描述						
				第1(1A)座				第1(1B)座	
	門			A單位	B單位	C單位	D 單位	A單位	B單位
a	工作平台門	用料	42樓	鋁框掩門					不適用
		裝修物料		雙層中空玻璃配低輻射鍍膜					
		配件		門柄、門鎖及門鉸					
	天台門往室內樓梯	用料		不適用				鋁框掩門	不適用
		裝修物料						雙層中空玻璃配 低輻射鍍膜	
		配件						門柄、門鎖及門鉸	

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS						
Item				Description		
				Tower 1(1A)		
	Doors			Unit A	Unit B	Unit C
a	Entrance Door	Material	43/F and 45/F	Solid core fire-rated timber door		
		Finishes		Timber veneer		
		Accessories		Concealed door closer, digital lockset, eye viewer, door stopper, smoke seal and concealed hinges		
	Entrance Door (Double Door)	Material		Solid core fire-rated timber door	Not Applicable	
		Finishes		Timber veneer		
		Accessories		Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper, smoke seal and concealed hinges		
	Master Bedroom/ Bedroom Door	Material		Hollow core timber door		
		Finishes		Timber veneer		
		Accessories		Door handle, lockset, door stopper and door hinges		
	Kitchen Door	Material		Solid core fire-rated timber door with fire-rated glass vision panel	Not Applicable	
		Finishes		Timber veneer		
		Accessories		Door handle, concealed door closer, door hinges and smoke seal		
	Master Bathroom Door	Material		Hollow core timber door		
		Finishes		Timber veneer		
		Accessories		Recessed handle, lockset, sliding track and louvre	Door handle, lockset, louvre, door hinges and limiter	
	Bathroom Door	Material		Hollow core timber door		
		Finishes		Timber veneer		
		Accessories		Door handle, lockset, louvre, door hinges and limiter		
	Utility Room Door	Material		Solid core fire-rated timber door	Hollow core timber door	
		Finishes		Timber veneer		
		Accessories		Door handle, lockset, door stopper, door hinges and concealed door closer	Locket and sliding track	Door handle, lockset, door stopper and door hinges

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置						
細項			描述			
			第1(1A) 座			
門			A單位	B單位	C單位	
a	入口大門	用料	43樓及45樓	實心防火木門		
		裝修物料		木皮飾面		
		配件		隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸		
	入口大門（子母門）	用料		實心防火木門	不適用	
		裝修物料		木皮飾面		
		配件		隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸		
	主人睡房 / 睡房門	用料		空心木門		
		裝修物料		木皮飾面		
		配件		門柄、門鎖、門擋及門鉸		
	廚房門	用料		實心防火木門配防火玻璃視窗	不適用	
		裝修物料		木皮飾面		
		配件		門柄、隱藏式氣鼓、門鉸及防煙條		
	主人浴室門	用料		空心木門		
		裝修物料		木皮飾面		
		配件		隱藏式門柄、門鎖、滑軌及百葉	門柄、門鎖、百葉、門鉸及限位器	
	浴室門	用料		空心木門		
		裝修物料		木皮飾面		
		配件		門柄、門鎖、百葉、門鉸及限位器		
	多用途房門	用料		實心防火木門	空心木門	
		裝修物料		木皮飾面		
		配件		門柄、門鎖、門擋、門鉸及隱藏式氣鼓	門鎖及滑軌	門柄、門鎖、門擋及門鉸

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS						
Item				Description		
				Tower 1(1A)		
	Doors			Unit A	Unit B	Unit C
a	Utility Room Toilet Door	Material	43/F and 45/F	Aluminium framed folding door		
		Finishes		Tempered sandblasted glass		
		Accessories		Louvre, door handle, lockset, door hinges and sliding track		
	Balcony Door	Material		Aluminium framed sliding door		
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating		
		Accessories		Door handle, lockset, door stopper and sliding track		
	Utility Platform Door	Material		Aluminium framed swing door		
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating		
		Accessories		Door handle, lockset and door hinges		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置						
細項				描述		
				第1(1A)座		
	門			A單位	B單位	C單位
a	多用途房廁所門	用料	43樓及45樓	鋁框摺門		
		裝修物料		強化磨砂玻璃		
		配件		百葉、門柄、門鎖、門鉸及滑軌		
	露台門	用料		鋁框趟門		
		裝修物料		雙層中空玻璃配低輻射鍍膜		
		配件		門柄、門鎖、門擋及滑軌		
	工作平台門	用料		鋁框掩門		
		裝修物料		雙層中空玻璃配低輻射鍍膜		
		配件		門柄、門鎖及門鉸		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS				
Item				Description
				Tower 1(1B)
	Doors			Unit A
a	Entrance Door at 43/F, Back Doors at 43/F and 45/F	Material	43/F and 45/F (Duplex)	Solid core fire-rated timber door
		Finishes		Timber veneer
		Accessories		Concealed door closer, digital lockset, eye viewer, door stopper, smoke seal and concealed hinges
	Entrance Door (Double Door)	Material		Solid core fire-rated timber door
		Finishes		Timber veneer
		Accessories		Concealed door closer, digital lockset, eye viewer, flush bolt, door stopper, smoke seal and concealed hinges
	Master Bedroom/ Bedroom Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Door handle, lockset, door stopper and door hinges
	Kitchen Door	Material		Solid core fire-rated timber door with fire-rated glass vision panel
		Finishes		Timber veneer
		Accessories		Door handle, concealed door closer, door hinges and smoke seal
	Master Bathroom Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Door handle, lockset, louvre, door hinges and limiter
	Bathroom Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Door handle, lockset, louvre, door hinges and limiter
	Utility Room Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Door handle, lockset, door stopper and door hinges
	Powder Room Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Door handle, lockset, louvre, door hinges and limiter
	Walk-in Closet Door	Material		Hollow core timber door
		Finishes		Timber veneer
		Accessories		Recessed door handle and sliding track

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置				
細項				描述
				第1(1B)座
	門			A單位
a	43樓入口大門、43樓及45樓後門	用料	43樓及45樓（複式）	實心防火木門
		裝修物料		木皮飾面
		配件		隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸
	入口大門（子母門）	用料		實心防火木門
		裝修物料		木皮飾面
		配件		隱藏式氣鼓、電子門鎖、防盜眼、頂底門、門擋、防煙條及隱藏式門鉸
	主人睡房 / 睡房門	用料		空心木門
		裝修物料		木皮飾面
		配件		門柄、門鎖、門擋及門鉸
	廚房門	用料		實心防火木門配防火玻璃視窗
		裝修物料		木皮飾面
		配件		門柄、隱藏式氣鼓、門鉸及防煙條
	主人浴室門	用料		空心木門
		裝修物料		木皮飾面
		配件		門柄、門鎖、百葉、門鉸及限位器
	浴室門	用料		空心木門
		裝修物料		木皮飾面
		配件		門柄、門鎖、百葉、門鉸及限位器
	多用途房門	用料		空心木門
		裝修物料		木皮飾面
		配件		門柄、門鎖、門擋及門鉸
	化妝間門	用料		空心木門
		裝修物料		木皮飾面
		配件		門柄、門鎖、百葉、門鉸及限位器
	衣帽間門	用料		空心木門
		裝修物料		木皮飾面
		配件		隱藏式門柄及滑軌

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS				
Item				Description
				Tower 1(1B)
	Doors			Unit A
a	Flat Roof Door to Living Room	Material	43/F and 45/F (Duplex)	Aluminium framed swing door
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating
		Accessories		Door handle, lockset and door hinges
	Utility Room Toilet Door	Material		Aluminium framed folding door
		Finishes		Tempered sandblasted glass
		Accessories		Louvre, door handle, lockset, door hinges and sliding track
	Balcony Door	Material		Aluminium framed sliding door
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating
		Accessories		Door handle, lockset, door stopper and sliding track
	Utility Platform Door	Material		Aluminium framed swing door
		Finishes		Insulated Glass Unit (IGU) glass with low emissivity coating
		Accessories		Door handle, lockset and door hinges

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置				
細項				描述
				第1(1B)座
	門			A單位
a	平台門往客廳	用料	43樓及45樓（複式）	鋁框掩門
		裝修物料		雙層中空玻璃配低輻射鍍膜
		配件		門柄、門鎖及門鉸
	多用途房廁所門	用料		鋁框摺門
		裝修物料		強化磨砂玻璃
		配件		百葉、門柄、門鎖、門鉸及滑軌
	露台門	用料		鋁框趟門
		裝修物料		雙層中空玻璃配低輻射鍍膜
		配件		門柄、門鎖、門擋及滑軌
	工作平台門	用料		鋁框掩門
		裝修物料		雙層中空玻璃配低輻射鍍膜
		配件		門柄、門鎖及門鉸

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
b	Master Bathroom	Type of fittings and equipment		Material of fittings and equipment						
		Mirror cabinet	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes						
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes						
		Wash basin		Vitreous china						
		Water closet		Vitreous china						
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel			Matt black coated metal	PVD coated brushed nickel	
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal			Matt black coated metal	Matt black lacquer metal	
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply						
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal	Bathtub: enamelled steel Bathtub mixer: PVD coated brushed nickel			Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal		Bathtub: enamelled steel Bathtub mixer: PVD coated brushed nickel
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項		描述								
				第1(1A) 座				第1(1B) 座		
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
b	主人浴室	裝置及設備的類型		裝置及設備的用料						
		鏡櫃	3樓、 5樓至13樓、 15樓至23樓、 25樓至33樓、 35樓至41樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面						
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面						
		洗手盆		陶瓷						
		坐廁		陶瓷						
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳			霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳	
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬			霧黑噴粉塗層金屬	霧黑噴漆塗層金屬	
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉						
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬	浴缸：鋼瓷釉 浴缸水龍頭：物理氣相沉積塗層拉絲鎳			花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬		浴缸：鋼瓷釉 浴缸水龍頭：物理氣相沉積塗層拉絲鎳
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）						

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS										
Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
b	Bathroom / Bathroom 2	Type of fittings and equipment		Material of fittings and equipment						
		Mirror cabinet	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes						
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes						
		Wash basin		Vitreous china						
		Water closet		Vitreous china						
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel			Matt black coated metal	PVD coated brushed nickel	
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal			Matt black coated metal	Matt black lacquer metal	
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply						
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black metal frame			Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black metal frame	
		Size of bath tub (if applicable)		Not Applicable						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項		描述								
				第1(1A)座				第1(1B)座		
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
b	浴室 / 浴室2	裝置及設備的類型		裝置及設備的用料						
		鏡櫃	3樓、 5樓至13樓、 15樓至23樓、 25樓至33樓、 35樓至41樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面						
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面						
		洗手盆		陶瓷						
		坐廁		陶瓷						
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳			霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳	
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬			霧黑噴粉塗層金屬	霧黑噴漆塗層金屬	
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉						
		沐浴設施的類型及用料 （包括花灑或浴缸） （如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框			花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框	
		浴缸大小（如適用）		不適用						

