THE ATLAS 擎海 II

SALES BROCHURE

售樓說明書

THE ATLAS 擎海 II

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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.

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.

- 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.

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.

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.

[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.

- 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 handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring 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.

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
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，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，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

- 留意載於售樓說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。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說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]。售樓說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；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說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說明書，以了解有關未落成發展項目的最新資料。

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，售樓說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。

- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「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。

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
  - 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。

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。

適用於一手未落成住宅物業

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說明書。因此，緊記先行索取售樓說明書，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

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說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」可能會較售樓說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。

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。

- 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。

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

2 INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development
Phase 2 ("the Phase") of The Atlas (The Development)

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase
23 Tung Yuen Street

Note: The above provisional street number is subject to confirmation when the Phase is completed.

The Phase consists of 2 mulit-unit buildings

Total number of storeys of each multi-unit building
Tower 1 & Tower 2: 27 storeys

Notes:
- The above number of storeys does not include Roof, Upper Roof and Top Roof.
- The above number of storeys does not include B/F, G/F and 1/F of other Phase(s) of the Development.

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 1 & Tower 2: 2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F, Roof, Upper Roof and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1 & Tower 2: 4/F, 13/F, 14/F and 24/F

Refuge floor (if any) of each multi-unit building
Tower 1 & Tower 2: Roof (Refuge Roof)

The Phase is an uncompleted phase
- The estimated material date for the Phase as provided by the authorized person for the Phase is 30 December 2028.
- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- 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).

Note:
"Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

發展項目期數名稱
擎海（發展項目）的第2期（「期數」）

期數所位於的街道名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數
東源街23號

備註：上述臨時門牌號數有待期數落成時確認。

期數包含2幢多單位建築物

每幢多單位建築物的樓層的總數
第1座及第2座：27層

備註：
- 上述樓層數目不包括天台、上層天台及頂層天台。
- 上述樓層數目不包括發展項目的其他期數的地庫、地下及1樓。

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座及第2座：2樓、3樓、5樓至12樓、15樓至23樓、25樓至32樓、天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第1座及第2座：4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層（如有的話）
第1座及第2座：天台（庇護層）

本期數屬未落成期數
- 由期數的認可人士提供該期數的預計關鍵日期為2028年12月30日。
- 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。
- 根據批地文件，進行該項買賣，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。

備註：
「關鍵日期」指批地文件的條件就期數而獲符合的日期。

Vendor
Charm Smart Development Limited

Holding companies of the Vendor
Yuexiu Property (HK) Company Limited
Dragon Yield Holding Limited
Yuexiu Property Company Limited

Authorized Person for the Phase
Chan Wan Ming

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity
P&T Architects Limited

Building contractor for the Phase
Chevalier Construction (Hong Kong) Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase
Deacons

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
China Zheshang Bank Co., Ltd (acting through its Hong Kong Branch)

Any other person who has made a loan for the construction of the Phase
Not Applicable

賣方
俊英發展有限公司

賣方的控權公司
越秀地產（香港）有限公司
越龍控股有限公司
越秀地產股份有限公司

期數的認可人士
陳韻明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築師有限公司

期數的承建商
其士建築（香港）有限公司

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
的近律師行

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
浙商銀行股份有限公司（透過其香港分行行事）

已為期數的建造提供貸款的任何其他人
不適用

(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 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 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 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 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 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 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 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 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 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 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
(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 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 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 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 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 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 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 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 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份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 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

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將沒有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building will be 200mm.
每幢建築物的幕牆的厚度將為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 1 第1座	2/F 2樓	A	1,188
		B	1,711
		C	0.564
		D	0.537
		E	0.537
		F	0.730
		G	0.589
		H	0.589
		J	0.620
		K	1.028
		L	0.566
		M	1,711
Tower 1 第1座	3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	A	1,171
		B	1,693
		C	0.564
		D	0.537
		E	0.537
		F	0.730
		G	0.589
		H	0.589
		J	0.620
		K	1.028
		L	0.566
		M	1,687

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將沒有構成圍封牆的一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building will be 200mm.
每幢建築物的幕牆的厚度將為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
Tower 2 第2座	2/F 2樓	A	0.912
		B	0.620
		C	1.042
		D	1.155
		J	1.040
		K	0.537
		L	1.067
Tower 2 第2座	3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	A	0.912
		B	0.620
		C	1.042
		D	1.155
		E	0.586
		F	0.594
		G	0.537
		H	1.280
		J	1.040
		K	0.537
		L	1.067

Note: 4/F, 13/F, 14/F and 24/F are omitted.

備註：不設4樓、13樓、14樓及24樓。

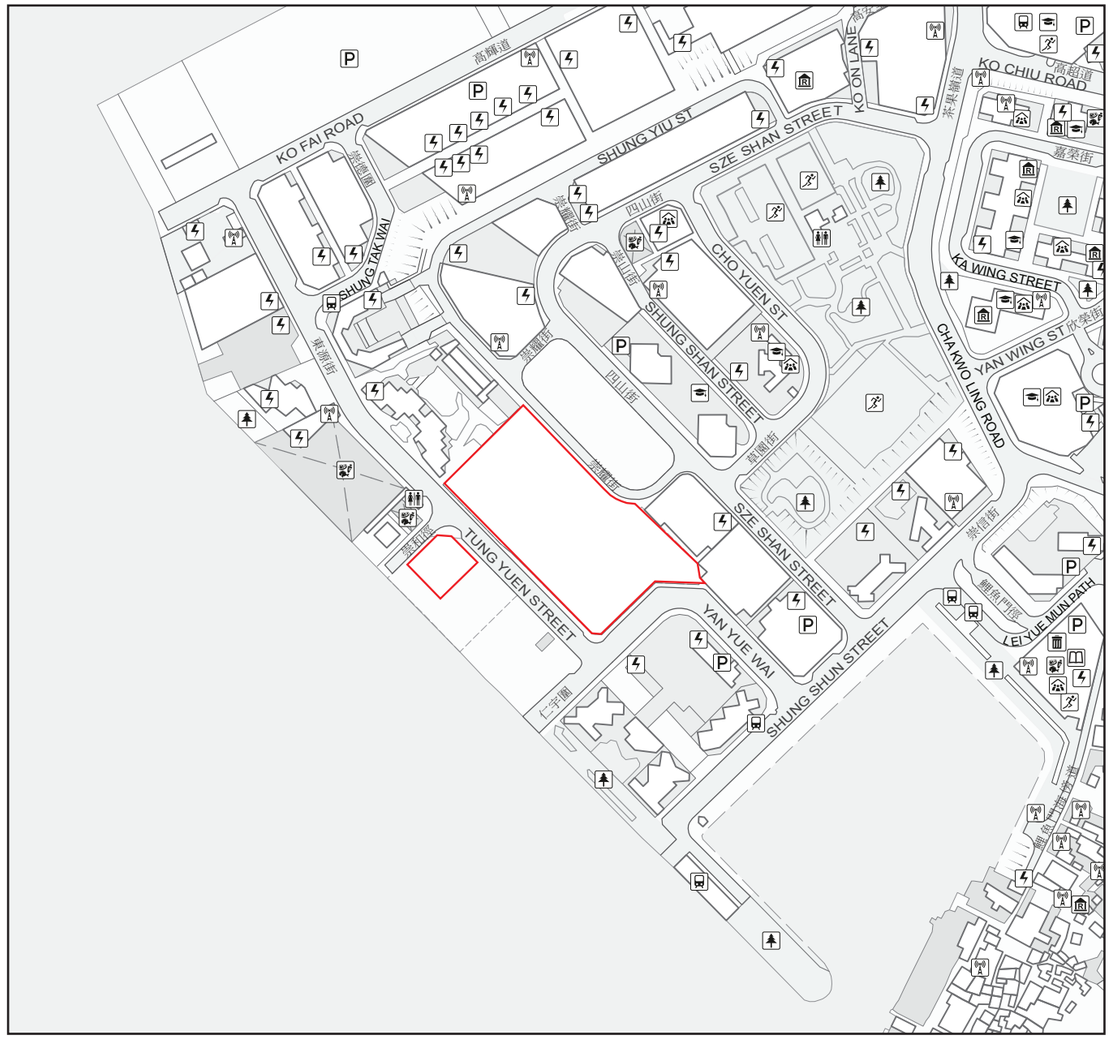
The person appointed as the manager of the Phase under the latest draft Deed of Mutual Covenant

Yue Xiu Property Management Limited will be appointed as the Manager of the Phase under the latest draft Deed of Mutual Covenant.

根據有關公契的最新擬稿獲委任為期數的管理人的人

根據公契的最新擬稿，將獲委任該期數的管理人為越秀物業管理有限公司。

7 LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



SCALE比例

N

0 50 100 150 200 250m（米）

Boundary Line of the Development
發展項目的邊界線

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。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-B dated 27 September 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9月27日出版之數碼地形圖，圖幅編號T11-SE-B，有需要處經修正處理。

NOTATION 圖例

- Library 圖書館
- Power Plant (including Electricity Sub-stations) 發電廠（包括電力分站）
- Refuse Collection Point 垃圾收集站
- Market (including Wet Market and Wholesale Market) 市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park) 公眾停車場（包括貨車停泊處）
- Public Convenience 公廁
- Public Transport Terminal (including Rail Station) 公共交通總站（包括鐵路車站）
- Public Utility Installation 公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten) 學校（包括幼稚園）
- 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）
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施（包括運動場及游泳池）
- Public Park 公園

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：

KO ON LANE 高安里
LEI YUE MUN PRAYA ROAD 鯉魚門海傍道
SHUNG WO PATH 崇和徑

Notes:

1. The Vendor advises prospective purchasers to conduct 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。

8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

● Location of the Phase
期數的位置

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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. E259898C, date of flight: 12 September 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E259898C，飛行日期：2025年9月12日。

Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph 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 Phase is irregular.

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. 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。
3. 由於期數的邊界不規則的技術原因，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》所規定的範圍。

8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



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

● Location of the Phase
期數的位置

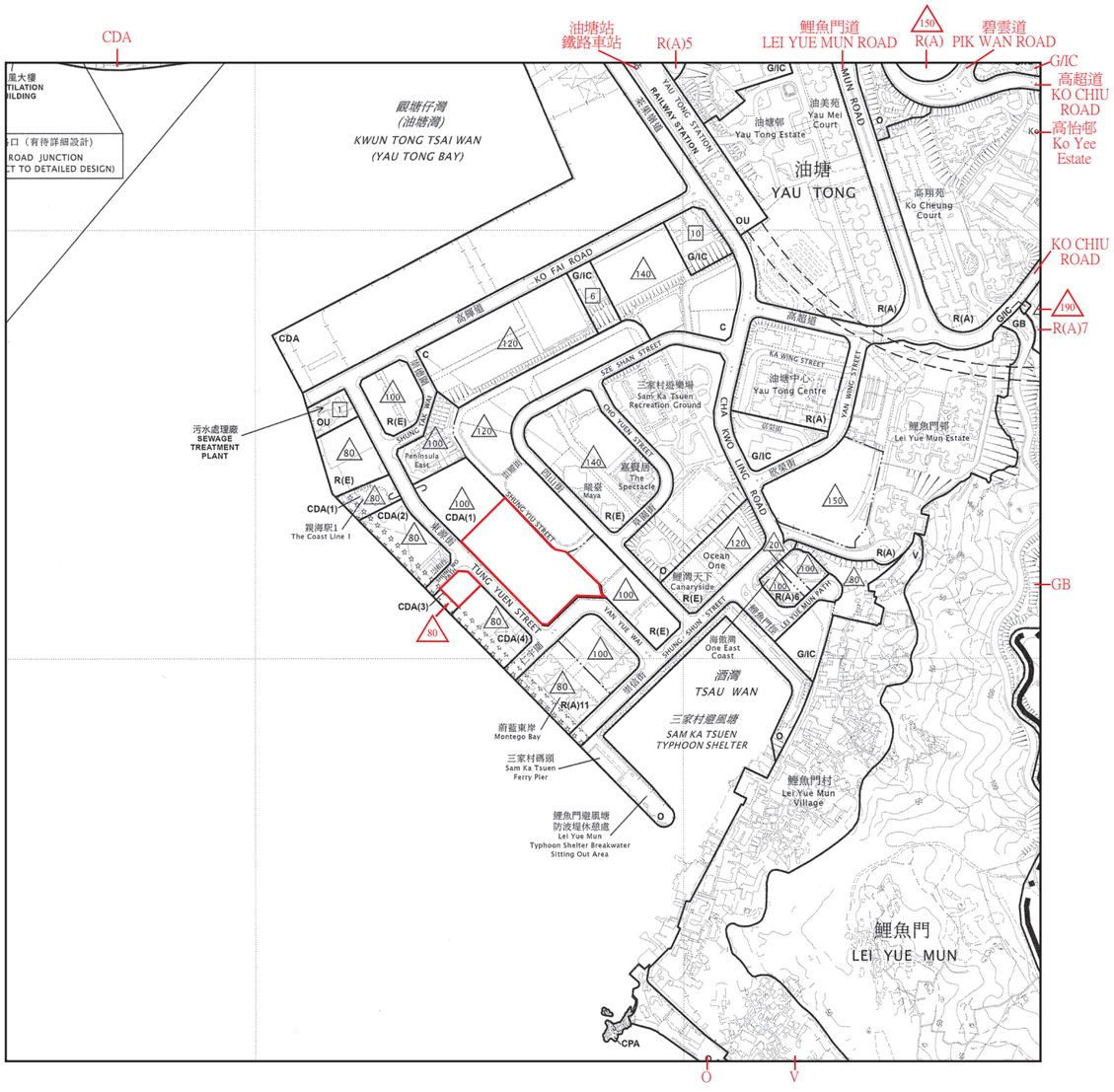
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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E259899C, date of flight: 12 September 2025.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E259899C，飛行日期：2025年9月12日。

Notes:
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph 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 Phase is irregular.

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. 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。
3. 由於期數的邊界不規則的技術原因，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》所規定的範圍。

9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Boundary Line of the Development
發展項目的邊界線

Extract from the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (Plan no. S/K15/29), gazetted on 12 June 2026, with adjustments where necessary as shown in red.

摘錄自2026年6月12日刊憲之茶果嶺、油塘、鯉魚門分區計劃大綱核准圖（圖則編號S/K15/29），有需要處經修正處理，以紅色表示。

The 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.

地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

- C — Commercial 商業
- CDA — Comprehensive Development Area 綜合發展區
- R(A) — Residential (Group A) 住宅（甲類）
- R(E) — Residential (Group E) 住宅（戊類）
- V — Village Type Development 鄉村式發展
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- GB — Green Belt 綠化地帶
- CPA — Costal Protection Area 海洋保護區

Communications 交通

- Railway and Station 鐵路及車站
- Railway and Station (Underground) 鐵路及車站（地下）
- Major Road and Junction 主要道路及路口

Miscellaneous 其他

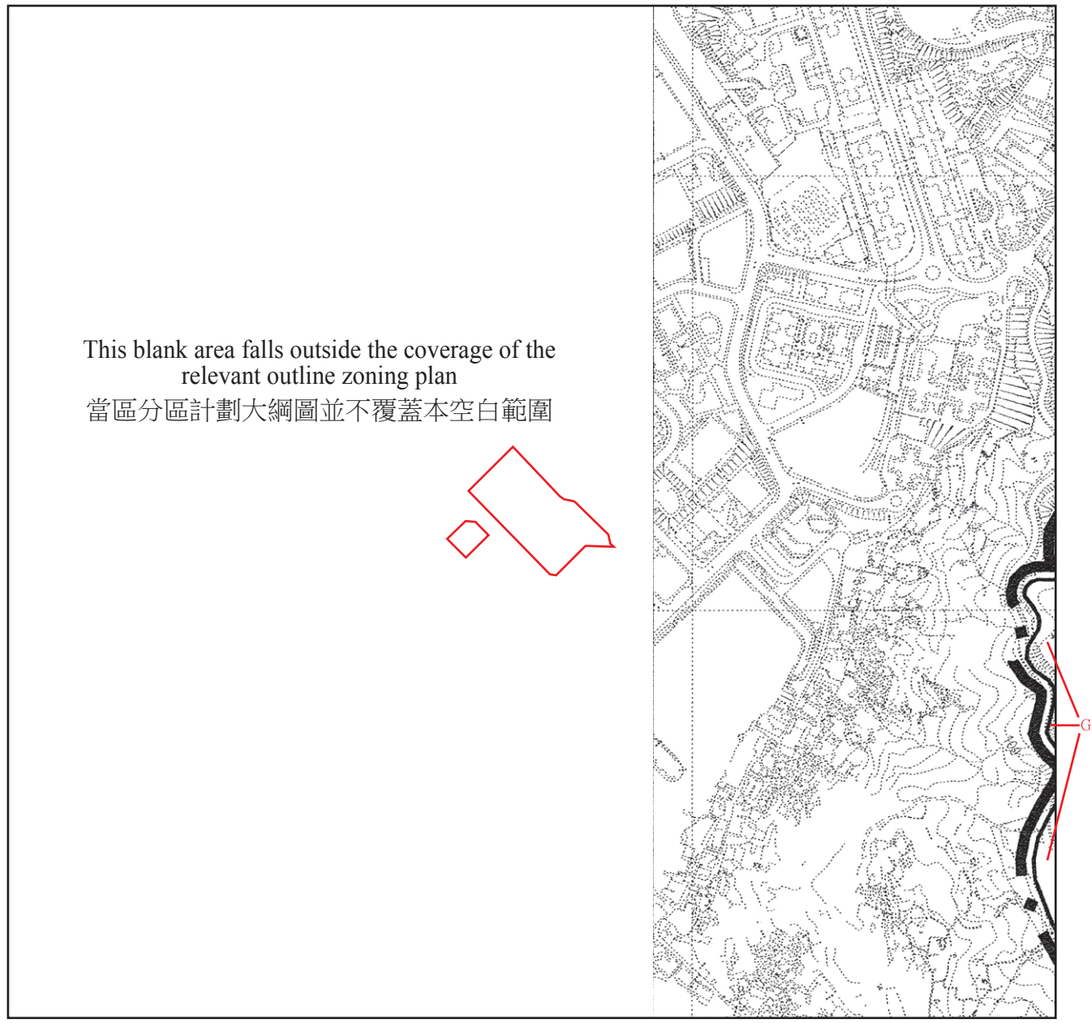
- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 100 — Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度（在主水平基準上若干米）
- 10 — Maximum Building Height (In Number of Storeys) 最高建築物高度（樓層樓目）
- Area Designated for 'Waterfront Promenade' 指定為「海濱長廊」的地區

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning 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. 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. 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。
3. 由於發展項目的邊界不規則的技術原因，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》所規定的範圍。



Boundary Line of the Development
發展項目的邊界線

NOTATION 圖例

Zones 地帶

GB — Green Belt 綠化地帶

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

(1) Planning Area Number 規劃區編號

Extract from the approved Tseung Kwan O Outline Zoning Plan (Plan no. S/TKO/32), gazetted on 17 October 2025, with adjustments where necessary as shown in red.

摘錄自2025年10月17日刊憲之將軍澳分區計劃大綱核准圖(圖則編號S/TKO/32)，有需要處經修正處理，以紅色表示。

The 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.

地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。

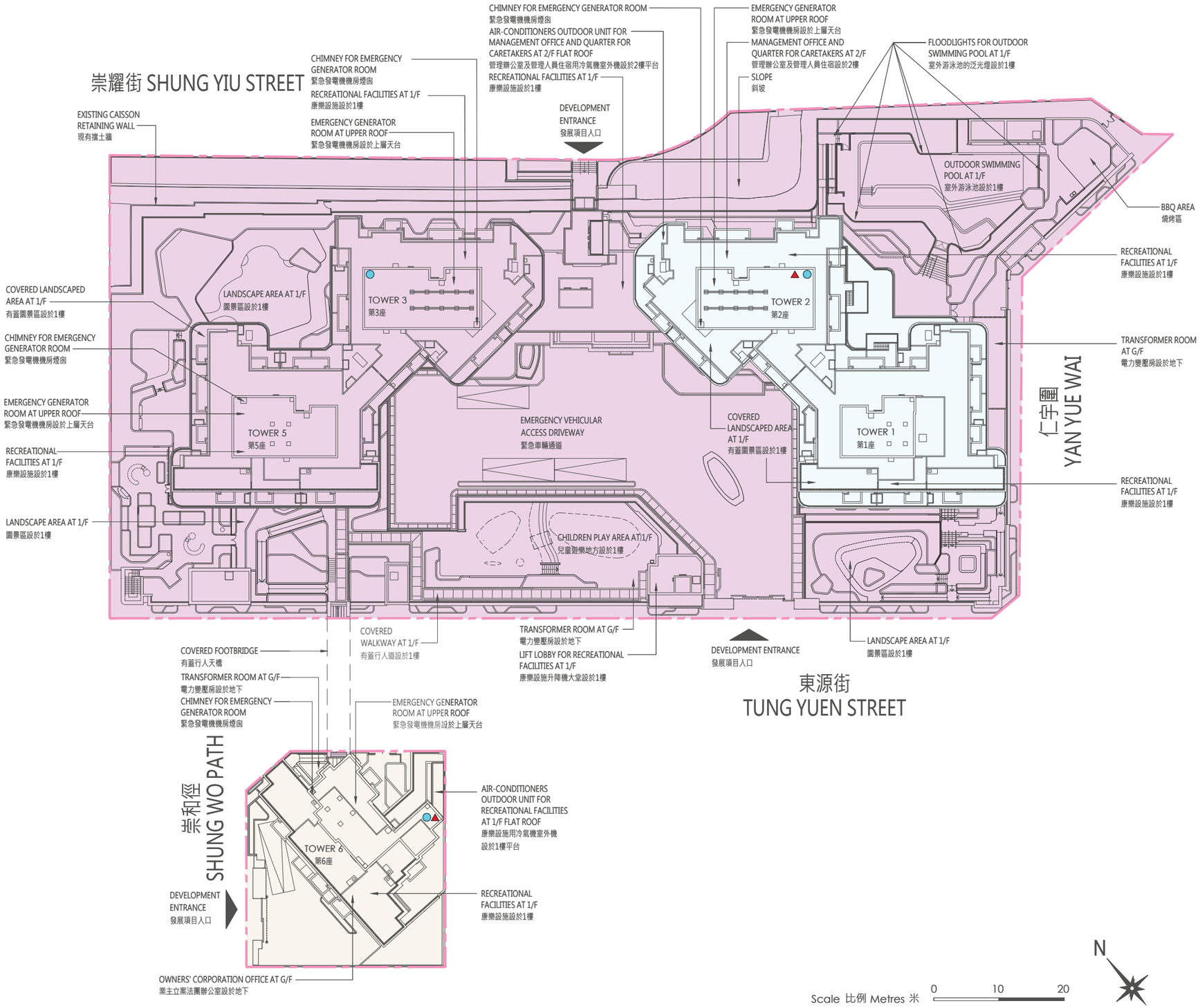
Notes:

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2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning 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. 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. 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。
3. 由於發展項目的邊界不規則的技術原因，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》所規定的範圍。

10 LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



LEGEND 圖例

- Phase 1 of the Development 發展項目的第1期
- Phase 2 of the Development 發展項目的第2期
- Phase 3 of the Development 發展項目的第3期
- Lightning Rod at Top Roof 避雷針於頂層天台
- TV/FM Antenna At Top Roof 電視/電台天線於頂層天台
- Boundary of the Development 發展項目的界線

The estimated date of completion of buildings and facilities within each phase as provided by Authorized Person for the Development:

Phase 1: 8th May 2028

Phase 2: 8th May 2028

Phase 3: 8th May 2028

由發展項目的認可人士提供的每一期數的建築物及設施的預計落成日期為：

第1期：2028年5月8日

第2期：2028年5月8日

第3期：2028年5月8日

Notes:

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註：

本圖僅顯示從上空鳥瞰可見之發展項目佈局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

Legend of the terms and abbreviations for floor plans
樓面平面圖中所使用名詞及簡稱之圖例

A/C	= AIR-CONDITIONER	冷氣機室外機
A/C BELOW	= AIR-CONDITIONER BELOW	冷氣機室外機置下
ACOUSTIC SLIDING PANEL	= ACOUSTIC SLIDING PANEL	隔音板
ACOUSTIC SLIDING PANEL FOR X/F TO X/F ONLY	= ACOUSTIC SLIDING PANEL FOR X/F TO X/F ONLY	只位於X樓至X樓之隔音板
A.C.P.	= AIR-CONDITIONER PLATFORM	冷氣機平台
A.F.	= ARCHITECTURAL FEATURE	建築裝飾
A.F. AT H/L	= ARCHITECTURAL FEATURE AT HIGH-LEVEL	建築裝飾界線位於高位
A.F. AT X/F H/L	= ARCHITECTURAL FEATURE AT X/F HIGH-LEVEL	建築裝飾界線位於X樓高位
A.F. AT X/F H/L ONLY	= ARCHITECTURAL FEATURE AT X/F HIGH-LEVEL ONLY	建築裝飾界線只位於X樓高位
“AW”	= ACOUSTIC WINDOW (BAFFLE TYPE)	隔音窗口（擋音式）
“AW” (FOR X/F – X/F ONLY)	= ACOUSTIC WINDOW (BAFFLE TYPE) (FOR X/F TO X/F ONLY)	隔音窗口（擋音式）（只位於X樓至X樓）
“B” (FOR X/F – X/F ONLY)	= ACOUSTIC BALCONY (BAFFLE TYPE) (FOR X/F TO X/F ONLY)	隔音露台（擋音式）（只位於X樓至X樓）
BAL.	= BALCONY	露台
BATH	= BATHROOM	浴室
B.R.	= BEDROOM	睡房
B.R.1	= BEDROOM 1	睡房1
B.R.2	= BEDROOM 2	睡房2
BUILDING LINE ABOVE	= BUILDING LINE ABOVE	建築物界線置上
COMMON FLAT ROOF	= COMMON FLAT ROOF	公用平台
D.H.	= DOG HOUSE	管道房

Notes:

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3. There are sunken slabs and/ or ceiling bulkheads at living rooms, dining rooms, bedrooms, utility rooms, corridors, bathrooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or mechanical and electrical service. There are exposed pipes/ ductings for air-conditioning system and/ or mechanical and electrical service within some utility rooms and/ or lavatories.

4. Balconies and utility platforms are non-enclosed areas.

5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans for general indication only.

6. For some residential units, the air-conditioning platform(s) outside the unit will be placed with air-conditioner outdoor unit(s) belonging to that unit and/ or other residential units.

備註：

1. 部份樓層外牆範圍設有建築裝飾。

2. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆及/或天台及/或附近設有外露及/或藏於外牆裝飾板內之公用喉管。

3. 部份住宅單位客廳、飯廳、睡房、工作間、走廊、浴室、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份工作間及/或洗手間內設有冷氣及/或機電設備之外露喉管/管道。

4. 露台及工作平台為不可圍封地方。

5. 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，只作一般性標誌。

6. 部份住宅物業外的冷氣機平台將會放置屬於其單位及/或其他住宅物業的一部或多部冷氣機室外機。

Legend of the terms and abbreviations for floor plans
樓面平面圖中所使用名詞及簡稱之圖例

DIN.	= DINNING ROOM	飯廳
DN	= DOWN	落
E.A.D.	= EXHAUST AIR DUCT	排氣管道
EL. ROOM	= ELECTRICAL ROOM	電力房
E.L.V. ROOM	= EXTRA-LOW VOLTAGE ROOM	特低電壓房
E.M.R.	= ELECTRICAL METER ROOM	電錶房
F.A.D. / FAD	= FRESH AIR DUCT	鮮風管道
FAN ROOM	= FAN ROOM	風扇房
FIREMAN'S LIFT LOBBY	= FIREMAN'S LIFT LOBBY	消防升降機大堂
FL. WATER PUMP ROOM	= FLUSHING WATER PUMP ROOM	沖廁水泵房
FLAT ROOF	= FLAT ROOF	平台
GONDOLA ACCESS	= GONDOLA ACCESS	吊船進出位置
HR	= HOSE REEL	消防喉轆
KIT.	= KITCHEN	廚房
LAV.	= LAVATORY	洗手間
LIFT	= LIFT	升降機
LIFT LOBBY	= LIFT LOBBY	升降機大堂
LIFT OVERRUN	= LIFT OVERRUN	升降機頂層空間
LIV.	= LIVING ROOM	客廳
M.BATH	= MASTER BATHROOM	主人浴室

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備註：

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3. 部份住宅單位客廳、飯廳、睡房、工作間、走廊、浴室、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份工作間及/或洗手間內設有冷氣及/或機電設備之外露喉管/管道。
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Legend of the terms and abbreviations for floor plans
樓面平面圖中所使用名詞及簡稱之圖例

M.B.R.	= MASTER BEDROOM	主人睡房
M.L. AT H/L	= METAL LOUVRE AT HIGH LEVEL	金屬百葉於高位
OFFICE ACCOMMODATION FOR WATCHMEN (MANAGEMENT OFFICE)	= OFFICE ACCOMMODATION FOR WATCHMEN (MANAGEMENT OFFICE)	管理員辦公室（管理處）
OKIT.	= OPEN KITCHEN	開放式廚房
P.D.	= PIPE DUCT	管道槽
POT. WATER PUMP ROOM	= POTABLE WATER PUMP ROOM	食水泵房
QUARTER FOR CARETAKERS	= QUARTER FOR CARETAKERS	管理員宿舍
R.C. COVER FOR BAL/UP/ACP	= REINFORCED CEMENT CONCRETE COVER FOR BALCONY / UTILITY PLATFORM / AIR-CONDITIONER PLATFORM	露台/工作平台/冷氣機平台的鋼筋混凝土頂蓋
REFUGE ROOF	= REFUGE ROOF	庇護層天台
ROOF (FOR FLAT X)	= ROOF (FOR FLAT X)	天台（屬於X單位）
RS&MRR	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收房
SINK	= SINK	洗滌盤
TOP OF A.F.	= TOP OF ARCHITECTURAL FEATURE	建築裝飾頂部
UNISEX ACC. LAV.	= UNISEX ACCESSIBLE LAVATORY	暢通易達而無分性別的洗手間
UP	= UP	上
U.P.	= UTILITY PLATFORM	工作平台
UT.	= UTILITY ROOM	工作間
W.M.C. / WMC	= WATER METER CABINET	水錶櫃

Notes:

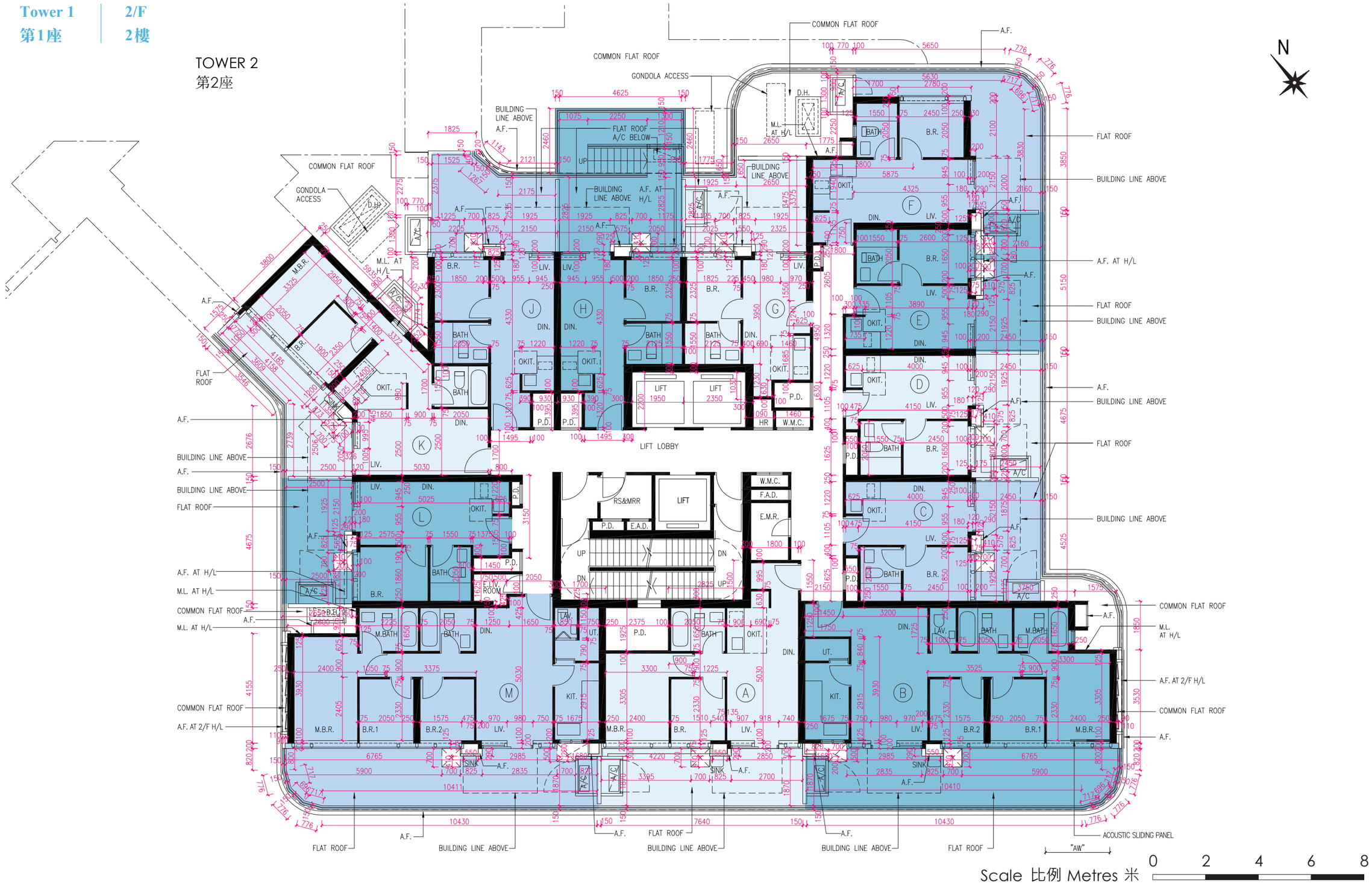
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備註：

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Tower 1 | **2/F**
第1座 | **2樓**

TOWER 2
第2座



		Floor 樓層	Flat 單位										
			A	B	C	D	E	F	G	H	J	K	L	M
Tower 1 第1座	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	2800, 3150, 3200	2800, 2825, 3150, 3200	2825, 3150, 3200	2825, 3150, 3200	2825, 3150, 3200	2800, 3150, 3200	2800, 2825, 3150, 3200	2825, 3150, 3200	2800, 3150, 3200	2800, 2875, 3150, 3200	2825, 3150, 3200	2800, 2825, 3150, 3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	2/F 2樓	150	150, 175	150, 175	150, 175	150, 175	150	150, 175	150, 175	150	150, 225	150, 175	150, 175

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 and hence internal areas of those residential properties will not be increased.)