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS										
Item		Description								
				Tower 1(1A)				Tower 1(1B)		
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
		Type of fittings and equipment		Material of fittings and equipment						
		Mirror cabinet	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes	Not Applicable					
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes						
		Wash basin		Vitreous china						
		Water closet		Vitreous china						
b	Bathroom 1	Wash basin mixer		Matt black coated metal						
		Toilet paper holder, towel rail and towel hook		Matt black coated metal						
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply						
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub: enamelled steel Bathtub mixer: Matt black coated metal						
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項		描述								
				第1(1A) 座				第1(1B) 座		
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
b	浴室1	裝置及設備的類型		裝置及設備的用料						
		鏡櫃	3樓、 5樓至13樓、 15樓至23樓、 25樓至33樓、 35樓至41樓	木製櫃配、玻璃層架、天然石層架，木皮飾面及膠板飾面	不適用					
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面						
		洗手盆		陶瓷						
		坐廁		陶瓷						
		洗手盆水龍頭		霧黑噴粉塗層金屬						
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬						
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉						
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬						
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）						

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS									
Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
b	Master Bathroom	Type of fittings and equipment		Material of fittings and equipment					
		Mirror cabinet	42/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes					
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes					
		Wash basin		Vitreous china					
		Water closet		Vitreous china					
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel			Matt black coated metal	PVD coated brushed nickel
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal			Matt black coated metal	Matt black lacquer metal
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply					
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal	Bathtub: enamelled steel Bathtub mixer: PVD coated brushed nickel			Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black metal frame
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置									
細項				描述					
				第1(1A)座				第1(1B)座	
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位
b	主人浴室	裝置及設備的類型		裝置及設備的用料					
		鏡櫃	42樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面					
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面					
		洗手盆		陶瓷					
		坐廁		陶瓷					
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳			霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬			霧黑噴粉塗層金屬	霧黑噴漆塗層金屬
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉					
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬	浴缸：鋼瓷釉 浴缸水龍頭：物理氣相沉積塗層拉絲鎳			花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）					

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS									
Item				Description					
				Tower 1(1A)				Tower 1(1B)	
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
b	Bathroom / Bathroom 2	Type of fittings and equipment		Material of fittings and equipment					
		Mirror cabinet	42/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes					
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes					
		Wash basin		Vitreous china					
		Water closet		Vitreous china					
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel			Matt black coated metal	PVD coated brushed nickel
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal			Matt black coated metal	Matt black lacquer metal
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply					
		Type and material of bathing facilities (including shower or bathtub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black frame			Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black frame
		Size of bath tub (if applicable)		Not Applicable					

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置									
細項		描述							
				第1(1A)座				第1(1B)座	
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位
b	浴室 / 浴室2	裝置及設備的類型		裝置及設備的用料					
		鏡櫃	42樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面					
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面					
		洗手盆		陶瓷					
		坐廁		陶瓷					
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳			霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬			霧黑噴粉塗層金屬	霧黑噴漆塗層金屬
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉					
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框			花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框
		浴缸大小（如適用）		不適用					

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS									
Item		Description							
				Tower 1(1A)				Tower 1(1B)	
	Bathroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B
		Type of fittings and equipment		Material of fittings and equipment					
		Mirror cabinet		Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes	Not Applicable			Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes	Not Applicable
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes				Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes	
		Wash basin		Vitreous china				Vitreous china	
		Water closet		Vitreous china				Vitreous china	
b	Bathroom 1	Wash basin mixer	42/F	Matt black coated metal				Matt black coated metal	
		Toilet paper holder, towel rail and towel hook		Matt black coated metal				Matt black coated metal	
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply				Copper water pipes with thermal insulation are provided for cold water supply and hot water supply	
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub: enamelled steel Bathtub mixer: Matt black coated metal				Bathtub: enamelled steel Bathtub mixer: Matt black coated metal	
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)				1500mm(L) x 700mm(W) x 410mm(H)	

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置									
細項		描述							
				第1(1A)座				第1(1B)座	
	浴室			A單位	B單位	C單位	D 單位	A單位	B單位
b	浴室1	裝置及設備的類型		裝置及設備的用料					
		鏡櫃	42樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面	不適用			木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面櫃	不適用
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面				木製櫃配天然石枱面、木皮飾面及膠板飾面	
		洗手盆		陶瓷				陶瓷	
		坐廁		陶瓷				陶瓷	
		洗手盆水龍頭		霧黑噴粉塗層金屬				霧黑噴粉塗層金屬	
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬				霧黑噴粉塗層金屬	
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉				冷水供應及熱水供應均採用配有隔熱外層之銅喉	
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬				浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬	
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）				1500毫米（長）x 700毫米（闊）x 410毫米（高）	

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS						
Item				Description		
				Tower 1(1A)		
	Bathroom			Unit A	Unit B	Unit C
b	Master Bathroom	Type of fittings and equipment		Material of fittings and equipment		
		Mirror cabinet	43/F and 45/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes		
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes		
		Wash basin		Vitreous china		
		Water closet		Vitreous china		
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel	
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal	
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply		
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal	Bathtub: enamelled steel Bathtub mixer: PVD coated brushed nickel	
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置						
細項				描述		
				第1(1A)座		
	浴室			A單位	B單位	C單位
b	主人浴室	裝置及設備的類型		裝置及設備的用料		
		鏡櫃	43樓及45樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面		
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面		
		洗手盆		陶瓷		
		坐廁		陶瓷		
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳	
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬	
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉		
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬	浴缸：鋼瓷釉 浴缸水龍頭：物理氣相沉積塗層拉絲鎳	
		浴缸尺寸（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS						
Item		Description				
				Tower 1(1A)		
	Bathroom			Unit A	Unit B	Unit C
b	Bathroom / Bathroom 2	Type of fittings and equipment		Material of fittings and equipment		
		Mirror cabinet	43/F and 45/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes		
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes		
		Wash basin		Vitreous china		
		Water closet		Vitreous china		
		Wash basin mixer		Matt black coated metal	PVD coated brushed nickel	
		Toilet paper holder, towel rail and towel hook		Matt black coated metal	Matt black lacquer metal	
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply		
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame	Shower set: PVD coated brushed nickel Shower cubicle: tempered glass with matt black metal frame	
		Size of bath tub (if applicable)		Not Applicable		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置						
細項				描述		
				第1(1A)座		
	浴室			A單位	B單位	C單位
b	浴室 / 浴室2	裝置及設備的類型		裝置及設備的用料		
		鏡櫃	43樓及45樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面		
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面		
		洗手盆		陶瓷		
		坐廁		陶瓷		
		洗手盆水龍頭		霧黑噴粉塗層金屬	物理氣相沉積塗層拉絲鎳	
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬	霧黑噴漆塗層金屬	
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉		
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框	花灑套裝：物理氣相沉積塗層拉絲鎳 淋浴間：強化玻璃配霧黑金屬框	
		浴缸大小（如適用）		不適用		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS						
Item		Description				
				Tower 1(1A)		
	Bathroom			Unit A	Unit B	Unit C
b	Bathroom 1	Type of fittings and equipment		Material of fittings and equipment		
		Mirror cabinet	43/F and 45/F	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes	Not Applicable	
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes		
		Wash basin		Vitreous china		
		Water closet		Vitreous china		
		Wash basin mixer		Matt black coated metal		
		Toilet paper holder, towel rail and towel hook		Matt black coated metal		
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply		
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub: enamelled steel Bathtub mixer: Matt black coated metal		
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)		

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置						
細項		描述				
				第1(1A)座		
	浴室			A單位	B單位	C單位
b	浴室1	裝置及設備的類型		裝置及設備的用料		
		鏡櫃	43樓及45樓	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面	不適用	
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面		
		洗手盆		陶瓷		
		坐廁		陶瓷		
		洗手盆水龍頭		霧黑噴粉塗層金屬		
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬		
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉		
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬		
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）		

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS				
Item		Description		
				Tower 1(1B)
	Bathroom			Unit A
	Master Bathroom	Type of fittings and equipment		Material of fittings and equipment
		Mirror cabinet	43/F and 45/F (Duplex)	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes
		Wash basin		Natural stone
		Water closet		Vitreous china
		Wash basin mixer		Matt black coated metal
b		Toilet paper holder, towel rail and towel hook		Matt black coated metal
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal
		Size of bath tub (if applicable)		1700mm(L) x 700mm(W) x 530mm(H)

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置				
細項		描述		
				第1(1B)座
	浴室			A單位
	主人浴室	裝置及設備的類型		裝置及設備的用料
		鏡櫃	43樓及45樓（複式）	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面
		洗手盆		天然石
		坐廁		陶瓷
b		洗手盆水龍頭		霧黑噴粉塗層金屬
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬
		浴缸尺寸（如適用）		1700毫米（長）x 700毫米（闊）x 530毫米（高）

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS				
Item		Description		
				Tower 1(1B)
	Bathroom			Unit A
b	Bathroom 1	Type of fittings and equipment		Material of fittings and equipment
		Mirror cabinet	43/F and 45/F (Duplex)	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes
		Wash basin		Vitreous china
		Water closet		Vitreous china
		Wash basin mixer		Matt black coated metal
		Toilet paper holder, towel rail and towel hook		Matt black coated metal
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set: Matt black coated metal Shower cubicle: tempered glass with matt black metal frame Bathtub: enamelled steel Bathtub mixer: Matt black coated metal
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置				
細項		描述		
				第1(1B) 座
	浴室			A單位
		裝置及設備的類型		裝置及設備的用料
		鏡櫃		木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面
		洗手盆		陶瓷
		坐廁		陶瓷
b		洗手盆水龍頭		霧黑噴粉塗層金屬
	浴室1	廁紙架、毛巾架及毛巾掛鉤	43樓及45樓（複式）	霧黑噴粉塗層金屬
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		花灑套裝：霧黑噴粉塗層金屬 淋浴間：強化玻璃配霧黑金屬框 浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS				
Item		Description		
				Tower 1(1B)
	Bathroom			Unit A
b	Bathroom 2	Type of fittings and equipment		Material of fittings and equipment
		Mirror cabinet	43/F and 45/F (Duplex)	Timber cabinet with mirror, glass shelves, natural stone shelf, timber veneer and plastic laminated finishes
		Basin cabinet		Timber cabinet with natural stone counter top, timber veneer and plastic laminated finishes
		Wash basin		Vitreous china
		Water closet		Vitreous china
		Wash basin mixer		Matt black coated metal
		Toilet paper holder, towel rail and towel hook		Matt black coated metal
		Type and material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Bathtub: enamelled steel Bathtub mixer: Matt black coated metal
		Size of bath tub (if applicable)		1500mm(L) x 700mm(W) x 410mm(H)

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置				
細項		描述		
b				第1(1B) 座
	浴室			A單位
	浴室2	裝置及設備的類型		裝置及設備的用料
		鏡櫃	43樓及45樓（複式）	木製櫃配鏡、玻璃層架、天然石層架，木皮飾面及膠板飾面
		洗手盆櫃		木製櫃配天然石枱面、木皮飾面及膠板飾面
		洗手盆		陶瓷
		坐廁		陶瓷
		洗手盆水龍頭		霧黑噴粉塗層金屬
		廁紙架、毛巾架及毛巾掛鉤		霧黑噴粉塗層金屬
		供水系統的類型及用料		冷水供應及熱水供應均採用配有隔熱外層之銅喉
		沐浴設施的類型及用料（包括花灑或浴缸）（如適用）		浴缸：鋼瓷釉 浴缸水龍頭：霧黑噴粉塗層金屬
		浴缸大小（如適用）		1500毫米（長）x 700毫米（闊）x 410毫米（高）

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Kitchen			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
c	Open Kitchen / Kitchen	Material of sink unit	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Stainless steel sink with plated brass hot and cold water mixer						
		Material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply						
		Material and finishes of kitchen cabinet		Timber veneered finish in layered chipboard cabinet	Plastic laminate finish in layered chipboard cabinet			Lacquer finish and plastic laminate finish in layered chipboard cabinet		Plastic laminate finish in layered chipboard cabinet
		Type of all other fittings and equipment		Air conditioner	Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head			Air conditioner	Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head	
				Unit A	Unit B	Unit C	Unit D	Unit A		Unit B
		Material of sink unit	42/F	Stainless steel sink with plated brass hot and cold water mixer						
		Material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply						
		Material and finishes of kitchen cabinet		Timber veneered finish in layered chipboard cabinet	Plastic laminate finish in layered chipboard cabinet			Timber veneered finish in layered chipboard cabinet		Plastic laminate finish in layered chipboard cabinet
		Type of all other fittings and equipment		Air conditioner	Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head			Air conditioner		Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置										
細項			描述							
c				第1(1A) 座				第1(1B) 座		
	廚房			A單位	B單位	C單位	D 單位	A單位	B單位	C單位
	開放式廚房 / 廚房	洗滌盆的用料	3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓	不銹鋼盆及黃銅冷熱水水龍頭						
		供水系統的用料		冷水供應及熱水供應均採用配有隔熱層之銅喉						
		廚櫃的用料及裝修物料		木皮飾面複合木櫃	膠板飾面複合木櫃			焗漆面及膠板飾面複合木櫃		膠板飾面複合木櫃
		所有其他裝置及設備的類型		空調機	在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭			空調機	在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭	
				A單位	B單位	C單位	D 單位	A單位	B單位	
		洗滌盆的用料	42樓	不銹鋼盆及黃銅冷熱水水龍頭						
		供水系統的用料		冷水供應及熱水供應均採用配有隔熱層之銅喉						
		廚櫃的用料及裝修物料		木皮飾面複合木櫃	膠板飾面複合木櫃			木皮飾面複合木櫃	膠板飾面複合木櫃	
		所有其他裝置及設備的類型		空調機	在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭			空調機	在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭	

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS							
Item				Description			
				Tower 1(1A)			Tower 1(1B)
	Kitchen			Unit A	Unit B	Unit C	Unit A
c	Open Kitchen / Kitchen	Material of sink unit	43/F and 45/F	Stainless steel sink with plated brass hot and cold water mixer			Not Applicable
		Material of water supply system		Copper water pipes with thermal insulation are provided for cold water supply and hot water supply			
		Material and finishes of kitchen cabinet		Timber veneered finish in layered chipboard cabinet	Plastic laminate finish in layered chipboard cabinet		
		Type of all other fittings and equipment		Air conditioner	Fire service installations and equipment fitted in or near open kitchen, including smoke detector and sprinkler head		
		Material of sink unit	43/F and 45/F (Duplex)	Not Applicable			Stainless steel sink with plated brass hot and cold water mixer
		Material of water supply system					Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Material and finishes of kitchen cabinet					Timber veneered finish in layered chipboard cabinet
		Type of all other fittings and equipment					Air conditioner

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置							
細項		描述					
				第1(1A)座			第1(1B)座
	廚房			A單位	B單位	C單位	A單位
c	開放式廚房 / 廚房	洗滌盆的用料	43樓及45樓	不銹鋼盆及黃銅冷熱水水龍頭			不適用
		供水系統的用料		冷水供應及熱水供應均採用配有隔熱層之銅喉			
		廚櫃的用料及裝修物料		木皮飾面複合木櫃	膠板飾面複合木櫃		
		所有其他裝置及設備的類型		空調機	在開放式廚房內或附近裝有消防裝置及設備，包括煙霧探測器及消防花灑頭		
		洗滌盆的用料	43樓及45樓(複式)	不適用			不銹鋼盆及黃銅冷熱水水龍頭
		供水系統的用料					冷水供應及熱水供應均採用配有隔熱層之銅喉
		廚櫃的用料及裝修物料					木皮飾面複合木櫃
		所有其他裝置及設備的類型					空調機

備註：
第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item				Description						
				Tower 1(1A)				Tower 1(1B)		
	Bedroom			Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	Unit C
d	Bedroom	Type and material of fittings (including built-in wardrobe)	3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F	Not Applicable						
			42/F	Unit A	Unit B	Unit C	Unit D	Unit A	Unit B	
				Not Applicable				Timber veneered finish in layered chipboard cabinet	Not Applicable	
			43/F and 45/F	Unit A	Unit B	Unit C				
				Not Applicable						
			43/F and 45/F (Duplex)					Unit A		
								Timber veneered finish in layered chipboard cabinet		
e	Telephone	Location and number of connection points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"						
f	Aerials	Location and number of connection points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"						
g	Electrical installations	Electrical fittings (including safety devices)		Faceplate for all switches and power sockets are provided in units. Three-phase electricity supply with miniature circuit breaker distribution board is provided for each unit						
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed (other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials)						
		Location and number of power points and air-conditioner points		Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"						
h	Gas supply	Type, system and location		Town gas pipe are installed and connected to gas water heater and gas supply point in the following units: Unit A on 3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F at Tower 1(1A) Unit A on 3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-41/F at Tower 1(1B) Town gas pipe are installed and connected to gas supply point only in the following units: Unit A on 42/F & 43/F at Tower 1(1B) Town gas supply is not provided for remaining units						

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

<table>
<tr><th colspan="4">3. 室內裝置</th></tr>
<tr><th colspan="2">細項</th><th colspan="2">描述</th></tr>
<tr><td rowspan="10">d</td><td colspan="2"></td><td colspan="4">第1(1A)座</td><td colspan="3">第1(1B)座</td></tr>
<tr><td colspan="2">睡房</td><td>A單位</td><td>B單位</td><td>C單位</td><td>D 單位</td><td>A單位</td><td>B單位</td><td>C單位</td></tr>
<tr><td rowspan="9">睡房</td><td rowspan="9">裝置（包括嵌入式衣櫃）的類型及用料</td><td>3樓、
5樓至13樓、
15樓至23樓、
25樓至33樓、
35樓至41樓</td><td colspan="7">不適用</td></tr>
<tr><td rowspan="2">42樓</td><td>A單位</td><td>B單位</td><td>C單位</td><td>D 單位</td><td>A單位</td><td colspan="2">B單位</td></tr>
<tr><td colspan="4">不適用</td><td>木皮飾面複合木櫃</td><td colspan="2">不適用</td></tr>
<tr><td rowspan="2">43樓及45樓</td><td colspan="2">A單位</td><td colspan="2">B單位</td><td colspan="2">C單位</td><td colspan="3" rowspan="2"></td></tr>
<tr><td colspan="6">不適用</td></tr>
<tr><td rowspan="2">43樓及45樓
（複式）</td><td colspan="6" rowspan="2"></td><td colspan="3">A單位</td></tr>
<tr><td colspan="3">木皮飾面複合木櫃</td></tr>
<tr><td>e</td><td>電話</td><td>接駁點的位置及數目</td><td colspan="7">請參閱「住宅單位機電裝置數量説明表」</td></tr>
<tr><td>f</td><td>天線</td><td>接駁點的位置及數目</td><td colspan="7">請參閱「住宅單位機電裝置數量説明表」</td></tr>
<tr><td rowspan="3">g</td><td rowspan="3">電力裝置</td><td>供電附件（包括安全裝置）</td><td colspan="7">單位內提供電掣及插座之面板。每戶均附有三相電源供應並配有微型斷路器的配電箱</td></tr>
<tr><td>導管是隱藏或外露</td><td colspan="7">導管是部分隱藏及部分外露（除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏）</td></tr>
<tr><td>電插座及空調機接駁點的位置及數目</td><td colspan="7">請參閱「住宅單位機電裝置數量説明表」</td></tr>
<tr><td>h</td><td>氣體供應</td><td>類型、系統及位置</td><td colspan="7">以下單位均裝置煤氣喉管及接駁至煤氣熱水爐及煤氣供氣點：
第1(1A)座3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓A單位
第1(1B)座3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至41樓A單位
以下單位均裝置煤氣喉管及只接駁至煤氣供氣點：
第1(1B)座42樓、43樓A單位
其他單位無煤氣供應</td></tr>
</table>

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS			
Item		Description	
i	Washing Machine Connection Point	Location and design	Water points of a diameter of 22mm and drain points of a diameter 40mm are provided for washing machine. The connection points are located at kitchen and open kitchen
j	Water Supply	Material of water pipes	Copper water pipes are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed (other than those parts of the water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials)
		Whether hot water is available	Hot water supply to kitchen, bathrooms and utility room toilet

Note:
4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

3. 室內裝置			
細項		描述	
i	洗衣機接駁點	位置及設計	設有直徑22毫米的洗衣機來水接駁喉位及直徑40毫米的洗衣機去水接駁喉位。接駁點位於廚房及開放式廚房
j	供水	水管的用料	冷水供應及熱水供應均採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露（除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏）
		有否熱水供應	廚房、浴室及多用途房廁所有熱水供應