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，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

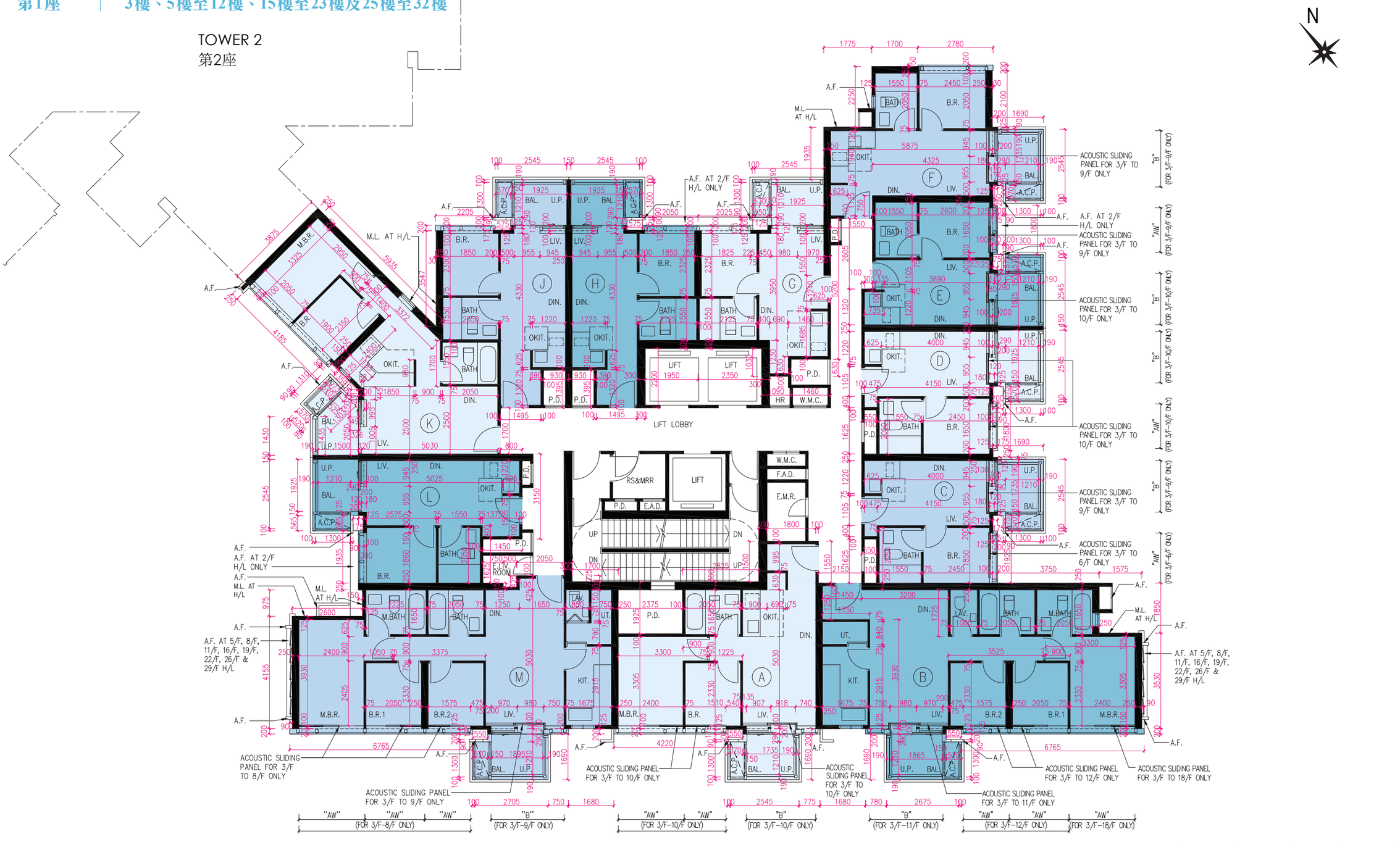
Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Pages 23 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
3. [- - - -] Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

備註：

1. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
2. 平面圖中顯示之附註、名詞及簡稱圖例請參閱本售樓說明書第23至25頁。
3. [- - - -] 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

Tower 1 | 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
第1座 | 3樓、5樓至12樓、15樓至23樓及25樓至32樓



		Floor 樓層	Flat 單位										
			A	B	C	D	E	F	G	H	J	K	L	M
Tower 1 第1座	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	2800, 3150	2800, 2825, 3150	2825, 3150	2825, 3150	2825, 3150	2800, 3150	2800, 2825, 3150	2825, 3150	2800, 3150	2800, 2875, 3150	2825, 3150	2800, 2825, 3150
		32/F 32樓	3150	3150	3150, 3200	3150, 3200	3150, 3200	3150, 3200	3150, 3200	3150, 3200	3150, 3200	3150	3150, 3200	3150
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	150	150, 175	150, 175	150, 175	150, 175	150	150, 175	150, 175	150	150, 225	150, 175	150, 175
		32/F 32樓	200	200	200	200	200	200	200	200	200	200, 225	200	200

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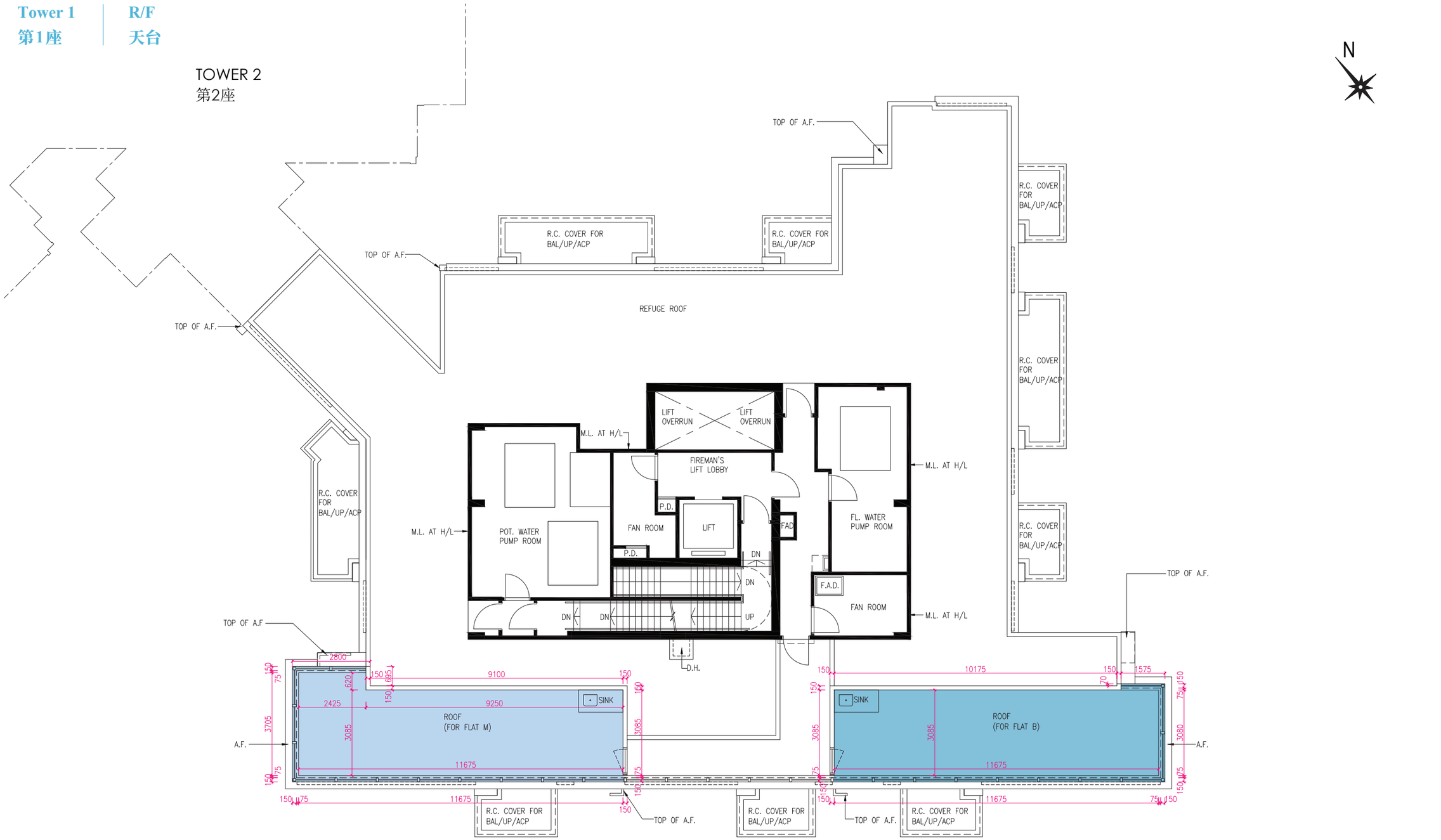
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備註：

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3. [ ] 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

Tower 1 | **R/F**
第1座 | **天台**



Scale 比例 Metres 米 0 2 4 6 8

		Floor 樓層	Flat 單位	
			B	M
Tower 1 第1座	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	Roof 天台	Not Applicable 不適用	Not Applicable 不適用
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	Roof 天台	Not Applicable 不適用	Not Applicable 不適用

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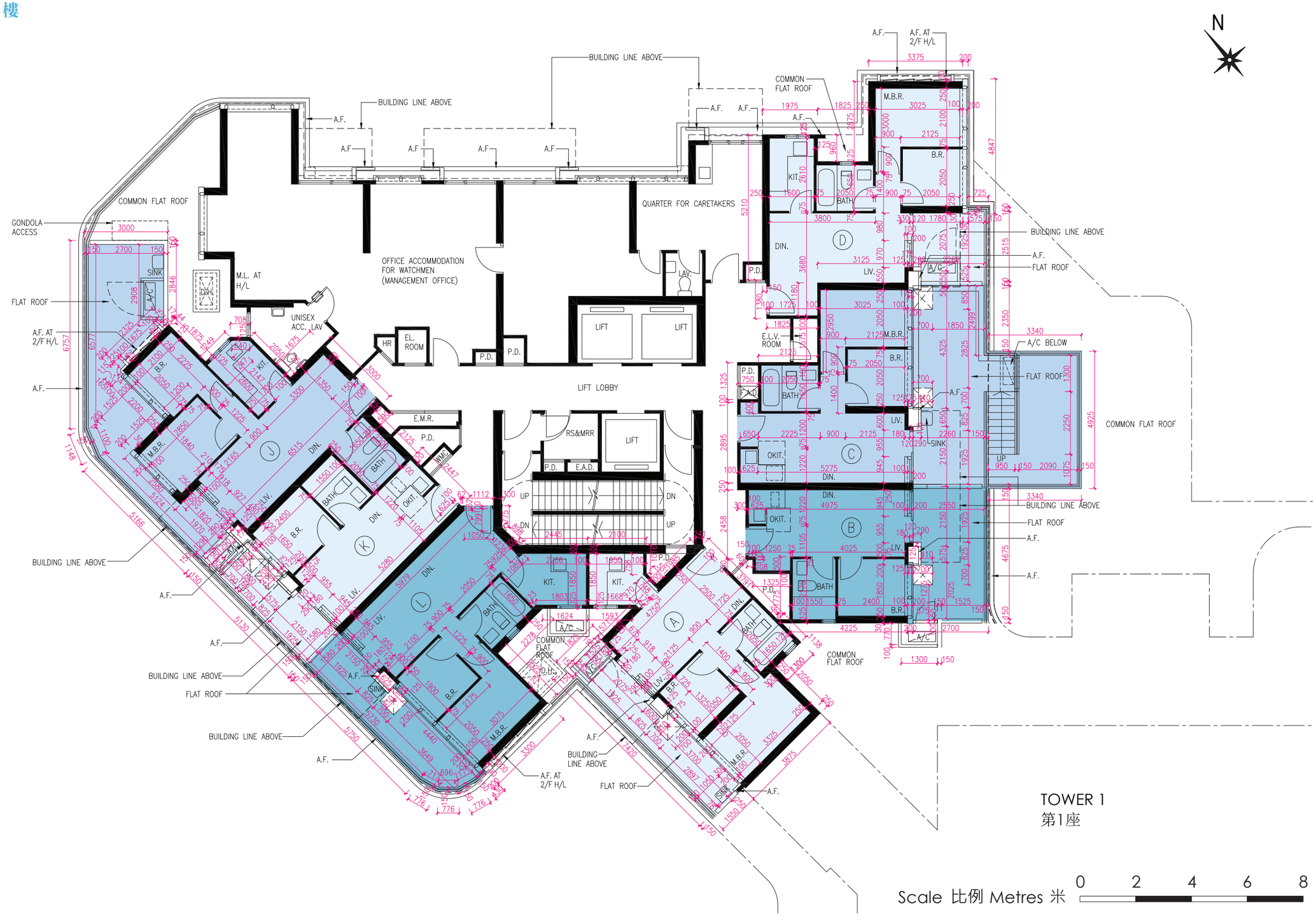
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Tower 2
第2座

2/F
2樓



		Floor 樓層	Flat 單位						
			A	B	C	D	J	K	L
Tower 2 第2座	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	2/F 2樓	2800, 2825, 3150, 3200	2800, 2825, 3150, 3200	2800, 3150, 3200	2800, 3150, 3200	2825, 3150, 3200	2825, 3150, 3200	2800, 3150, 3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	2/F 2樓	150, 175, 225	150, 175	150	150	150, 175	150, 175	150

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 and hence internal areas of those residential properties will not be increased.)

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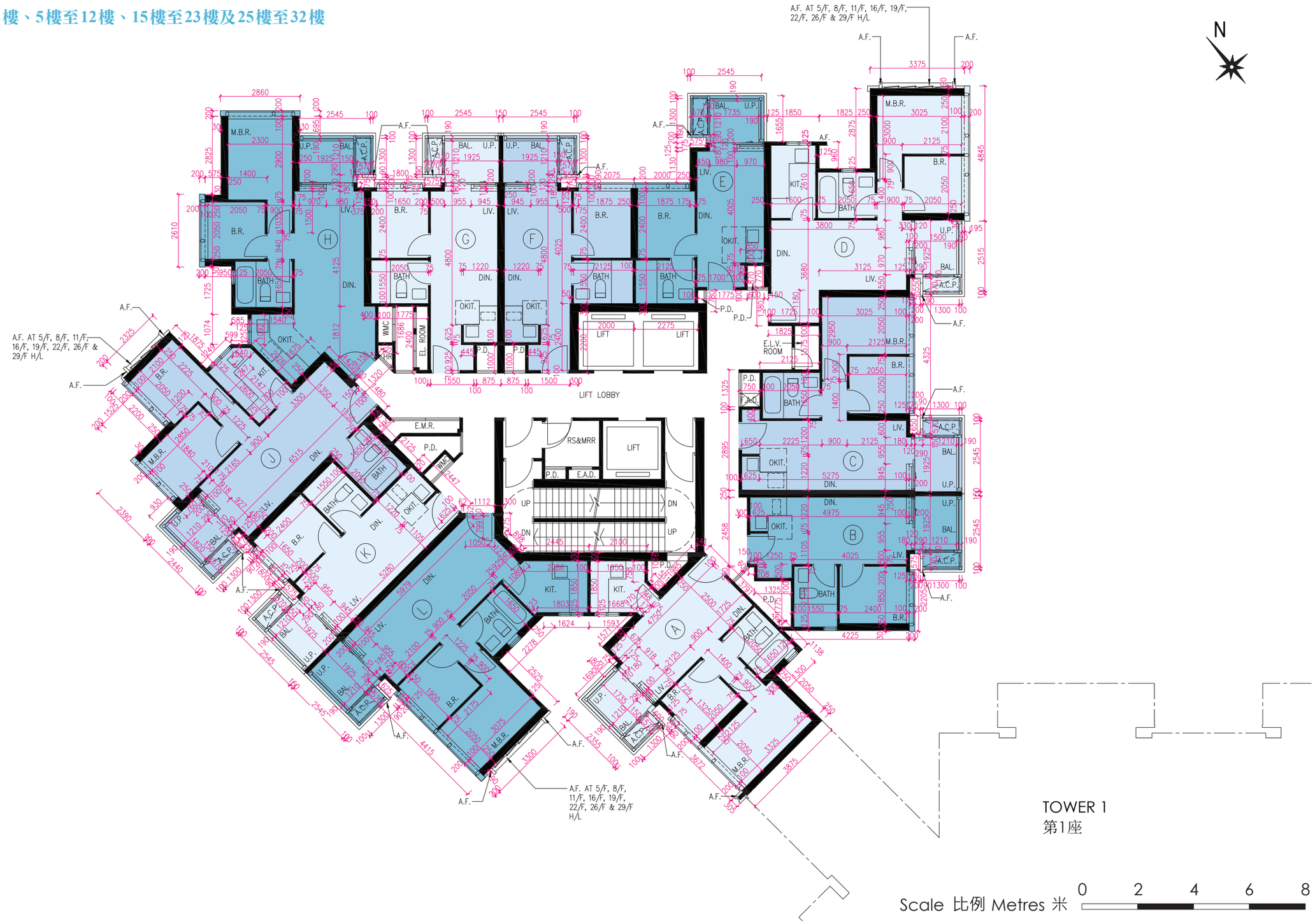
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Tower 2
第2座

3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓



		Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K	L
Tower 2 第2座	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	2800, 2825, 3150	2800, 2825, 3150	2800, 3150	2800, 3150	2825, 3150	2800, 2825, 3150	2800, 2825, 3150	2800, 3150	2825, 3150	2825, 3150	2800, 3150
		32/F 32樓	3150	3150, 3200	3150	3150	3150, 3200	3150, 3200	3150, 3200	3150	3150	3150, 3200	3150
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度（不包括灰泥）（毫米）	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	150, 175, 225	150, 175	150	150	150, 175	150, 175	150, 175	150	150, 175	150, 175	150
		32/F 32樓	200, 225	200	200	200	200	200	200	200	200	200	200

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 and hence internal areas of those residential properties will not be increased.)

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，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to Pages 23 to 25 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
3. [ ] Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

備註：

1. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
2. 平面圖中顯示之附註、名詞及簡稱圖例請參閱本售樓說明書第23至25頁。
3. [ ] 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

Description of Residential Property 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）								
Block Name 大廈名稱	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 第1座	2/F 2樓	Flat A A單位	40.911 (440) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	14.893 (160)	–	–	–	–	–	–
		Flat B B單位	62.647 (674) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	22.507 (242)	–	–	–	–	–	–
		Flat C C單位	23.000 (248) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	9.690 (104)	–	–	–	–	–	–
		Flat D D單位	22.887(246) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	10.064 (108)	–	–	–	–	–	–
		Flat E E單位	22.482 (242) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	10.480 (113)	–	–	–	–	–	–
		Flat F F單位	28.437 (306) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	15.473 (167)	–	–	–	–	–	–
		Flat G G單位	23.906 (257) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	13.143 (141)	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）								
Block Name 大廈名稱	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 第1座	2/F 2樓	Flat H H單位	26.543 (286) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	21.035 (226)	–	–	–	–	–	–
		Flat J J單位	25.871 (278) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	13.450 (145)	–	–	–	–	–	–
		Flat K K單位	43.077 (464) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	11.012 (119)	–	–	–	–	–	–
		Flat L L單位	26.371 (284) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	10.271 (111)	–	–	–	–	–	–
		Flat M M單位	63.187 (680) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	–	–	–	22.509 (242)	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）								
Block Name 大廈名稱	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 第1座	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	Flat A A單位	44.416 (478) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat B B單位	66.371 (714) Balcony 露台 ：2.224 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat C C單位	26.505 (285) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat D D單位	26.519 (285) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat E E單位	26.114 (281) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat F F單位	31.762 (342) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat G G單位	27.653 (298) Balcony 露台 ：2.216 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）									
Block Name 大廈名稱	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 第1座	3/F, 5/F-12/F, 15/F-23/F and 25/F-31/F 3樓、5樓至12樓、15樓至23樓及25樓至31樓	Flat H H單位	30.175 (325) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat J J單位	29.503 (318) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat K K單位	46.704 (503) Balcony 露台 ：2.127 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat L L單位	30.003 (323) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat M M單位	66.962 (721) Balcony 露台 ：2.275 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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：

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2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）									
Block Name 大廈名稱	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 第1座	32/F 32樓	Flat A A單位	44.416 (478) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat B B單位	66.371 (714) Balcony 露台 ：2.224 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	35.340 (380)	–	–	–
		Flat C C單位	26.505 (285) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat D D單位	26.519 (285) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat E E單位	26.114 (281) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat F F單位	31.762 (342) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat G G單位	27.653 (298) Balcony 露台 ：2.216 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）								
Block Name 大廈名稱	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 第1座	32/F 32樓	Flat H H單位	30.175 (325) Balcony 露台：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	–	–	–	–	–	–	–	–	–	–
		Flat J J單位	29.503 (318) Balcony 露台：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	–	–	–	–	–	–	–	–	–	–
		Flat K K單位	46.704 (503) Balcony 露台：2.127 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	–	–	–	–	–	–	–	–	–	–
		Flat L L單位	30.003 (323) Balcony 露台：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	–	–	–	–	–	–	–	–	–	–
		Flat M M單位	66.962 (721) Balcony 露台：2.275 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：-	–	–	–	–	–	–	36.873 (397)	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）								
Block Name 大廈名稱	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 2 第2座	2/F 2樓	Flat A A單位	39.357 (424) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	8.361 (90)	–	–	–	–	–	–
		Flat B B單位	26.384 (284) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	10.539 (113)	–	–	–	–	–	–
		Flat C C單位	36.217 (390) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	29.376 (316)	–	–	–	–	–	–
		Flat D D單位	42.053 (453) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	5.627 (61)	–	–	–	–	–	–
		Flat J J單位	43.646 (470) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	20.404 (220)	–	–	–	–	–	–
		Flat K K單位	25.718 (277) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	6.057 (65)	–	–	–	–	–	–
		Flat L L單位	43.743 (471) Balcony 露台 ：- Utility Platform 工作平台：- Verandah 陽台 ：-	–	–	–	9.214 (99)	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）									
Block Name 大廈名稱	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 2 第2座	3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	Flat A A單位	42.862 (461) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat B B單位	30.016 (323) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat C C單位	39.849 (429) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat D D單位	45.003 (484) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat E E單位	26.881 (289) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat F F單位	30.850 (332) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat G G單位	30.023 (323) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

Description of Residential Property 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）								
Block Name 大廈名稱	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 2 第2座	3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	Flat H H單位	46.134 (497) Balcony 露台 ：2.005 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat J J單位	46.652 (502) Balcony 露台 ：2.004 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat K K單位	29.350 (316) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–
		Flat L L單位	47.375 (510) Balcony 露台 ：2.132 (23) Utility Platform 工作平台：1.500 (16) Verandah 陽台 ：-	–	–	–	–	–	–	–	–	–	–

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (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 as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.

每個住宅物業的實用面積、以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的其他指明項目（如有）的面積（不計算入實用面積），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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。

13 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

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the 'preliminary agreement');

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will 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 that preliminary agreement –
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（該「臨時合約」）時須支付款額為 5% 的臨時訂金；

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分持有；

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 —
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 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。

A. The common parts of the Phase

"**Common Areas**" means the Development Common Areas, the Residential Common Areas and the Car Park Common Areas.

"**Common Facilities**" means the Development Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

"**Car Park Common Areas**" means those parts of the Lot (as defined in the DMC) and the Development (as defined in the DMC) (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) ("**Ordinance**") (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners (as defined in the DMC) of the Car Parks (as defined in the DMC) and the occupiers of the Visitors' Car Parks and the Accessible Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Car Park and shall include but not limited to access areas, air ducts, cavity wall(s) (which do not form part of the Residential Common Areas), circulation passages, driveways and ramps (which do not form part of the Development Common Areas), drop curb, electrical ducts (which do not form part of the Development Common Areas or the Residential Common Areas), electrical meter rooms (which do not form part of the Residential Common Areas), electrical rooms (which do not form part of the Residential Common Areas), exit corridors, extra-low voltage rooms, fan rooms, lift lobbies (which do not form part of the Development Common Areas or the Residential Common Areas), low voltage switch rooms (which do not form part of the Development Common Areas or the Residential Common Areas), protected lobbies (which do not form part of the Development Common Areas or the Residential Common Areas), service corridor(s) (which do not form part of the Development Common Areas or the Residential Common Areas), smoke vents, staircases (which do not form part of the Units, the Development Common Areas or the Residential Common Areas), water meter cabinet(s) (which do not form part of the Development Common Areas or the Residential Common Areas). The Car Park Common Areas are for the purpose of identification only shown and coloured Yellow on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

"**Car Park Common Facilities**" means those facilities and equipment for the common use and benefit of the Car Parks, the Visitors' Car Parks and the Accessible Car Parks but not other parts of the Development and not for the use and benefit of a particular Car Park exclusively and shall include but not limited to Common EV Charging Facilities, the relevant installations and facilities for supply of electricity to the Car Parks, the Visitors' Car Parks and the Accessible Car Parks, electrical and mechanical installation, plant and machinery, drainage and sump pump system, mechanical ventilation system and security system.

"**Development Common Areas**" means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, Residential Common Areas or Car Park Common Areas) and shall include but not limited to the External Walls on 1st Floor and below of Towers 1, 2, 3 and 5 (and the podium thereunder), the Slope and Retaining Structures, the Parking Information System Area and the Facilities, Installations and Equipment pertaining thereto (both as referred to in Special Condition No.(37)(a)(i) of the Government Grant (as defined in the DMC), the Maintenance and Repair Access (which do not form part of the Residential Common Areas), architectural features, automatic meter reading rooms (excluding the Approved AMR Outstations (as defined in the DMC) located within the automatic meter reading room(s)) (which do not form part of the Residential Common Areas) which are for the purpose of identification only shown and marked "AUTOMATIC METER READING ROOM" on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, boundary / fence walls, cabinets for fire services inlets and valves and sprinkler inlets and valves (which do not form part of the Residential Common Areas), civil drains, CLP cable pits, CLP maintenance accesses, horizontal screens / covered walkways (which do not form part of the Residential Common Areas) and the areas underneath, driveways and ramps (which do not form part of the Car Park Common Areas), electrical ducts (which do not form part of the Car Park Common Areas or the Residential Common Areas), emergency generator room (which do not form part of the Residential Common Areas), fire services and sprinkler water tank and pump rooms, fire services control room, fire services water tank and pump room (which do not form part of the Residential Common Areas), flushing water tank and pump rooms (which do not form part of the Residential Common Areas), footpaths and passageways (which do not form part of the Residential Common Areas), guard room(s) (which do not form part of the Residential Common Areas), inaccessible common flat roofs (which do not form part of the Residential Common Areas), lift lobbies (which do not form part of the Car Park Common Areas or the Residential Common Areas), low voltage switch rooms (which do not form part of the Car Park Common Areas or the Residential Common Areas), manholes, master meter room, master water meter rooms, office accommodation for watchmen (management office), office accommodation for watchmen (which do not form part of the Residential Common Areas), owners' corporation office, part of the emergency vehicular access (which do not form part of the Residential Common Areas), part of the Greenery Areas (which do not form part of the Residential Common Areas), pipe ducts (which do not form part of the Residential Common Areas), potable water tank and pump rooms (which do not form part of the Residential Common Areas), protected lobbies (which do not form part of the Car Park Common Areas or the Residential Common Areas), quarter for caretakers, reception lobbies (which do not form part of the Residential Common Areas), service corridor(s) (which do not form part of the Car Park Common Areas or the Residential Common Areas), sprinkler tank and pump rooms (which do not form part of the Residential Common Areas), staircases (which do not form part of the Units, the Car Park Common Areas or the Residential Common Areas), transformer rooms, vertical green walls, water features (which do not form part of the Residential Common Areas), water meter cabinets (which do not form part of the Car Park Common Areas or the Residential Common Areas) and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, Residential Common Areas and Car Park Common Areas). The Development Common Areas are for the purpose of identification only shown and coloured Light Green on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"**Development Common Facilities**" means

(a) such of the mobile maintenance unit, drop gate, surface channel with cover, road gullies, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, gas, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively;

(b) lighting facilities including lamp posts, façade lighting and landscape lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively;

(c) fire prevention and fire fighting installations and equipment within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively (including the fire services water tank, sprinkler water tank and street fire hydrant water tank);

(d) security system installations and equipment and water leakage system and equipment which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively;

and other facilities and ancillary equipment for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.

For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Residential Common Facilities or Car Park Common Facilities.

"**Residential Common Areas**" means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units (as defined in the DMC) and their bona fide visitors and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit and shall include but not limited to:-

(a) the External Walls on 2nd Floor and above of Towers 1, 2, 3 and 5, and the External Walls and fence walls of Tower 6;

(b) the Maintenance and Repair Access (which do not form part of the Development Common Areas), access and working spaces, accessible lavatories, air-conditioning plant room, architectural features, areas where the building maintenance unit for maintenance of external drain pipes are located, automatic meter reading rooms (excluding the Approved AMR Outstations located within the automatic meter reading room(s)) (which do not form part of the Development Common Areas) which are for the purpose of identification only shown and marked "AUTOMATIC METER READING ROOM" on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, cabinets for fire services inlets and valves and sprinkler inlets and valves (which do not form part of the Development Common Areas), cavity wall(s) (which do not form part of the Car Park Common Areas), common flat roofs, corridors, covered landscaped and play areas, covered landscaped areas, horizontal screens / covered walkways (which do not form part of the Development Common Areas) and the areas underneath, covers of balconies / utility platforms / air-conditioning platforms and common roofs, designated common areas for maintenance, dog houses, electric and mechanical operation control panel /stores, electrical ducts (which do not form part of the Car Park Common Areas or the Development Common Areas), electrical meter rooms (which do not form part of the Car Park Common Areas), electrical rooms (which do not form part of the Car Park Common Areas), emergency generator rooms (which do not form part of the Development Common Areas), exhaust air ducts, extra-low voltage duct rooms, extra-low voltage ducts, extra-low voltage telephone trunkings, filtration plant room, fire services check meter cabinets, fire services transfer water tank and pump room, fire services water tank and pump room (which do not form part of the Development Common Areas), fireman's lift lobbies, flushing water tank and pump rooms (which do not form part of the Development Common Areas), footpaths and passageways (which do not form part of the Development Common Areas), fresh air ducts, guard room(s) (which do not form part of the Development Common Areas), hard paved landscaped areas, hose reel cabinets, inaccessible common flat roofs (which do not form part of the Development Common Areas), landscaped areas, lavatories, lawns, lift lobbies (which do not form part of the Car Park Common Areas or the Development Common Areas), lift machine rooms, lift overruns, lift pits, lift shafts, low voltage switch rooms (which do not form part of the Car Park Common Areas or the Development Common Areas), office accommodation for watchmen (which do not form part of the Development Common Areas), open hard paved area, part of the emergency vehicular access (which do not form part of the Development Common Areas), pipe ducts (which do not form part of the Development Common Areas), planters, potable and flushing water tank and pump rooms, potable water tank and pump rooms (which do not form part of the Development Common Areas), protected lobbies (which do not form part of the Car Park Common Areas or the Development Common Areas), reception lobbies (which do not form part of the Development Common Areas), refuse storage and material recovery chambers, refuse storage and material recovery rooms, refuse collection vehicles space, service corridors (which do not form part of the Car Park Common Areas or the Development Common Areas), sprinkler tank and pump rooms (which do not form part of the Development Common Areas), sprinkler transfer tank and pump rooms, staircases (which do not form part of the Units, the Car Park Common Areas or the Development Common Areas) and landings, stores, telecommunications and broadcasting rooms, town gas compartment, water features (which do not form part of the Development Common Areas), water meter cabinets (which do not form part of the Car Park Common Areas or the Development Common Areas), working spaces and manoeuvring spaces for or in connection with the operation of the CCTV Imaging Device and/or the carrying out of inspection, maintenance, repair or related works for the external drainage pipes concealed by architectural features of each Tower (as defined in the DMC);

(c) part of the Greenery Areas (which do not form part of the Development Common Areas), the Recreational Areas, the Accessible Car Parks, the Visitors' Car Parks and the Loading and Unloading Spaces;

and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification only shown and coloured Red and/or delineated with Violet Dotted Lines on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"**Residential Common Facilities**" means those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the CCTV Imaging Device, Recreational Facilities, installation or facilities for the supply of electricity to the Accessible Car Parks and the Visitors' Car Parks, aerial broadcast distribution or telecommunication network facilities and other transmission devices and equipment, water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and firefighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, mobilized building maintenance unit, gas pipes, air-conditioning system, telecommunications network facilities, video door phone system, public address and background music system, lifts and sanitary fittings and installations for the use and benefit of the Residential Units.

"**Accessible Car Park**" or "**Accessible Car Parks**" means the 3 parking spaces on Ground Floor for the parking of motor vehicles by disabled persons provided in the Lot and the Development pursuant to Special Condition No.(28)(c)(i) of the Government Grant and shown on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC and thereon coloured Red for the purpose of identification only.

"**CCTV Imaging Device**" means the CCTV imaging device referred to in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers, Application of the Buildings Ordinance and Regulations No.93 – Planning and Design of Drainage Works issued by the Buildings Department and which is required by the Building Authority to be provided for the inspection of the external drainage pipes concealed by architectural features of each Tower and such term shall include all such wires, cables, equipment, apparatus, and such other electrical or other installations or otherwise for or in relation to such device.

"**Common EV Charging Facilities**" means all such facilities installed or to be installed within the Car Park Common Areas for the common use and benefit of the Car Parks, the Visitors' Car Parks (including the Accessible Car Parks) and the Loading and Unloading Spaces for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Cap.374) parking at any of the Car Parks, the Visitors' Car Parks (including the Accessible Car Parks) and the Loading and Unloading Spaces; such facilities shall not serve any of the Car Parks, the Visitors' Car Parks (including the Accessible Car Parks)and the Loading and Unloading Spaces exclusively or belong to any of the Owner of the Car Parks and shall include but not limited to such apparatus, cables, ducts, equipment, trunking, wires and such other electrical or other installations or otherwise for or in relation to such purpose. Location(s) of the Common EV Charging Facilities are shown on the Approved Plans (as defined in the DMC), a copy of which will be deposited at the office accommodation for watchmen (management office) in the Development for inspection by the Owners during normal office hours free of costs and charges.

"**External Walls**" means the external walls of the Development or any part thereof including but not limited to curtain walls (including the cast-in anchors, gasket, glass panels, window frames, window sealant and such other components of the curtain wall, the non-openable windows therein or thereto and cast-in anchors, gasket, glass panels, window frames, window sealant and such other components of such non-openable windows but excluding all openable windows installed therein and the cast-in anchors, frames enclosing the glass panels of the openable windows, gasket, glass panels, handles, hinges, locks, window sealant and such other components of such openable windows), fixed glazing, architectural features, parapet walls (other than those between Units) and the windows and window frames of the Common Areas but excluding the internal surface of the concrete walls facing the Units, the parapets / balustrades / fence walls of the flat roofs, roofs and Non-enclosed Area (as defined in the DMC) pertaining to the respective Units or their replacement, the sliding / swing door to the flat roofs, roofs and Non-enclosed Area, and the windows / openable windows / maintenance windows (other than those non-openable windows installed in or to curtain wall), window frames and sealant around window frames of the Units.

"**Greenery Areas**" means those areas of the Lot at or within which greening (including but not limited to provision of live plants with soil base) provided and maintained in accordance with Special Condition No.(14)(c) of the Government Grant, which are for the purpose of identification only shown and coloured Light Orange on the Greenery Area Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"**Loading and Unloading Spaces**" means the 5 loading and unloading spaces provided pursuant to Special Condition No.(29)(a)(i) of the Government Grant, which are for identification purpose only shown and delineated with Violet Dotted Lines on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC.

"**Maintenance and Repair Access**" means any and all such means of access provided for maintenance and repair works of the external building elements of the buildings in the Development required by the Building Authority to be designated as Common Areas in the DMC, which (if and where capable of being shown on plan) are for the purpose of identification only shown and marked "M" on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"**Recreational Areas**" means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to changing rooms, covered landscaped areas, food preparation area, footbath, function rooms, game rooms, gymnasium, outdoor and indoor children play areas, outdoor landscaped areas, outdoor swimming pools, planters, pool decks, sauna, sitting areas and wet pool decks.

"**Recreational Facilities**" means the recreational facilities and facilities ancillary thereto provided or installed for recreational use by the residents of the Residential Units and their bona fide visitors pursuant to Special Condition No.(19)(a) of the Government Grant.

"**Slope and Retaining Structures**" means all slopes, slope treatment works, retaining walls and other structures within or outside the Lot, the maintenance of which is the liability of the Owners under the Government Grant and/or this Deed, which are for the purpose of identification only shown and coloured Green Hatched Black on the Slope and Retaining Structures Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC.

"**Visitors' Car Park**" or "**Visitors' Car Parks**" means the 25 car parking spaces on Ground Floor provided pursuant to Special Condition No.(28)(a)(iii) of the Government Grant (including the 3 Accessible Car Parks) and shown on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC and thereon coloured Red for the purpose of identification only.

B. The number of undivided shares assigned to each residential property in the Phase

TOWER 1

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
2/F	A [b]	848
	B [b]	1,298
	C [b]	479
	D [b]	478
	E [b]	471
	F [b]	600
	G [b]	504
	H [b]	573
	J [b]	544
	K [b]	884
	L [b]	548
	M [b]	1,309
3/F - 31/F (25 storeys)	A [a]	888
	B [a]	1,327
	C [a]	530
	D [a]	530
	E [a]	522
	F [a]	635
	G [a]	553
	H [a]	604
	J [a]	590
	K [a]	934
	L [a]	600
	M [a]	1,339
32/F	A [a]	888
	B [a, c]	1,398
	C [a]	530
	D [a]	530
	E [a]	522
	F [a]	635
	G [a]	553
	H [a]	604
	J [a]	590
	K [a]	934
	L [a]	600
	M [a, c]	1,413

TOWER 2

Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
2/F	A [b]	804
	B [b]	549
	C [b]	783
	D [b]	852
	J [b]	914
	K [b]	526
	L [b]	893
3/F - 31/F (25 storeys)	A [a]	857
	B [a]	600
	C [a]	797
	D [a]	900
	E [a]	538
	F [a]	617
	G [a]	600
	H [a]	923
	J [a]	933
	K [a]	587
	L [a]	948
32/F	A [a]	857
	B [a]	600
	C [a]	797
	D [a]	900
	E [a]	538
	F [a]	617
	G [a]	600
	H [a]	923
	J [a]	933
	K [a]	587
	L [a]	948

Notes :-

1. There is no designation of 4/F, 13/F, 14/F and 24/F for all Towers.
2. There is no designation of Tower 4.
3 [a] denotes Residential Unit with balcony and utility platform.
4. [b] denotes Residential Unit with flat roof(s).
5. [c] denotes Residential Unit with roof(s).

C. The term of years for which the manager of the Phase is appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Management Company (as defined in the DMC) as the Manager (as defined in the DMC) of the Lot and the Development shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

D. The basis on which the management expenses are shared among the owners of the residential properties in the Phase

1. Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Car Park Common Areas, Residential Common Facilities or Car Park Common Facilities), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares (as defined in the DMC) held by them.
2. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.
3. Where any expenditure relates solely to or is solely for the benefit of the Car Parks (but does not relate solely to or is not solely for the benefit of any particular Car Park), the Car Park Common Areas and/or the Car Park Common Facilities, a proportion of the expenditure relating to the Car Park Common Areas and/or the Car Park Common Facilities equivalent to proportion of the total gross floor areas of the Visitors' Car Parks (including the Accessible Car Parks) forming parts of the Residential Common Areas bear to the total gross floor areas of the Car Parks and the Visitors' Car Parks (including the Accessible Car Parks) shall be borne by the Owners of the Residential Units in proportion to the number of Management Shares held by them.
4. Where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.
5. Where any expenditure has been incurred solely for the benefit of an Owner or a group of Owners the Manager may charge that expenditure directly to that Owner or those Owners in such proportion as it may reasonably determine.

E. The basis on which the management fee deposit is fixed

The management fee deposit payable in respect of each Residential Unit shall be equivalent to three (3) months' Management Fee (as defined in the DMC) for that Residential Unit.

F. The area (if any) in the Phase retained by the owner for that owner's own use

Not Applicable.

A. 期數的公用部份

「**公用地方**」指發展項目公用地方、住宅公用地方及停車場公用地方。

「**公用設施**」指發展項目公用設施、住宅公用設施及停車場公用設施。

「**停車場公用地方**」指在該地段（定義見公契）及發展項目（定義見公契）及內設計或擬供停車位（定義見公契）及業主（定義見公契）和訪客停車位及暢通易達停車位佔用人公用及共享，而非特別轉讓給或供個別停車位業主獨家使用的該地段及發展項目的該等部份（不包括在建築事務監督批准的停車場佈局圖上顯示和劃定的該等停車位），及《建築物管理條例》（「**該條例**」）（第344章）附表1所指明的所有其他公用部份（如有），包括但不限於通道範圍、風管、空心牆（不構成住宅公用地方一部份者）、循環通道、行車道及斜道（不構成發展項目公用地方一部份者）、下斜路緣石、電槽（不構成發展項目公用地方或住宅公用地方一部份者）、電錶房（不構成住宅公用地方一部份者）、電房（不構成住宅公用地方一部份者）、出口走廊、特低電壓房、風機房、升降機大堂（不構成發展項目公用地方或住宅公用地方一部份者）、低壓電配電房（不構成發展項目公用地方或住宅公用地方一部份者）、防護大堂（不構成發展項目公用地方或住宅公用地方一部份者）、服務走廊（不構成發展項目公用地方或住宅公用地方一部份者）、排煙口、樓梯（不構成單位、發展項目公用地方或住宅公用地方的一部份者）、水錶櫃（不構成發展項目公用地方或住宅公用地方一部份者）。停車場公用地方在公契夾附的圖則（經認可人士（定義見公契）核證為準確）上以黃色顯示，僅供識別之用。

「**停車場公用設施**」指供停車位、訪客停車位及暢通易達停車位（而非發展項目的其他部份）公用及共享，而非供個別停車位獨家使用及享用的該等設施和設備，包括但不限於公用電動車充電設施、為停車位、訪客停車位及暢通易達停車位供電的相關裝置及設施、電力及機械裝置、機械及機器、排水及污水泵系統、機械通風系統及保安系統。

「**發展項目公用地方**」指設計或擬供業主公用及共享，而非特別轉讓給或供個別業主獨家使用的整個該地段及發展項目（不構成單位、住宅公用地方或停車場公用地方一部份者），包括但不限於第1、2、3及5座1樓或以下（及其下方的平台）的外牆、斜坡及護土構築物、泊車資訊系統範圍及附帶的該等設施、裝置及設備（在批地文件（定義見公契）特別條款第(37)(a)(i)條提述）、維修及保養通道（不構成住宅公用地方一部份者）、建築裝飾、自動讀錶房（不包括位於自動讀錶房內的經批准自動讀錶外站（定義見公契））（不構成住宅公用地方一部份者），其在公契夾附的圖則（經認可人士核證為準確）以「AUTOMATIC METER READING ROOM」標示，僅供識別之用、邊界牆/圍牆、消防入水口及閥門以及花灑入水口及閥門的櫃（不構成住宅公用地方一部份者）、土木排水管、中電電纜井、中電維修通道、橫向飾屏/有蓋行人通道（不構成住宅公用地方一部份者）及其下方範圍、行車道及斜道（不構成停車場公用地方一部份者）、電槽（不構成停車場公用地方或住宅公用地方一部份者）、緊急發電機房（不構成住宅公用地方一部份者）、消防及花灑水箱及泵房、消防控制室、消防水箱及泵房（不構成住宅公用地方一部份者）、沖廁水箱及泵房（不構成住宅公用地方一部份者）、行人徑及通道（不構成住宅公用地方一部份者）、警衛室（不構成住宅公用地方一部份者）、不可進入的公用平台（不構成住宅公用地方一部份者）、升降機大堂（不構成停車場公用地方或住宅公用地方一部份者）、低電壓配電房（不構成停車場公用地方或住宅公用地方一部份者）、沙井、主錶房、主水錶房、管理員辦公室（管理處）、管理員辦公室（不構成住宅公用地方一部份者）、業主立案法團辦事處、部份緊急車輛通道（不構成住宅公用地方一部份者）、部份綠化範圍（不構成住宅公用地方一部份者）、管道槽（不構成住宅公用地方一部份者）、食水水箱及泵房（不構成住宅公用地方一部份者）、防護大堂（不構成停車場公用地方或住宅公用地方一部份者）、管理員宿舍、接待大堂（不構成住宅公用地方一部份者）、服務走廊（不構成停車場公用地方或住宅公用地方一部分者）、灑水水箱及泵房（不構成住宅公用地方一部份者）、樓梯（不構成單位、停車場公用地方或住宅公用地方一部份者）、變壓器房、垂直綠化牆、水景設施（不構成住宅公用地方一部份者）、水錶櫃（不構成停車場公用地方或住宅公用地方一部份者），以及在該條例附表1指明的位於該地段及發展項目內並設計或擬供業主公用及共享而非特別轉讓給或供個別業主獨家使用的所有其他公用部份（如有）（不構成單位、住宅公用地方或停車場公用地方一部份者）。發展項目公用地方在公契夾附的圖則（經認可人士核證為準確）上以淺綠色顯示，僅供識別之用。

「**發展項目公用設施**」指

(a) 服務發展項目公用地方的該等流動維修裝置、吊閘、地面溝渠連蓋、道路明渠、排水渠、管道、水溝、井(如有)、污水渠、電線及電纜、電力及機械裝置，和目前或任何時候在該地段及發展項目內、下、上或穿過該地段及發展項目而將水、污水、氣體、電力和任何其他服務提供給該地段及發展項目或其任何一個或多個部份，並供該地段及發展項目使用及享用而非供個別單位獨家使用或享用的其他服務設施(不論是否套上套管)；

(b) 發展項目內供該地段及發展項目使用及享用而非供個別單位獨家使用或享用的照明設施，包括燈柱、立面照明及園景照明；

(c) 發展項目內供該地段及發展項目使用及享用而非供個別單位獨家使用或享用的防火及滅火裝置及設備(包括消防水箱、花灑水箱及街道消防栓水箱)；

(d) 供該地段及發展項目使用及享用而非供個別單位獨家使用或享用的保安系統裝置及設備和滲水偵測系統及設備；

和供該地段及發展項目公用及共享而非供個別單位獨家使用或享用的其他設施及輔助設備。

為免存疑，「發展項目公用設施」一詞不包括構成住宅公用設施或停車場公用設施一部份的該等設施、設備及其他類似構築物。

「**住宅公用地方**」指設計或擬供住宅單位(定義見公契)業主及其真正訪客公用及共享，而非特別轉讓給或供個別住宅單位業主獨家使用的該地段及發展項目的該等部份，包括但不限於：

(a) 第1、2、3及5座2樓或以上的外牆，及第6座的外牆及圍牆；

(b) 維修及保養通道(不構成發展項目公用地方一部份者)、通道及工作空間、暢通易達洗手間、空調機房、建築裝飾、設有用作維修外牆排水管的建築維護單元的範圍、自動讀錶房(不包括位於自動讀錶房內的經批准自動讀錶外站)(不構成發展項目公用地方一部份者)，其在公契夾附的圖則(經認可人士核證為準確)以「AUTOMATIC METER READING ROOM」標示，僅供識別之用、消防入水口及閥門以及花灑入水口及閥門的櫃(不構成發展項目公用地方一部份者)、空心牆(不構成停車場公用地方一部份者)、公用平台、走廊、有蓋園景及遊樂區、有蓋園景區、橫向飾屏/有蓋行人通道(不構成發展項目公用地方一部份者)及其下方範圍、露台/工作平台/空調機平台及公用天台的上蓋、指定的維修公用地方、管道房、機電運作控制板/貯存庫、電槽(不構成停車場公用地方或發展項目公用地方一部份者)、電錶房(不構成停車場公用地方一部份者)、電房(不構成停車場公用地方一部份者)、緊急發電機房(不構成發展項目公用地方一部份者)、排風管道、特低電壓管道槽房、特低電壓管道槽、特低電壓電話幹線槽、過濾機房、消防檢驗錶箱、消防轉運水箱及泵房、消防水箱及泵房(不構成發展項目公用地方一部份者)、消防員升降機大堂、沖廁水箱及泵房(不構成發展項目公用地方一部份者)、行人徑及通道(不構成發展項目公用地方一部份者)、鮮風管道槽、警衛室(不構成發展項目公用地方一部份者)、硬鋪地園景區、消防喉轆櫃、不可進入的公用平台(不構成發展項目公用地方一部份者)、園景區、洗手間、草坪、升降機大堂(不構成停車場公用地方或發展項目公用地方一部份者)、升降機機房、升降機槽頂、升降機井、升降機槽、低電壓配電房(不構成停車場公用地方或發展項目公用地方一部份者)、管理員辦公室(不構成發展項目公用地方一部份者)、露天硬鋪地範圍、部份緊急車輛通道(不構成發展項目公用地方一部份者)、管道槽(不構成發展項目公用地方一部份者)、花槽、食水及沖廁水箱及泵房、食水箱及泵房(不構成發展項目公用地方一部份者)、防護大堂(不構成停車場公用地方或發展項目公用地方一部份者)、接待大堂(不構成發展項目公用地方一部份者)、垃圾貯存及物料回收房、垃圾貯存及物料回收室、垃圾收集車車位、服務走廊(不構成停車場公用地方或發展項目公用地方一部份者)、花灑水箱及泵房(不構成發展項目公用地方一部份者)、花灑轉運水箱及泵房、樓梯(不構成單位、停車場公用地方或發展項目公用地方一部份者)及樓梯平台、貯物室、電訊及廣播室、煤氣設施間、水景設施(不構成發展項目公用地方一部份者)、水錶櫃(不構成停車場公用地方或發展項目公用地方一部份者)、為操作閉路電視攝像裝置及/或對各座大廈(定義見公契)的建築裝飾所遮蔽的外部排水管進行檢查、維護、維修或相關工程而設或與之相關的工作空間及調度空間；

(c) 部份綠化範圍(不構成發展項目公用地方一部份者)、康樂範圍、暢通易達停車位、訪客停車位、及上落貨車位；

以及在該條例附表1指明的設計或擬供住宅單位業主公用及共享而非特別轉讓給或供個別住宅單位業主獨家使用的所有其他公用部份(如有)。住宅公用地方在公契夾附的圖則(經認可人士核證為準確)上以紅色顯示及/或以紫色虛線劃定，僅供識別之用。

「**住宅公用設施**」指供住宅單位業主公用及共享而非供個別住宅單位獨家使用的該等設施及輔助設備，包括但不限於閉路電視攝像裝置、康樂設施、為暢通易達停車位及訪客停車位供電的裝置或設施、天線廣播分導或電訊網絡設施，及其他供住宅單位使用及享用的傳輸裝置和設備、水箱、水泵、排水渠、管道、水溝、污水渠、防火和滅火系統、電線和電纜、電力設備、空調或機械通風裝置、照明、保安系統、機動建築維護單元、煤氣管道、空調系統、電訊網絡設施、視像門口對講機系統、公共廣播及背景音樂系統、電梯和衛生設備及裝置。

「**暢通易達停車位**」指根據批地文件特別條款第(28)(c)(i)條在該地段和發展項目中提供位於地下的3個供殘疾人士停泊車輛的停車位，其在公契夾附的地下圖則（經認可人士核證為準確）以紅色顯示，僅供識別之用。

「**閉路電視攝像裝置**」指屋宇署發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（應用《建築物條例》及規例）第93號 —《規劃及設計排水工程》中提述的閉路電視攝像裝置，該裝置由建築事務監督規定須予提供，以供檢查各座大廈的建築裝飾所遮蔽的外部排水管，而該詞亦須包括所有為該裝置或與該裝置相關的該等電線、電纜、設備、儀器，以及該等其他電氣或其他裝置或類似物。

「**公用電動車充電設施**」指在停車場公用地方內安裝或將安裝，供停車位、訪客停車位（包括暢通易達停車位）和上落貨車位公用及共享的該等設施，其旨在或關乎供停泊在任何停車位、訪客停車位（包括暢通易達停車位）和上落貨車位的按《道路交通條例》（第374章）獲發牌的電動車輛充電；該等設施並非專門服務任何停車位、訪客停車位（包括暢通易達停車位）和上落貨車位亦非屬於任何停車位的業主，並包括但不限於用於上述目的或與其相關的裝置、電纜、槽道、設備、線槽、電線和其他該等電力或其他裝置或其他項件。公用電動車充電設施的位置已在經批准圖則（定義見公契）中顯示，其副本將存放於發展項目的管理員辦公室（管理處），供業主在正常辦公時間內免費查閱。

「**外牆**」指發展項目的外牆或其任何部份，包括但不限於幕牆（包括預埋錨栓、墊片、玻璃板、窗框、窗戶密封膠及幕牆的其他組件、在其中或其上的不可開啟窗戶或以及該等不可開啟窗戶的預埋錨栓、墊片、玻璃板、窗框、窗戶密封膠和該等其他組件，但不包括安裝在其中的所有可開啟窗戶以及該等可開啟窗戶的錨栓、圍著可開啟窗戶玻璃板的框、墊片、玻璃板、把手、鉸鏈、鎖、窗戶密封膠和該等可開啟窗戶的該等其他組件）、固定玻璃窗、建築裝飾、護牆（單位之間的護牆除外）以及公用地方的窗戶及窗框，但不包括對著單位一邊的混凝土牆的內面、平台的護牆/欄桿/圍牆、屬於各別單位的平台、天台及非圍封範圍（定義見公契）或其替代、平台、天台及非圍封範圍的趟門/掩門，以及單位的窗戶/可開啟窗戶/維修窗戶（該等安裝於幕牆或其中的不可開啟窗戶除外）、窗框及窗框周圍的窗戶密封膠。

「**綠化範圍**」指根據批地文件特別條款第(14)(c)條在該地段內其上或其內提供及維持綠化（包括但不限於提供設有泥土基座的活植物）的範圍，其在公契夾附的綠化範圍圖則（經認可人士核證為準確）以淺橙色顯示，僅供識別之用。

「**上落貨車位**」指根據批地文件特別條款第(29)(a)(i)條規定而提供的5個上落貨車位，其在公契夾附的地下圖則（經認可人士核證為準確）以紫色虛線劃定，僅供識別之用。

「**保養及維修通道**」指建築事務監督規定須於公契內指定為公用地方的發展項目內各建築物外牆構件進行保養及維修工程而提供的任何及所有該等通道，其（如能在圖則上顯示）在公契夾附的圖則（經認可人士核證為準確）以「M」標示，僅供識別之用。

「**康樂範圍**」指擬供住宅單位的住戶及其真正訪客康樂之用的地方，包括但不限於更衣室、有蓋園景區、食物配製區、足浴池、宴會廳、遊戲室、健身室、戶外及室內兒童遊戲區、戶外園景區、室外游泳池、花槽、泳池平台、桑拿室、座區及濕泳池平台。

「**康樂設施**」指根據批地文件特別條款第(19)(a)條提供或安裝給住宅單位的住戶及其真正訪客的康樂設施及其輔助設備。

「**斜坡及護土構築物**」指該地段內或外的所有根據批地文件及/或公契須由業主負責維護的斜坡、斜坡處理工程、護土牆及其他構築物，其在公契夾附的斜坡及護土構築物圖則（經認可人士核證為準確）以綠色間黑斜綫顯示，僅供識別之用。

「**訪客停車位**」指根據批地文件特別條款第(28)(a)(iii)條在地下提供的25個停車位（包括3個暢通易達停車位），其在公契夾附的地下圖則（經認可人士核證為準確）以紅色顯示，僅供識別之用。

B. 分配予期數中的每個住宅物業的不分割份數的數目

第1座

樓層	單位	分配予每個住宅物業的不分割份數的數目
2樓	A [b]	848
	B [b]	1,298
	C [b]	479
	D [b]	478
	E [b]	471
	F [b]	600
	G [b]	504
	H [b]	573
	J [b]	544
	K [b]	884
	L [b]	548
	M [b]	1,309
3樓至31樓（25層）	A [a]	888
	B [a]	1,327
	C [a]	530
	D [a]	530
	E [a]	522
	F [a]	635
	G [a]	553
	H [a]	604
	J [a]	590
	K [a]	934
	L [a]	600
	M [a]	1,339
32樓	A [a]	888
	B [a, c]	1,398
	C [a]	530
	D [a]	530
	E [a]	522
	F [a]	635
	G [a]	553
	H [a]	604
	J [a]	590
	K [a]	934
	L [a]	600
	M [a, c]	1,413

第2座

樓層	單位	分配予每個住宅物業的不分割份數的數目
2樓	A [b]	804
	B [b]	549
	C [b]	783
	D [b]	852
	J [b]	914
	K [b]	526
	L [b]	893
3樓至31樓（25層）	A [a]	857
	B [a]	600
	C [a]	797
	D [a]	900
	E [a]	538
	F [a]	617
	G [a]	600
	H [a]	923
	J [a]	933
	K [a]	587
	L [a]	948
32樓	A [a]	857
	B [a]	600
	C [a]	797
	D [a]	900
	E [a]	538
	F [a]	617
	G [a]	600
	H [a]	923
	J [a]	933
	K [a]	587
	L [a]	948

備註：

1. 所有座數不設4樓、13樓、14樓及24樓。
2. 不設第4座。
3. [a] 指連同露台及工作平台的住宅單位。
4. [b] 指連同平台的住宅單位。
5. [c] 指連同天台的住宅單位。

C. 有關期數的管理人的委任年期

在不抵觸《建築物管理條例》(第344章)的情況下，管理公司(定義見公契)獲委任作為該地段及發展項目的管理人(定義見公契)，首屆任期由公契的日期起計兩(2)年，其後繼續任職直至根據公契的規定終止委任。

D. 管理開支在期數中的住宅物業的擁有人之間分擔的基準

1. 如果任何開支涉及或有利於該地段及發展項目(但並非僅涉及或僅有利於任何單位、住宅公用地方、停車場公用地方、住宅公用設施或停車場公用設施)、發展項目公用地方及/或發展項目公用設施，該等開支的全部金額須由發展項目的所有業主按其持有的管理份數(定義見公契)數目之比例進行分攤。
2. 如果任何開支僅涉及或僅有利於住宅單位(但並非僅涉及或僅有利於任何個別住宅單位)、住宅公用地方及/或住宅公用設施，該等開支的全部金額須由住宅單位的業主按其持有的管理份數數目之比例進行分攤。
3. 如果任何開支僅涉及或僅有利於停車位(但並非僅涉及或僅有利於任何個別停車位)、停車場公用地方及/或停車場公用設施，部份有關停車場公用地方及/或停車場公用設施的開支(相當於構成住宅公用地方一部分的訪客停車位(包括暢通易達停車位)的總樓面面積佔停車位及訪客停車位(包括暢通易達停車位)的總樓面面積之比例)須由住宅單位的業主按其持有的管理份數數目之比例承擔。
4. 如果任何開支僅涉及或僅有利於某個單位，該等開支的全部金額須由該單位業主承擔。
5. 如果任何開支僅涉及或僅有利於某業主或某群業主，管理人可按其合理釐定的比例，直接向該業主或該等業主收取該等開支。

E. 計算管理費按金的基準

每個住宅單位須支付的管理費按金相當於該住宅單位三(3)個月的管理費(定義見公契)。

F. 擁有人在期數中保留作自用的範圍(如有的話)

不適用。

1. The Phase is situated on the Remaining Portion of Yau Tong Inland Lot No.46.

2. Yau Tong Inland Lot No.46 ("**the lot**") is held under the Conditions of Exchange dated 24 January 2024 and registered in the Land Registry as Conditions of Exchange No.20430 ("**Land Grant**") for a term of 50 years commencing from 24 January 2024.

3. **General Condition No.6 of the Land Grant**

(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 the Land Grant -

(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 the Land Grant 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 expiry 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 of Lands ("**the Director**"). In the event of demolition as aforesaid, the Grantee shall within 1 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 3 calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

4. **Special Condition No.(2) of the Land Grant**

(a) The Grantee acknowledges that as at the date of the Land Grant, apart from the Encroachment (as defined in sub-clause (b) of this Special Condition), there are some buildings and structures existing on the old lots (such buildings and structures are hereinafter collectively referred to as "**the Existing Buildings and Structures**") and undertakes to demolish and remove, at the Grantee's own expense and in all respects to the satisfaction of the Director, the Existing Buildings and Structures from the old lots (which demolition and removal works are hereinafter referred to as "**the Demolition Works**"). 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 Existing Buildings and Structures or the carrying out of the Demolition Works, 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 the Existing Buildings and Structures or the carrying out of the Demolition Works.

(b) (i) The Grantee acknowledges and accepts that as at the date of the Land Grant, part or parts of the development erected on all that piece or parcel of land known and registered in the Land Registry as Yau Tong Inland Lot No.26 have encroached onto the lot (such part or parts of the development which encroach onto the lot are hereinafter collectively referred to as "**the Encroachment**"). For the purpose of this sub-clause (b), the decision of the Director as to what constitutes the Encroachment shall be final and binding on the Grantee.

(ii) 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), the Grantee shall not alter, interfere with, demolish or remove the Encroachment or any part or parts thereof.

(iii) The Grantee shall throughout the term hereby agreed to be granted at all reasonable times during the existence of the Encroachment or any part or parts thereof permit the owner or owners of the Encroachment or such part or parts thereof, the Government, the Director, their respective officers, contractors, agents, workmen and any other persons authorized by the owner or owners of the Encroachment or such part or parts thereof, the Director or any one or more of them with or without tools, equipment, plant, machinery or motor vehicles free of charge and upon giving prior notice to the Grantee (except in case of emergency) to have the rights of free and unrestricted ingress, egress and regress to, from and through the lot and any building or buildings erected or to be erected thereon for the purposes of inspecting, maintaining, repairing, renewing, demolishing and removing the Encroachment or any part or parts thereof.

For the purposes of the Land Grant (other than Special Condition No.(37)(a)(iii) of the Land Grant), the decision of the Director as to what constitutes reasonable time shall be final and binding on the Grantee.

5. **Special Condition No.(5) of the Land Grant**

(a) The Grantee shall -

(i) on or before 30 September 2030 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 to the Land Grant (hereinafter collectively referred to as "**the Green Areas**"); and

(II) provide and construct within the Green Areas such 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 30 September 2030 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, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion 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 with pipes connected to water mains, 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 possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No.(6) of the Land Grant.

(b) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, 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.

6. Special Condition No.(6) of the Land Grant

For the purpose only of carrying out the works specified in Special Condition No.(5)(a) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Areas. The Green Areas shall be re-delivered up to the Government on demand and in any event shall be deemed to have been re-delivered up to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant 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.(5)(a) of the Land Grant or otherwise.

7. Special Condition No.(7) of the Land Grant

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.(5)(a) of the Land Grant or the passage of motor vehicles referred to in Special Condition No.(38) of the Land Grant.

8. Special Condition No.(8) of the Land Grant

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

(i) permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(b) of the Land Grant 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 free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas as the Government 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 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 authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas or any adjoining land; and

(iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress 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, repair, replacement and alteration of any waterworks installations within the Green Areas, and for the purposes of the Land Grant, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**the Waterworks Ordinance**").

9. Special Condition No.(9) of the Land Grant

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with the Land Grant 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 30 September 2030.

10. Special Condition No.(10) of the Land Grant

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, hotel, godown and petrol filling station) purposes.

11. Special Condition No.(11) of the Land Grant

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.

12. Special Condition No.(12) of the Land Grant

(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. The aforesaid landscape master plan as approved by the Director of Planning is hereinafter referred to as "**the Approved Landscape Master Plan**".

(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, upon completion of the landscape works in accordance with sub-clause (b) of this Special Condition and throughout the term hereby agreed to be granted, 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.

13. Special Condition No.(14) of the Land Grant

(c) (i) Without prejudice to the provisions of Special Condition No.(12) of the Land Grant, the Grantee shall at his own expense submit to the Director of Buildings ("**the D of B**") for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected 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 purposes of the Land Grant, "**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.(25)(a)(v) of the Land Grant, 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.

14. Special Condition No.(15) of the Land Grant

(a) (i) The Grantee shall on or before 30 September 2030 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, lay, form, erect, construct, provide and landscape a promenade with a width of not less than 15 metres within that portion of the lot shown coloured pink hatched blue on PLAN I annexed to the Land Grant (hereinafter referred to as "**the Pink Hatched Blue Area**") in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the plans approved under sub-clause (c) of this Special Condition and the Approved Landscape Master Plan.

(ii) For the purposes of sub-clause (a)(i) of this Special Condition, the decision of the Director 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) No building, structure or support for any building or structure (other than such minor structures as may be included in the plans approved by the Director under sub-clause (c) of this Special Condition) shall be erected, constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area.

(e) The Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, manage, repair and maintain the Pink Hatched Blue Area (except the part or parts thereof which has or have been surrendered to the Government in accordance with sub-clause (k)(i) of this Special Condition) and everything forming a portion of or pertaining to the Pink Hatched Blue Area, including but not limited to the promenade and the seawall in good and substantial repair and condition and in accordance with the Land Grant until the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (k)(i) of this Special Condition.

(i) (i) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (k)(i) of this Special Condition permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot (Including but not limited to the Pink Hatched Blue Area) for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a)(i) and (e) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (f) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area.

(j) (i) Without prejudice to sub-clause (b) of this Special Condition, the Grantee shall not without the prior written consent of the Director use the Pink Hatched Blue Area or any part thereof for the purpose of storage or parking of motor vehicles or for the erection of any temporary structure or for any purposes other than the purposes as specified in sub-clauses (a)(i), (e) and (j)(ii) of this Special Condition. For the purposes of the Land Grant, "motor vehicle" shall be as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**the Road Traffic Ordinance**").

(ii) The Grantee shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (k)(i) of this Special Condition -

(I) keep the Pink Hatched Blue Area open for the use and enjoyment by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes without any interruption and without payment of any nature whatsoever; and

(II) permit all members of the public to have free and unrestricted access 24 hours a day for all lawful purposes and without payment of any nature whatsoever to pass and repass on foot or by wheelchair over, along, to, from and through the Pink Hatched Blue Area.

(iii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director display notices in prominent location or locations of the lot informing the public that the Pink Hatched Blue Area is open to the public 24 hours a day without payment of any nature whatsoever and setting out such other relevant information as may be required from time to time by the Director.

(k) Notwithstanding the provisions of Special Conditions Nos.(23) and (27) of the Land Grant -

(i) the Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof (including the seawall within the Pink Hatched Blue Area) together with all structures, facilities, services and installations constructed, installed and provided thereon or therein as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit, and for this purpose, the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and

(ii) the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the whole of the Pink Hatched Blue Area to the Government pursuant to sub-clause (k)(i) of this Special Condition unless and until the Grantee shall have at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause (k)(ii) shall not apply to the carving out and surrender of the Pink Cross-hatched Blue Areas as provided in Special Condition No.(17)(g) of the Land Grant, a building mortgage as provided in Special Condition No.(23)(d) of the Land Grant or an assignment of the lot as a whole as provided in Special Condition No.(24) of the Land Grant or such other transactions as the Director may approve. Prior to the said carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.

(q) For the purposes of sub-clauses (a), (b), (c), (e), (f), (i)(i), (i)(iii), (j)(i), (j)(ii), (j)(iii), (j)(v), (k), (I), (m), (n) and (o)(i) of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the Assignee.

15. Special Condition No.(16) of the Land Grant

(a) (i) The Grantee shall on or before 30 September 2030 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 (including any supports and connections which the Director at his absolute discretion considers necessary for any future extension to the covered footbridge) as shall be required or approved by the Director, in the approximate position shown and marked "FB" on PLAN I annexed to the Land Grant (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 or 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 shall require or approve. The Covered Footbridge shall have a total width of not more than 3.5 metres, a total height of not more than 3.5 metres, a minimum clear internal width of 2.2 metres, a minimum clear internal headroom of 2.3 metres and a minimum clearance of 5.1 metres measured from the lowest point of the underside of the Covered Footbridge to the surface of the public road thereunder. 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 total width, the total height, the minimum clear internal width, the minimum clear internal headroom, the minimum clearance from the lowest point of the underside of the Covered Footbridge to the surface of public road shall be final and binding on the Grantee.