備註：
第1（1A）座及第1（1B）座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. MISCELLANEOUS		
Item	Description	
Lifts	Brand name	KONE
	Model number	Lift L1 to L5, F1: MiniSpace™ DX Lift S1: MonoSpace™ DX
	Number of lifts	7
	Floor served by the lifts	Lift L1 to L2: 2/F-45/F (omitted 4/F, 14/F, 24/F, 34/F, 44/F) Lift L3 to L4: 2/F-43/F (omitted 4/F, 14/F, 24/F, 34/F) Lift L5: 2/F-45/F (omitted 4/F, 14/F, 24/F, 34/F, 44/F) Lift F1: G/F, 1/F-45/F, Roof (omitted 4/F, 14/F, 24/F, 34/F, 44/F) Lift S1: G/F, 2/F
Letter Box	Exterior door finishes	Stainless steel
	Interior finishes	Stainless steel
Refuse Collection	Means of refuse collection	Removed by cleaners on a regular basis
	Location of refuse room	Refuse bins are provided in the common area of each residential floor ; Refuse storage and material recovery chamber is provided on G/F at Phase 1
Water meter, electricity meter and gas meter	Location	Water meter for each unit is provided in the common water meter cabinet on each residential floor Electricity meter for each unit is provided in the common electrical room on each residential floor Separate gas meter is provided at the following residential units: – Kitchen of Flat A on 3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-43/F, 45/F of Tower 1(1A) – Kitchen of Flat A on 3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-43/F of Tower 1(1B)
	Whether they are separate or communal meters for residential properties	Separate water meter, electricity meter and gas meter

5. SECURITY FACILITIES
Video door phone is provided for all residential units and connected to caretaker on 2/F. Octopus card reader and QR code for access control are provided at entrance on G/F shuttle lift lobby, and recreational areas and facility entrances. CCTV system is provided on G/F shuttle lift lobby, major passages, landscape area, recreational area and facilities, and inside lift cars and linked to management office. Vehicular in/out control system is provided at vehicular entrance and located at Phase 1.

6. APPLIANCES	
Item	Description
Appliances	For brand name and model number, please refer to the 'Appliances Schedule'

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

4. 雜項

細項	描述	
升降機	品牌名稱	通力
	產品型號	升降機L1至L5, F1：MiniSpace™ DX 升降機S1：MonoSpace™ DX
	升降機數目	7
	升降機到達的層數	升降機L1至L2：2樓至45樓（刪除4樓、14樓、24樓、34樓、44樓） 升降機L3至L4：2樓至45樓（刪除4樓、14樓、24樓、34樓） 升降機L5：2樓至45樓（刪除4樓、14樓、24樓、34樓、44樓） 升降機F1：地下、1樓至45樓、天台（刪除4樓、14樓、24樓、34樓、44樓） 升降機S1：地下、2樓
信箱	郵箱門飾面	不銹鋼
	郵箱室內飾面	不銹鋼
垃圾收集	垃圾收集的方法	由清潔工人定時移走
	垃圾房的位置	垃圾箱設於每個住宅樓層的公共地方；垃圾及物料回收房設於一期地下
水錶、電錶及氣體錶	位置	各單位水錶設於各住宅樓層之共用水錶櫃內 各單位電錶設於各住宅樓層之共用電錶房內 獨立氣體錶設於以下之住宅單位： – 第1(1A) 座A單位3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓的廚房 – 第1(1B) 座A單位3樓、5樓至13樓、15樓至23樓、25樓至33樓、35樓至43樓的廚房
	就住宅單位而言是獨立抑或公用的錶	獨立的水錶、電錶及氣體錶

5. 保安設施

所有位宅單位均設視像對講機接駁到二樓的管理處。
地下穿梭升降機大堂入口及康樂地方與設施入口均裝有八達通及二維碼作出入口管理。
地下穿梭升降機大堂、主要通道、園景區、康樂地方及設施、及升降機內均裝設閉路電視接駁到管理員辦公室。
車道入口位於1期並設有車輛出入控制系統。

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參考「設備説明表」

賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
3/F 3樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ
	Video Door Phone 視像對講機	Delta	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	-	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	–	LPK-S 125 A1	LPK-S 125 A1
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–	–	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–
Bedroom 3 睡房3	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	–	–	–	–	–	–
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
3/F 3樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	–	–	–	–	–	–
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR	–	–	–	RCS-1.0FSR	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	–	–	–	TRJW222TFQL	–	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	DHM 6	DHM 6	DHM 6	–	DHM 6	DHM 6
	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL	–	–	–	CS 7151 FL	–	–
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL	–	–	–	CS 7152 FL	–	–
	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL	–	–	–	CS 7612 FL	–	–
	4 Zones Induction Hob 四頭電磁爐	Miele	–	KM 7667 FL	KM 7667 FL	KM 7667 FL	–	KM 7667 FL	KM 7667 FL

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
3/F 3樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Kitchen / Open Kitchen 廚房 / 開放式廚房	Cookerhood 抽油煙機	Miele	DAS 2920	DAS 2620	DAS 2620	DAS 2620	DAS 2920	DAS 2620	DAS 2620
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B	–	–	–	H 2861 B	–	–
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi	–	–	–	G 7264 C SCVi	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WTD160 WCS	–	–	–	WTD160 WCS	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Siemens	–	WK14S250HK	WK14S250HK	WK14S250HK	–	WK14S250HK	WK14S250HK
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi	–	–	–	KF 2801 Vi	–	–
	Fully Integrated Refrigerator 嵌入式雪櫃	Siemens	–	KI86NAF31K	KI86NAF31K	KI86NAF31K	–	KI86NAF31K	KI86NAF31K
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	–	–	–	KWT 6321 UG	–	–
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108	–	–	–	JT-ED108	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
3/F 3樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Utility room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–	–	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
Utility room toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–	–
Flat Roof 平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
5/F - 40/F (omitted 14/F, 24/F, 34/F) 5樓至40樓（不設14樓、24樓及34樓）			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ
	Video Door Phone 視像對講機	Delta	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	–	LPK-S 125 A1	LPK-S 125 A1
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–	–	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–
Bedroom 3 睡房3	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	–	–	–	–	–	–
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend

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賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
5/F - 40/F (omitted 14/F, 24/F, 34/F) 5樓至40樓（不設14樓、24樓及34樓）			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	–	–	–	–	–	–
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR	–	–	–	RCS-1.0FSR	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	–	–	–	TRJW222TFQL	–	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	DHM 6	DHM 6	DHM 6	-	DHM 6	DHM 6
	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL	–	–	–	CS 7151 FL	–	–
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL	–	–	–	CS 7152 FL	–	–
	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL	–	–	–	CS 7612 FL	–	–
	4 Zones Induction Hob 四頭電磁爐	Miele	–	KM 7667 FL	KM 7667 FL	KM 7667 FL	–	KM 7667 FL	KM 7667 FL

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
5/F - 40/F (omitted 14/F, 24/F, 34/F) 5樓至40樓（不設14樓、24樓及34樓）			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Kitchen / Open Kitchen 廚房 / 開放式廚房	Cookerhood 抽油煙機	Miele	DAS 2920	DAS 2620	DAS 2620	DAS 2620	DAS 2920	DAS 2620	DAS 2620
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B	–	–	–	H 2861 B	–	–
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi	–	–	–	G 7264 C SCVi	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WTD160 WCS	–	–	–	WTD160 WCS	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Siemens	–	WK14S250HK	WK14S250HK	WK14S250HK	–	WK14S250HK	WK14S250HK
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi	–	–	–	KF 2801 Vi	–	–
	Fully Integrated Refrigerator 嵌入式雪櫃	Siemens	–	KI86NAF31K	KI86NAF31K	KI86NAF31K	–	KI86NAF31K	KI86NAF31K
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	–	–	–	KWT 6321 UG	–	–
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108	–	–	–	JT-ED108	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
5/F - 40/F (omitted 14/F, 24/F, 34/F) 5樓至40樓（不設14樓、24樓及34樓）			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Utility room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–	–	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
Utility room toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–	–
Air-Conditioning Platform 空調機平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
41/F 41樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	–	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ
	VRF Type Air-Conditioner Indoor Unit (Duct Type) 變頻多聯分體式室內空調機(風管式)	Hitachi 日立	–	–	–	–	RPIZ-56 FSDN3QD/P	–	–
	Video Door Phone 視像對講機	Delta	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	–	LPK-S 125 A1	LPK-S 125 A1
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–	–	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–
Bedroom 3 睡房3	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	–	–	–	–	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
41/F 41樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	–	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	–	–	–	–	–	–
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR	–	–	–	RCS-1.0FSR	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	–	–	–	TRJW222TFQL	–	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	DHM 6	DHM 6	DHM 6	–	DHM 6	DHM 6
	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL	–	–	–	CS 7151 FL	–	–
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL	–	–	–	CS 7152 FL	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
41/F 41樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Kitchen / Open Kitchen 廚房 / 開放式廚房	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL	–	–	–	CS 7612 FL	–	–
	4 Zones Induction Hob 四頭電磁爐	Miele	–	KM 7667 FL	KM 7667 FL	KM 7667 FL	–	KM 7667 FL	KM 7667 FL
	Cookerhood 抽油煙機	Miele	DAS 2920	DAS 2620	DAS 2620	DAS 2620	DAS 2920	DAS 2620	DAS 2620
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B	–	–	–	H 2861 B	–	–
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi	–	–	–	G 7264 C SCVi	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WTD160 WCS	–	–	–	WTD160 WCS	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Siemens	–	WK14S250HK	WK14S250HK	WK14S250HK	–	WK14S250HK	WK14S250HK
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi	–	–	–	KF 2801 Vi	–	–
	Fully Integrated Refrigerator 嵌入式雪櫃	Siemens	–	KI86NAF31K	KI86NAF31K	KI86NAF31K	–	KI86NAF31K	KI86NAF31K
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	–	–	–	KWT 6321 UG	–	–
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108	–	–	–	JT-ED108	–	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位						
41/F 41樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
			A	B	C	D	A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號						
Utility room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–	–	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–	–
Utility room toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–	–
Air-Conditioning Platform 空調機平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位					
42/F 42樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
			A	B	C	D	A	B
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號					
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	RPK-2.5HNBUSQ	–	RPK-2.5HNBUSQ
	VRF Type Air-Conditioner Indoor Unit (Duct Type) 變頻多聯分體式室內空調機(風管式)	Hitachi 日立	–	–	–	–	RPIZ-56 FSDN3QD/P	–
	Video Door Phone 視像對講機	Delta	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	–	LPK-S 125 A1
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ	RPK-2.0HNBUSQ	RPK-2.0HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	–	–	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 3 睡房3	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	–	–	–	RPK-1.0HNBUSQ	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位					
42/F 42樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
			A	B	C	D	A	B
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號					
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	–	–	–	LPK-S 125 A1	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom 2 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	–	–	–	HDB-E 27 Trend	–
	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	–	–	–	V-251BZ-HK	–
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	LPK-S 125 A1	–
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR	–	–	–	RCS-1.0FSR	–
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	–	–	–	–	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	DHM 6	DHM 6	DHM 6	DHM 6	DHM 6