(b) (i) The Covered Footbridge shall not be used for any purpose other than for pedestrian passage on foot or by wheelchair.

(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 or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.

(e) Throughout the term hereby agreed to be granted, the Grantee shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition in all respects to the satisfaction of the Director.

(f) (i) In the event of any redevelopment of the lot or any part thereof whereby the Covered Footbridge or any part thereof is required to be removed or demolished, the Grantee shall if required by the Director, within such time limit as shall be laid down 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 a part or parts thereof with such design, materials, specifications and standards and at such width, height, headroom, levels and positions as the Director shall approve or require.

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

16. Special Condition No.(17) of the Land Grant

(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 at his absolute discretion), no building, structure or support for any building or structure (other than the structure or structures provided or constructed in accordance with sub-clause (b) of this Special Condition and the Covered Footbridge) shall be erected, constructed or placed on, over, under, above, below or within those portions of the lot shown coloured pink cross-hatched blue on PLAN I annexed hereto (hereinafter collectively referred to as "**the Pink Cross-hatched Blue Areas**").

(b) The Grantee shall -

(i) on or before 30 September 2030 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 the Pink Cross-hatched Blue Areas; and

(II) provide and construct within the Pink Cross-hatched Blue Areas such culverts, sewers, drains, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "**the Pink Cross-hatched Blue Areas Structures**"),

so that vehicular and pedestrian traffic may be carried on the Pink Cross-hatched Blue Areas.

(ii) on or before 30 September 2030 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 Pink Cross-hatched Blue Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

(iii) maintain at the Grantee's own expense the Pink Cross-hatched Blue Areas together with the Pink Cross-hatched Blue Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, 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 the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with sub-clause (g)(i) of this Special Condition.

(f) (i) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot (including but not limited to the Pink Cross-hatched Blue Areas) for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) 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 Blue Areas.

(g) Notwithstanding the provisions of Special Conditions Nos.(23) and (27) of the Land Grant -

(i) upon completion of formation of the Pink Cross-hatched Blue Areas in accordance with sub-clause (b) of this Special Condition, the Grantee shall at his own expense, at any time when called upon to do so by the Director, surrender and deliver up to the Government vacant possession of the Pink Cross-hatched Blue Areas or any part or parts thereof together with the Pink Cross-hatched Blue Areas Structures and all structures, facilities, services and installations as referred to in sub-clause (b)(iii) of this Special Condition as the Director shall at his sole discretion specify (except any building, structure or support for any building or structure erected, constructed or placed with the prior written consent of the Director given under sub-clause (a) of this Special Condition) but otherwise free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Cross-hatched Blue Areas or any part or parts thereof at the request of the Grantee, but may do so as and when it sees fit. For this purpose, the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and

(ii) the Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government pursuant to sub-clause (g)(i) of this Special Condition unless and until the Grantee shall have at his own expense carved out the Pink Cross-hatched Blue Areas from the lot to the satisfaction of the Director, provided that this sub-clause (g)(ii) shall not apply to the carving out and surrender of the Pink Hatched Blue Area as provided in Special Condition No.(15)(k) of the Land Grant, a building mortgage as provided in Special Condition No.(23)(d) of the Land Grant or an assignment of the lot as a whole as provided in Special Condition No.(24) of the Land Grant or such other transactions as the Director may approve. Prior to the said carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.

(h) The Grantee shall not use the Pink Cross-hatched Blue Areas or any part or parts thereof for any purpose other than for vehicular traffic and public pedestrian passage on foot or by wheelchair, the Covered Footbridge or such other purposes as the Director at his sole discretion may approve. No goods or motor vehicles shall be stored or parked within the Pink Cross-hatched Blue Areas or any part or parts thereof.

(i) (i) The Grantee shall, after the works referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition, permit all members of the public at all times during day and night 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 Pink Cross-hatched Blue Areas.

(m) Where any structure or structures or supports for any buildings or structures have been erected, constructed or placed with the prior written consent of the Director given under sub-clause (a) of this Special Condition (hereinafter collectively referred to as "**the Approved Structures**"), the Grantee agrees -

(i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance) shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director, and for the purposes of the Land Grant, "Building Authority" shall be as defined in the Buildings Ordinance;

(ii) that 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 Approved Structures whether before or after the surrender of the Pink Cross-hatched Blue Areas or any part or parts thereof to the Government pursuant to sub-clause (g)(i) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance;

(iii) that without prejudice to any other rights of the Government, the Director shall have the right at his absolute discretion and at any time to serve upon the Grantee a written notice of not less than 3 calendar months requiring the Grantee to demolish and remove the Approved Structures or any part or parts thereof as the Director may specify without giving any reason therefor and 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 demolition or removal of the Approved Structures or any part or parts thereof, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance;

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Grantee's own expense the Approved Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition and the removal of the Approved Structures; and

(v) to 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 erection, presence, removal or demolition of the Approved Structures or the state and condition of the Approved Structures or the lack of repair or maintenance of the Approved Structures or otherwise in respect of the Approved Structures.

17. Special Condition No.(19) of the Land Grant

(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.

(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.(25)(a)(v) of the Land Grant;

(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.

18. Special Condition No.(28) of the Land Grant

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport ("**C for T**") for the parking of motor vehicles licensed under the Road Traffic Ordinance at the rates 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 Special Condition No.(28)(a)(i)(I) of the Land Grant. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No.(30) of the Land Grant) are hereinafter referred to as "**the Residential Parking Spaces**".

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance shall be provided within the lot to the satisfaction of the C for T at the rate to be calculated by reference to the number of the residential units provided in any block of residential units erected or to be erected on the lot as set out in Special Condition No.(28)(a)(iii) of the Land Grant, subject to a minimum of 2 such spaces being provided within the lot. The spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No.(30) of the Land Grant) are hereinafter referred to as "**the Visitors' Parking Spaces**".

(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 car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance at the rate prescribed under Special Condition No.(28)(b)(i) of the Land Grant (the spaces to be provided under this sub-clause (b)(i) (as may be varied under Special Condition No.(30) of the Land Grant) are hereinafter referred to as "**the Non-Industrial Parking Spaces**").

(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 or approve. For the purposes of the Land Grant, "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 the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the rates as set out in Special Condition No.(28)(d)(i)(I) of the Land Grant (which said spaces to be provided under this sub-clause (d)(i)(I) of the Land Grant (as may be varied under Special Condition No.(30) of the Land Grant) are hereinafter referred to as "**the Residential Motor Cycle Parking Spaces**") and in Special Condition No.(28)(d)(i)(II) of the Land Grant (which said spaces to be provided under this sub-clause (d)(i)(II) of the Land Grant (as may be varied under Special Condition No.(30) of the Land Grant) are hereinafter referred to as "**the Non-Industrial Motor Cycle Parking Spaces**").

(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.

19. Special Condition No.(29) of the Land Grant

(a) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at the rates prescribed under Special Condition No.(29)(a)(i) of the Land Grant subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units.

(ii) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at the rates prescribed under Special Condition No.(29)(a)(ii) of the Land Grant.

(b) Such spaces provided under sub-clause (a)(i) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for private residential purposes.

(c) Such spaces provided under sub-clause (a)(ii) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

20. Special Condition No.(31) of the Land Grant

(a) The Grantee shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. (28), (29) and (30) hereof by the Grantee.

21. Special Condition No.(33) of the Land Grant

(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with the Land Grant 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 3 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.

22. Special Condition No.(34) of the Land Grant

(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with the Land Grant 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, hotel, godown 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, hotel, godown and petrol filling station) purposes in the building or buildings erected or to be erected on the lot.

23. Special Condition No.(35) of the Land Grant

Notwithstanding Special Conditions Nos.(33) and (34) of the Land Grant, the spaces provided within the lot in accordance with Special Conditions Nos.(29)(a)(i) and (29)(a)(ii) of the Land Grant (as may be respectively varied under Special Condition No.(30) of the Land Grant), the Visitors' Parking Spaces and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas.

24. Special Condition No.(36) of the Land Grant

(b) The parking, loading and unloading spaces indicated on the Car Park Layout Plans (as referred to in Special Condition No.(36)(a) of the Land Grant) shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos.(28) and (29) of the Land Grant. The Grantee shall maintain all parking, loading and unloading spaces and other areas, including but not limited to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.

(c) Except for the spaces indicated on the Car Park Layout Plans, no part of the lot or any building or structure thereon shall be used for the purposes of parking, loading and unloading of motor vehicles.

25. Special Condition No.(37) of the Land Grant

(a) The Grantee shall -

(i) at his own expense submit or cause to be submitted to the C for T for his written approval a plan or plans showing the locations and dimensions of the areas or spaces designated for accommodating such facilities, installations and equipment (hereinafter referred to as "**the Facilities, Installations and Equipment**") to be provided and installed in, on or within any building, structure or floor space on the lot, which plan or plans shall contain such information as the C for T may require or specify at his sole and absolute discretion (hereinafter collectively referred to as "**the Parking Information System Area**") for the purpose of submitting information relating to and associated with -

(I) the spaces provided in accordance with Special Conditions Nos.(28)(b)(i) and (28)(d)(i)(II) of the Land Grant (as may be respectively varied under Special Condition No.(30) of the Land Grant); and

(II) the spaces provided in accordance with Special Condition No.(28)(a)(iii) of the Land Grant (as may be varied under Special Condition No.(30) of the Land Grant) in the event that not less than 10 such spaces are provided or to be provided within the lot,

including but not limited to the number and types of vacant spaces for the parking of motor vehicles (hereinafter collectively referred to as "**the Parking Information**") as required under and in accordance with sub-clause (b) of this Special Condition. No building works (other than the Demolition Works and site formation works) shall be commenced on the lot until such approval shall have been obtained;

(ii) on or before 30 September 2030 or such other date as may be approved by the Director, at the Grantee's own expense carry out and complete in all respects to the satisfaction of the C for T the works for the Parking Information System Area in accordance with the plan or plans approved under sub-clause (a)(i) of this Special Condition, and at the Grantee's own expense provide and install the Facilities, Installations and Equipment and shall thereafter at all times during the term hereby agreed to be granted, maintain at the Grantee's own expense the Parking Information System Area and the Facilities, Installations and Equipment in good and substantial repair and conditions for the purposes of fulfilling the Grantee's obligations under sub-clause (b) of this Special Condition and in all respects to the satisfaction of the C for T; and

(iii) at all reasonable times throughout the term hereby agreed to be granted permit the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a)(ii) of this Special Condition. For the purpose of this sub-clause (a)(iii), the decision of the C for T as to what constitutes reasonable time shall be final and binding on the Grantee.

(b) The Grantee shall, commencing on a date to be decided and specified in writing by the C for T (as to which the decision of the C for T shall be final and binding on the Grantee) and thereafter at all times throughout the term hereby agreed to be granted, at the Grantee's own expense and in all respects to the satisfaction of the C for T, submit or cause to be submitted to the C for T the Parking Information in such format and at such time and intervals as the C for T may from time to time require or specify in writing (as to which the decision of the C for T shall be final and binding on the Grantee).

(f) The Parking Information System Area shall be designated as and form part of the Common Areas.

26. Special Condition No.(39) of the Land Grant

The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

27. Special Condition No.(40) of the Land Grant

(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 the Land Grant, 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.

(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 Conditions of the Land Grant, 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 supports, protection, 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.

28. Special Condition No.(41) of the Land Grant

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

29. Special Condition No.(42) of the Land Grant

Where prestressed ground anchors have been 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 maintenance and monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required maintenance or monitoring works, the Director may forthwith execute and carry out the maintenance or monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

30. Special Condition No.(44) of the Land Grant

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 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 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 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 or any part of 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.

31. Special Condition No.(45) of the Land Grant

(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 and 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.

32. Special Condition No.(46) of the Land Grant

(a) The Grantee shall have no right of access to the sea from the lot and from the sea to the lot.

33. Special Condition No.(47) of the Land Grant

(a) Except with the prior written consent of the Director, no building, structure, support for any building or structure, or projection shall be erected or constructed at or above the ground level of those portions of the lot shown coloured pink hatched black on PLAN I annexed to the Land Grant (hereinafter collectively referred to as "**the Pink Hatched Black Areas**") except -

(i) boundary walls or fences or both;

(ii) landscaping features and associated facilities; and

(iii) any building, structure, support for any building or structure, or projection together with any addition or fitting (if any) to such building, structure or projection or any part thereof at such location or locations as may be approved by the Director of Planning and with a height not exceeding 8.2 metres above the Hong Kong Principal Datum or such other height or heights as may be approved by the Director of Planning.

34. Special Condition No.(48) of the Land Grant

(a) The Grantee shall on or before 30 September 2030 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 Water Authority, provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "**the AMR Outstations**") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.

(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority operate, maintain and repair the Approved AMR Outstations (referred to in sub-clause (c) of this Special Condition) in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the Area or Space (as defined in Special Condition No.(48)(b)(iii) of the Land Grant). Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the Area or Space which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the Area or Space within such period as specified in the notice.

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

(g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Grantee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the Water Authority by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction.

(h) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of -

(i) inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (a), (d) and (e) of this Special Condition;

(ii) carrying out any works under sub-clause (f) of this Special Condition; and

(iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.

35. Special Condition No.(51) of the Land Grant

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.

Notes: -

1. The reference to the "Grantee" in the Land Grant means the Grantee under the Land Grant and includes, where the context so admits or requires, his executors, administrators and assigns and in the case of a corporation its successors and assigns.
2. The capitalized terms used in this Summary of Land Grant shall have the same meaning as defined in the Land Grant.

1. 期數位於油塘內地段第46號的餘段。

2. 油塘內地段第46號（「**該地段**」）為按照日期為2024年1月24日並在土地註冊處註冊的換地條件第20430號（「**批地文件**」）持有，年期為由2024年1月24日起計50年。

3. **批地文件一般條款第6條**

(a) 承批人須在整個租期期間按批地文件對已建或重建（該詞指本一般條款第(b)分條預期的重新發展）-

(i) 按任何核准建築圖則保養一切建築物，不得對其作出修訂或更改；及

(ii) 保養已建或今後批地文件或任何其後合同修訂興建的一切建築物，使其處於修葺良好堅固的狀態，並於租期結束或提前終止時以同等狀態交還此等建築物。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部份上面的任何建築物，承批人須以相同類型和不少於其總樓面面積的品質良好的建築物或地政總署署長（「**署長**」）批准的類型及價值的建築物作為代替。如果進行上述清拆，承批人須在上述清拆的一個曆月內向署長申請其同意進行重新發展該地段的建築工程，並在收到上述同意後必須在三個曆月內開展重新發展的必要工程及在署長規定的期限內以署長滿意的方式完成該等工程。

4. **批地文件特別條款第(2)條**

(a) 承批人承認，於批地文件日期，除佔用物（定義見本特別條款第(b)分條）外，舊地段上現存若干建築物及構築物（此等建築物及構築物下文統稱為「**該等現存建築物及構築物**」），並承諾由承批人自費在舊地段拆卸及移走該等現存建築物及構築物，各方面均使署長滿意（該等拆卸及移走工程下文稱為「**該拆卸工程**」）。對於承批人或任何其他人士因該等現存建築物及構築物之存在或進行該拆卸工程而直接或間接引致、相關或附帶產生之任何形式及任何原因之損失、損害、滋擾或干擾，政府概不承擔或負上任何義務或責任，且承批人不得就任何此等損失、損害、滋擾或干擾向政府提出任何形式之申索。承批人須就因該等現存建築物及構築物之存在或進行該拆卸工程而直接或間接引致、相關或附帶產生之所有形式及任何原因之責任、申索、損失、損害、開支、費用、成本、要求、訴訟及法律程序，向政府作出彌償並持續向政府提供彌償。

(b) (i) 承批人承認並接受，於批地文件日期，建於該幅在土地註冊處註冊並稱為油塘內地段第26號的地段上的發展項目之部份已佔用該地段（該等佔用該地段的發展項目部份下文統稱為「**該佔用物**」）。就本第(b)分條而言，地政總署署長就何者構成該佔用物所作出的決定為最終決定，對承批人具約束力。

(ii) 除得署長事先書面同意（署長可按其認為合適的條款及條件批給該等同意，或全權酌情拒絕批給該等同意）外，承批人不得更改、干擾、拆卸或移走該佔用物或其任何部份。

(iii) 在整個租期期間，於該佔用物或其任何部份存在期間內的一切合理時間內，承批人須准許該佔用物或其任何部份之業主、政府、署長、其各自的官員、承建商、代理人、工人，以及任何獲其授權的其他人士（不論單獨或聯同上述其中一類或多類人士，並可連同或不連同工具、設備、儀器、機器或車輛），在向承批人發出事先通知的情況下（緊急情況除外），有權免費且不受限地進出、往來及穿梭該地段以及其上現已豎立或將予豎立的任何建築物，以作檢查、保養、維修、翻新、拆卸及移走該佔用物或其任何部分之用。就批地文件（批地文件特別條款第(37)(a)(iii)條除外）而言，署長就何謂合理時間所作出的決定為最終決定，並對承批人具約束力。

5. **批地文件特別條款第(5)條**

(a) 承批人須 -

(i) 於2030年9月30日或署長批准的其他日期之前按署長批准的方式、材料、標準、水平、定線及設計自費並在一切方面使署長滿意 -

(I) 鋪設及構建於批地文件附錄的圖則「PLAN I」上用綠色顯示的未來公共道路的該等部份（以下簡稱「**綠色範圍**」）；及

(II) 在綠色範圍內提供及建造按署長可全權酌情決定要求之橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物（以下統稱「**該等構築物**」），

使建築物、車輛及行人往來可於綠色範圍進行；

(ii) 於2030年9月30日或署長可批准的其他日期之前，自費在綠色範圍鋪設路面、路緣及渠道，並為其提供署長可能全權酌情決定要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物以及在其之上或之內興建、設置及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(6)條交還綠色範圍的管有權給政府。

(b) 倘若承批人未能在本特別條款第(a)分條指定的日期或署長可批准的其他日期之前履行本特別條款第(a)分條下的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由署長決定，其決定為最終決定並對承批人有約束力。

6. 批地文件特別條款第(6)條

自批地文件日期起，承批人獲授出綠色範圍的佔用權，僅作進行批地文件特別條款第(5)(a)條所指明的工程之用。綠色範圍須於政府要求時交還政府，且在任何情況下，在署長發出信函表示批地文件條款已獲其滿意地遵從之日起，即視為承批人已將綠色範圍交還政府。在承批人佔用綠色範圍期間的一切合理時間內，承批人須准許所有政府及公眾的車輛和行人自由通過及行經綠色範圍，並須確保該等通道不會因進行工程（不論是根據批地文件特別條款第(5)(a)條進行或其他原因進行）而受到干擾或阻塞。

7. 批地文件特別條款第(7)條

未經署長的預先書面同意，承批人不得使用綠色範圍作儲物用途、或搭建任何臨時構築物，或除進行批地文件特別條款第(5)(a)條指定的工程或批地文件特別條款第(38)條所述的供車輛通行外的任何用途。

8. 批地文件特別條款第(8)條

(a) 在承批人佔用綠色範圍期間的一切合理時間內 -

(i) 准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段及綠色範圍，以檢查、查核及監督任何為遵從批地文件特別條款第(5)(a)條而須進行的工程，以及進行、檢查、查核及監督批地文件特別條款第(5)(b)條下的工程，以及署長認為在綠色範圍內有需要進行的任何其他工程；

(ii) 准許政府及獲政府授權的相關公用事業公司連同或不連同工具、設備、儀器、機器或車輛，有權按其為在綠色範圍或任何鄰近土地內、其上或其下方進行任何工程（包括但不限於鋪設及隨後維修所有為提供電話、電力、氣體（如有）以及旨在供該地段或任何鄰近或毗鄰土地或處所使用的其他服務所需的喉管、電線、導管、電纜槽及其他導電媒介與輔助設備）的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；且承批人須就擬在綠色範圍或任何鄰近土地內進行的上述任何工程的相關事宜，與政府以及經政府授權的相關公用事業公司全力合作；及

(iii) 准許水務監督的官員及任何獲其授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權按其為進行與綠色範圍內的任何水務設施的運作、保養、維修、更換及更改有關的任何工程的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；就批地文件而言，「水務監督」為《水務設施條例》、其下的任何規例及任何修訂法例（以下簡稱「**水務設施條例**」）所定義者。

9. 批地文件特別條款第(9)條

承批人須在該地段上興建一項或多項建築物以發展該地段，並須在所有方面符合批地文件的條款和香港不時有效及有關建築、衛生及規劃的一切條例、附例及規例，該建築物或該等建築物須於2030年9月30日或之前完成和可供佔用。

10. 批地文件特別條款第(10)條

該地段或其任何部份或在其上已建或擬建的任何建築物或任何建築物部份不得用作非工業用途（不包括辦公室、酒店、貨倉及油站）以外的任何用途。

11. 批地文件特別條款第(11)條

未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出同意時，可就樹木移植、補償性景觀美化或再植施加他認為合適的條件。

12. 批地文件特別條款第(12)條

(a) 承批人須自費向規劃署署長提交一份園景設計總藍圖以供其書面批准，該藍圖須包含規劃署署長在其絕對酌情權下可能要求或指定的關於擬在該地段內提供的園景工程的資料。經規劃署署長批准的上述園景設計總藍圖於下文稱為「**經批准的園景設計總藍圖**」。

(b) 承批人須自費落實並完成各方面均符合經批准的園景設計總藍圖的園景工程，以令規劃署署長滿意。若無規劃署署長的事先書面批准，不得對經批准的園景設計總藍圖作出任何修訂、變更、更改、修改或替代。

(c) 承批人須在根據本特別條款第(b)分條完成園景工程後，以及在整個租期內，自費將園景工程保持及維修於安全、清潔、整潔、企理及健康的狀況，一切以令署長滿意為止。

13. 批地文件特別條款第(14)條

(c) (i) 茲無損批地文件特別條款第(12)條，承批人應自費將一圖則提交屋宇署署長(「**屋宇署署長**」)以獲得其書面批准，該圖則顯示將於該地段或該地段之已建或擬建的建築物之一部份其中或其內提供和保養綠化(包括但不限於提供帶土基的活體植物)(「**綠化範圍**」)，綠化範圍的布局和大小以及屋宇署署長可全權酌情要求或指定的其他資訊(包括但不限於綠化範圍建築工程的位置和詳情(該項連圖則之提交以下簡稱「**該項綠化提交**」)。屋宇署署長關於何者構成該項綠化提交下之綠化提供及該地段或該地段之已建或擬建的建築物之何一部份或何等部份構成綠化範圍的決定是最終決定，對承批人具有約束力。上述獲屋宇署署長批准的提交以下簡稱「**核准綠化提交**」。就批地文件而言，「**建築工程**」為《建築物條例》所定義者。

(ii) 承批人應根據核准綠化提交自費進行並完成綠化範圍的建築工程及於之後以屋宇署署長全面滿意的方式保養綠化範圍。未經屋宇署署長的事先書面批准，不得對核准綠化提交進行任何修改、變更、更改、改動或替代。

(iii) 除得到屋宇署署長的事先書面批准外，該項綠化提交中所示的綠化範圍應指定為並構成批地文件特別條款第(25)(a)(v)條所述的「公用地方」的一部份，且除用作按核准綠化提交所列布局、大小、位置和詳情之綠化範圍外，不得就任何目的使用。

14. 批地文件特別條款第(15)條

(a) (i) 承批人須於2030年9月30日之前或署長批准的其他日期，自費並在各方面均令署長滿意的情況下，以良好及工藝精細的方式，在批地文件附錄的圖則「PLAN I」上以粉紅色間藍斜線顯示的該地段的部份(以下簡稱「**粉紅色間藍斜線範圍**」)內，鋪設、形成、豎立、建造、提供及美化一條闊度不少於15米的海濱長廊，其所使用的材料以及採用的標準、水平、定線及設計須獲署長批准，並須符合本特別條款第(c)分條下所批准的圖則及經批准的園景設計總藍圖。

(ii) 就本特別條款第(a)(i)分條而言，署長就本特別條款第(a)(i)分條所提述的工程是否及何時已按照本特別條款第(a)(i)分條完成所作出的決定，為最終決定，並對承批人具約束力。

(b) 除署長根據本特別條款第(c)分條所批准的圖則中所可能包括的該等小型構築物外，不得在粉紅色間藍斜線範圍之上、上方、表面、下方或內部豎立、建造或放置任何建築物、構築物或任何建築物或構築物的承托結構。

(e) 承批人須自費並在各方面均令署長滿意的情況下，維持、管理、修繕及保養粉紅色間藍斜線範圍(根據本特別條款第(k)(i)分條已交還政府的該部份除外)，以及構成粉紅色間藍斜線範圍一部份或與之相關的一切事物(包括但不限於海濱長廊及海堤)，使其保持良好且結構完好的狀況並符合批地文件的規定，直至粉紅色間藍斜線範圍根據本特別條款第(k)(i)分條全部交還政府為止。

(i) (i) 在根據本特別條款第(k)(i)分條將粉紅色間藍斜線範圍全部交還政府之前的一切合理時間內，承批人須准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段(包括但不限於粉紅色間藍斜線範圍)以檢查、查核及監督為遵從本特別條款第(a)(i)及(e)分條而須進行的任何工程，以及進行、檢查、查核及監督本特別條款第(f)分條下的工程，以及署長認為有需要在粉紅色間藍斜線範圍內進行的任何其他工程。

(j) (i) 茲無損本特別條款第(b)分條，承批人如無事先獲得署長書面同意，不得將該粉紅色間藍斜線範圍或其任何部份用作儲存或停泊汽車，亦不得用作豎立任何臨時構築物，或作本特別條款第(a)(i)、(e)及(j)(ii)分條所指明以外的任何用途。就批地文件而言，「汽車」為《道路交通條例》、其下的任何規例及任何修訂法例(以下簡稱「**道路交通條例**」)所定義者。

(ii) 承批人在本特別條款第(a)(i)分條所提述的工程完成並獲署長滿意後，以及在根據本特別條款第(k)(i)分條將粉紅色間藍斜線範圍全部交還政府之前 -

(I) 保持粉紅色間藍斜線範圍全日24小時開放予所有公眾人士作合法用途之用並享用，可徒步或以輪椅前往，不得受到任何干擾，亦無需繳付任何性質的費用；及

(II) 准許所有公眾人士全日24小時免費享有自由且不受限的通道，作所有合法用途，可徒步或以輪椅在粉紅色間藍斜線範圍上、沿該地段、往來及穿梭粉紅色間藍斜線範圍，且無需繳付任何性質的費用。

(iii) 承批人須自費並在各方面均令署長滿意的情況下，在地段的顯眼位置展示告示，告知公眾粉紅色間藍斜線範圍全日24小時對公眾開放，且無需繳付任何性質的費用，並列出署長可能不時要求的其他相關資料。

(k) 儘管批地文件特別條款第(23)及(27)條的規定 -

(i) 承批人須自費在署長要求時的任何時間，將粉紅色間藍斜線範圍或其任何部份（包括粉紅色間藍斜線範圍內的海堤），連同署長在其絕對酌情權下所指定的在其上或其內建造、安裝及提供的所有構築物、設施、服務及裝置，以交吉方式交還及交付政府，免除所有產權負擔，且政府無需向承批人支付任何代價、款項或任何性質的補償；唯須條件是，政府並無義務應承批人的要求接受交還粉紅色間藍斜線範圍或其任何部份，但可在政府認為合適的時候這樣做，而為此目的，承批人須自費簽立一份或以上交還契據及署長所批准或要求的形式及包含該等條文的任何其他必要文件；及

(ii) 承批人在根據本特別條款第(k)(i)分條將粉紅色間藍斜線範圍全部交還政府之前，不得轉讓、按揭、押記、租賃、分租、放棄管有或以其他方式處分或產權負擔該地段或其任何部份或其中的任何權益，或其上的任何建築物或建築物的一部份，亦不得訂立任何協議以作上述行為，除非及直至承批人已自費將粉紅色間藍斜線範圍自該地段分割出來，並令署長滿意；但本第(k)(ii)分條不適用於批地文件特別條款第(17)(g)條所規定的粉紅色間藍交叉線範圍的分割及交還、批地文件特別條款第(23)(d)條所規定的建築按揭、批地文件特別條款第(24)條所規定的整幅地段的轉讓，或署長可能批准的其他交易。在前述分割之前，承批人須自費將分割文件提交予署長以取得其書面批准。

(q) 僅就本特別條款第(a)、(b)、(c)、(e)、(f)、(i)(i)、(i)(iii)、(j)(i)、(j)(ii)、(j)(iii)、(j)(v)、(k)、(I)、(m)、(n)及(o)(i)分條而言，「承批人」不包括其受讓人但包括「受轉讓人」。

15. 批地文件特別條款第(16)條

(a) (i) 承批人須於2030年9月30日或之前或署長可能批准的其他日期，自費並在各方面均令署長滿意的情況下，在批地文件附錄的圖則「PLAN I」上以「FB」標示的大概位置上建造並提供一條單層有蓋行人天橋，連同署長所規定或批准的所有承托結構及連接部分（包括署長在其絕對酌情權下認為對該有蓋行人天橋的任何未來擴建屬必要的任何承托結構及連接部分），（以下簡稱「**該有蓋行人天橋**」）。該有蓋行人天橋須使用署長所規定或批准的材料建造，並達到署長所規定或批准的標準、水平、定線、配置及設計，包括但不限於提供及建造該等承托結構、斜道、相關的樓梯及平台、扶手電梯、升降機以及該等內部及外部配件和固定裝置以及署長在其絕對酌情權下所規定或批准的照明裝置。該有蓋行人天橋的總寬度不得超過3.5米，總高度不得超過3.5米，內部淨寬度須最少為2.2米，內部淨空高度須最少為2.3米，且由該有蓋行人天橋底部的最低點量度至其下方的公眾道路表面，須有至少5.1米的淨空。任何永久支柱或其他承托結構均不得在任何政府土地上建造。

(ii) 就本特別條款第(a)(i)分條而言，署長就何謂總寬度、總高度、最少內部淨寬度、最少內部淨空高度，以及由該有蓋行人天橋底部的最低點量度至公眾道路表面的最少淨空所作出的決定，為最終決定，並對承批人具約束力。

(b) (i) 該有蓋行人天橋不得用作行人徒步或以輪椅通行的用途以外的任何其他用途。

(ii) 除非另獲署長批准或要求，承批人不得使用或准許或容許使用該有蓋行人天橋的任何部份（無論外部或內部）作廣告或展示任何招牌、告示或海報。

(iii) 承批人不得在該有蓋行人天橋內進行或准許或容許進行任何可能成為或變成滋擾或煩擾的事情，或可能對任何在該有蓋行人天橋下方經過的人士或車輛、或對任何鄰近或相鄰地段或處所的任何擁有人或佔用人造成不便或損害的事情。

(e) 在整個租期期間，承批人須自費管理及保養該有蓋行人天橋，使其保持良好且結構完好的狀況，在各方面均令署長滿意。

(f) (i) 如因該地段或其任何部份的任何重建工程而須拆卸或拆除該有蓋行人天橋或其任何部份，承批人如被署長要求，須在署長訂明的期限內，自費並在各方面均令署長滿意的情況下，建造並完成署長批准或規定之設計、材料、規格及標準，以及具署長批准或規定之寬度、高度、淨空高度、水平及位置的新有蓋行人天橋或部份，以取代該有蓋行人天橋。

(ii) 倘若根據本特別條款第(f)(i)分條須建造任何新的有蓋行人天橋，本批地文件中所有對「該有蓋行人天橋」的提述，均須視為提述該新的有蓋行人天橋。

16. 批地文件特別條款第(17)條

(a) 除先取得署長書面同意外（署長可按其認為合適的條款及條件給予此等同意，或在其絕對酌情權下拒絕給予），不得在批地文件附錄的圖則「PLAN I」上以粉紅色間藍交叉線顯示的該地段的部份（以下統稱「**粉紅色間藍交叉線範圍**」）之上、上方、下方、之內或之旁，豎立、建造或放置任何建築物、構築物或任何建築物或構築物的承托結構（根據本特別條款第(b)分條提供或建造的一個或多個構築物及該有蓋行人天橋除外）。

(b) 承批人須 -

(i) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費，並按署長所批准的方式、材料、標準、水平、定線及設計，以及在各方面均令署長滿意的情況下 -

(I) 鋪設及構建粉紅色間藍交叉線範圍；及

(II) 在粉紅色間藍交叉線範圍內提供及建造署長在其絕對酌情權下可能要求的暗渠、污水渠、排水渠、行人路或該等其他構築物（以下統稱「**粉紅色間藍交叉線範圍構築物**」），

使建築物、車輛及行人往來可於粉紅色間藍交叉線範圍進行。

(ii) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費並在令署長滿意的情況下，為粉紅色間藍交叉線範圍鋪設路面、路緣及渠道，並為其提供署長在其絕對酌情權下可能要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物；及

(iii) 由承批人自費保養粉紅色間藍交叉線範圍連同粉紅色間藍交叉線範圍構築物以及在其上或其內建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府為止。

(f) (i) 在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前的一切合理時間內，承批人須准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段（包括但不限於粉紅色間藍交叉線範圍）以檢查、查核及監督為遵從本特別條款第(b)分條而須進行的任何工程，以及進行、檢查、查核及監督本特別條款第(c)分條下的工程，以及署長認為有需要在粉紅色間藍交叉線範圍內進行的任何其他工程。

(g) 儘管批地文件特別條款第(23)及(27)條的規定 -

(i) 在根據本特別條款第(b)分條完成鋪設及構建粉紅色間藍交叉線範圍後，承批人須自費在署長要求時的任何時間，將粉紅色間藍交叉線範圍或其任何部份，連同粉紅色間藍交叉線範圍構築物及本特別條款第(b)(iii)分條所提述的署長在其絕對酌情權下所指定的在其上或其內建造、安裝及提供的所有構築物、設施、服務及裝置（但根據本特別條款第(a)分條在取得署長先前書面同意下豎立、建造或放置的任何建築物、構築物或任何建築物或構築物的承托結構則除外），以交吉方式交還及交付政府，免除所有產權負擔，且政府無需向承批人支付任何代價、款項或任何性質的補償；唯須條件是，政府並無義務應承批人的要求接受交還粉紅色間藍交叉線範圍或其任何部份，但可在政府認為合適的時候這樣做，而為此目的，承批人須自費簽立一份或以上交還契據及署長所批准或要求的形式及包含該等條文的任何其他必要文件；及

(ii) 承批人在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前，不得轉讓、按揭、押記、租賃、分租、放棄管有或以其他方式處分或產權負擔該地段或其任何部份或其中的任何權益，或其上的任何建築物或建築物的一部份，亦不得訂立任何協議以作上述行為，除非及直至承批人已自費將粉紅色間藍交叉線範圍自該地段分割出來，並令署長滿意；但本第(g)(ii)分條不適用於批地文件特別條款第(15)(k)條所規定的粉紅色間藍斜線範圍的分割及交還、批地文件特別條款第(23)(d)條所規定的建築按揭、批地文件特別條款第(24)條所規定的整幅地段的轉讓，或署長可能批准的其他交易。在前述分割之前，承批人須自費將分割文件提交予署長以取得其書面批准。

(h) 承批人不得將粉紅色間藍交叉線範圍或其任何部份用作車輛交通及公眾行人徒步或以輪椅通行、該有蓋行人天橋或署長在其絕對酌情權下可能批准的其他用途以外的任何其他用途。任何貨物或汽車均不得在粉紅色間藍交叉線範圍或其任何部份內存放或停泊。

(i) (i) 在本特別條款第(b)(i)及(b)(ii)分條所提述的工程已完成至令署長滿意後，並在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前，承批人須准許所有公眾人士在日夜任何時間，為所有合法用途，自由且無需繳付任何性質的費用，徒步或以輪椅沿、往來、透過及穿梭通行粉紅色間藍交叉線範圍。

(m) 凡根據本特別條款第(a)分條在取得署長先前書面同意下已豎立、建造或放置任何構築物或任何建築物或構築物的承托結構（以下統稱「**該等獲批准構築物**」），承批人同意 -

(i) 除非事先獲得署長的書面批准，否則不得對該等獲批准構築物或其任何部分作出任何更改、修訂或增建（不論是否已獲建築事務監督根據《建築物條例》批准），而就批地文件而言，「建築事務監督」為《建築物條例》所定義者；

(ii) 政府對承批人或任何其他人士因該等獲批准構築物而直接或間接引起、與之相關或附帶產生的任何損失、損害、滋擾或騷擾（無論何時及以何方式造成或遭受，不論是在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍或其任何部份交還政府之前或之後），概不承擔任何義務或責任，且承批人不得就任何此等損失、損害、滋擾或騷擾向政府提出任何索償；

(iii) 在不損害政府的其他權利的前提下，署長有權在其絕對酌情權下，隨時向承批人送達不少於三個曆月的書面通知，要求承批人拆除及移走署長可能指定的該等獲批准構築物或其任何部份，而無需給予任何理由，且政府對承批人或任何其他人士因拆除或移走該等獲批准構築物或其任何部分而直接或間接引起、與之相關或附帶產生的任何損失、損害、滋擾或騷擾（無論何時及以何方式造成或遭受），概不承擔任何義務或責任，且承批人不得就任何該等損失、損害、滋擾或騷擾向政府提出任何索償；

(iv) 須隨時由承批人自費將該等獲批准構築物維持在良好且結構完好的狀況（包括署長可能要求的所有必要維修、清潔及任何其他工程），以在各方面均令署長滿意，直至該等獲批准構築物被拆除及移走為止；及

(v) 就因該等獲批准構築物的豎立、存在、移走或拆除，或該等獲批准構築物的狀況，或該等獲批准構築物缺乏維修或保養，或以其他方式就該等獲批准構築物而直接或間接引致、相關或附帶產生之所有形式及任何原因之責任、申索、損失、損害、開支、費用、成本、要求、訴訟及法律程序，向政府作出彌償並持續向政府提供彌償。

17. 批地文件特別條款第(19)條

(a) 經署長書面批准，承批人可在該地段內搭建、建築及提供康樂設施及其輔助設施（以下簡稱「**該等設施**」），該等設施的類型、大小、設計、高度及布局亦須經署長的預先書面批准。

(c) 倘若該等設施任何部份被豁免列入計算本特別條款第(b)分條的總樓面面積（以下簡稱「**該等獲豁免設施**」）-

(i) 該等獲豁免設施須指定為並構成批地文件特別條款第(25)(a)(v)條提及的該等「公用地方」一部份；

(ii) 承批人須自費保養該等獲豁免設施，使其處於修葺良好堅固的狀態並操作該等獲豁免設施，使署長滿意；及

(iii) 該等獲豁免設施僅可供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用而非其他人士使用。

18. 批地文件特別條款第(28)條

(a) (i) 必須在該地段內按批地文件特別條款第(28)(a)(i)(I)條所列根據已建或擬建之住宅單位的分別大小而計算得出的比率提供車位，供停泊根據《道路交通條例》獲發牌的車輛，使運輸署署長（「**運輸署署長**」）滿意。根據本第(a)(i)分條（可按批地文件特別條款第(30)條更改）提供的車位以下簡稱「**住宅停車位**」。

(iii) 必須在該地段內按批地文件特別條款第(28)(a)(iii)條所列根據已建或擬建之任何住宅大廈的住宅單位的數量而計算得出的比率提供額外的車位，使運輸署署長滿意，惟在該地段內至少須提供兩個該等車位。根據本第(a)(iii)分條（可按批地文件特別條款第(30)條更改）提供的車位以下簡稱「**訪客停車位**」。

(iv) 住宅停車位及訪客停車位不得用作本特別條款第(a)(i)分條及第(a)(iii)分條分別訂定以外的任何用途，尤其是上述車位不得用作車輛存放、陳列或展示以作出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 必須在該地段內按批地文件特別條款第(28)(b)(i)條所列的比率提供車位，使運輸署署長滿意。根據本第(b)(i)分條（可按批地文件特別條款第(30)條更改）提供的車位以下簡稱「**非工業停車位**」。

(iii) 非工業停車位不得用作停泊根據《道路交通條例》獲發牌的車輛以外的任何用途，尤其是上述車位不得用作車輛存放、陳列或展示以作出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 在住宅停車位、訪客停車位及非工業停車位中，承批人須按建築事務監督要求及批准保留與指定車位數目，供傷殘人士車輛停泊（該等如此保留及指定的車位下文稱為「**傷殘人士停車位**」）。就批地文件而言，「傷殘人士」為《道路交通條例》所定義者。

(ii) 傷殘人士停車位不得用作停泊根據《道路交通條例》獲發牌的傷殘人士車輛以外的任何用途，尤其是上述車位不得用作車輛存放、陳列或展示以作出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 必須在該地段內按批地文件特別條款第(28)(d)(i)(I)條（根據本第(d)(i)(I)分條提供（可按批地文件特別條款第(30)條更改）者以下簡稱「**住宅電單車停車位**」）及批地文件特別條款第(28)(d)(i)(II)條（根據本第(d)(i)(II)分條提供（可按批地文件特別條款第(30)條更改）者以下簡稱「**非工業電單車停車位**」）所列的比率提供車位，供停泊根據《道路交通條例》獲發牌的電單車，以使運輸署署長滿意。

(ii) 住宅電單車停車位及非工業電單車停車位不得用作停泊根據《道路交通條例》獲發牌的電單車以外的任何用途，尤其是上述車位不得用作車輛存放、陳列或展示以作出售或其他用途或提供汽車清潔及美容服務。

19. 批地文件特別條款第(29)條

(a) (i) 必須在該地段內按批地文件特別條款第(29)(a)(i)條所列的比率提供車位，供貨車裝卸，以使運輸署署長滿意，惟在該地段上已建或擬建的每座住宅單位大廈須至少有一個上落貨車位，該上落貨車位須設在每座住宅單位大廈旁邊或之內。

(ii) 必須在該地段內按批地文件特別條款第(29)(a)(ii) 條所列的比率提供車位，供貨車裝卸，以使運輸署署長滿意。

(b) 按本特別條款第(a)(i)分條提供的每個車位不得用作與該地段上已建或擬建的作私人住宅用途的一座或多座建築物或其一個或多個部份有關的貨車裝卸以外的任何用途。

(c) 按本特別條款第(a)(ii)分條提供的每個車位不得用作與該地段上已建或擬建的作非工業用途（不包括私人住宅、辦公室、酒店、貨倉及油站）的一座或多座建築物或其一個或多個部份有關的貨車裝卸以外的任何用途。

20. 批地文件特別條款第(31)條

(a) 承批人須在整個租期期間容許運輸署署長、政府、其官員、承建商、代理人、工人及其他獲前述任何人士授權的人士連同或不連同工具、設備、儀器、機器或車輛有權免費且不受限地進出、往來及穿梭該地段或其任何部份及該地段上已建或擬建的任何建築物，以檢查、查核及確認承批人並無違反或未能遵守批地文件特別條款第(28)、(29)及(30)條。

21. 批地文件特別條款第(33)條

(a) 在整個租期期間，無論是否已遵守與履行批地文件並在一切方面使署長滿意，住宅停車位及住宅電單車停車位不得轉讓，除非 -

(i) 連同賦予專屬使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個住宅單位的權利的不分割份數一併轉讓；或

(ii) 轉讓予已為具專屬使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個住宅單位的權利的不分割份數的擁有人，

惟於任何情況下，不得轉讓多過合共三個住宅停車位及住宅電單車停車位予該地段上已建或擬建的一座或多座建築物之任何一個住宅單位的擁有人。

22. 批地文件特別條款第(34)條

(a) 在整個租期期間，無論是否已遵守與履行批地文件並在一切方面使署長滿意，非工業停車位及非工業電單車停車位不得轉讓，除非 -

(i) 連同賦予專屬使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個非工業用途（不包括私人住宅、辦公室、酒店、貨倉及油站）單位的權利的不分割份數一併轉讓；或

(ii) 轉讓予已為具專屬使用與管有該地段上已建或擬建的一座或多座建築物之一個或多個非工業用途（不包括私人住宅、辦公室、酒店、貨倉及油站）單位的權利的不分割份數的擁有人，

23. 批地文件特別條款第(35)條

儘管批地文件特別條款第(33)及(34)條，該地段內根據批地文件特別條款第(29)(a)(i)及(29)(a)(ii)條（可分別按批地文件特別條款第(30)條更改）的停車位、訪客停車位及傷殘人士停車位須被指定為並構成公用地方的一部份。

24. 批地文件特別條款第(36)條

(b) 在車位布局圖則（在批地文件特別條款第(36)(a)條提述）上標示的停車位及上落貨車位不得用於批地文件特別條款第(28)及(29)條分別列明者以外的用途。承批人須根據車位布局圖則，保養所有在車位布局圖則上標示的停車位、上落貨車位及其他範圍（包括但不限於電梯、梯台及機動及循環通道範圍）。

(c) 除車位布局圖則標示的停車位外，該地段任何部份或其上的任何建築物或構築物不得用作汽車停泊及上落貨用途。

25. 批地文件特別條款第(37)條

(a) 承批人須 -

(i) 須自費向運輸署署長提交或促致提交顯示指定用於容納將在該地段內的任何建築物、構築物或樓面空間內提供及安裝的此等設施、裝置及設備（以下統稱「**該等設施、裝置及設備**」）的範圍或空間的位置及尺寸的圖則以供其書面批准，該圖則須包含運輸署署長在其獨有及絕對酌情權下可能要求或指定的資料（以下統稱「**泊車資訊系統範圍**」），目的為提交與以下有關及相關的資料 -

(I) 根據批地文件特別條款第(28)(b)(i)及(28)(d)(i)(II)條（可分別根據批地文件特別條款第(30)條修改）所提供的車位；及

(II) 據批地文件特別條款第(28)(a)(iii)條（可根據批地文件特別條款第(30)條修改）所提供的車位，倘若在該地段內提供或將會提供不少於10個此等車位，

包括但不限於根據本特別條款第(b)分條要求的有關供停泊車輛的空置車位數量及類型的資料（以下統稱「**泊車資訊**」）。在取得該項批准之前，不得在該地段上展開任何建築工程（該拆卸工程及地盤平整工程除外）；

(ii) 承批人須於2030年9月30日或之前或署長可能批准的其他日期，自費按照本特別條款第(a)(i)分條所批准的圖則，在各方面均令運輸署署長滿意的情況下，進行並完成泊車資訊系統範圍的工程，並須自費提供及安裝該等設施、裝置及設備，此後在整個租期期間的任何時間，承批人須自費將泊車資訊系統範圍以及該等設施、裝置及設備維持在良好且結構完好的狀況，以履行承批人在本特別條款第(b)分條下的義務，且在各方面均須令運輸署署長滿意；及

(iii) 在整個租期期間的任何合理時間，承批人須准許運輸署署長、署長、政府、其官員、承建商、代理人、工人及任何獲其授權的其他人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段或其任何部分以及其上已建或擬建的任何建築物，以檢查、查核及監督任何為遵守本特別條款第(a)(ii)分條而進行的工程。就本第(a)(iii)分條而言，運輸署署長就何謂合理時間所作出的決定為最終決定，並對承批人具約束力。

(b) 承批人須由運輸署署長以書面決定及指明的日期開始（運輸署署長對此的決定為最終決定，並對承批人具約束力），及其後在整個租期期間的任何時間，自費並在各方面均令運輸署署長滿意的情況下，以運輸署署長可能不時以書面要求或指明的格式、時間及相隔期間，向運輸署署長提交或促致提交泊車資訊（運輸署署長對此的決定為最終決定，並對承批人具約束力）。

(f) 泊車資訊系統範圍須被指定為並構成公用地方的一部份。

26. 批地文件特別條款第(39)條

承批人不得切割、移走或後移該地段毗鄰或毗連的任何政府土地或在任何政府土地上進行任何類型的堆積、堆填或任何斜坡處理工程，署長預先書面批准者除外，署長可以自行酌情給予同意，施加他認為合適的條款及條件，包括按他可決定的地價授予額外的政府土地作為該地段的延伸段。

27. 批地文件特別條款第(40)條

(a) 如任何土地有或已經有被削土、移除或後移或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地上，其進行旨在或有關構建、平整或發展該地段或其中任何部份或承批人按批地文件要求進行的任何其他工程或作任何其他用途，承批人須自費進行與建造該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或當時或今後任何時候為保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的土地及避免與防止今後發生任何塌方、山泥傾瀉或地陷之必要工程。承批人須在同意批租年期期間所有時候自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其處於修葺良好堅固的狀態，使署長滿意。

(c) 倘若因為或出於任何構建、平整、發展或承批人進行的其他工程或任何其他原因造成任何時候發生任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段或任何毗鄰或毗連政府土地或出租土地的任何土地，承批人須自費進行修復及彌補，使署長滿意並對不論直接或間接因該等塌方、山泥傾瀉或地陷而直接或間接引致、相關或附帶產生之所有形式及任何原因之責任、申索、損失、損害、開支、費用、成本、要求、訴訟及法律程序，向政府作出彌償並持續向政府提供彌償。

(d) 除了此處規定對違反批地文件任何條款的任何其他權利或濟助外，署長有權發出書面通知要求承批人進行、建造及保養所述土地、斜坡處理工程、護土牆或其他支撐物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內遵守該通知，使署長滿意，署長可立即執行與進行任何必要工程，且承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

28. 批地文件特別條款第(41)條

未得署長事先書面批准，不得在該地段使用碎石機。

29. 批地文件特別條款第(42)條

如果在發展或重新發展該地段或其中任何部份時已安裝預應力地錨，承批人須自費在預應力地錨的服務年限期間進行預應力地錨的定期保養與定期檢查，使署長滿意並在署長不時全權酌情要求時提供所有該等檢查工程的報告和資料給署長。如果承批人不理會或未能進行所要求的檢查工程，署長可立即執行與進行該等檢查工程，且承批人須在要求時歸還政府因此產生的費用。

30. 批地文件特別條款第(44)條

承批人須在所有時候，尤其是在進行建築、保養、翻新或維修工程（下文統稱為「**該等工程**」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該地段、綠色範圍或他們任一的任何部份之上、上面、之下或毗鄰的任何政府或其他現有排水渠、水路或水道、總水喉、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（下文統稱為「**該等服務設施**」）造成任何損害、干擾或妨礙。承批人在進行任何該等工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何該等服務設施的現有位置及水平，並就處理可能受到該等工程影響的任何該等服務設施提交書面建議給署長，供署長於一切方面審批，且不得在取得署長對該等工程及建議作出的書面批准前進行任何工程。承批人須遵守及自費達到署長作出上述批准時就該等服務設施所施加的任何要求，包括任何必要之改道、重鋪或修復的費用。承批人必須自費及在一切方面維修、彌補及修復以任何方式因進行該等工程而對該地段、綠色範圍或其中任一的任何部份或任何該等服務設施造成的任何損害、干擾或妨礙（除了溝渠、污水渠、雨水渠或總水喉須由署長負責彌補，除非署長另作選擇，且承批人須在要求時向政府支付工程的費用），使署長滿意。如果承批人未能對該地段、綠色範圍或其中任一的任何部份或任何該等服務設施進行任何該等必要的改道、重鋪、維修、彌補及修復，使署長滿意，署長可進行他認為必要的任何該等改道、重鋪、維修、彌補或修復，且承批人須在要求時向政府支付工程的費用。

31. 批地文件特別條款第(45)條

(a) 承批人須自費建造與保養署長認為必要用作截斷與引導落在或流到該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠的該等排水渠及渠道，不論在該地段的邊界內或政府土地上，且承批人須對上述暴雨或雨水直接或間接造成的任何損害或滋擾而引致、相關或附帶產生之所有形式及任何原因之責任、申索、損失、損害、開支、費用、成本、要求、訴訟及法律程序，自行負責並向政府作出彌償並持續向政府提供彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已鋪設及啟用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責，且承批人須在要求時向政府支付上述連接工程的費用，或者該等連接工程可以按署長滿意的方式由承批人自費進行，在該種情況下，上述連接工程的任何一段若在政府土地內建造，必須由承批人自費保養，並在要求時由承批人移交給政府，由政府出資負責將來之保養，且承批人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承批人未能保養在政府土地內建造的上述連接工程的任何一段，署長可進行其認為必要的該等保養工程，且承批人須在要求時向政府支付該等工程的費用。

32. 批地文件特別條款第(46)條

(a) 承批人無權從該地段通往海或從海通往該地段。

33. 批地文件特別條款第(47)條

(a) 除事先取得署長書面同意外，不得在批地文件附錄的圖則「PLAN I」上以粉紅色間黑斜線顯示的該地段的部份（以下統稱「**粉紅色間黑斜線範圍**」）的地面水平或其上方，豎立或建造任何建築物、構築物、任何建築物或構築物的承托結構，或任何伸展物，但下列各項除外 -

(i) 圍牆或圍欄或兩者；

(ii) 園景設施及相關設施；及

(iii) 經規劃署署長批准的任何位置上的任何建築物、構築物、任何建築物或構築物的承托結構或任何伸展物，連同該建築物、構築物或伸展物或其任何部分的任何加建物或配件（如有），其高度不得超過香港主水平基準以上8.2米或規劃署署長可能批准的其他高度。

34. 批地文件特別條款第(48)條

(a) 承批人須於2030年9月30日或之前或署長可能批准的其他日期，自費並在各方面均令水務監督滿意的情況下，在該地段或其任何部份或在其上已建或擬建的任何建築物內，提供及安裝水務監督在其絕對酌情權下可能要求的外站連同設施及相關設備，以作食水供應的自動讀錶之用（上述外站連同前述設施及相關設備以下統稱「**自動讀錶外站**」），並須按照本特別條款第(b)分條所提述的「經批准自動讀錶外站建議書」及《水務設施條例》進行安裝。

(d) 承批人須自費運作、維修及保養「經批准自動讀錶外站」（本特別條款第(c)分條所提述），使其保持良好的維修狀況及可運作狀態，直至經批准自動讀錶外站已根據本特別條款第(g)分條交付予水務監督為止，且各方面均須令水務監督滿意。

(e) 不得在「該範圍或空間」（批地文件特別條款第(48)(b)(iii)條所定義者）之上、上方、表面、下方、底下或內部，豎立或放置任何可能妨礙或干擾經批准自動讀錶外站的檢查、查核、運作、保養、維修、翻新、拆卸、移除、更換及重設的任何性質的構築物、物件或物料。凡水務監督認為（水務監督的意見為最終決定，並對承批人具約束力）在該區域或空間之上、上方、表面、下方、底下或內部已豎立或放置任何可能妨礙或打擾經批准自動讀錶外站的檢查、查核、運作、保養、維修、翻新、拆卸、移除、更換或重設的構築物、物件或物料，水務監督有權發出書面通知，要求承批人自費並在各方面均令水務監督滿意的情況下，在該通知所指定的期限內拆卸或移走該等構築物、物件或物料，並修復該範圍或空間。

(f) 倘若承批人未能履行本特別條款第(a)、(d)及(e)分條下的責任，水務監督可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向水務監督支付相等於該工程費用的金額，該金額由水務監督決定，其決定為最終決定並對承批人有約束力。

(g) 經批准自動讀錶外站或其中任何部份須由承批人按水務監督要求在其書面指定的日期交付予水務監督，且在任何情況下，在署長發出信函表示批地文件條款已獲其滿意地遵從之日起，即視為承批人已將其交付予水務監督。

(h) 在整個租期期間的任何時間，承批人須准許水務監督、其官員、承建商、代理人、工人以及任何獲水務監督授權的其他人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段或其任何部份以及其上已建或擬建的任何建築物作以下用途 -

(i) 檢查、查核及監督任何根據本特別條款第(a)、(d)及(e)分條進行的工程；

(ii) 進行任何根據本特別條款第(f)分條的工程；及

(iii) 在經批准自動讀錶外站或其中任何外站根據本特別條款第(g)分條交付予水務監督後，對其進行檢查、查核、運作、保養、維修、翻新、拆卸、移除、更換及重設，以及進行水務監督認為必要的任何其他工程。

35. 批地文件特別條款第(51)條

不得在該地段興建或製作墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

備註：

1. 批地文件內提述的「承批人」指批地文件下的承批人，若文義許可或要求，亦包括其遺囑執行人、遺產管理人及受讓人；如果是法團，包括它的繼承人及受讓人。
2. 本批地文件的摘要使用的專有詞語具有批地文件內界定的相同意義。

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Green Areas

Under Special Condition Nos.(5)(a)(i), (5)(a)(ii), (6) and (8) of the Land Grant, the Grantee shall on or before 30 September 2030 or such other date as may be approved by the Director of Lands ("**the Director**") lay and form portions of future public roads and provide the Structures (as defined in the Land Grant) and associated structures and utilities on the Green Areas (as defined in the Land Grant), and shall at all reasonable times while in possession of the Green Areas allow free access for all Government and public vehicular and pedestrian traffic.

Relevant Provisions in the Land Grant

Please refer to Special Condition Nos.(5), (6), (7) and (8) of the Land Grant for the provisions relating to the Green Areas which include but not limited to the following :-

Special Condition No.(5) of the Land Grant

"(a) The Grantee shall:

(i) on or before 30 September 2030 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 collectively referred to as "**the Green Areas**"); and

(II) provide and construct within the Green Areas such 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 30 September 2030 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, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion 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 with pipes connected to water mains, 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 possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No. (6) hereof.

(b) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, 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."

Special Condition No.(6) of the Land Grant

"For the purpose only of carrying out the works specified in Special Condition No. (5)(a) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered up to the Government on demand and in any event shall be deemed to have been re-delivered up 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. (5)(a) hereof or otherwise."

Special Condition No.(8) of the Land Grant

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

(i) permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(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 free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas as the Government 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 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 authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas or any adjoining land; and

(iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress 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, repair, replacement and alteration of any waterworks installations within the Green Areas, and for the purposes of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**the Waterworks Ordinance**")."

Relevant Provisions in the Deed of Mutual Covenant

Paragraph (65) of the Fourth Schedule

"(65) The Owners shall at their own costs and expenses maintain the Green Areas (as referred to in Special Condition No.(5)(a)(i)(I) of the Government Grant) together with the Structures (as referred to in Special Condition No.(5)(a)(i)(II) of the Government Grant) and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs ,street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No.(6) of the Government Grant."

2. Pink Hatched Blue Area

Under Special Condition Nos.(15)(a)(i) and (15)(i)(i) and (15)(j)(ii) of the Land Grant, the Grantee shall on or before 30 September 2030 or such other date as may be approved by the Director, lay, form, erect, construct, provide and landscape a promenade within the Pink Hatched Blue Area (as defined in the Land Grant), and shall at all reasonable times permit free and unrestricted access by the Government and all members of the public.

Relevant Provisions in the Land Grant

Please refer to Special Condition No.(15) of the Land Grant for the provisions relating to the Pink Hatched Blue Area which include but not limited to the following :-

Special Condition No.(15) of the Government Grant

"(a) (i) The Grantee shall on or before 30 September 2030 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, lay, form, erect, construct, provide and landscape a promenade with a width of not less than 15 metres within that portion of the lot shown coloured pink hatched blue on PLAN I annexed hereto (hereinafter referred to as "**the Pink Hatched Blue Area**") in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the plans approved under sub-clause (c) of this Special Condition and the Approved Landscape Master Plan.

(e) The Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, manage, repair and maintain the Pink Hatched Blue Area (except the part or parts thereof which has or have been surrendered to the Government in accordance with sub-clause (k)(i) of this Special Condition) and everything forming a portion of or pertaining to the Pink Hatched Blue Area, including but not limited to the promenade and the seawall in good and substantial repair and condition and in accordance with these Conditions until the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (k)(i) of this Special Condition.

(i) (i) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (k)(i) of this Special Condition permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot (including but not limited to the Pink Hatched Blue Area) for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a)(i) and (e) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (f) of this Special Condition and any other works which the Director may consider necessary in the Pink Hatched Blue Area.

(j) (ii) The Grantee shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (k)(i) of this Special Condition-

(I) keep the Pink Hatched Blue Area open for the use and enjoyment by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes without any interruption and without payment of any nature whatsoever; and

(II) permit all members of the public to have free and unrestricted access 24 hours a day for all lawful purposes and without payment of any nature whatsoever to pass and repass on foot or by wheelchair over, along, to, from and through the Pink Hatched Blue Area.

(iii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director display notices in prominent location or locations of the lot informing the public that the Pink Hatched Blue Area is open to the public 24 hours a day without payment of any nature whatsoever and setting out such other relevant information as may be required from time to time by the Director.

(q) For the purposes of sub-clauses (a), (b), (c), (e), (f), (i)(i), (i)(iii), (j)(i), (j)(ii), (j)(iii), (j)(v), (k), (I), (m), (n) and (o)(i) of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the Assignee."

Relevant Provisions in the Deed of Mutual Covenant

Not Applicable.

3. Covered Footbridge

Under Special Condition Nos.(16)(a)(i), (16)(b)(i) and (16)(e) of the Land Grant, the Grantee shall on or before 30 September 2030 or such other date as may be approved by the Director, construct and provide the Covered Footbridge (as defined in the Land Grant), and shall not be used for any purpose other than for pedestrian passage on foot or by wheelchair.

Relevant Provisions in the Land Grant

Please refer to Special Condition No.(16) of the Land Grant for the provisions relating to the Covered Footbridge which include but not limited to the following :-

Special Condition No.(16) of the Government Grant

"(a) (i) The Grantee shall on or before 30 September 2030 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 (including any supports and connections which the Director at his absolute discretion considers necessary for any future extension to the covered footbridge) as shall be required or approved by the Director, in the approximate position shown and marked "FB" 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 or 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 shall require or approve. The Covered Footbridge shall have a total width of not more than 3.5 metres, a total height of not more than 3.5 metres, a minimum clear internal width of 2.2 metres, a minimum clear internal headroom of 2.3 metres and a minimum clearance of 5.1 metres measured from the lowest point of the underside of the Covered Footbridge to the surface of the public road thereunder. No permanent column or other supporting structure shall be constructed on any Government land.

(b) (i) The Covered Footbridge shall not be used for any purpose other than for pedestrian passage on foot or by wheelchair.

(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 or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises.

(e) Throughout the term hereby agreed to be granted, the Grantee shall at his own expense manage and maintain the Covered Footbridge in good and substantial repair and condition in all respects to the satisfaction of the Director."

Relevant Provisions in the Deed of Mutual Covenant

Definition of "Covered Footbridge"

"means the single storey covered footbridge (with supports and connections) constructed in accordance with Special Condition No.(16)(a)(i) of the Government Grant and defined therein as the "Covered Footbridge" (which expression shall include any new covered footbridge to be constructed under Special Condition No.(16)(f)(i) of the Government Grant) for the passage of the Owners and residents of the Residential Units, the Owners of the Car Parks, and their bona fide visitors to facilitate the use of the Car Parks and the facilities provided therein, the location of which is for the purpose of identification only shown and marked "COVERED FOOTBRIDGE" and "TOP OF COVERED FOOTBRIDGE" on the plans (certified as to their accuracy by the Authorized Person) hereto annexed."

Clause (3:02:01)(be)

"Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(be) to manage and maintain the Covered Footbridge and to effect and update insurance in respect of public liability, occupier's liability, fire and other risks, etc. in respect of the Covered Footbridge pursuant to Special Condition No.(16)(e) of the Government Grant and paragraph (67) in the Fourth Schedule hereto;"

Clause (3:04:02)(y)

"The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot, the Development and the Covered Footbridge and the maintenance of the Pink Cross-hatched Blue Areas including without limiting the generality of the foregoing the following items :-

(y) the costs and expenses incurred or to be incurred by the Manager for managing and maintaining the Covered Footbridge and for effecting and updating insurance in respect of the Covered Footbridge pursuant to Special Condition No.(16)(e) of the Government Grant and paragraph (67) in the Fourth Schedule hereto."

Paragraph (67) of the Fourth Schedule

"(67) (a) (i) The Covered Footbridge shall not be used for any purpose other than for pedestrian passage on foot or by wheelchair.

(ii) The Covered Footbridge (or any part thereof) shall not be used or permitted or suffered to be used 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 of Lands.

(iii) Nothing shall be done or permitted or suffered to be done in the Covered Footbridge that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring land or lands or premises.

(b) The Owners shall at their own costs and expenses manage and maintain the Covered Footbridge in good and substantial repair and condition and in all respects to the satisfaction of the Director of Lands."

4. Pink Cross-hatched Blue Areas

Under Special Condition Nos.(17)(b), (17)(f)(i) and 17(i)(i) of the Land Grant, the Grantee shall on or before 30 September 2030 or such other date as may be approved by the Director, lay and form the Pink Cross-hatched Blue Areas (as defined in the Land Grant) and provide and construct within the Pink Cross-hatched Blue Areas the Pink Cross-hatched Blue Areas Structures (as defined in the Land Grant) and shall allow the Government and the members of the public to pass and repass on foot or by wheelchair along, to, from, by, through and over the Pink Cross-hatched Blue Areas prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with Special Condition No.(17)(g)(i) of the Land Grant.

Relevant Provisions in the Land Grant

Please refer to Special Condition No.(17) of the Land Grant for the provisions relating to the Pink Cross-hatched Blue Areas which include but not limited to the following :-

Special Condition No.(17) of the Government Grant

"(b) The Grantee shall -

(i) on or before 30 September 2030 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 the Pink Cross-hatched Blue Areas; and

(II) provide and construct within the Pink Cross-hatched Blue Areas such culverts, sewers, drains, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "**the Pink Cross-hatched Blue Areas Structures**"),

so that vehicular and pedestrian traffic may be carried on the Pink Cross-hatched Blue Areas.

(ii) on or before 30 September 2030 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 Pink Cross-hatched Blue Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

(iii) maintain at the Grantee's own expense the Pink Cross-hatched Blue Areas together with the Pink Cross-hatched Blue Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, 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 the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with sub-clause (g)(i) of this Special Condition.

(f) (i) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot (including but not limited to the Pink Cross-hatched Blue Areas) for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) 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 Blue Areas.

(i) (i) The Grantee shall, after the works referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition, permit all members of the public at all times during day and night 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 Pink Cross-hatched Blue Areas.

(m) Where any structure or structures or supports for any buildings or structures have been erected, constructed or placed with the prior written consent of the Director given under sub-clause (a) of this Special Condition (hereinafter collectively referred to as "**the Approved Structures**"), the Grantee agrees -

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Grantee's own expense the Approved Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition and the removal of the Approved Structures;"

Relevant Provisions in the Deed of Mutual Covenant

Clause (3:02:01) (bc)

"Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(bc) to maintain the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and other structures thereon or therein pursuant to Special Condition No.(17)(b)(iii) of the Government Grant and paragraph (63) in the Fourth Schedule hereto until the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with the Government Grant;"

Clause (3:04:02)(w)

"The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot, the Development and the Covered Footbridge and the maintenance of the Pink Cross-hatched Blue Areas including without limiting the generality of the foregoing the following items :-

(w) the costs and expenses incurred or to be incurred by the Manager for maintaining the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and other structures thereon or therein pursuant to Special Condition No.(17)(b)(iii) of the Government Grant and paragraph (63) in the Fourth Schedule hereto;"

Paragraph (63) of the Fourth Schedule

"(63) The Owners shall at their own costs and expenses maintain the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and all other features constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with Special Condition No.(17)(g)(i) of the Government Grant."

5. AMR Outstations

Under Special Condition Nos.(48)(a) and (48)(d) of the Land Grant, the Grantee shall on or before 30 September 2030 or such other date as may be approved by the Director provide and install the AMR Outstations and shall at his own expense and in all respects to the satisfaction of the Water Authority operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with Special Condition No.(48)(g) of the Land Grant.

Relevant Provisions in the Land Grant

Please refer to Special Condition No.(48) of the Land Grant for the provisions relating to the AMR Outstations which include but not limited to the following :-

Special Condition No.(48) of the Government Grant

"(a) The Grantee shall on or before 30 September 2030 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 Water Authority, provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "**the AMR Outstations**") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.

(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition.

(g) The Approved AMR Outstations or any of them as required shall be delivered up to the Water Authority by the Grantee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered up to the Water Authority by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(h) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of -

(i) inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (a), (d) and (e) of this Special Condition;

(ii) carrying out any works under sub-clause (f) of this Special Condition; and

(iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after they shall have been delivered up to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary."