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位					
42/F 42樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
			A	B	C	D	A	B
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號					
Kitchen / Open Kitchen 廚房 / 開放式廚房	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL	–	–	–	CS 7151 FL	–
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL	–	–	–	CS 7152 FL	–
	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL	–	–	–	CS 7612 FL	–
	4 Zones Induction Hob 四頭電磁爐	Miele	–	KM 7667 FL	KM 7667 FL	KM 7667 FL	–	KM 7667 FL
	Cookerhood 抽油煙機	Miele	DAS 2920	DAS 2620	DAS 2620	DAS 2620	DAS 2920	DAS 2620
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro	DGC 7460 HC Pro	DGC 7440 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B	–	–	–	H 2861 B	–
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi	–	–	–	G 7264 C SCVi	–
	Washing Machine 洗衣機	Miele	–	–	–	–	WEG365 WCS	–
	Tumble Dryer 乾衣機	Miele	–	–	–	–	TEL 785 WP	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WTD160 WCS	–	–	–	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Siemens	–	WK14S250HK	WK14S250HK	WK14S250HK	–	WK14S250HK
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi	–	–	–	KF 2801 Vi	–

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位					
42/F 42樓			Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
			A	B	C	D	A	B
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號					
Kitchen / Open Kitchen 廚房 / 開放式廚房	Fully Integrated Refrigerator 嵌入式雪櫃	Siemens	–	KI86NAF31K	KI86NAF31K	KI86NAF31K	–	KI86NAF31K
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	–	–	–	–	–
	Wine Cellar 酒櫃	Sub-Zero	–	–	–	–	KWT 6321 UG	–
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108	–	–	–	JT-ED108	–
Utility room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	–	–	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 18/21/24 Trend	–	–	–	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–	–	–	–
Utility room toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	–	–	LPK-S 125 A1	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	–	–	–	HDB-E 18/21/24 Trend	–
Air-Conditioning Platform 空調機平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-5.0HNSKQ2	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2 RAS-5.0HNSKQ2	RAS-4.5HNSKQ2
Powder Room 化妝間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	–	–	–	HDB-E 18/21/24 Trend	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	–	–	–	LPK-S 125 A1	–

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位		
43/F & 45/F 43樓及45樓			Tower 1(1A) 第1(1A)座		
			A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號		
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-2.5HNBUSQ	RPK-1.8HNBUSQ
	Video Door Phone 視像對講機	Delta	DCIP-KH6350	DCIP-KH6350	DCIP-KH6350
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	–
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ	RPK-1.8HNBUSQ	RPK-1.8HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ	RPK-1.0HNBUSQ
Bedroom 3 睡房3	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.0HNBUSQ	–	–
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 27 Trend	HDB-E 27 Trend
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	V-251BZ-HK	V-251BZ-HK
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend	HDB-E 27 Trend	HDB-E 27 Trend

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賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備説明表

FLOOR樓層			UNIT單位		
43/F & 45/F 43樓及45樓			Tower 1(1A) 第1(1A)座		
			A	B	C
LOCATION位置	APPLICANCE設備	BRAND品牌	MODEL NUMBER產品型號		
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK	–	–
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR	–	–
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	–	–
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	DHM 6	DHM 6
	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL	–	–
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL	–	–

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
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備註：
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APPLIANCES SCHEDULE
設備說明表

FLOOR 樓層			UNIT 單位		
43/F & 45/F 43樓及45樓			Tower 1(1A) 第1(1A)座		
			A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號		
Kitchen / Open Kitchen 廚房 / 開放式廚房	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL	–	–
	4 Zones Induction Hob 四頭電磁爐	Miele	–	KM 7667 FL	KM 7667 FL
	Cookerhood 抽油煙機	Miele	DAS 2920	DAS 2620	DAS 2620
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro	DGC 7440 HC Pro	DGC 7440 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B	–	–
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Miele	WTD160 WCS	–	–
	2-in-1 Washer & Dryer 二合一洗衣乾衣機	Siemens	–	WK14S250HK	WK14S250HK
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi	–	–
	Fully Integrated Refrigerator 嵌入式雪櫃	Siemens	–	KI86NAF31K	KI86NAF31K
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	–	–
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108	–	–

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位		
43/F & 45/F 43樓及45樓			Tower 1(1A) 第1(1A)座		
			A	B	C
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號		
Utility Room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ	RPK-0.8HNBUSQ
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	–	HDB-E 18/21/24 Trend	HDB-E 18/21/24 Trend
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1	–	–
Utility Room Toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	–	LPK-S 125 A1	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend	–	–
Air-Conditioning Platform 空調機平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2	RAS-4.5HNSKQ2	RAS-4.5HNSKQ2

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備説明表

FLOOR樓層			UNIT單位
43/F and 45/F (Duplex) 43樓及45樓（複式）			Tower 1(1B) 第1(1B)座
			A
LOCATION位置	APPLICANCE設備	BRAND品牌	MODEL NUMBER產品型號
Living Room / Dining Room 客廳 / 飯廳	VRF Type Air-Conditioner Indoor Unit (Duct Type) 變頻多聯分體式室內空調機(風管式)	Hitachi 日立	RPIZ-36 FSDN3QD/P
			RPIZ-56 FSDN3QD/P
			RPIZ-71 FSDN3QD/P
	Video Door Phone 視像對講機	Delta	DCIP-KH6350
Family Room 家庭廳	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ
Master Bedroom 主人睡房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-2.0HNBUSQ
Bedroom 1 睡房1	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ
Bedroom 2 睡房2	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-1.8HNBUSQ
Walk-in Closet (Bedroom 1) 衣帽間（睡房1）	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ
Walk-in Closet (Master Bedroom) 衣帽間（主人睡房）	VRF Type Air-Conditioner Indoor Unit (Duct Type) 變頻多聯分體式室內空調機(風管式)	Hitachi 日立	RPIZ-56 FSDN3QD/P
Master Bathroom 主人浴室	VRF Type Air-Conditiner Indoor Unit (Duct Type) 變頻多聯分體式室內空調機(風管式)	Hitachi 日立	RPIZ-36 FSDN3QD/P
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend

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Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備説明表

FLOOR樓層			UNIT單位
43/F and 45/F (Duplex) 43樓及45樓（複式）			Tower 1(1B) 第1(1B)座
			A
LOCATION位置	APPLICANCE設備	BRAND品牌	MODEL NUMBER產品型號
Bathroom / Bathroom 1 浴室 / 浴室1	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend
Bathroom 2 浴室2	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 27 Trend
	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機	V-251BZ-HK
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
Kitchen / Open Kitchen 廚房 / 開放式廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RCS-1.0FSR
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6
	1 Burner Gas Hob 單頭煤氣爐	Miele	CS 7151 FL
	2 Burners Gas Hob 雙頭煤氣爐	Miele	CS 7152 FL

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備說明表

FLOOR 樓層			UNIT 單位
43/F and 45/F (Duplex) 43樓及45樓（複式）			Tower 1(1B) 第1(1B)座
			A
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號
Kitchen / Open Kitchen 廚房 / 開放式廚房	2 Zones Induction Hob 雙頭電磁爐	Miele	CS 7612 FL
	4 Zones Induction Hob with Integrated Vapour Extraction 四頭電磁爐連抽油煙機	Miele	KMDA 7473 FL-U Silence
	Cookerhood 抽油煙機	Miele	DAS 2920
	Built-in Steam Combination Oven 嵌入式蒸焗爐	Miele	DGC 7460 HC Pro
	Built-in Oven 嵌入式焗爐	Miele	H 2861 B
	Built-in Dishwasher 嵌入式洗碗碟機	Miele	G 7264 C SCVi
	Washing Machine 洗衣機	Miele	WEG365 WCS
	Tumble Dryer 乾衣機	Miele	TEL 785 WP
	MasterCool Fridge-freezer MasterCool 雪櫃連冰箱	Miele	KF 2801 Vi
	Fully Integrated Refrigerator 嵌入式雪櫃	Sub-Zero	ICBID-30FI 145L Freezer Drawer
	Wine Cellar 酒櫃	Sub-Zero	ICBDEU2450w (specical unit item TBC)
	Household Combustible Gas Detector 家用可燃氣體偵測器	Innopro 精華隆	JT-ED108

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

APPLIANCES SCHEDULE
設備説明表

FLOOR 樓層			UNIT 單位
43/F and 45/F (Duplex) 43樓及45樓（複式）			Tower 1(1B) 第1(1B)座
			A
LOCATION 位置	APPLICANCE 設備	BRAND 品牌	MODEL NUMBER 產品型號
Utility Room 多用途房	VRF Type Air-Conditioner Indoor Unit 變頻多聯分體式室內空調機	Hitachi 日立	RPK-0.8HNBUSQ
Utility Room Toilet 多用途房廁所	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend
Air-Conditioning Platform 空調機平台	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2
			RAS-4.5HNSKQ2
Powder Room 化妝間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 18/21/24 Trend
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125 A1
Flat Roof (Common Area) 平台(公用地方)	VRF Type Air-Conditioner Outdoor Unit 變頻多聯分體式室外空調機	Hitachi 日立	RAS-5.0HNSKQ2

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.
賣方承諾如期數中沒有安裝指定品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes:
1. The symbol " – " as shown in the above table denotes "Not provided".
2. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表所顯示之「–」符號代表「不提供」。
2. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Main Entrance 大門入口	Lighting Point 燈位	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Motion Sensor 運動感應器	1	-	-	-	-	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	4	4	5	6	4
	Lighting Switch 燈掣	7	7	5	5	8	7	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3	3	4	3	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣(供室內空調機)	2	1	1	1	2	1	1
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣(供鞋櫃燈)	-	1	1	1	-	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣(供抽氣扇)	-	1	1	1	-	1	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座(供物聯網)(天花)	2	1	1	1	1	1	1
	Equipment Switch (for Bathroom Thermal Ventilator) 設備開關(供浴室浴室寶)	1	1	1	1	1	1	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關(供廚房抽氣扇及煤氣熱水爐)	1	-	-	-	1	-	-
	Video Doorphone 視像對講機	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	1	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	1	1	2	1	1
	Lighting Switch 燈掣	3	2	3	3	3	3	3
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	-	-	1	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Bathroom 1Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	2	-
	Lighting Switch 燈掣	1	1	-	-	1	1	-
	TV/FM Outlet 電視/電台天線插座	1	1	-	-	1	1	-
	Data Outlet 數據插座	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	2	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	-	-	-	-
	Data Outlet 數據插座	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	4	4	5	5	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4	4	3	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-	-	-	-	1	-	-
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-	-	-	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-	-	-	-	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-	-	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	2	2	2	4	2	2
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-	-	2	-	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	2	2	3	3	2
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1	1	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-	-	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
3/F 3樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
	Door Bell 門鈴	1	-	-	-	1	-	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	-	-	1	1	-	-	1
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-	-	1	-	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1	-	-	-	1	-	-
Flat Roof 平台	Lighting Point 燈位	10	7	7	6	11	11	8
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	3	2	2	2	2	2	2
	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	1	1	2	2	1
Utility Room 多用途房	Lighting Point 燈位	2	1	-	-	2	1	-
	Lighting Switch 燈掣	1	2	-	-	1	2	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	1	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	-	-	-	1	-
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Main Entrance 大門入口	Lighting Point 燈位	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Motion Sensor 運動感應器	1	-	-	-	-	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	4	4	5	6	4
	Lighting Switch 燈掣	7	7	5	5	7	7	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3	3	4	3	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	2	1	1	1	2	1	1
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣（供鞋櫃燈）	-	1	1	1	-	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	1	1	-	1	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	2	1	1	1	1	1	1
	Equipment Switch (for Bathroom Thermal Ventilator) 設備開關（供浴室浴室寶）	1	1	1	1	1	1	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關（供廚房抽氣扇及煤氣熱水爐）	1	-	-	-	1	-	-
	Video Doorphone 視像對講機	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	1	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	1	1	2	1	1
	Lighting Switch 燈掣	2	1	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	-	-	1	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Bathroom 1 Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	2	-
	Lighting Switch 燈掣	1	1	-	-	1	1	-
	TV/FM Outlet 電視/電台天線插座	1	1	-	-	1	1	-
	Data Outlet 數據插座	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	2	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	-	-	-	-
	Data Outlet 數據插座	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	4	4	5	5	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4	4	3	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-	-	-	-	1	-	-
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-	-	-	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-	-	-	-	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-	-	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	2	2	2	4	2	2
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-	-	2	-	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	2	2	3	3	2
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1	1	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-	-	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
5/F-19/F (Omitted 14/F) 5樓至19樓（不設14樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
	Door Bell 門鈴	1	-	-	-	1	-	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	-	-	1	1	-	-	1
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-	-	1	-	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1	-	-	-	1	-	-
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	1	1	2	2	1
Utility Room 多用途房	Lighting Point 燈位	2	1	-	-	2	1	-
	Lighting Switch 燈掣	1	2	-	-	1	2	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	1	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	-	-	-	1	-
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Main Entrance 大門入口	Lighting Point 燈位	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Motion Sensor 運動感應器	1	-	-	-	-	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	4	4	5	6	4
	Lighting Switch 燈掣	7	7	5	5	7	7	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3	3	4	3	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	2	1	1	1	2	1	1
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣（供鞋櫃燈）	-	1	1	1	-	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	1	1	-	1	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	2	1	1	1	1	1	1
	Equipment Switch (for Bathroom Thermal Ventilator) 設備開關（供浴室浴室寶）	1	1	1	1	1	1	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關（供廚房抽氣扇及煤氣熱水爐）	1	-	-	-	1	-	-
	Video Doorphone 視像對講機	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	1	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	1	1	2	1	1
	Lighting Switch 燈掣	2	1	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	-	-	1	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Bathroom 1Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	2	-
	Lighting Switch 燈掣	1	1	-	-	1	1	-
	TV/FM Outlet 電視/電台天線插座	1	1	-	-	1	1	-
	Data Outlet 數據插座	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	2	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	-	-	-	-
	Data Outlet 數據插座	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	4	4	5	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4	4	3	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-	-	-	-	1	-	-
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-	-	-	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-	-	-	-	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-	-	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	2	2	2	4	2	2
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-	-	2	-	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	2	2	3	3	2
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1	1	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-	-	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
20/F-40/F (Omitted 24/F & 34/F) 20樓至40樓（不設24樓及34樓）		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
	Door Bell 門鈴	1	-	-	-	1	-	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	-	-	1	1	-	-	1
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-	-	1	-	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1	-	-	-	1	-	-
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	1	1	2	2	1
Utility Room 多用途房	Lighting Point 燈位	2	1	-	-	2	1	-
	Lighting Switch 燈掣	1	2	-	-	1	2	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	1	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	-	-	-	1	-
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Main Entrance 大門入口	Lighting Point 燈位	1	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Motion Sensor 運動感應器	1	-	-	-	-	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	4	4	5	6	4
	Lighting Switch 燈掣	7	7	5	5	7	7	5
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3	3	4	3	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣(供室內空調機)	2	1	1	1	2	1	1
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣(供鞋櫃燈)	-	1	1	1	-	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣(供抽氣扇)	-	1	1	1	-	1	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座(供物聯網)(天花)	2	1	1	1	1	1	1
	Equipment Switch (for Bathroom Thermal Ventilator) 設備開關(供浴室浴室寶)	1	1	1	1	1	1	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關(供廚房抽氣扇及煤氣熱水爐)	1	-	-	-	1	-	-
	Video Doorphone 視像對講機	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	1	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	1	1	2	1	1
	Lighting Switch 燈掣	2	1	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	-	-	1	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1	1
	Equipment Switch (for Bathroom 1Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	2	-
	Lighting Switch 燈掣	1	1	-	-	1	1	-
	TV/FM Outlet 電視/電台天線插座	1	1	-	-	1	1	-
	Data Outlet 數據插座	1	1	-	-	1	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	2	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	-	-	-	-
	Data Outlet 數據插座	1	-	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	4	4	5	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	1	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4	4	3	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1	1	-	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-	-	-	-	1	-	-
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-	-	-	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-	-	-	-	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-	-	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	2	2	2	4	2	2
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-	-	2	-	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1	1	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-	-	1	-	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-	-	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1	1
	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	2	2	3	3	2
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1	1	-	1	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1	1	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-	-	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
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3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位						
41/F 41樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座		
		A	B	C	D	A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量						
Open Kitchen/ Kitchen 開放式廚房/廚房	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-	-
	Door Bell 門鈴	1	-	-	-	1	-	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	-	-	1	1	-	-	1
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-	-	1	-	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1	-	-	-	1	-	-
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	1	1	2	2	1
Utility Room 多用途房	Lighting Point 燈位	2	1	-	-	2	1	-
	Lighting Switch 燈掣	1	2	-	-	1	2	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	-	-	1	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	1	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	-	-	-	1	-
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	-	-	1	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-	-	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
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3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Main Entrance 大門入口	Lighting Point 燈位	1	1	1	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	-	-
	Motion Sensor 運動感應器	1	-	-	-	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	4	4	9	5
	Lighting Switch 燈掣	7	7	5	5	7	6
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3	3	5	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	2	1	1	1	3	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	1	1	-	1
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣（供鞋櫃燈）	-	1	1	1	-	1
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	-	-	-	-	1	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	2	1	1	1	2	1
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	-	-	-	-	1	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	-	-	-	-	1	-
	Equipment Switch (for Bathroom 2 Thermal Ventilator) 設備開關（供浴室2浴室寶）	1	1	1	1	2	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關（供廚房抽氣扇及煤氣熱水爐）	1	-	-	-	1	-
	Video Doorphone 視像對講機	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	1	-	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	1	1	2	2
	Lighting Switch 燈掣	2	1	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	-	-	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	2	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1	1	3	1
	Lighting Switch 燈掣	2	1	1	1	2	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	1	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-	-	1	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1	1	1	1
	Equipment Switch (for Bathroom 1 Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Bedroom 2 睡房2	Lighting Point 燈位	1	1	-	-	1	1
	Lighting Switch 燈掣	1	1	-	-	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	-	-	1	1
	Data Outlet 數據插座	1	1	-	-	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	-	-	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-	-	1	-
	Lighting Switch 燈掣	1	-	-	-	1	-
	TV/FM Outlet 電視/電台天線插座	1	-	-	-	1	-
	Data Outlet 數據插座	1	-	-	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	-	2	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	4	4	8	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4	4	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	-	-	-	1	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1	1	1	1
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-	-	4	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-	-	1	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-	-	1	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-	-	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	-	-	-	1	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	1	1	1	5	1
	Lighting Switch 燈掣	-	-	-	-	1	-
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-	-	2	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1	1	-	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-	-	1	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-	-	1	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1	1	1	1
	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-	-	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	1	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	3	3	3	3
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1	1	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1	1	-	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Open Kitchen/ Kitchen 開放式廚房/廚房	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-	-	1	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-	-	-	-
	Door Bell 門鈴	1	-	-	-	1	-
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	-	-	1	1	-	-
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-	-	1	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	-	-	-	-	1	-
	13A Twin Socket Outlet (for Dryer) 13安培雙位電插座（供乾衣機）	-	-	-	-	1	-
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1	1	1	1	1	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	1	1	3	2
Utility Room 多用途房	Lighting Point 燈位	2	1	-	-	1	1
	Lighting Switch 燈掣	1	2	-	-	1	1
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	-	-	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	-	-	1	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	-	-	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-	-	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	-	-	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	-	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位					
42/F 42樓		Tower 1(1A) 第1(1A)座				Tower 1(1B) 第1(1B)座	
		A	B	C	D	A	B
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量					
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	-	-	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-	-	1	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-	-	1	-
Staircase 樓梯	Lighting Point 燈位	-	-	-	-	6	-
	Lighting Switch 燈掣	-	-	-	-	2	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	-	-	-	-	7	-
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	-	-	-	-	2	-
Powder room 化妝間	Lighting Point 燈位	-	-	-	-	2	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	-	-	-	1	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	-	-	-	1	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	-	-	-	-	1	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Main Entrance 大門入口	Lighting Point 燈位	1	1	1
	Door Bell Push Button 門鈴按鈕	1	1	1
Foyer 門廳	Lighting Point 燈位	6	-	-
	13A Single Socket Outlet 13安培單位電插座	1	-	-
	Motion Sensor 運動感應器	1	-	-
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	6	5	5
	Lighting Switch 燈掣	7	7	6
	TV/FM Outlet 電視/電台天線插座	2	2	2
	Data/Telephone Outlet 數據/電話插座	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	2	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	-
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	2	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-
	Equipment Switch (for Bathroom 2 Thermal Ventilator) 設備開關（供浴室2浴室寶）	1	1	1
	Equipment Switch (for Kitchen Exhaust Fan and Gas Water Heater) 設備開關（供廚房抽氣扇及煤氣熱水爐）	1	-	-
	Switched Connection Unit (for Shoe Cabinet Lighting) 接線座連開關掣（供鞋櫃燈）	-	1	1
	Video Doorphone 視像對講機	1	1	1
	Door Bell 門鈴	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Master Bedroom 主人睡房	Lighting Point 燈位	2	2	2
	Lighting Switch 燈掣	2	1	2
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Data Outlet 數據插座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1
	13A Single Socket Outlet 13安培單位電插座	2	1	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1
	Equipment Switch (for Master Bathroom Exhaust Fan and Thermal Ventilator) 設備開關（供主人浴室抽氣扇及浴室寶）	1	1	1
Bedroom 1 睡房1	Lighting Point 燈位	1	1	1
	Lighting Switch 燈掣	2	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Data Outlet 數據插座	1	1	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2
	13A Single Socket Outlet 13安培單位電插座	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1
	Equipment Switch (for Bathroom 1 Thermal Ventilator) 設備開關（供浴室1浴室寶）	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Bedroom 2 睡房2	Lighting Point 燈位	1	1	1
	Lighting Switch 燈掣	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1
	Data Outlet 數據插座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1
Bedroom 3 睡房3	Lighting Point 燈位	1	-	-
	Lighting Switch 燈掣	1	-	-
	TV/FM Outlet 電視/電台天線插座	1	-	-
	Data Outlet 數據插座	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-
Walk-in Closet (Master Bedroom) 衣帽間（主人睡房）	Lighting Point 燈位	-	-	-
	Lighting Switch 燈掣	-	-	-
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	-	-	-
Walk-in Closet (Bedroom 1) 衣帽間（睡房 1）	Lighting Point 燈位	-	-	-
	Lighting Switch 燈掣	-	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Master Bathroom 主人浴室	Lighting Point 燈位	7	5	6
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	1	1
	Switched Connection Unit (for Water closet) 接線座連開關掣（供潔具）	-	-	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	4	4	4
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	1	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	-	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	1	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Bathroom 2 浴室 2	Lighting Point 燈位	3	-	-
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1	-	-
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	-	-
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1	-	-
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	4	1	1
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2	-	-
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1	1	1
	13A Single Socket Outlet (2-in-1 Washer & Dryer) 13安培單位電插座（二合一洗衣乾衣機）	1	1	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1	-	-
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	1	1	1
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1	-	-
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1	-	-
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Open Kitchen/ Kitchen 開放式廚房/廚房	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	1	-	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	3	3	3
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	-	1	1
	Switched Connection Unit (for 4 Zones Induction Cooker) 接線座連開關掣（供四頭電磁爐）	-	1	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1	-	-
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1	1	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1	-	-
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	1	-	-
	Door Bell 門鈴	1	-	-
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1	-	-