Relevant Provisions in the Deed of Mutual Covenant

Definition of "Approved AMR Outstations"

"The outstations together with facilities and associated equipment as required by the Water Authority within the Lot and the Development for automatic meter reading for fresh water supplies and approved by the Water Authority pursuant to Special Condition No.(48)(b) of the Government Grant."

Paragraph (66) of the Fourth Schedule

"(66) The Owners shall at their own costs and expenses and in all respects to the satisfaction of the Water Authority operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until the Approved AMR Outstations shall have been delivered up to the Water Authority in accordance with Special Condition No.(48)(g) of the Government Grant."

B. Information on any facilities that are 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

1. Green Areas

Under Special Condition No.(5)(a)(iii) of the Land Grant, the Grantee shall maintain at the Grantee's own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, 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 possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No.(6) of the Land Grant.

Relevant Provisions in the Land Grant

Please refer to Special Condition Nos.(5), (6), (7) and (8) of the Land Grant for the provisions relating to the Green Areas which include but not limited to the following :-

Special Condition No.(5) of the Land Grant

"(a) The Grantee shall:

(i) on or before 30 September 2030 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 collectively referred to as "**the Green Areas**"); and

(II) provide and construct within the Green Areas such 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 30 September 2030 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, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion 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 with pipes connected to water mains, 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 possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No. (6) hereof.

(b) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, 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."

Special Condition No.(6) of the Land Grant

"For the purpose only of carrying out the works specified in Special Condition No. (5)(a) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered up to the Government on demand and in any event shall be deemed to have been re-delivered up 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. (5)(a) hereof or otherwise."

Special Condition No.(8) of the Land Grant

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

(i) permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas for the purposes of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(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 free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Areas as the Government 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 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 authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas or any adjoining land; and

(iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress 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, repair, replacement and alteration of any waterworks installations within the Green Areas, and for the purposes of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "**the Waterworks Ordinance**")."

Relevant Provisions in the Deed of Mutual Covenant

Paragraph (65) of the Fourth Schedule

"(65) The Owners shall at their own costs and expenses maintain the Green Areas (as referred to in Special Condition No.(5)(a)(i)(I) of the Government Grant) together with the Structures (as referred to in Special Condition No.(5)(a)(i)(II) of the Government Grant) and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs ,street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until possession of the Green Areas has been re-delivered up to the Government in accordance with Special Condition No.(6) of the Government Grant."

2. Pink Cross-hatched Blue Areas

Under Special Condition No.(17)(b)(iii) of the Land Grant, the Grantee shall maintain at the Grantee's own expense the Pink Cross-hatched Blue Areas together with the Pink Cross-hatched Blue Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, 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 the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with Special Condition No.(17)(g)(i) of the Land Grant.

Relevant Provisions in the Land Grant

Please refer to Special Condition No.(17) of the Land Grant for the provisions relating to the Pink Cross-hatched Blue Areas which include but not limited to the following :-

Special Condition No.(17) of the Government Grant

"(b) The Grantee shall -

(i) on or before 30 September 2030 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 the Pink Cross-hatched Blue Areas; and

(II) provide and construct within the Pink Cross-hatched Blue Areas such culverts, sewers, drains, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "**the Pink Cross-hatched Blue Areas Structures**"),

so that vehicular and pedestrian traffic may be carried on the Pink Cross-hatched Blue Areas.

(ii) on or before 30 September 2030 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 Pink Cross-hatched Blue Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

(iii) maintain at the Grantee's own expense the Pink Cross-hatched Blue Areas together with the Pink Cross-hatched Blue Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, 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 the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with sub-clause (g)(i) of this Special Condition.

(f) (i) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition permit the Government, the Director, his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles free of charge to have the right of free and unrestricted ingress, egress and regress to, from and through the lot (including but not limited to the Pink Cross-hatched Blue Areas) for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) 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 Blue Areas.

(i) (i) The Grantee shall, after the works referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Cross-hatched Blue Areas to the Government in accordance with sub-clause (g)(i) of this Special Condition, permit all members of the public at all times during day and night 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 Pink Cross-hatched Blue Areas.

(m) Where any structure or structures or supports for any buildings or structures have been erected, constructed or placed with the prior written consent of the Director given under sub-clause (a) of this Special Condition (hereinafter collectively referred to as "**the Approved Structures**"), the Grantee agrees -

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Grantee's own expense the Approved Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition and the removal of the Approved Structures;"

Relevant Provisions in the Deed of Mutual Covenant

Clause (3:02:01) (bc)

"Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(bc) to maintain the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and other structures thereon or therein pursuant to Special Condition No.(17)(b)(iii) of the Government Grant and paragraph (63) in the Fourth Schedule hereto until the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with the Government Grant;"

Clause (3:04:02)(w)

"The said budgets shall cover all costs expenses and outgoings incurred in relation to the management of the Lot, the Development and the Covered Footbridge and the maintenance of the Pink Cross-hatched Blue Areas including without limiting the generality of the foregoing the following items :-

(w) the costs and expenses incurred or to be incurred by the Manager for maintaining the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and other structures thereon or therein pursuant to Special Condition No.(17)(b)(iii) of the Government Grant and paragraph (63) in the Fourth Schedule hereto;"

Paragraph (63) of the Fourth Schedule

"(63) The Owners shall at their own costs and expenses maintain the Pink Cross-hatched Blue Areas (as referred to in Special Condition No.(17)(a) of the Government Grant) together with the Pink Cross-hatched Blue Areas Structures (as referred to in Special Condition No.(17)(b)(i) of the Government Grant) and all other features constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until the whole of the Pink Cross-hatched Blue Areas has been surrendered to the Government in accordance with Special Condition No.(17)(g)(i) of the Government Grant."

C. Size of any 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

Not Applicable.

D. Any part of the land (on which the Phase 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)

Not Applicable.

In relation the facilities and open spaces, and those parts of the land, mentioned in Parts A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the land grant or the deed of dedication (as the case may be).

In relation to the facilities and open spaces mentioned in Parts B or C above, (i) the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and (ii) those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

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任何設施

1. 綠色範圍

根據批地文件特別條款第(5)(a)(i)、(5)(a)(ii)、(6)及(8)條，承批人須於2030年9月30日或地政總署署長（「**署長**」）批准的其他日期之前，在綠色範圍（其在批地文件中定義）鋪設及構建部份公共道路並提供該等構築物（其在批地文件中定義）及關聯構築物及公用設施，並在佔用綠色範圍期間的一切合理時間內，准許所有政府及公眾的車輛和行人自由通過。

批地文件的有關條款

請參閱批地文件特別條款第(5)、(6)、(7)及(8)條有關綠色範圍的條文，包括但不限於以下：

批地文件特別條款第(5)條

「(a) 承批人須：

(i) 於2030年9月30日或署長批准的其他日期之前按署長批准的方式、材料、標準、水平、定線及設計自費並在一切方面使署長滿意：

(I) 鋪設及構建於附錄的圖則「PLAN I」上用綠色顯示的未來公共道路的該等部份（以下簡稱「**綠色範圍**」）；及

(II) 在綠色範圍內提供及建造按署長可全權酌情決定要求之橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物（以下統稱「**該等構築物**」），

使建築物、車輛及行人往來可於綠色範圍進行；

(ii) 於2030年9月30日或署長可批准的其他日期之前，自費在綠色範圍鋪設路面、路緣及渠道，並為其提供署長可能全權酌情決定要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物以及在其之上或之內興建、設置及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按特別條款第(6)條交還綠色範圍的管有權給政府。

(b) 倘若承批人未能在本特別條款第(a)分條指定的日期或署長可批准的其他日期之前履行本特別條款第(a)分條下的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由署長決定，其決定為最終決定並對承批人有約束力。」

批地文件特別條款第(6)條

「自批地文件日期起，承批人獲授出綠色範圍的佔用權，僅作進行特別條款第(5)(a)條所指明的工程之用。綠色範圍須於政府要求時交還政府，且在任何情況下，在署長發出信函表示該等條款已獲其滿意地遵從之日起，即視為承批人已將綠色範圍交還政府。在承批人佔用綠色範圍期間的一切合理時間內，承批人須准許所有政府及公眾的車輛和行人自由通過及行經綠色範圍，並須確保該等通道不會因進行工程（不論是根據特別條款第(5)(a)條進行或其他原因進行）而受到干擾或阻塞。」

批地文件特別條款第(8)條

「(a) 在承批人佔用綠色範圍期間的一切合理時間內 -

(i) 准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段及綠色範圍，以檢查、查核及監督任何為遵從特別條款第(5)(a)條而須進行的工程，以及進行、檢查、查核及監督特別條款第(5)(b)條下的工程，以及署長認為在綠色範圍內有需要進行的任何其他工程；

(ii) 准許政府及獲政府授權的相關公用事業公司連同或不連同工具、設備、儀器、機器或車輛，有權按其為在綠色範圍或任何鄰近土地內、其上或其下方進行任何工程（包括但不限於鋪設及隨後維修所有為提供電話、電力、氣體（如有）以及旨在供該地段或任何鄰近或毗鄰土地或處所使用的其他服務所需的喉管、電線、導管、電纜槽及其他導電媒介與輔助設備）的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；且承批人須就擬在綠色範圍或任何鄰近土地內進行的上述任何工程的相關事宜，與政府以及經政府授權的相關公用事業公司全力合作；及

(iii) 准許水務監督的官員及任何獲其授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權按其為進行與綠色範圍內的任何水務設施的運作、保養、維修、更換及更改有關的任何工程的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；就該等條款而言，「水務監督」為《水務設施條例》、其下的任何規例及任何修訂法例（以下簡稱「**水務設施條例**」）所定義者。」

公契的有關條款

第四附表第(65)段

「(65) 業主須自費妥善保養綠色範圍（於批地文件特別條款第(5)(a)(i)(I)條提及）連同該等構築物（於批地文件特別條款第(5)(a)(i)(II)條提及）以及在其上或其內建造、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以使地政總署署長滿意，直至根據批地文件特別條款第(6)條將綠色範圍交還予政府為止。」

2. 粉紅色間藍斜線範圍

根據批地文件特別條款第(15)(a)(i)、(15)(i)(i)及(15)(j)(ii)條，承批人須於2030年9月30日或署長批准的其他日期之前，在粉紅色間藍斜線範圍（其在批地文件中定義）鋪設、形成、豎立、建造、提供及美化一條海濱長廊並在佔用粉紅色間藍斜線範圍期間的一切合理時間內，准許政府及所有公眾人士自由且不受限地通過。

批地文件的有關條款

請參閱批地文件特別條款第(15)條有關粉紅色間藍斜線範圍的條文，包括但不限於以下：

批地文件特別條款第(15)條

「(a) (i) 承批人須於2030年9月30日之前或署長批准的其他日期，自費並在各方面均令署長滿意的情況下，以良好及工藝精細的方式，在附錄的圖則「PLAN I」上以粉紅色間藍斜線顯示的該地段的部份（以下簡稱「**粉紅色間藍斜線範圍**」）內，鋪設、形成、豎立、建造、提供及美化一條闊度不少於15米的海濱長廊，其所使用的材料以及採用的標準、水平、定線及設計須獲署長批准，並須符合本特別條款第(c)分條下所批准的圖則及經批准的園景設計總藍圖。

(e) 承批人須自費並在各方面均令署長滿意的情況下，維持、管理、修繕及保養粉紅色間藍斜線範圍（根據本特別條款第(k)(i)分條已交還政府的該部份除外），以及構成粉紅色間藍斜線範圍一部份或與之相關的一切事物（包括但不限於海濱長廊及海堤），使其保持良好且結構完好的狀況並符合該等條款的規定，直至粉紅色間藍斜線範圍根據本特別條款第(k)(i)分條全部交還政府為止。

(i) (i) 在根據本特別條款第(k)(i)分條將粉紅色間藍斜線範圍全部交還政府之前的一切合理時間內，承批人須准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段（包括但不限於粉紅色間藍斜線範圍）以檢查、查核及監督為遵從本特別條款第(a)(i)及(e)分條而須進行的任何工程，以及進行、檢查、查核及監督本特別條款第(f)分條下的工程，以及署長認為有需要在粉紅色間藍斜線範圍內進行的任何其他工程。

(j) (ii) 承批人在本特別條款第(a)(i)分條所提述的工程完成並獲署長滿意後，以及在根據本特別條款第(k)(i)分條將粉紅色間藍斜線範圍全部交還政府之前 -

(I) 保持粉紅色間藍斜線範圍全日24小時開放予所有公眾人士作合法用途之用並享用，可徒步或以輪椅前往，不得受到任何干擾，亦無需繳付任何性質的費用；及

(II) 准許所有公眾人士全日24小時免費享有自由且不受限的通道，作所有合法用途，可徒步或以輪椅在粉紅色間藍斜線範圍上、沿該地段、往來及穿梭粉紅色間藍斜線範圍，且無需繳付任何性質的費用。

(iii) 承批人須自費並在各方面均令署長滿意的情況下，在地段的顯眼位置展示告示，告知公眾粉紅色間藍斜線範圍全日24小時對公眾開放，且無需繳付任何性質的費用，並列出署長可能不時要求的其他相關資料。

(q) 僅就本特別條款第(a)、(b)、(c)、(e)、(f)、(i)(i)、(i)(iii)、(j)(i)、(j)(ii)、(j)(iii)、(j)(v)、(k)、(I)、(m)、(n)及(o)(i)分條而言，「承批人」不包括其受讓人但包括「受轉讓人」。」

公契的有關條款

不適用。

3. 有蓋行人天橋

根據批地文件特別條款第(16)(a)(i)、(16)(b)(i)及(16)(e)條，承批人須於2030年9月30日或署長批准的其他日期之前，建造並提供有蓋行人天橋（其在批地文件中定義），其不得用作行人徒步或以輪椅通行的用途以外的任何其他用途。

批地文件的有關條款

請參閱批地文件特別條款第(16)條有關有蓋行人天橋的條文，包括但不限於以下：

批地文件特別條款第(16)條

「(a) (i) 承批人須於2030年9月30日或之前或署長可能批准的其他日期，自費並在各方面均令署長滿意的情況下，在附錄的圖則「PLAN I」上以「FB」標示的大概位置上建造並提供一條單層有蓋行人天橋，連同署長所規定或批准的所有承托結構及連接部分（包括署長在其絕對酌情權下認為對該有蓋行人天橋的任何未來擴建屬必要的任何承托結構及連接部分），（以下簡稱「**該有蓋行人天橋**」）。該有蓋行人天橋須使用署長所規定或批准的材料建造，並達到署長所規定或批准的標準、水平、定線、配置及設計，包括但不限於提供及建造該等承托結構、斜道、相關的樓梯及平台、扶手電梯、升降機以及該等內部及外部配件和固定裝置以及署長在其絕對酌情權下所規定或批准的照明裝置。該有蓋行人天橋的總寬度不得超過3.5米，總高度不得超過3.5米，內部淨寬度須最少為2.2米，內部淨空高度須最少為2.3米，且由該有蓋行人天橋底部的最低點量度至其下方的公眾道路表面，須有至少5.1米的淨空。任何永久支柱或其他承托結構均不得在任何政府土地上建造。

(b) (i) 該有蓋行人天橋不得用作行人徒步或以輪椅通行的用途以外的任何其他用途。

(ii) 除非另獲署長批准或要求，承批人不得使用或准許或容許使用該有蓋行人天橋的任何部份（無論外部或內部）作廣告或展示任何招牌、告示或海報。

(iii) 承批人不得在該有蓋行人天橋內進行或准許或容許進行任何可能成為或變成滋擾或煩擾的事情，或可能對任何在該有蓋行人天橋下方經過的人士或車輛、或對任何鄰近或相鄰地段或處所的任何擁有人或佔用人造成不便或損害的事情。

(e) 在整個租期期間，承批人須自費管理及保養該有蓋行人天橋，使其保持良好且結構完好的狀況，在各方面均令署長滿意。」

公契的有關條款

「有蓋行人天橋」的定義

「指根據批地文件特別條款第(16)(a)(i)條建造並於其中定義為「有蓋行人天橋」的單層有蓋行人天橋（連同承托結構及連接部分）（此詞彙應包括根據批地文件特別條款第(16)(f)(i)條將建造的任何新有蓋行人天橋），供住宅單位業主及居民、車位業主及其真正訪客通行，以方便使用停車位及其中提供的設施；其位置已顯示並標明為「COVERED FOOTBRIDGE」及「TOP OF COVERED FOOTBRIDGE」，並載於本公契附載的圖則（其準確性已獲認可人士證明）上，僅供識別之用。」

第(3:02:01)(be)條

「除本公契另有明文規定外，管理人須負責並具有充分授權作出與妥善及有效管理發展項目所必要或需要的一切行為及事情，在任何方面不限制上述一般適用範圍的前提下，特別是包括：

(be) 管理及維修有蓋行人天橋，以及根據批地文件特別條款第(16)(e)條及本公契第四附表第(67)段，就有蓋行人天橋投購及續保公眾責任、佔用人責任、火險及其他風險等保險；」

第(3:04:02)(y)條

「前述預算須涵蓋所有有關管理該地段、發展項目及有蓋行人天橋和保養粉紅色間藍交叉線範圍而衍生的費用、開支及支出，在任何方面不限制上述一般適用範圍的前提下，包括以下：

(y) 管理人因根據批地文件特別條款第(16)(e)條及本公契第四附表第(67)段，管理及保養有蓋行人天橋，以及就該有蓋行人天橋投購及續保保險而已衍生或將會衍生的費用及開支。」

第四附表第(67)段

「(67)(a) (i) 有蓋行人天橋不得用作行人徒步或以輪椅通行的用途以外的任何其他用途。

(ii) 該有蓋行人天橋的任何部份（無論外部或內部）不得用於或准許或容許用於廣告或展示任何招牌、告示或海報。

(iii) 不得在該有蓋行人天橋內進行或准許或容許進行任何可能成為或變成滋擾或煩擾的事情，或可能對任何在該有蓋行人天橋下方經過的人士或車輛、或對任何鄰近或相鄰地段或處所的任何擁有人或佔用人造成不便或損害的事情。

(b) 業主須自費管理及保養該有蓋行人天橋，使其保持良好且結構完好的狀況，在各方面均令地政總署署長滿意。」

4. 粉紅色間藍交叉線範圍

根據批地文件特別條款第(17)(b)、(17)(f)(i)及(17)(i)(i)條，承批人須於2030年9月30日或署長批准的其他日期之前，鋪設及構建粉紅色間藍交叉線範圍（其在批地文件中定義）及在粉紅色間藍交叉線範圍內提供及建造粉紅色間藍交叉線範圍構築物（其在批地文件中定義），並須在根據批地文件特別條款第(17)(g)(i)條將粉紅色間藍交叉線範圍全部交還政府之前，准許政府及所有公眾人士徒步或以輪椅沿、往來、透過及穿梭通行粉紅色間藍交叉線範圍。

批地文件的有關條款

請參閱批地文件特別條款第(17)條有關粉紅色間藍交叉線範圍的條文，包括但不限於以下：

批地文件特別條款第(17)條

「(b) 承批人須 -

(i) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費，並按署長所批准的方式、材料、標準、水平、定線及設計，以及在各方面均令署長滿意的情況下 -

(I) 鋪設及構建粉紅色間藍交叉線範圍；及

(II) 在粉紅色間藍交叉線範圍內提供及建造署長在其絕對酌情權下可能要求的暗渠、污水渠、排水渠、行人路或該等其他構築物（以下統稱「**粉紅色間藍交叉線範圍構築物**」），

使建築物、車輛及行人往來可於粉紅色間藍交叉線範圍進行。

(ii) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費並在令署長滿意的情況下，為粉紅色間藍交叉線範圍鋪設路面、路緣及渠道，並為其提供署長在其絕對酌情權下可能要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物；及

(iii) 由承批人自費保養粉紅色間藍交叉線範圍連同粉紅色間藍交叉線範圍構築物以及在其上或其內建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府為止。

(f) (i) 在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前的一切合理時間內，承批人須准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段（包括但不限於粉紅色間藍交叉線範圍）以檢查、查核及監督為遵從本特別條款第(b)分條而須進行的任何工程，以及進行、檢查、查核及監督本特別條款第(c)分條下的工程，以及署長認為有需要在粉紅色間藍交叉線範圍內進行的任何其他工程。

(i) (i) 在本特別條款第(b)(i)及(b)(ii)分條所提述的工程已完成至令署長滿意後，並在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前，承批人須准許所有公眾人士在日夜任何時間，為所有合法用途，自由且無需繳付任何性質的費用，徒步或以輪椅沿、往來、透過及穿梭通行粉紅色間藍交叉線範圍。

(m) 凡根據本特別條款第(a)分條在取得署長先前書面同意下已豎立、建造或放置任何構築物或任何建築物或構築物的承托結構（以下統稱「**該等獲批准構築物**」），承批人同意 -

(iv) 須隨時由承批人自費將該等獲批准構築物維持在良好且結構完好的狀況（包括署長可能要求的所有必要維修、清潔及任何其他工程），以在各方面均令署長滿意，直至該等獲批准構築物被拆除及移走為止；」

公契的有關條款

第(3:02:01)(bc)條

「除本公契另有明文規定外，管理人須負責並具有充分授權作出與妥善及有效管理發展項目所必要或需要的一切行為及事情，在任何方面不限制上述一般適用範圍的前提下，特別是包括：

(bc) 按照批地文件特別條款第(17)(b)(iii)條及本公契第四附表第(63)段，保養粉紅色間藍交叉線範圍（於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內的其他構築物，直至整個粉紅色間藍交叉線範圍已根據批地文件交還予政府為止；」

第(3:04:02)(w)條

「前述預算須涵蓋所有有關管理該地段、發展項目及有蓋行人天橋和保養粉紅色間藍交叉線範圍而衍生的費用、開支及支出，在任何方面不限制上述一般適用範圍的前提下，包括以下：

(w) 管理人因根據批地文件特別條款第(17)(b)(iii)條及本公契第四附表第(63)段，保養粉紅色間藍交叉線範圍（(於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內的其他構築物而已衍生或將會衍生的費用及開支；」

第四附表第(63)段

「(63)業主須自費並在各方面使地政總署署長滿意，保養粉紅色間藍交叉線範圍（於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內建造、安裝及提供的所有其他設施，直至整個粉紅色間藍交叉線範圍已根據批地文件特別條款第(17)(g)(i)條交還予政府為止。」

5. 自動讀錶外站

根據批地文件特別條款第(48)(a)及(48)(d)條，承批人須於2030年9月30日或署長批准的其他日期之前，提供及安裝自動讀錶外站，並自費在各方面均令水務監督滿意的情況下，運作、維修及保養經批准自動讀錶外站使其保持良好的維修狀況及可運作狀態，直至經批准自動讀錶外站已根據批地文件特別條款第(48)(g)條交付予水務監督為止。

批地文件的有關條款

請參閱批地文件特別條款第(48)條有關自動讀錶外站的條文，包括但不限於以下：

批地文件特別條款第(48)條

「(a) 承批人須於2030年9月30日或之前或署長可能批准的其他日期，自費並在各方面均令水務監督滿意的情況下，在該地段或其任何部份或在其上已建立或將建立的任何建築物內，提供及安裝水務監督在其絕對酌情權下可能要求的外站連同設施及相關設備，以作食水供應的自動讀錶之用（上述外站連同前述設施及相關設備以下統稱「**自動讀錶外站**」），並須按照本特別條款第(b)分條所提述的「經批准自動讀錶外站建議書」及《水務設施條例》進行安裝。

(d) 承批人須自費運作、維修及保養「經批准自動讀錶外站」，使其保持良好的維修狀況及可運作狀態，直至經批准自動讀錶外站已根據本特別條款第(g)分條交付予水務監督為止，且各方面均須令水務監督滿意。

(g) 經批准自動讀錶外站或其中任何部份須由承批人按水務監督要求在其書面指定的日期交付予水務監督，且在任何情況下，在署長發出信函表示批地文件條款已獲其滿意地遵從之日起，即視為承批人已將其交付予水務監督。

(h) 在整個租期期間的任何時間，承批人須准許水務監督、其官員、承建商、代理人、工人以及任何獲水務監督授權的其他人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段或其任何部份以及其上已豎立或將豎立的任何建築物作以下用途 -

(i) 檢查、查核及監督任何根據本特別條款第(a)、(d)及(e)分條進行的工程；

(ii) 進行任何根據本特別條款第(f)分條的工程；及

(iii) 在經批准自動讀錶外站或其中任何自動讀錶外站根據本特別條款第(g)分條交付予水務監督後，對其進行檢查、查核、運作、保養、維修、翻新、拆卸、移除、更換及重設，以及進行水務監督認為必要的任何其他工程。」

公契的有關條款

「經批准自動讀錶外站」的定義

「水務監督根據批地文件特別條款第(48)(b)條並批准在該地段及發展項目內設置的供食水供應自動讀錶的外站連同設施及相關設備。」

第四附表第(66)段

"(66)業主須自費並在各方面使水務監督滿意，運作、保養及維修經批准自動讀錶外站，使其保持良好的維修狀況及運作狀態，直至根據批地文件特別條款第(48)(g)條將經批准自動讀錶外站交付予水務監督為止。」

B. 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任何設施

1. 綠色範圍

根據批地文件特別條款第(5)(a)(iii)條，承批人須自費保養綠色範圍連同該等構築物以及在其之上或之內興建、設置及提供的所有構築物、路面、明渠、污水渠、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(6)條交還綠色範圍的管有權給政府。

批地文件的有關條款

請參閱批地文件特別條款第(5)、(6)、(7)及(8)條有關綠色範圍的條文，包括但不限於以下：

批地文件特別條款第(5)條

「(a) 承批人須：

(i) 於2030年9月30日或署長批准的其他日期之前按署長批准的方式、材料、標準、水平、定線及設計自費並在一切方面使署長滿意：

(I) 鋪設及構建於附錄的圖則「PLAN I」上用綠色顯示的未來公共道路的該等部份（以下簡稱「**綠色範圍**」）；及

(II) 在綠色範圍內提供及建造按署長可全權酌情決定要求之橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物（以下統稱「**該等構築物**」），

使建築物、車輛及行人往來可於綠色範圍進行；

(ii) 於2030年9月30日或署長可批准的其他日期之前，自費在綠色範圍鋪設路面、路緣及渠道，並為其提供署長可能全權酌情決定要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物以及在其之上或之內興建、設置及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按批地文件特別條款第(6)條交還綠色範圍的管有權給政府。

(b) 倘若承批人未能在本特別條款第(a)分條指定的日期或署長可批准的其他日期之前履行本特別條款第(a)分條下的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由署長決定，其決定為最終決定並對承批人有約束力。」

批地文件特別條款第(6)條

「自批地文件日期起，承批人獲授出綠色範圍的佔用權，僅作進行特別條款第(5)(a)條所指明的工程之用。綠色範圍須於政府要求時交還政府，且在任何情況下，在署長發出信函表示該等條款已獲其滿意地遵從之日起，即視為承批人已將綠色範圍交還政府。在承批人佔用綠色範圍期間的一切合理時間內，承批人須准許所有政府及公眾的車輛和行人自由通過及行經綠色範圍，並須確保該等通道不會因進行工程（不論是根據特別條款第(5)(a)條進行或其他原因進行）而受到干擾或阻塞。」

批地文件特別條款第(8)條

「(a) 在承批人佔用綠色範圍期間的一切合理時間內 -

(i) 准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段及綠色範圍，以檢查、查核及監督任何為遵從特別條款第(5)(a)條而須進行的工程，以及進行、檢查、查核及監督特別條款第(5)(b)條下的工程，以及署長認為在綠色範圍內有需要進行的任何其他工程；

(ii) 准許政府及獲政府授權的相關公用事業公司連同或不連同工具、設備、儀器、機器或車輛，有權按其為在綠色範圍或任何鄰近土地內、其上或其下方進行任何工程（包括但不限於鋪設及隨後維修所有為提供電話、電力、氣體（如有）以及旨在供該地段或任何鄰近或毗鄰土地或處所使用的其他服務所需的喉管、電線、導管、電纜槽及其他導電媒介與輔助設備）的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；且承批人須就擬在綠色範圍或任何鄰近土地內進行的上述任何工程的相關事宜，與政府以及經政府授權的相關公用事業公司全力合作；及

(iii) 准許水務監督的官員及任何獲其授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權按其為進行與綠色範圍內的任何水務設施的運作、保養、維修、更換及更改有關的任何工程的需要免費且不受限地進出、往來及穿梭該地段及綠色範圍；就該等條款而言，「水務監督」為《水務設施條例》、其下的任何規例及任何修訂法例（以下簡稱「**水務設施條例**」）所定義者。」

公契的有關條款

第四附表第(65)段

「(65) 業主須自費妥善保養綠色範圍（於批地文件特別條款第(5)(a)(i)(I)條提及）連同該等構築物（於批地文件特別條款第(5)(a)(i)(II)條提及）以及在其上或其內建造、安裝及提供的一切構築物、路面、明渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以使地政總署署長滿意，直至根據批地文件特別條款第(6)條將綠色範圍交還予政府為止。」

2. 粉紅色間藍交叉線範圍

根據批地文件特別條款第(17)(b)(iii)條，承批人須自費保養粉紅色間藍交叉線範圍連同粉紅色間藍交叉線範圍構築物以及在其上或其內建造、安裝及提供的所有構築物、路面、集水井、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至根據批地文件特別條款第(17)(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府為止。

批地文件的有關條款

請參閱批地文件特別條款第(17)條有關粉紅色間藍交叉線範圍的條文，包括但不限於以下：

批地文件特別條款第(17)條

「(b) 承批人須 -

(i) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費，並按署長所批准的方式、材料、標準、水平、定線及設計，以及在各方面均令署長滿意的情況下 -

(I) 鋪設及構建粉紅色間藍交叉線範圍；及

(II) 在粉紅色間藍交叉線範圍內提供及建造署長在其絕對酌情權下可能要求的暗渠、污水渠、排水渠、行人路或該等其他構築物（以下統稱「**粉紅色間藍交叉線範圍構築物**」），

使建築物、車輛及行人往來可於粉紅色間藍交叉線範圍進行。

(ii) 於2030年9月30日或之前或署長可能批准的其他日期，由承批人自費並在令署長滿意的情況下，為粉紅色間藍交叉線範圍鋪設路面、路緣及渠道，並為其提供署長在其絕對酌情權下可能要求的集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物；及

(iii) 由承批人自費保養粉紅色間藍交叉線範圍連同粉紅色間藍交叉線範圍構築物以及在其上或其內建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭連同接駁至總喉的喉管、服務、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府為止。

(f) (i) 在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前的一切合理時間內，承批人須准許政府、署長、其官員、承建商、代理人、工人以及任何其他獲署長授權的人士連同或不連同工具、設備、儀器、機器或車輛，有權免費且不受限地進出、往來及穿梭該地段（包括但不限於粉紅色間藍交叉線範圍）以檢查、查核及監督為遵從本特別條款第(b)分條而須進行的任何工程，以及進行、檢查、查核及監督本特別條款第(c)分條下的工程，以及署長認為有需要在粉紅色間藍交叉線範圍內進行的任何其他工程。

(i) (i) 在本特別條款第(b)(i)及(b)(ii)分條所提述的工程已完成至令署長滿意後，並在根據本特別條款第(g)(i)分條將粉紅色間藍交叉線範圍全部交還政府之前，承批人須准許所有公眾人士在日夜任何時間，為所有合法用途，自由且無需繳付任何性質的費用，徒步或以輪椅沿、往來、透過及穿梭通行粉紅色間藍交叉線範圍。

(m) 凡根據本特別條款第(a)分條在取得署長先前書面同意下已豎立、建造或放置任何構築物或任何建築物或構築物的承托結構（以下統稱「**該等獲批准構築物**」），承批人同意 -

(iv) 須隨時由承批人自費將該等獲批准構築物維持在良好且結構完好的狀況（包括署長可能要求的所有必要維修、清潔及任何其他工程），以在各方面均令署長滿意，直至該等獲批准構築物被拆除及移走為止；」

公契的有關條款

第(3:02:01)(bc)條

「除本公契另有明文規定外，管理人須負責並具有充分授權作出與妥善及有效管理發展項目所必要或需要的一切行為及事情，在任何方面不限制上述一般適用範圍的前提下，特別是包括：

(bc) 按照批地文件特別條款第(17)(b)(iii)條及本公契第四附表第(63)段，保養粉紅色間藍交叉線範圍（於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內的其他構築物，直至整個粉紅色間藍交叉線範圍已根據批地文件交還予政府為止；」

第(3:04:02)(w)條

「前述預算須涵蓋所有有關管理該地段、發展項目及有蓋行人天橋和保養粉紅色間藍交叉線範圍而衍生的費用、開支及支出，在任何方面不限制上述一般適用範圍的前提下，包括以下：

(w) 管理人因根據批地文件特別條款第(17)(b)(iii)條及本公契第四附表第(63)段，保養粉紅色間藍交叉線範圍（於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內的其他構築物而已衍生或將會衍生的費用及開支；」

第四附表第(63)段

「(63)業主須自費並在各方面使地政總署署長滿意，保養粉紅色間藍交叉線範圍（於批地文件特別條款第(17)(a)條提及）連同粉紅色間藍交叉線範圍構築物（於批地文件特別條款第(17)(b)(i)條提及）以及其上或其內建造、安裝及提供的所有其他設施，直至整個粉紅色間藍交叉線範圍已根據批地文件特別條款第(17)(g)(i)條交還予政府為止。」

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任何休憩用地的大小

不適用。

D. 期數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

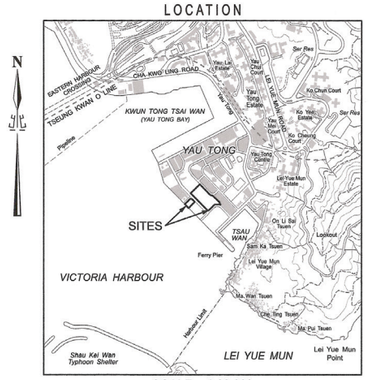
不適用。

就以上A、B、C及D段所述的供公眾使用的設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩設施，或土地中的該等部分。

就以上B及C段提述的設施及休憩用地，(i)該等設施或休憩用地按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，而(ii)該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