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		UNIT 單位		
43/F and 45/F 43樓及45樓		Tower 1(1A) 第1(1A)座		
		A	B	C
LOCATION 位置	INSTALLATION 裝置	QUANTITY 數量		
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1	1	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2	2	2
Utility Room 多用途房	Lighting Point 燈位	2	1	1
	Lighting Switch 燈掣	1	2	2
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1	1	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1	-	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-	1	1
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1	1	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1	-	-
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-	1	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Main Entrance 大門入口	Lighting Point 燈位	1
	Door Bell Push Button 門鈴按鈕	1
Foyer 門廳	Lighting Point 燈位	11
	13A Single Socket Outlet 13安培單位電插座	1
	Motion Sensor 運動感應器	1
Living Room/ Dining Room 客廳/飯廳	Lighting Point 燈位	10
	Lighting Switch 燈掣	8
	TV/FM Outlet 電視/電台天線插座	2
	Data/Telephone Outlet 數據/電話插座	2
	13A Twin Socket Outlet 13安培雙位電插座	5
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	5
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	3
	Equipment Switch (for Powder Room Exhaust Fan) 設備開關（供化妝間抽氣扇）	1
	Equipment Switch (for Kitchen Exhaust Fan) 設備開關（供廚房抽氣扇）	1
	Video Doorphone 視像對講機	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Family Room 家庭廳	Lighting Point 燈位	5
	Lighting Switch 燈掣	3
	TV/FM Outlet 電視/電台天線插座	2
	Data/Telephone Outlet 數據/電話插座	2
	13A Twin Socket Outlet 13安培雙位電插座	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1
	13A Single Socket Outlet 13安培單位電插座	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Master Bedroom 主人睡房	Lighting Point 燈位	2
	Lighting Switch 燈掣	1
	TV/FM Outlet 電視/電台天線插座	1
	Data Outlet 數據插座	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1
	13A Single Socket Outlet 13安培單位電插座	2
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
Bedroom 1 睡房1	Lighting Point 燈位	2
	Lighting Switch 燈掣	3
	TV/FM Outlet 電視/電台天線插座	1
	Data Outlet 數據插座	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1
	13A Twin Socket Outlet 13安培雙位電插座	1
	13A Single Socket Outlet 13安培單位電插座	1
	13A Twin Socket Outlet (for IOT on Ceiling) 13安培雙位電插座（供物聯網）（天花）	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
	Equipment Switch (for Bathroom 1 Thermal Ventilator) 設備開關（供浴室1浴室寶）	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Bedroom 2 睡房2	Lighting Point 燈位	1
	Lighting Switch 燈掣	2
	TV/FM Outlet 電視/電台天線插座	1
	Data Outlet 數據插座	1
	13A Twin Socket Outlet 13安培雙位電插座	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1
	Equipment Switch (for Bathroom 2 Exhaust Fan and Thermal Ventilator) 設備開關（供浴室2抽氣扇及浴室寶）	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
Walk-in Closet (Master Bedroom) 衣帽間（主人睡房）	Lighting Point 燈位	3
	Lighting Switch 燈掣	1
	13A Twin Socket Outlet 13安培雙位電插座	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
	Equipment Switch (for Master Bathroom Exhaust Fan) 設備開關(供主人浴室抽氣扇)	1
Walk-in Closet (Bedroom 1) 衣帽間（睡房 1）	Lighting Point 燈位	1
	Lighting Switch 燈掣	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Master Bathroom 主人浴室	Lighting Point 燈位	6
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1
	13A Single Socket Outlet 13安培單位電插座	5
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1
	Switched Connection Unit (for Water closet) 接線座連開關掣（供潔具）	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
Bathroom/ Bathroom 1 浴室/浴室 1	Lighting Point 燈位	6
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Bathroom 2 浴室 2	Lighting Point 燈位	5
	13A Single Socket Outlet with USB Port 13安培單位電插座帶USB端口	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1
	Switched Connection Unit (for Thermal Ventilator) 接線座連開關掣（供浴室寶）	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-
Open Kitchen/ Kitchen 開放式廚房/廚房	Lighting Point 燈位	9
	Switched Connection Unit (for Gas Cooker) 接線座連開關掣（供煤氣煮食爐）	2
	13A Single Socket Outlet (for Cooker Hood) 13安培單位電插座（供抽油煙機）	1
	13A Single Socket Outlet (for Dish Washer) 13安培單位電插座（供洗碗碟機）	1
	13A Single Socket Outlet (for Refrigerator) 13安培單位電插座（供雪櫃）	2
	13A Single Socket Outlet (for Water Tap) 13安培單位電插座（供水龍頭）	1
	13A Single Socket Outlet (for Wine Celler) 13安培單位電插座（供酒櫃）	1
	13A Twin Socket Outlet 13安培雙位電插座	2
	13A Single Socket Outlet 13安培單位電插座	1
	13A Twin Socket Outlet with USB Port 13安培雙位電插座帶USB端口	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Open Kitchen and Kitchen 開放式廚房及廚房	Switched Connection Unit (for Gas Water Heater) 接線座連開關掣（供煤氣熱水爐）	-
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1
	Connection Unit (for Kitchen Cabinet Lighting/Cabinet Lighting) 接線座（供廚櫃燈/櫃燈）	4
	32A DP Isolator (for Electric Water Heater) 32安培雙極隔離掣（供電熱水爐）	2
	Switched Connection Unit (for 4 Zones Induction Cooker with Integrated Vapour Extraction) 接線座連開關掣（供四頭電磁爐連抽油煙機）	1
	Switched Connection Unit (for Oven) 接線座連開關掣（供焗爐）	1
	Switched Connection Unit (for Steam Combination Oven) 接線座連開關掣（供蒸焗爐）	1
	Switched Connection Unit for 2 Zones Induction Cooker 接線座連開關掣（供雙頭電磁爐）	1
	Remote Control for Gas Water Heater 煤氣熱水爐遙控開關	-
	Door Bell 門鈴	1
	13A Twin Socket Outlet (for Gas Detector) 13安培雙位電插座（供氣體偵測器）	1
	13A Single Socket Outlet (for Dryer) 13安培單位電插座（供乾衣機）	1
	13A Single Socket Outlet (for Washer) 13安培單位電插座（供洗衣機）	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Balcony 露台	Connection Unit (for Balcony Lighting) 接線座（供露台燈）	1
Air-Conditioning Platform 空調機平台	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2
Utility Room 多用途房	Lighting Point 燈位	2
	Lighting Switch 燈掣	1
	Miniature Circuit Breakers Board (Three Phase) 總電掣箱（三相）	1
	13A Single Socket Outlet 13安培單位電插座	1
	Switched Connection Unit (for Air-conditioner Indoor Unit) 接線座連開關掣（供室內空調機）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	-
	Equipment Switch (for Toilet Exhaust Fan) 設備開關（供廁所抽氣扇）	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	-
Utility Room Toilet 多用途房廁所	Lighting Point 燈位	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量説明表

FLOOR 樓層		
43/F and 45/F (Duplex) 43樓及45樓（複式）		Tower 1(1B) 第1(1B)座
		A
LOCATION 位置	INSTALLATION 裝置	
Staircase 樓梯	Lighting Point 燈位	4
	Lighting Switch 燈掣	-
Flat Roof 平台	Lighting Point 燈位	5
	13A Weatherproof Single Socket Outlet 13安培防水單位電插座	1
Powder room 化妝間	Lighting Point 燈位	2
	Switched Connection Unit (for Exhaust Fan) 接線座連開關掣（供抽氣扇）	1
	Connection Unit (for Mirror Cabinet Lighting) 接線座（供鏡櫃燈）	1
	40A TPN Isolator (for Electric Water Heater) 40安培三相隔離掣（供電熱水爐）	1
Flat Roof (Common Area) 平台(公用地方)	40A DP Isolator (for Air-conditioner Outdoor Unit) 40安培雙極隔離掣（供室外分體式空調機）	2

Notes:
1. The numbers as shown in the above table denote the quantity of such provision(s) provided in the residential unit.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. 4/F, 14/F, 24/F, 34/F and 44/F are omitted in Tower 1(1A) and Tower 1(1B).

備註：
1. 上表顯示的數目代表提供於該住宅單位內的裝置數量。
2. 上表所顯示之「–」符號代表「不提供」。
3. 第1(1A)座及第1(1B)座不設4樓、14樓、24樓、34樓及44樓。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hongkong Electric Company Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that specified residential property.