PLAN I

LOCATION



SCALE 1:20 000

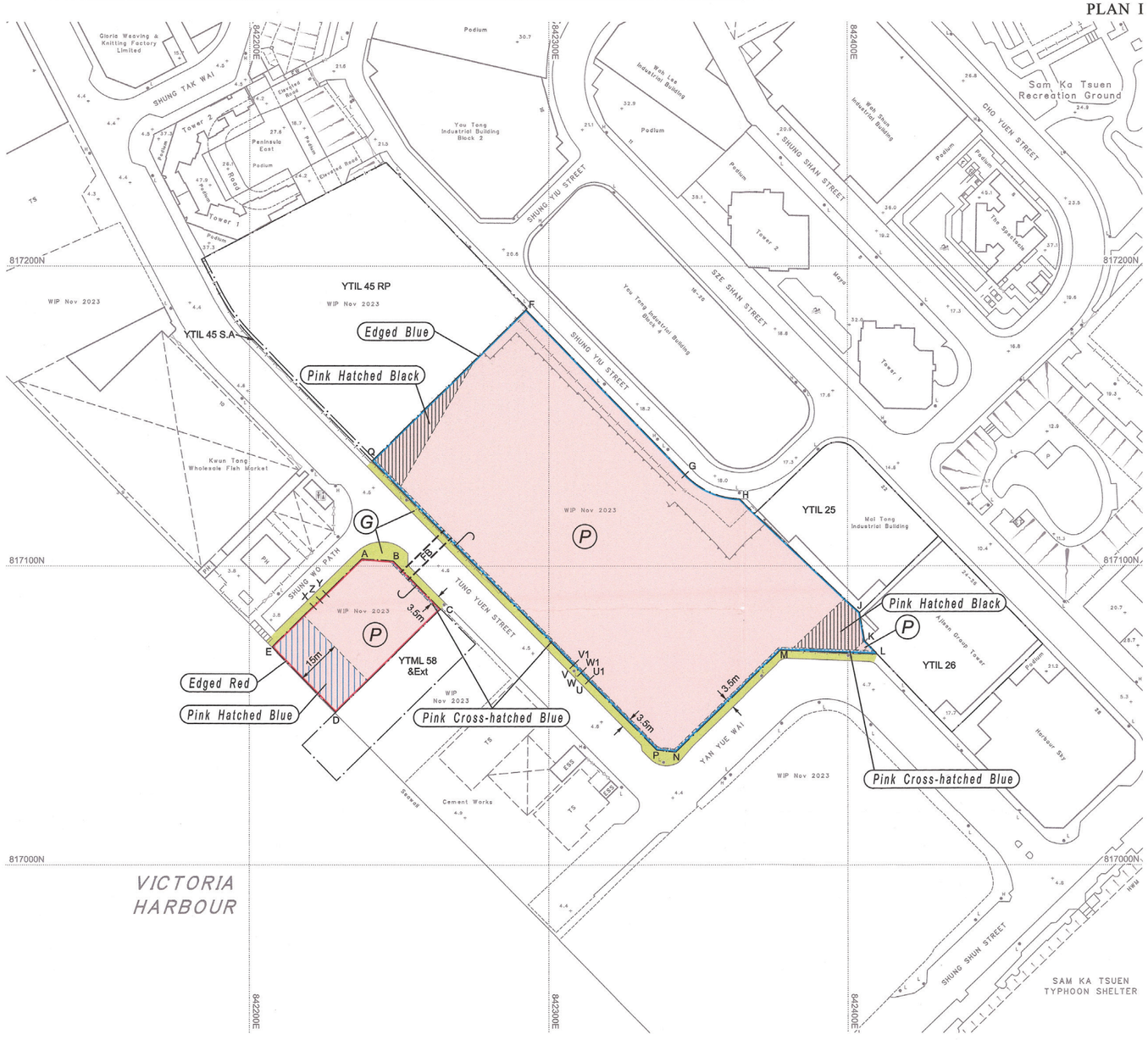
SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	10.577	93 59 00		
B C	22.555	135 30 00		
C D	49.088	225 28 20		
D E	30.480	315 30 00		
E A	42.078	45 28 20		
F G	76.487	136 02 05		
Chord G H	20.002	113 44 22		
H J	55.395	133 29 50		
J K	9.537	169 58 10		
K L	6.096	136 11 10		
L M	32.397	272 09 50		
M N	48.875	226 01 40		
N P	6.349	275 57 00		
P Q	135.473	315 30 00		
Q F	71.980	45 30 03		

CURVE DATA
Arc GH = 20.508m Radius = 26.564m ∠ = 44 14' 00"

SPECIAL CONDITIONS REFER
- PINK HATCHED BLACK
- PINK HATCHED BLUE
- PINK CROSS-HATCHED BLUE
- GREEN
- EDGED RED
- EDGED BLUE

POINTS U, V, W
POINTS U1, V1, W1
POINTS X, Y, Z

LEGEND
- FB — FOOTBRIDGE



COLOURED PINK, PINK HATCHED BLACK, PINK HATCHED BLUE AND PINK CROSS-HATCHED BLUE AREA 12 262 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

District Survey Office, Kowloon
Lands Department
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YAU TONG INLAND LOT No. 46

File No. DSO/K 016/2019, LS 384/KLT/KE(A)
Survey Sheet No. 11-SE-4C
Layout Plan No. – – –
Reference Plan No. AGB-BO-03, AGB-BO-04
ALS Plan No. – – –
PLAN No. KL6883-DI

Date : 16/11/2023

LEGEND 圖例

- Pink Hatched Blue Area
  粉紅色間藍斜線範圍
- Pink Cross-hatched Blue Areas
  粉紅色間藍交叉線範圍
- Green Areas
  綠色範圍
- FB — Covered Footbridge
  有蓋行人天橋

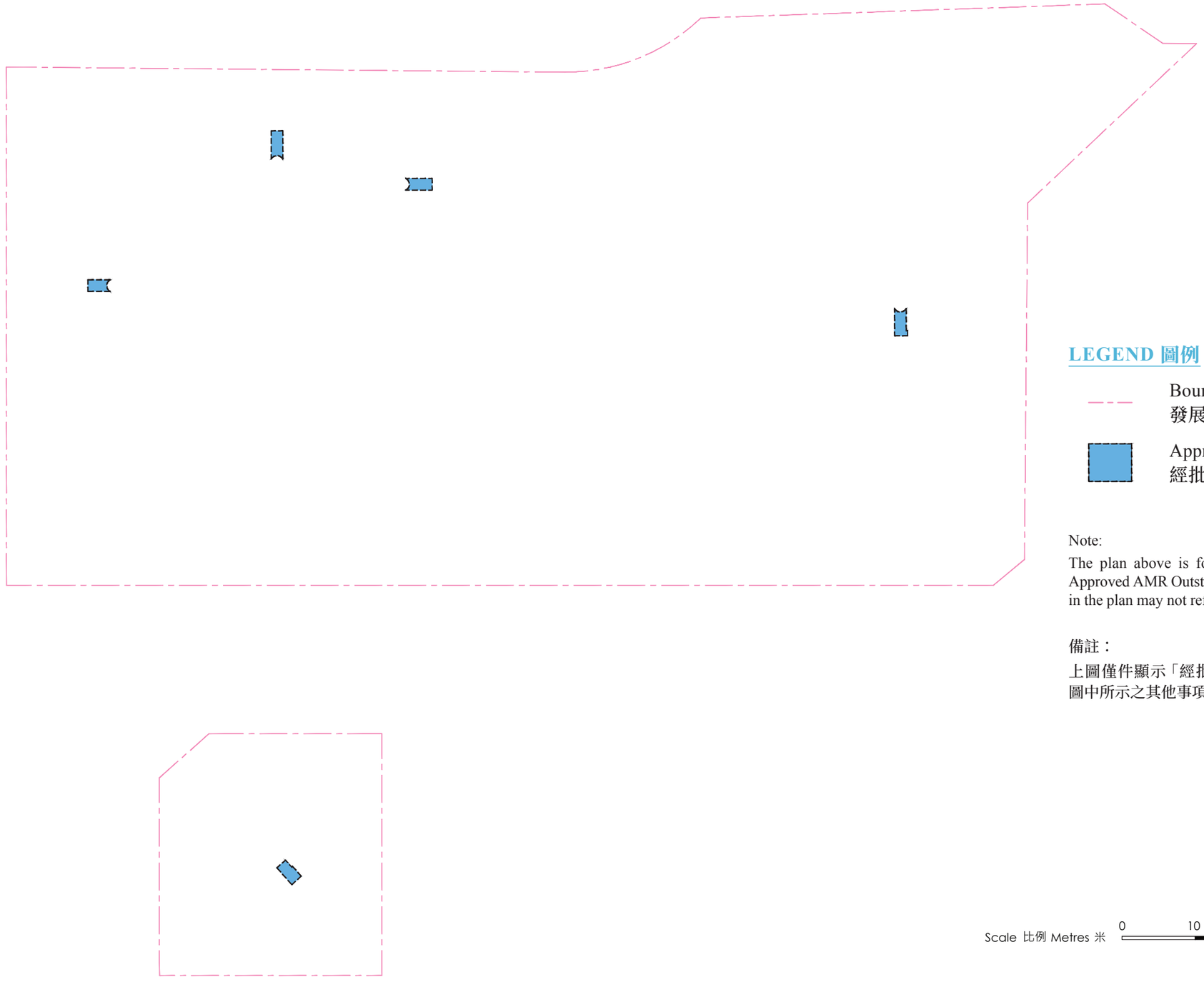
Note:

The plan above is for showing the locations of the Pink Hatched Blue Area, the Pink Cross-hatched Blue Areas, the Green Areas and the Covered Footbridge (marked FB) only. Other matters shown in this plan may not reflect their latest conditions.

備註：

上圖僅作顯示「粉紅色間藍斜線範圍」、「粉紅色間藍交叉線範圍」、「綠色範圍」及「有蓋行人天橋」(以FB標示)的位置，圖中所示之其他事項未必能反映其最新狀況。

G/F Floor Plan
地下平面圖



LEGEND 圖例

Boundary of the Development
發展項目界線

Approved AMR Outstations
經批准自動讀錶外站

Note:
The plan above is for showing the location of the Approved AMR Outstations only. Other matters shown in the plan may not reflect their latest conditions.

備註：
上圖僅件顯示「經批准自動讀錶外站」的位置。圖中所示之其他事項未必能反映其最新狀況。

Scale 比例 Metres 米 0 10 20

N

(a) 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.

(b) 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.

(c) 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 owner 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 (c)(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.

(a) 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。

(b) 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。

(c) 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，而擁有人與買方之間出現利益衝突—

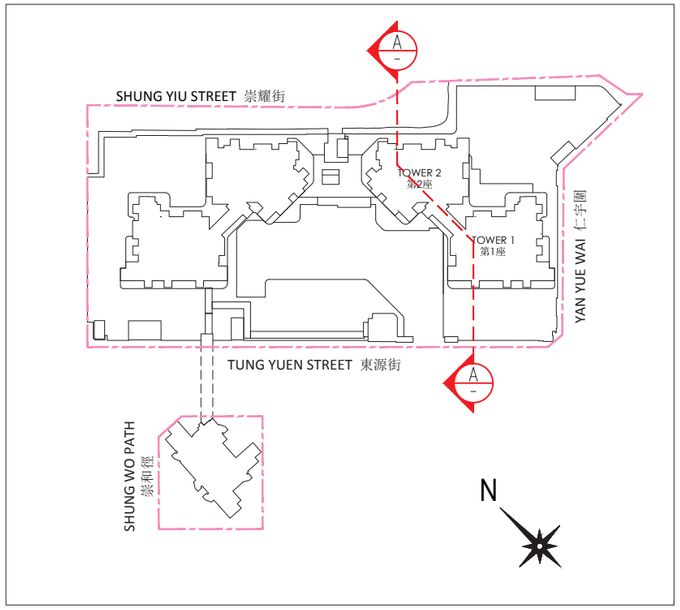
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

(iii) 如屬(c)(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便須支付的費用。

Cross-section Plan A-A
橫截面圖 A-A

Key Plan
指示圖



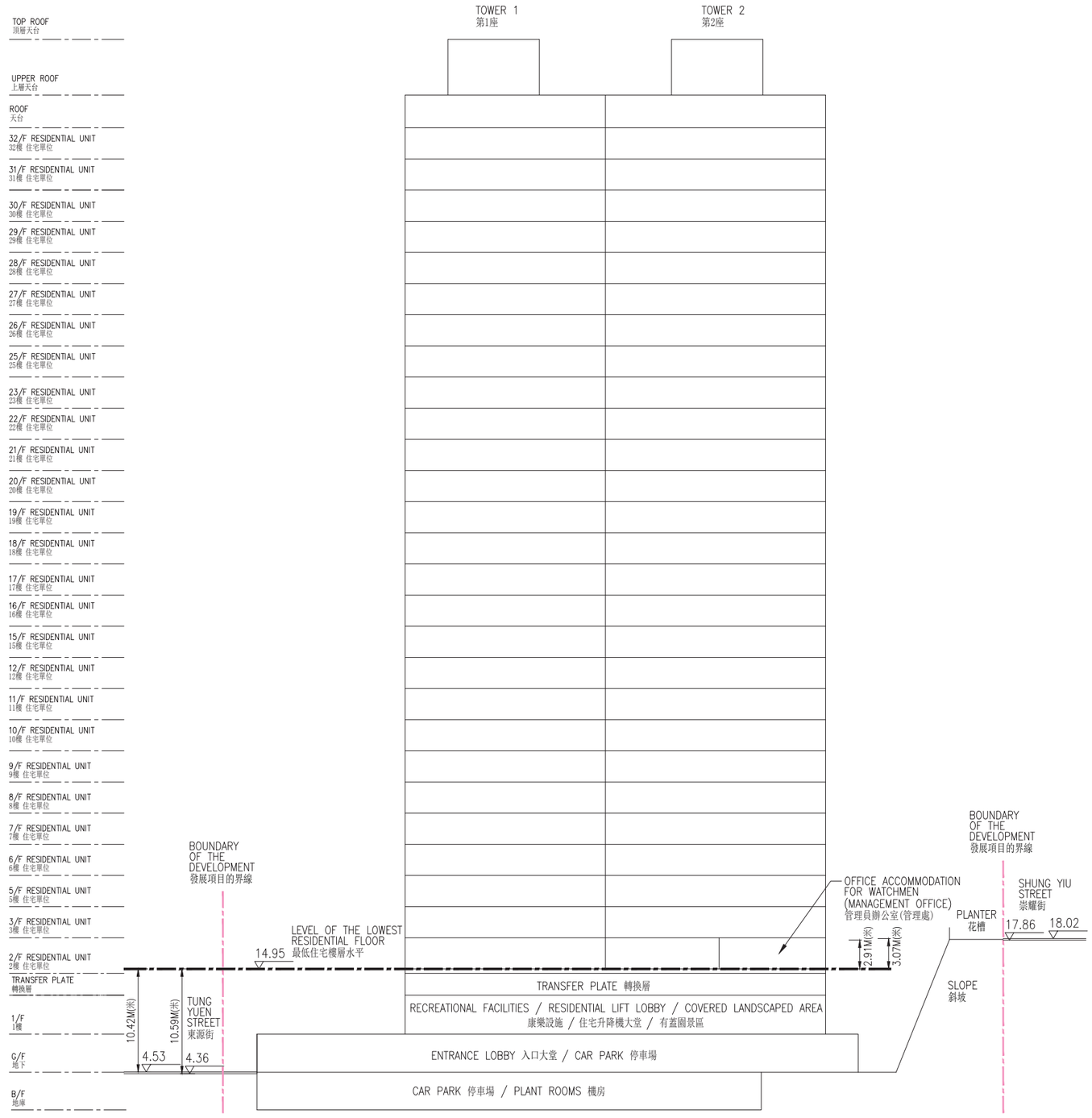
Boundary of the Development
發展項目的界線

Notes:

1. Denotes height (in metres) above the Hong Kong Principal Datum.
2. Dotted line denotes the lowest residential floor.
3. The parts of Shung Yiu Street adjacent to the building are 17.86 metres to 18.02 metres above the Hong Kong Principal Datum.
4. The parts of Tung Yuen Street adjacent to the building are 4.36 metres to 4.53 metres above the Hong Kong Principal Datum.

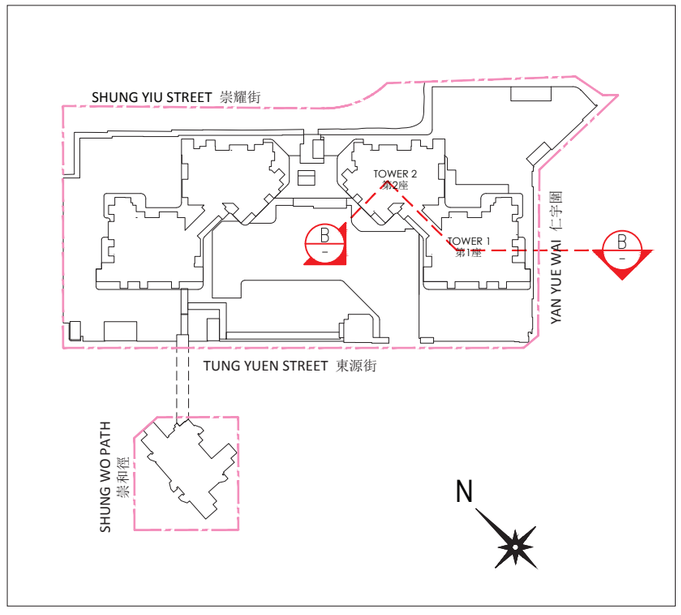
備註：

1. 代表香港主水平基準以上的高度（米）。
2. 虛線為最低住宅樓層水平。
3. 毗鄰建築物的一段崇耀街為香港主水平基準以上17.86米至18.02米。
4. 毗鄰建築物的一段東源街為香港主水平基準以上4.36米至4.53米。



Cross-section Plan B-B
橫截面圖 B-B

Key Plan
指示圖



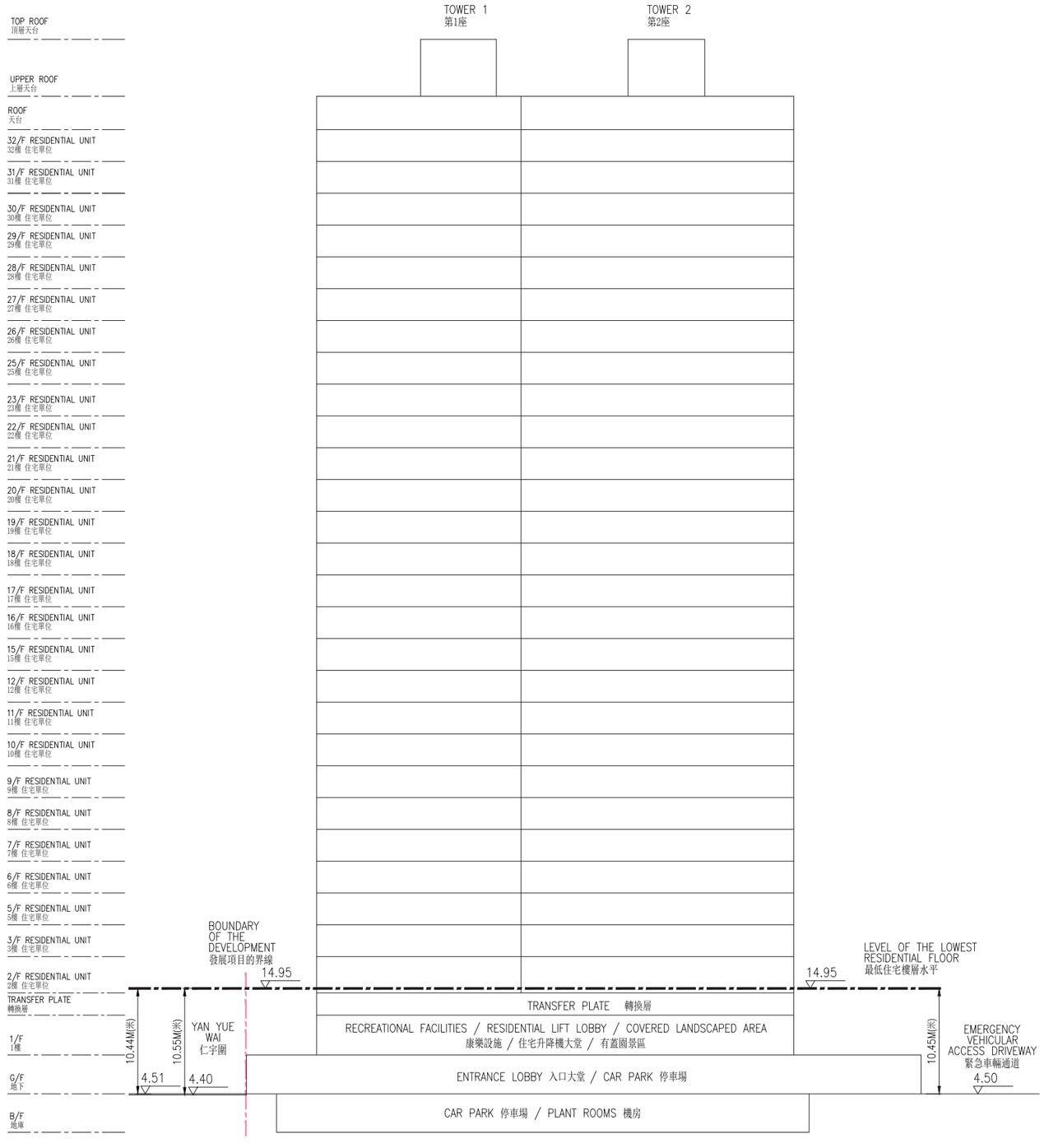
Boundary of the Development
發展項目的界線

Notes:

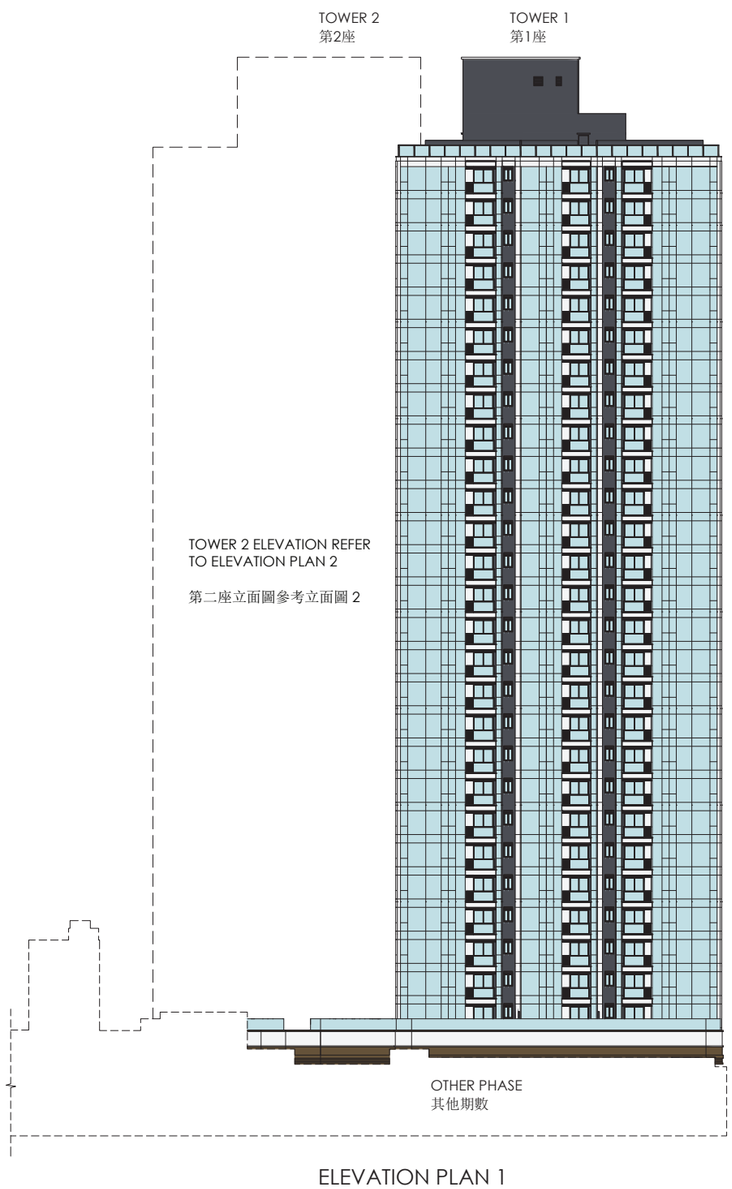
1. Denotes height (in metres) above the Hong Kong Principal Datum.
2. Dotted line denotes the lowest residential floor.
3. The parts of Yan Yue Wai adjacent to the building are 4.40 metres to 4.51 metres above the Hong Kong Principal Datum.
4. The parts of Emergency Vehicular Access Driveway adjacent to the building are 4.50 metres above the Hong Kong Principal Datum.

備註：

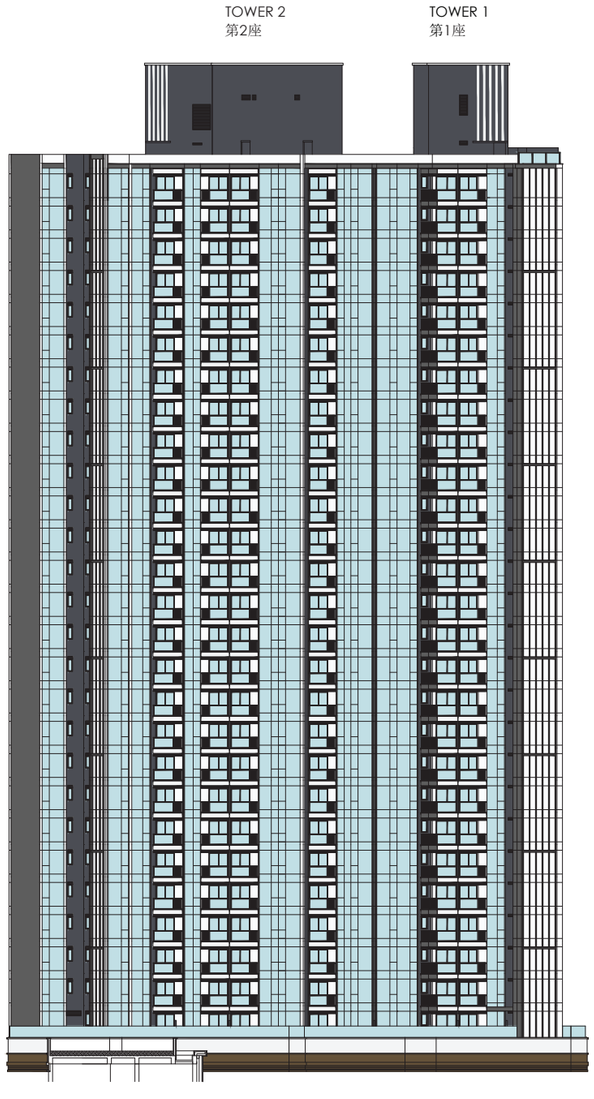
1. 代表香港主水平基準以上的高度 (米)。
2. 虛線為最低住宅樓層水平。
3. 毗鄰建築物的一段仁宇圍為香港主水平基準以上4.40米至4.51米。
4. 毗鄰建築物的一段緊急車輛通道為香港主水平基準以上4.50米。



Elevation Plan 1 and 2
立面圖1及2

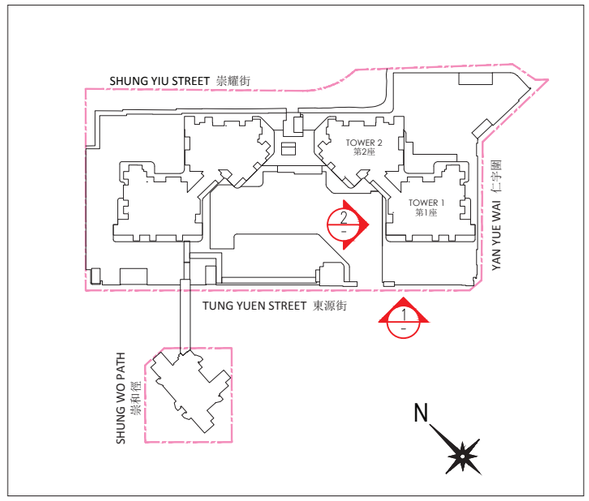


ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

Key Plan
指示圖



Boundary of the Development
發展項目的界線

Authorized Person for the Phase certified that the elevations shown on this plan:

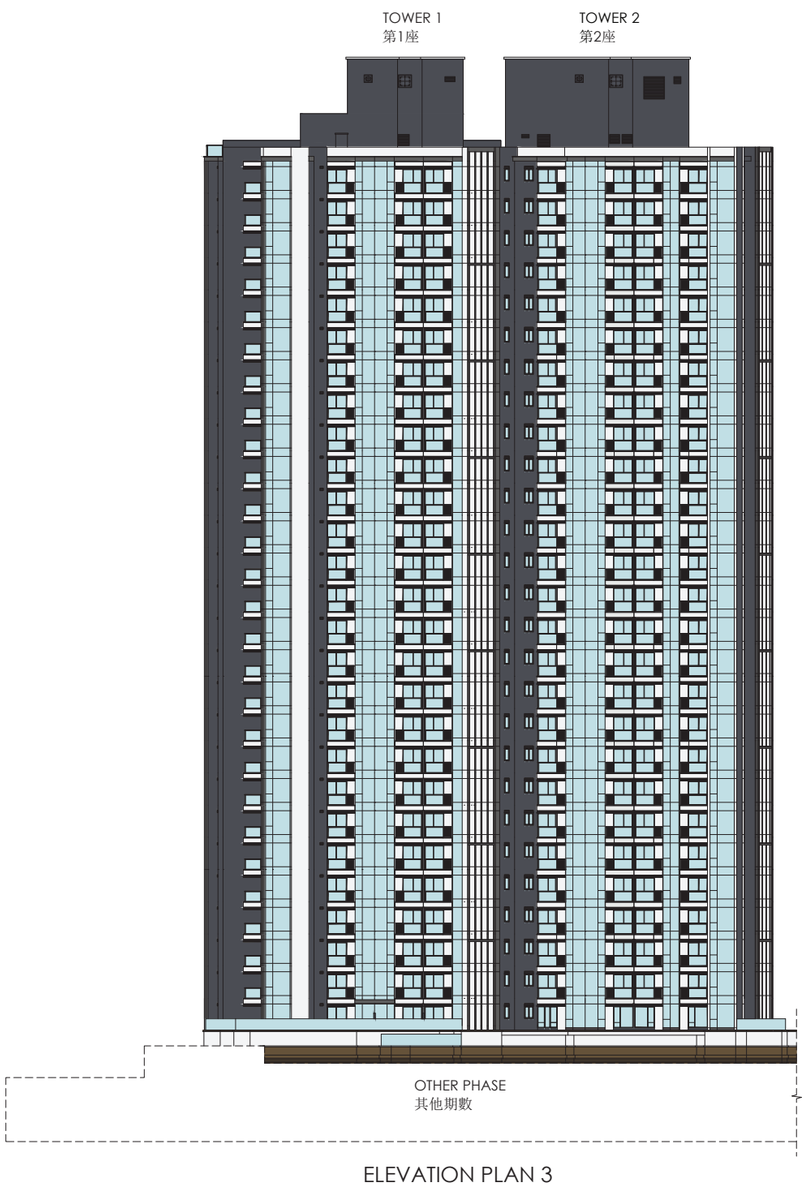
a. are prepared on the basis of the approved building plans for the Phase as of 4 September 2026; and
b. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

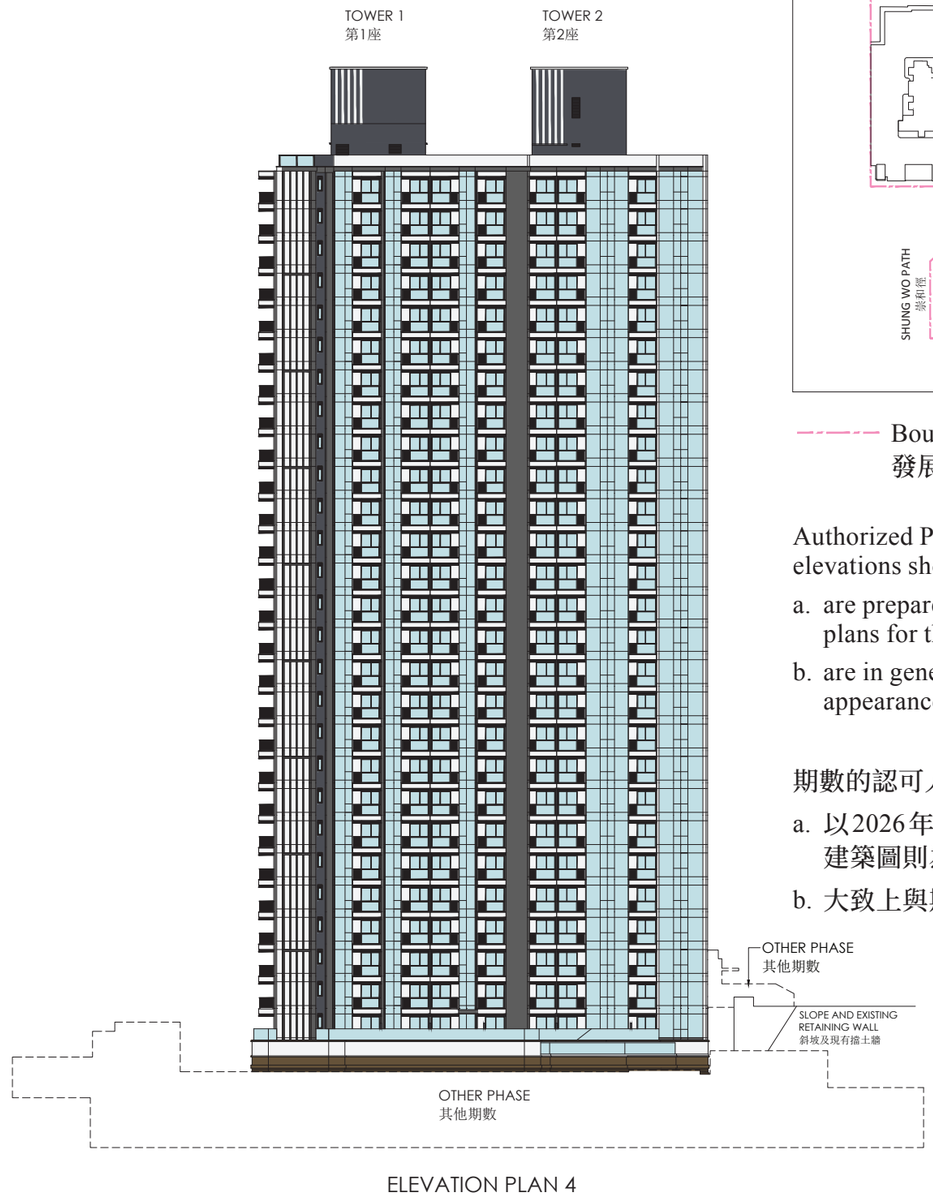
a. 以2026年9月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及
b. 大致上與期數的外觀一致。