擁有人有法律責任就指明住宅物業繳付直至該指明住宅物業買賣完成日（包括該日）為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is also liable to pay to the owner a debris removal fee.

Note:

1. On that delivery, the purchaser shall in fact pay the deposits for water, electricity and gas and the debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant incorporating a Management Agreement, and where the owner has paid that deposits for water, electricity and gas and/or debris removal fee, the purchaser shall reimburse the owner for the same.
2. The purchaser is liable to pay the deposits for water, electricity and gas and the debris removal fee on that delivery notwithstanding that the exact amount of the deposits or fee is yet to be ascertained at the date on which this sales brochure is printed.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方須向擁有人支付清理廢料的費用。

附註：

1. 在交付時，買方事實上須根據公共契約及管理協議向管理人（而非擁有人）支付水、電力及氣體的按金及清理廢料的費用；而如擁有人已支付水、電力及氣體的按金及/或清理廢料的費用，買方須向擁有人補還該等按金及費用。
2. 縱使上述按金或費用的款額在本售樓説明書的印製日期尚未確定，買方仍須在交付時繳付上述按金及費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

Defects liability warranty period for the residential property and the fittings, finishes and appliances as provided in the Agreement for Sale and Purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅單位及其內的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六(6)個月內。

MAINTENANCE OF SLOPES

斜坡維修

Not Applicable

不適用

MODIFICATION

修訂

No application to the Government for a modification of the Land Grant for the Phase is underway by the owner.

擁有人現時沒有就期數向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

1. GONDOLA

There will be gondolas, jibs, davit arms and other equipment or devices of management (collectively, the “gondola”) in the Phase. The manager of the Phase has the power to extend, maintain, operate, move and have access to the gondola in the Phase over and/or into or partly into the portion of airspace above the roofs, flat roofs and/or the parapet walls of the roofs or flat roofs of individual units, and the gondola may remain temporarily over and/or on the said airspace.

2. OUTDOOR AIR-CONDITIONING UNITS FOR CLUBHOUSE AND PODIUM AREAS

Outdoor air-conditioning units for the Clubhouse and the podium areas will be installed at the roof of Management Office / Owner's Committee/Owner's Corporation Office / Caretaker's Quarter and the covered landscape areas at 2/F. These outdoor air-conditioning units may generate heat and / or sound.

3. LIGHTNING ROD(S)/TV AND FM ANTENNA

Lightning rod(s),TV and FM antenna will be installed on the top roof of Tower 1. Prospective purchasers should note the impact (if any) of the aforesaid facilities on individual residential units.

4. CONSTRUCTION OF PUBLIC OPEN SPACE

Construction may be in progress in the Public Open Space. Such construction works may temporarily affect the enjoyment of the residential units in the Phase in terms of views, noise, dust, traffic and/or other aspects of the surrounding environment.

1. 吊船

期數將設有吊船、吊臂、吊船架臂及其他管理設備或裝置（統稱「吊船」）。期數的管理人有權在個別單位的天台、平台及／或天台或平台的護牆對上的空域伸出、維修、運作、移動期數內的吊船和通行至吊船及／或進入或部分進入空域範圍，吊船可暫時停留在上述空域及／或其上方。

2. 會所及平台範圍的室外空調機組

會所及平台範圍的空調機組將安裝在物業管理處／業主委員會或業主立案法團辦事處／管理員辦事處天台和二樓有蓋園景區。此等空調機組可能散發熱力及／或產生聲響。

3. 避雷針／電視及調頻天線

第1座頂層天台將安裝避雷針，電視及調頻天線。準買家應注意上述設施對個別住宅單位的影響（如有）。

4. 建造「公共休憩空間」

「公共休憩空間」的建造工程可能持續進行。此等建造工程或會在景觀、噪音、塵埃、交通及／或周邊環境其他方面對期數的住宅單位的享用構成暫時影響。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

BREAKDOWN OF GROSS FLOOR AREA (GFA) CONCESSIONS OBTAINED FOR ALL FEATURES

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

獲寬免總樓面面積的設施分項

於印製售樓説明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓説明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(B) 根據《建築物（規劃）規例》第23(3)(B)條不計算的總樓面面積			AREA 面積 （SQ.M. 平方米）
1.	Carpark and loading/unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	Not Applicable 不適用
2. PLANT ROOMS AND SIMILAR SERVICES 機房及相類設施			**AREA 面積 （SQ.M. 平方米）**
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	432.961
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1439.773
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	非強制性或非必要機房，例如空調機房、送風櫃房等	10.378
GREEN FEATURES UNDER JOINT PRACTICE NOTES 1 AND 2 根據聯合作業備考第1及第2號提供的環保設施			**AREA 面積 （SQ.M. 平方米）**
3.(#)	Balcony	露台	335.951
4.(#)	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	205.911
5.	Communal sky garden	公用空中花園	Not Applicable 不適用
6.	Acoustic fin	隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	Not Applicable 不適用
8.(#)	Non-structural prefabricated external wall	非結構預製外牆	86.224
9.(#)	Utility platform	工作平台	198.000
10.	Noise barrier	隔音屏障	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

AMENITY FEATURES 適意設施			AREA 面積 (SQ.M. 平方米)
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	66.131
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	799.03
13.(#)	Covered landscaped and play area	有蓋園景區及遊樂場地	344.493
14.(#)	Horizontal screen/covered walkway and trellis	橫向屏障／有蓋人行道及花棚	35.758
15.(#)	Larger lift shaft	擴大升降機槽	676.332
16.	Chimney shaft	煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽、氣槽及垂直立管	464.658
19.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	非強制性設施或非必要機房所需的管槽及氣槽	0.610
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector	遮陽篷及反光罩	Not Applicable 不適用
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	643.781
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

OTHER EXEMPTED ITEMS 其他項目			AREA 面積 (SQ.M. 平方米)
25.	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/overhanging feature	大型伸出／外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus	公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase	共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	229.512
30.	Public passage	公眾通道	Not Applicable 不適用
31.	Covered set back area	有蓋的後移部分	Not Applicable 不適用
BONUS GFA 額外總樓面面積			**AREA 面積 (SQ.M. 平方米)**
32.	Bonus GFA	額外總樓面面積	Not Applicable 不適用
ADDITIONAL GREEN FEATURES UNDER JOINT PRACTICE NOTE (NO. 8) 根據聯合作業備考（第8號）提供的額外環保設施			**AREA 面積 (SQ.M. 平方米)**
33.	Buildings adopting Modular Integrated Construction	採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

備註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

ENVIRONMENTAL ASSESSMENT OF THE BUILDING
建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional Assessment Status
This project has completed the project registration application acknowledged by the HKGBC, but not yet gone through the whole Assessment process.

HKGBC 香港綠色建築議會

Application no.: REG0030/24

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

初步評級註冊
此項目已註冊登記作香港綠色建築議會有限公司認受的綠建環評認證，但尚未完成評估程序。

HKGBC 香港綠色建築議會

申請編號: REG0030/24

ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

PART I 第 I 部份	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	High Performance VRV 高效能可變製冷劑流量系統

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

PART II: THE PREDICTED ANNUAL ENERGY USE OF THE PROPOSED BUILDING / PART OF BUILDING (NOTE 1) : 第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量(附註1)：						
TYPE OF DEVELOPMENT 發展項目類型	LOCATION 位置	INTERNAL FLOOR AREA SERVED (M^2) 使用有關裝置的內部樓面面積（平方米）	ANNUAL ENERGY USE OF BASELINE BUILDING (NOTE 2) 基線樓宇(附註2)每年能源消耗量		ANNUAL ENERGY USE OF PROPOSED BUILDING 擬興建樓宇每年能源消耗量	
			ELECTRICITY KWH/M^2/ANNUM 電力 千瓦小時/平方米/年	TOWN GAS/LPG UNIT/M^2/ANNUM 煤氣/石油氣 用量單位/平方米/年	ELECTRICITY KWH/M^2/ANNUM 電力 千瓦小時/平方米/年	TOWN GAS/LPG UNIT/M^2/ANNUM 煤氣/石油氣 用量單位/平方米/年
Domestic Development (Excluding commercial shops) 住用發展項目（不包括商舖）	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(附註3)的部份	5,780.24	155.56	Not Applicable 不適用	128.12	Not Applicable 不適用
Non-domestic Development (Including commercial shops) 非住用發展項目（包括商舖）	Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(附註3)的部份	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

PART III: THE FOLLOWING INSTALLATIONS ARE DESIGNED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICES PUBLISHED BY THE ELECTRICAL & MECHANICAL SERVICES DEPARTMENT (EMSD) 第III部份：以下裝置乃按機電工程署公布的相關實務守則設計：			
TYPE OF INSTALLATIONS 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

附註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量"與新建樓宇BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。
2. "基準樓宇"與新建樓宇BEAM Plus 標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。
3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase ("ASP") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. Information and requirements relating to "the Green Areas" and "the Structures" as referred to in Special Conditions Nos. (7) to (10) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

6. Information and requirements relating to "the Pink Cross-Hatched Black Areas" as referred to in Special Condition No. (16)(b)(iii) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

7. Information and requirements relating to "the Yellow Area" as referred to in Special Conditions Nos. (24) to (36) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

8. Information and requirements relating to "the Temporary PTI" as referred to in Special Conditions Nos. (25) to (33) and (49) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

9. Information and requirements relating to "the Public Open Space" as referred to in Special Condition No. (34) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

10. Information and requirements relating to "the New PTI" as referred to in Special Conditions Nos. (37) to (49) of the Land Grant are set out in full under the "Summary of Land Grant" section of this sales brochure.

1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位之轉讓、轉售該住宅單位或以任何形式轉移該住宅單位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。

3. 賣方將會或已經（視屬何情況而定）支付所有關發展項目在其上興建之土地於批文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。

5. 有關在批地文件特別條件第(7)至(10)條提及之「綠色範圍」及「構築物」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

6. 有關在批地文件特別條件第(16)(b)(iii)條提及之「粉紅色間黑色十字斜線範圍」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

7. 有關在批地文件特別條件第(24)至(36)條提及之「黃色範圍」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

8. 有關在批地文件特別條件第(25)至(33)條及第(49)條提及之「臨時公共運輸交匯處」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

9. 有關在批地文件特別條件第(34)條提及之「公眾休憩用地」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

10. 有關在批地文件特別條件第(37)至(49)條提及之「新建公共運輸交匯處」的資料及要求在本售樓説明書的「批地文件的摘要」一節中詳細列出。

WEBSITE ADDRESS
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POSSIBLE FUTURE CHANGES
日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。