Note: Dotted outlines of other phase(s) do not represent or reflect the actual external appearance of the residential tower(s) in other phase(s) of the Development.
備註：其他期數的外圍虛線並不代表或反映發展項目其他期數住宅大廈的實際外觀。

Elevation Plan 3 and 4
立面圖3及4

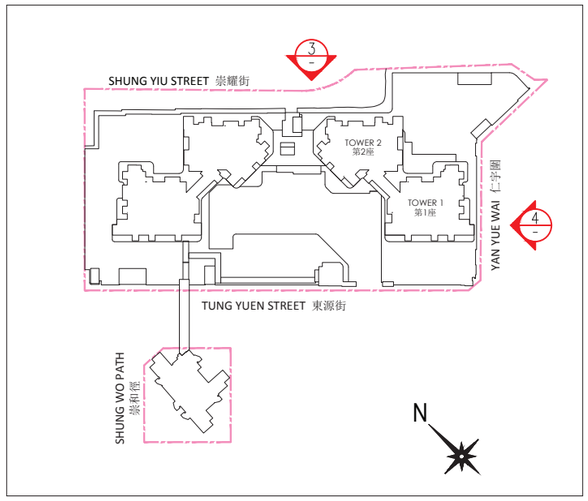


ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4

Key Plan
指示圖



Boundary of the Development
發展項目的界線

Authorized Person for the Phase certified that the elevations shown on this plan:

a. are prepared on the basis of the approved building plans for the Phase as of 4 September 2026; and

b. are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

a. 以2026年9月4日的情況為準的期數的經批准的建築圖則為基礎擬備；及

b. 大致上與期數的外觀一致。

Note: Dotted outlines of other phase(s) do not represent or reflect the actual external appearance of the residential tower(s) in other phase(s) of the Development.
備註：其他期數的外圍虛線並不代表或反映發展項目其他期數住宅大廈的實際外觀。

21 INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

Not Applicable
不適用

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. Copies of the Outline Zoning Plans relating to the Development are available at 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 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. 關於指明住宅物業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。

1. Exterior Finishes
外部裝修物料

<table>
<tr><th colspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><td>(a)</td><td>External wall
外牆</td><td>Type of finishes
裝修物料的類型</td><td colspan="2">Curtain wall, tiles, metal claddings, metal louvre, metal grille and paint
玻璃幕牆、瓷磚、金屬覆蓋板、金屬百葉、金屬格柵及油漆</td></tr>
<tr><td rowspan="6">(b)</td><td rowspan="6">Window
窗</td><td>Material of the frame
框的用料</td><td colspan="2">Fluorocarbon coated aluminium frame
氟化碳塗層鋁質框</td></tr>
<tr><td rowspan="5">Material of the glass
玻璃的用料</td><td>Living Room and Dining Room
客廳及飯廳</td><td>Insulated Glass Unit (IGU) with low-e coating (except the following flat(s) listed below)
雙層中空低輻射鍍膜玻璃（以下所列的單位除外）

Insulated Glass Unit (IGU) with low-e coating and laminated tinted opaque glass for the following flat:
下列的單位配置雙層中空低輻射鍍膜玻璃及有色不透明夾膠玻璃:
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat K
K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Bedrooms
睡房</td><td>Insulated Glass Unit (IGU) with low-e coating
雙層中空低輻射鍍膜玻璃</td></tr>
<tr><td>Bathrooms (if window is provided)
浴室（如有窗）</td><td>Laminated tinted opaque glass
有色不透明夾膠玻璃</td></tr>
<tr><td>Kitchen and Open Kitchen (if window is provided)
廚房及開放式廚房（如有窗）</td><td>Tinted monolithic glass
有色單片玻璃</td></tr>
<tr><td rowspan="2">(c)</td><td rowspan="2">Bay window
窗台</td><td>Material of bay window
窗台用料</td><td colspan="2">Not Applicable
不適用</td></tr>
<tr><td>Material of window sill finishes
窗台板的裝修物料</td><td colspan="2">Not Applicable
不適用</td></tr>
<tr><td>(d)</td><td>Planter
花槽</td><td>Type of finishes
裝修物料的類型</td><td colspan="2">Not Applicable
不適用</td></tr>
</table>

1. Exterior Finishes
外部裝修物料

Item 細項		Description 描述		
(e)	Verandah or balcony 陽台或露台	Type of finishes of balcony 露台裝修物料的類型	Balustrade 欄杆	Aluminium framed laminated tempered glass balustrade with aluminium capping, curb finished with natural stone and tiles 鋁質框夾膠強化玻璃欄杆連鋁質頂冚、天然石及瓷磚路緣
			Floor 地台	Tiles 瓷磚
			Wall 牆身	Metal claddings and tiles 金屬覆蓋板及瓷磚
			Ceiling 天花	Metal ceiling 金屬天花
		Whether balcony is covered 露台是否有蓋	Balcony is covered 露台均有蓋	
		Verandah 陽台	Not Applicable 不適用	
(f)	Drying facilities for clothing 乾衣設施	Type 類型	Not Applicable 不適用	
		Material 用料	Not Applicable 不適用	

2. Interior Finishes
室內裝修物料

Item 細項		Description 描述			
			Wall 牆壁	**Floor 地板**	**Ceiling 天花板**
(a)	Lobby 大堂	Type of finishes of Lift Lobbies at Residential Floors of Tower 1 and 2 第1及2座住宅樓層升降機大堂裝修物料的類型	Tiles, plastic laminate and metal on exposed surfaces 瓷磚、膠板及金屬於外露位置	Tiles and metal strip on exposed surfaces 瓷磚及金屬條於外露位置	Gypsum board false ceiling finished in emulsion paint, plastic laminate and timber veneer on exposed surfaces 石膏板假天花並髹上乳膠漆、膠板及木皮於外露位置
		Type of finishes of Fireman's Lift Lobbies at R/F for Tower 1 & 2 第1及2座天台消防員升降機大堂裝修物料的類型			

2. Interior Finishes
室內裝修物料

Item 細項		Description 描述			
			Wall / Ceiling / Floor / Skirting 牆壁/天花板/地板/牆腳線		Flats 單位
(b)	Internal wall and ceiling 內牆及天花板	Type of finishes for Living Room and Dining Room (on exposed surfaces) 客廳及飯廳裝修物料的類型（外露部分）	Wall 牆壁	Emulsion paint, plastic laminate and natural stone at window edge 乳膠漆、膠板及窗邊緣鋪砌天然石材	Applicable to all flats with open kitchen 適用於所有設有開放式廚房的單位
				Emulsion paint and natural stone at window edge 乳膠漆及窗邊緣鋪砌天然石材	Applicable to all flats with kitchen 適用於所有設有廚房的單位
			Ceiling 天花板	Emulsion paint where exposed and gypsum board false ceiling and bulkhead with emulsion paint 外露位置髹上乳膠漆，石膏板假天花及假樑髹上乳膠漆	Applicable to all flats 適用於所有單位
		Type of finishes for Master Bedroom and Bedrooms (on exposed surfaces) 主人睡房及睡房裝修物料的類型（外露部分）	Wall 牆壁	Emulsion paint and natural stone at window edge 乳膠漆及窗邊緣鋪砌天然石材	Applicable to all flats 適用於所有單位
			Ceiling 天花板	Emulsion paint where exposed and gypsum board false ceiling and bulkhead with emulsion paint 外露位置髹上乳膠漆，石膏板假天花及假樑髹上乳膠漆	Applicable to all flats 適用於所有單位
(c)	Internal floor 內部地板	Material for Living Room and Dining Room (on exposed surfaces) 客廳及飯廳的用料（於外露部分）	Floor 地板	Engineered timber flooring, and natural stone border with metal trim provided at floor adjoining balcony and utility platform 複合木地板，連接露台及工作平台地板鋪砌天然石材圍邊及金屬條	Applicable to all flats 適用於所有單位
			Skirting 牆腳線	Aluminum and timber skirting 鋁質及木腳線	Applicable to all flats with open kitchen 適用於所有設有開放式廚房的單位
				Timber skirting 木腳線	Applicable to all flats with kitchen 適用於所有設有廚房的單位
		Material for Master Bedroom and Bedrooms (on exposed surfaces) 主人睡房及睡房的用料（於外露部分）	Floor 地板	Engineered timber flooring 複合木地板	Applicable to all flats 適用於所有單位
			Skirting 牆腳線	Timber skirting 木腳線	Applicable to all flats 適用於所有單位

2. Interior Finishes
室內裝修物料

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th></th><th colspan="2">Wall / Floor / Ceiling
牆壁/地板/天花板</th><th>Flat
單位</th></tr>
<tr><td rowspan="3">(d)</td><td rowspan="3">Bathroom
浴室</td><td rowspan="3">Type of finishes
裝修物料的類型</td><td rowspan="3">Wall
(on exposed surfaces)
牆壁
(於外露部分)</td><td>Tiles
瓷磚</td><td>Applicable to all flats (except the flat(s) listed below)
適用於所有單位（以下所列的單位除外）</td></tr>
<tr><td>Tiles and natural stone at window edge
瓷磚及窗邊緣鋪砌天然石材</td><td>Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th><th>Location
位置</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat B
B單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td><td>Master Bathroom
主人浴室</td></tr>
</table></td></tr>
<tr><td>Tiles and reconstituted stone at window edge
瓷磚及窗邊緣鋪砌人造石</td><td>Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th><th>Location
位置</th></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>Flat A and B
A及B單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td><td rowspan="2">Bathroom
浴室</td></tr>
<tr><td>Flat H
H單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
</table>

2. Interior Finishes
室內裝修物料

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="4">Description
描述</th></tr>
<tr><th></th><th colspan="2">Wall / Floor / Ceiling
牆壁/地板/天花板</th><th>Flat
單位</th></tr>
<tr><td rowspan="4">(d)</td><td rowspan="4">Bathroom
浴室</td><td rowspan="3">Type of finishes
裝修物料的類型</td><td rowspan="2">Floor
(on exposed surfaces)
地板
（於外露部分）</td><td>Tiles and reconstituted stone
瓷磚及人造石</td><td>Applicable to all flats (except the flat(s) listed below)
適用於所有單位（以下所列的單位除外）</td></tr>
<tr><td>Tiles
瓷磚</td><td>Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat A, B, K and M
A, B, K及M單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>Flat A, C, D, J and L
A, C, D, J及L單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Flat H
H單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Ceiling
(on exposed surfaces)
天花
（於外露部分）</td><td>Aluminium panel false ceiling and gypsum board false ceiling in emulsion paint
鋁板假天花及石膏板假天花並髹上乳膠漆</td><td colspan="2">Applicable to all flats
適用於所有單位</td></tr>
<tr><td colspan="4">Whether the wall finishes run up to the ceiling
牆壁的裝修物料是否鋪砌至天花板</td></tr>
<tr><td colspan="4">Wall finishes on exposed walls run up to false ceiling
牆身外露部分的裝修物料鋪砌至假天花</td></tr>
</table>

2. Interior Finishes
室內裝修物料

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th></th><th colspan="2">Wall / Floor / Cooking bench / Ceiling
牆壁/地板/灶台/天花板</th><th>Flat
單位</th></tr>
<tr><td rowspan="5">(e)</td><td rowspan="5">Kitchen
廚房</td><td rowspan="5">Type of finishes
裝修物料的類型</td><td rowspan="3">Wall
(on exposed surfaces)
牆壁
(於外露部分)</td><td>Tiles, plastic laminate and metal
瓷磚、膠板及金屬</td><td>Applicable to all flats with open kitchen (except the flat(s) listed below)
適用於所有設有開放式廚房的單位(以下所列的單位除外)</td></tr>
<tr><td>Tiles, plastic laminate, metal and reconstituted stone at window edge
瓷磚、膠板、金屬及窗邊緣鋪砌人造石</td><td>Applicable to the flat(s) listed below with open kitchen:
適用於以下所列的設有開放式廚房的單位:
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat K
K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Tower 2
第2座</td><td>Flat H
H單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Tiles and reconstituted stone at window edge
瓷磚及窗邊緣鋪砌人造石</td><td>Applicable to all flats with kitchen
適用於所有設有廚房的單位</td></tr>
<tr><td rowspan="2">Floor
(on exposed surfaces)
地板
(於外露部分)</td><td>Engineered timber flooring, natural stone border with metal trim provided at floor adjoining living room and dining room
複合木地板，連接客廳及飯廳地板鋪砌天然石材圍邊及金屬條</td><td>Applicable to all flats with open kitchen (except the flat(s) listed below)
適用於所有設有開放式廚房的單位(以下所列的單位除外)</td></tr>
<tr><td>Tiles
瓷磚</td><td>Applicable to all flats with kitchen and the flat(s) listed below:
適用於所有設有廚房的單位及以下所列的單位:
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat K
K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Tower 2
第2座</td><td>Flat H
H單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Cooking bench
灶台</td><td>Reconstituted stone
人造石</td><td>Applicable to all flats
適用於所有單位</td></tr>
</table>

2. Interior Finishes
室內裝修物料

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th></th><th colspan="2">Wall / Floor / Cooking bench / Ceiling
牆壁/地板/灶台/天花板</th><th>Flat
單位</th></tr>
<tr><td rowspan="2">(e)</td><td rowspan="2">Kitchen
廚房</td><td rowspan="2">Type of finishes
裝修物料的類型</td><td rowspan="2">Ceiling
(on exposed surfaces)
天花板
（於外露部分）</td><td>Emulsion paint where exposed and gypsum board false ceiling and bulkhead with emulsion paint
外露位置髹上乳膠漆，石膏板假天花及假樑髹上乳膠漆</td><td>Applicable to the flat(s) listed below with open kitchen:
適用於以下所列的設有開放式廚房的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat A, C, D, E, F, G, J and L
A, C, D, E, F, G, J及L單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>Flat C and K
C及K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Flat E
E單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Gypsum board false ceiling finish in emulsion paint
石膏板假天花髹上乳膠漆</td><td>Applicable to the flat(s) listed below with open kitchen:
適用於以下所列的設有開放式廚房的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat H
H單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>Flat B
B單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Flat F and G
F及G單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
</table>

2. Interior Finishes
室內裝修物料

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th></th><th colspan="2">Wall / Floor / Cooking bench / Ceiling
牆壁/ 地板/ 灶台/ 天花板</th><th>Flat
單位</th></tr>
<tr><td rowspan="4">(e)</td><td rowspan="4">Kitchen
廚房</td><td>Type of finishes
裝修物料的類型</td><td>Ceiling
(on exposed surfaces)
天花板
（於外露部分）</td><td>Aluminium panel false ceiling and gypsum board false ceiling in emulsion paint
鋁板假天花及石膏板假天花並髹上乳膠漆</td><td>Applicable to the flat(s) listed below with open kitchen:
適用於以下所列的設有開放式廚房的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat K
K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Tower 2
第2座</td><td>Flat H
H單位</td><td>3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table>
Applicable to all flats with kitchen
適用於所有設有廚房的單位</td></tr>
<tr><td colspan="4">Whether the wall finishes run up to the ceiling
牆壁的裝修物料是否鋪砌至天花板</td></tr>
<tr><td colspan="4">Wall finishes on exposed walls run up to false ceiling
牆身外露部分的裝修物料鋪砌至假天花</td></tr>
</table>

3. Interior Fittings
室內裝置

Item 細項		Description 描述			
			Material 用料	Finishes 裝修物料	Accessories 配件
(a)	Door 門	Main Entrance door 主入口大門	Solid core fire-rated timber swing door 實心防火木掩門	Plastic laminate and metal trim 膠板及金屬條	Digital lockset with door handle, eye viewer, security chain, concealed door closer, door hinges, fire seal, door stopper and drop seal 電子門鎖連門柄、防盜眼、防盜鏈、隱藏式氣鼓、門鉸、防火條、門擋及下降式門底密封條
		Bedroom door 睡房門	Solid core timber swing door 實心木掩門	Plastic laminate and metal trim 膠板及金屬條	Lockset with door handle, door hinges and door stopper 門鎖連門柄、門鉸及門擋
		Kitchen door 廚房門	Solid core fire-rated timber swing door with fire-rated glass vision panel 實心防火木掩門配防火玻璃視窗	Plastic laminate, glass vision panel and metal trim 膠板、玻璃視窗及金屬條	Door handle, concealed door closer, door hinges, drop seal and door stopper 門柄、隱藏式氣鼓、門鉸、下降式門底密封條及門擋
		Bathroom door 浴室門	Solid core timber swing door with metal louvre 實心木掩門配金屬百葉	Plastic laminate and metal 膠板及金屬	Lockset with door handle, door hinges and door stopper 門鎖連門柄、門鉸及門擋
		Lavatory door 洗手間門	Metal swing door with metal louvre 金屬掩門配金屬百葉	Plastic laminate and metal 膠板及金屬	Lockset with door handle, door hinges and door stopper 門鎖連門柄、門鉸及門擋
		Utility Room door 工作間門	Hollow core timber sliding door 空心木趟門	Plastic laminate 膠板	Recessed handle with lockset and sliding door track 暗藏門柄連門鎖及趟門軌道
		Lavatory door inside Utility Room 工作間內洗手間門	Aluminium framed folding door with aluminium louvre 鋁框摺門配鋁質百葉	Tempered sandblasted glass and fluorocarbon coating aluminium frame 強化磨砂玻璃及氟化碳塗層鋁框	Lockset with handle 門鎖連門柄
		Balcony and Utility Platform door 露台及工作平台門	Aluminium framed sliding glass door 鋁質框玻璃趟門	Insulated Glass Unit (IGU) with low-e coating and fluorocarbon coated aluminium frame 雙層中空低輻射鍍膜玻璃及氟化碳塗層鋁質框	Lockset with handle 門鎖連拉手
		Flat Roof door 平台門			

3. Interior Fittings
室內裝置

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th>Fittings and Equipment
裝置及設備</th><th>Type
類型</th><th>Material
用料</th></tr>
<tr><td rowspan="3">(b)</td><td rowspan="3">Bathroom
浴室</td><td rowspan="3">Type and material of fittings and equipment
裝置及設備的類型及用料</td><td rowspan="2">Basin counter top
洗手盆櫃檯面</td><td>Reconstituted stone (except the flat(s) listed below)
人造石（以下所列的單位除外）</td></tr>
<tr><td>Natural stone
天然石材

Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat B and M
B及M單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Basin cabinet
洗手盆櫃</td><td>Wooden cabinet with timber veneer, metal and plastic laminate
木製櫃配木皮、金屬及膠板</td></tr>
</table>

3. Interior Fittings
室內裝置

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><th>Fittings and Equipment
裝置及設備</th><th>Type
類型</th><th>Material
用料</th></tr>
<tr><td rowspan="3">(b)</td><td rowspan="3">Bathroom
浴室</td><td rowspan="3">Type and material of fittings and equipment
裝置及設備的類型及用料</td><td rowspan="3">Mirror cabinet
鏡櫃</td><td>Wooden cabinet with mirror, timber veneer, metal, plastic laminate and reconstituted stone (except the flat(s) listed below)
木製櫃配鏡面、木皮、金屬、膠板及人造石（以下所列的單位除外）</td></tr>
<tr><td>Wooden cabinet with mirror, timber veneer, metal, plastic laminate finish, paint and natural stone
木製櫃配鏡面、木皮、金屬、膠板、油漆及天然石材

Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat B and M
B及M單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table>
</td></tr>
<tr><td>Wooden cabinet with mirror, metal, plastic laminate finish and reconstituted stone
木製櫃配鏡面、金屬、膠板及人造石

Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat F
F單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Tower 2
第2座</td><td>Flat D and L
D及L單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table>
</td></tr>
</table>

3. Interior Fittings
室內裝置

Item 細項		Description 描述		
		Fittings and Equipment 裝置及設備	**Type 類型**	**Material 用料**
(b)	Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻
			Water closet 座廁	Vitreous china 搪瓷
			Wash basin 洗手盆	Vitreous china 搪瓷
			Towel bar (Applicable for bathroom with bath tub only) 毛巾架（只適用於有浴缸的浴室）	Chrome plated 鍍鉻
			Paper holder 廁紙架	Chrome plated 鍍鉻
			Robe hook 掛勾	Chrome plated 鍍鉻
			Shower curtain rod (Applicable for bathroom with bath tub only) 浴簾掛通（只適用於有浴缸的浴室）	Metal 金屬
			Shelf (Applicable for bathroom with shower only) 置物架（只適用於有淋浴間的浴室）	Aluminium 鋁材
		Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水供應	Copper water pipes with thermal insulation 配有隔熱層之銅喉
			Hot water supply 熱水供應	Copper water pipes with thermal insulation 配有隔熱層之銅喉
		Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施類型及用料（包括花灑或浴缸，如適用）	Shower set 花灑套裝	Chrome plated 鍍鉻
			Shower cubicle 淋浴間	Laminated glass and metal frame 夾層玻璃及金屬框
			Bath tub 浴缸	Enameled cast-iron 搪瓷鑄鐵
			Bath tub mixer 浴缸水龍頭	Chrome plated 鍍鉻

3. Interior Fittings
室內裝置

<table>
<tr><th colspan="2" rowspan="2">Item
細項</th><th colspan="2">Description
描述</th></tr>
<tr><th>Fittings and Equipment
裝置及設備</th><th>Material
用料</th></tr>
<tr><td rowspan="2">(b)</td><td rowspan="2">Bathroom
浴室</td><td rowspan="2">Size of bath tub (if applicable)
浴缸大小（如適用）</td><td>1500mm(L) x 700mm(W) x 410mm(H) (except the flat(s) listed below)
1500 毫米（長）x 700 毫米（闊）x 410 毫米（高）（以下所列的單位除外）</td></tr>
<tr><td>1400mm(L) x 700mm(W) x 410mm(H)
1400 毫米（長）x 700 毫米（闊）x 410 毫米（高）

Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat K
K單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table>
</td></tr>
</table>

3. Interior Fittings
室內裝置

<table>
<tr><th colspan="2">Item
細項</th><th colspan="4">Description
描述</th></tr>
<tr><td rowspan="7">(c)</td><td rowspan="7">Kitchen
廚房</td><td>Material of sink unit
洗滌盆的用料</td><td colspan="3">Metal
金屬</td></tr>
<tr><td rowspan="2">Material of water supply system
供水系統的用料</td><td>Cold water supply
冷水供應</td><td colspan="2">Copper water pipes with thermal insulation
配有隔熱層之銅喉</td></tr>
<tr><td>Hot water supply
熱水供應</td><td colspan="2">Copper water pipes with thermal insulation
配有隔熱層之銅喉</td></tr>
<tr><td></td><td>Material
用料</td><td>Finishes
裝修物料</td><td>Flat
單位</td></tr>
<tr><td rowspan="2">Kitchen cabinet
廚櫃</td><td rowspan="2">Wooden cabinet
木製櫃</td><td>Plastic laminate and metal
膠板及金屬</td><td>Applicable to all flats (except the flat(s) listed below)
適用於所有單位（以下所列的單位除外）</td></tr>
<tr><td>Plastic laminate, metal and glass
膠板、金屬及玻璃</td><td>Applicable to the following flat(s):
適用於下列的單位：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td>Tower 1
第1座</td><td>Flat B and M
B及M單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td rowspan="2">Type of all other fittings and equipment
所有其他裝置及設備的類型</td><td>Other fittings
其他裝置</td><td colspan="2">Chrome plated sink mixer and metal hanging accessories
鍍鉻冷熱水龍頭及金屬掛件</td></tr>
<tr><td>Other equipment
其他設備</td><td colspan="2">For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the“Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧感應器及消防花灑頭，請參閱「住宅單位機電裝置數量說明表」

For the provisions of appliances and brand names, please refer to the“Appliances Schedule”
有關設備及品牌，請參閱「設備說明表」</td></tr>
</table>

3. Interior Fittings
室內裝置

<table>
<tr><th colspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><td>(d)</td><td>Bedroom
睡房</td><td>Type and material of fittings (including built-in wardrobe)
裝置（包括嵌入式衣櫃）的類型及用料</td><td colspan="2">Not Applicable
不適用</td></tr>
<tr><td>(e)</td><td>Telephone
電話</td><td>Location and number of connection points
接駁點的位置及數目</td><td colspan="2">Please refer to the“Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td>(f)</td><td>Aerials
天線</td><td>Location and number of connection points
接駁點的位置及數目</td><td colspan="2">Please refer to the“Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
請參閱「住宅單位機電裝置數量說明表」</td></tr>
<tr><td rowspan="3">(g)</td><td rowspan="3">Electrical installations
電力裝置</td><td rowspan="2">Electrical fittings (including safety devices)
供電附件（包括安全裝置）</td><td>Electrical fittings
供電附件</td><td>Faceplate for all switches and power sockets
所有開關掣及插座之面板</td></tr>
<tr><td>Safety devices
安全裝置</td><td>Three phases electricity supply with distribution boards (except the flat(s) list below)
三相電力供應並裝妥配電箱（以下所列的單位除外）

Single phases electricity supply with distribution boards for the following flats:
下列的單位配置單相電力供應並裝妥配電箱：
<table>
<tr><th>Tower
座</th><th>Flat
單位</th><th>Floor
樓層</th></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>Flat D
D單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td>Flat J
J單位</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
<tr><td>Whether conduits are concealed or exposed
導管是隱藏或外露</td><td colspan="2">Conduits are partly concealed and partly exposed [1]
導管是部分隱藏及部分外露 [1]</td></tr>
<tr><td>Location and number of power points and air-conditioner points
電插座及空調機接駁點的位置及數目</td><td colspan="2">Please refer to the“Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units”
請參閱「住宅單位機電裝置數量說明表」</td></tr>
</table>

Note:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

3. Interior Fittings
室內裝置

Item 細項		Description 描述		
(h)	Gas supply 氣體供應	Type 類型	Towngas 煤氣	
		System 系統	Gas supply pipe is provided and connected to gas hob (if provided) and gas water heater (if provided) 提供煤氣喉接駁氣體煮食爐（如有提供）及煤氣熱水爐（如有提供）	
		Location 位置	Please refer to the"Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units" 請參閱「住宅單位機電裝置數量說明表」	
(i)	Washing machine connection point 洗衣機接駁點	Location 位置	Inside open kitchens or kitchens 位於開放式廚房或廚房內	
		Design 設計	Drain point and water point are provided for Washer Dryer 設有洗衣乾衣機去水及來水接駁點	
(j)	Water supply 供水	Material of water pipes 水管的用料	Cold water supply 冷水供應	Copper water pipes with thermal insulation 配有隔熱層之銅喉
			Hot water supply 熱水供應	Copper water pipes with thermal insulation 配有隔熱層之銅喉
		Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed [1] 水管是部分隱藏及部分外露 [1]	
		Whether hot water is available 有否熱水供應	Hot water supply for open kitchens, kitchens, bathrooms and lavatories 開放式廚房、廚房、浴室及洗手間均有熱水供應	

Note:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

4. Miscellaneous
雜項

<table>
<tr><th colspan="2">Item
細項</th><th colspan="3">Description
描述</th></tr>
<tr><td rowspan="4">(a)</td><td rowspan="4">Lifts
升降機</td><td rowspan="2">Brand name and model number
品牌名稱及產品型號</td><td>Brand name
品牌名稱</td><td>Toshiba
東芝</td></tr>
<tr><td>Model number
產品型號</td><td>Lift No. L1 – L6: ELCOSMO-III (CV632)
L1 至 L6 號升降機 : ELCOSMO-III (CV632)</td></tr>
<tr><td colspan="2">Number of Lifts
升降機的數目</td><td>6</td></tr>
<tr><td colspan="2">Floors served by them
升降機到達的樓層</td><td colspan="2"><table>
<tr><th>Location
位置</th><th>Lift Number
升降機編號</th><th>Floors served by the lift
升降機到達的樓層</th></tr>
<tr><td rowspan="2">Tower 1
第1座</td><td>L1[1]
L1[1]</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F and Roof
2樓、3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台</td></tr>
<tr><td>L2[1] and L3[1]
L2[1]及L3[1]</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
<tr><td rowspan="2">Tower 2
第2座</td><td>L4[1]
L4[1]</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F, 25/F-32/F and Roof
2樓、3樓、5樓至12樓、15樓至23樓、25樓至32樓及天台</td></tr>
<tr><td>L5[1] and L6[1]
L5[1]及L6[1]</td><td>2/F, 3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F
2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓</td></tr>
</table></td></tr>
</table>

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明的品牌名稱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。

Note:
1. This lift also serves the floor(s) of other Phase(s) of the Development.

備註：
1. 升降機亦為發展項目的其他期數的樓層提供服務。

4. Miscellaneous
雜項

Item 細項		Description 描述			
(b)	Letter box 信箱	Material 用料	Metal 金屬		
(c)	Refuse collection 垃圾收集	Means of refuse collection 垃圾收集的方法	Refuse will be collected by cleaners 由清潔工人收集垃圾		
		Location of refuse room 垃圾房的位置	Refuse storage and material recovery room is provided in the common area of each residential floor 各住宅樓層之公用地方均設有垃圾及物料回收房 Refuse storage and material recovery chamber is provided on G/F 垃圾及物料回收站設於地下		
(d)	Water meter, Electricity meter, Gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
		Location 位置	Water meter for each flat inside Water Meter Cabinet on each floor 各單位水錶設於每樓層之水錶櫃內	Electricity meter for each flat inside Electric Meter Room on each floor 各單位電錶設於每樓層之電錶房內	Inside kitchen of flats provided with gas hob 於提供氣體煮食爐的單位廚房內
		Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Separate meter 獨立錶

5. Security Facilities
保安設施

Item 細項	Description 描述	
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備（包括嵌入式的裝備的細節及其位置）	Access control and security system 入口通道控制及保安系統	Smart card and QR code visitor verification access control system is installed at residential entrance lobbies at B/F, G/F and 1/F and clubhouse for residents' or visitors' access 地庫層、地下及1樓住宅入口大堂及會所裝有智能咭及二維碼訪客識別入口通道控制系統供住客或訪客進出 Smart card access control systems are installed at residential lifts for residents' access 住客升降機裝有智能咭入口通道控制系統供住客進出
	CCTV 閉路電視	CCTV cameras are provided at boundary fence wall, residential entrance lobby, staircase exits at roof and all lift cars connecting to the management office 邊界圍牆、住宅入口大堂、天台之樓梯出口及所有升降機均裝有閉路電視並連接管理處

6. Appliances
設備

Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	Please refer to the "Appliances Schedule" 請參閱"設備說明表"

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明的品牌名稱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。

Appliances Schedule – Air Conditioner
設備說明表 – 冷氣機

Tower 1 第1座																									
Location 位置	**Appliance 設備**	**Brand 品牌**	**Model No. 型號**	**2/F 2樓**												**3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓**											
				A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**	**M**	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**	**M**
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ50BVMN	√	-	√	√	√	√	√	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	√	-
	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ63BVMN	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
Master Bedroom 主人睡房	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ32BVMN	√	√	-	-	-	-	-	-	-	√	-	√	√	√	-	-	-	-	-	-	-	√	-	√
Bedroom 睡房	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ25BVMN	√	-	√	√	√	√	√	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	√	-
Bedroom 1 睡房1	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ25BVMN	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
Bedroom 2 睡房2	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ25BVMN	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
Utility Room 工作間	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ20BVMN	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√

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明的品牌名稱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 "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表內之 "√ " 符號代表 "提供"。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Appliances Schedule – Air Conditioner
設備說明表 – 冷氣機

Tower 1 第1座																											
Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
				A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Balcony and Utility Platform 露台及工作平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	√	√	√	√	√	√	-	√	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	√	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJLQ6BAV	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√
Common Flat Roof 公用平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	-	-	-	-	√	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	-	√	√	√	-	√	√	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJLQ6BAV	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-

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明的品牌名稱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 "Provided".
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備註：
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2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Appliances Schedule – Air Conditioner
設備說明表 – 冷氣機

Tower 2 第2座																					
Location 位置	**Appliance 設備**	**Brand 品牌**	**Model No. 型號**	**2/F 2樓**							**3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓**										
				A	**B**	**C**	**D**	**J**	**K**	**L**	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ50BVMN	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	-	√	-
	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ63BVMN	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	√	-	√
Master Bedroom 主人睡房	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ32BVMN	√	-	√	√	√	-	√	√	-	√	√	-	-	-	√	√	-	√
Bedroom 睡房	Variable Refrigerant Volume Air-conditioner (Indoor Unit) 可變冷媒流量冷氣機（室內機）	Daikin 大金	FXAQ25BVMN	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Balcony and Utility Platform 露台及工作平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	-	-	-	-	-	-	-	√	-	-	√	√	√	-	-	√	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	-	-	-	-	-	-	-	√	-	√	√	-	-	-	√	√	-	√
Common Flat Roof 公用平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ4BAV	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner (Outdoor Unit) 可變冷媒流量冷氣機（室外機）	Daikin 大金	RJZQ5BAV	√	-	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-

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明的品牌名稱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 "Provided".
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備註：
1. 上表內之"√"符號代表"提供"。
2. 上表內之" - "符號代表"不提供"或"不適用"。
3. 不設4樓、13樓、14樓及24樓。

Appliances Schedule
設備說明表

Tower 1 第1座																											
Location 位置	**Appliance 設備**	**Brand 品牌**	**Model No. 型號**	**2/F 2樓**												**3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及 25樓至32樓**													
				A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**	**M**	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**	**M**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Delta	S-A-S562-B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Home Automation Control Panel 智能家居系統控制屏	Orvibo 歐瑞博	M2 L&N V38X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Kitchen / Open Kitchen 廚房 / 開放式廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	2 Zones Induction Hob 雙頭電磁爐	Miele	CS7612-1 FL	-	-	√	√	√	√	√	√	√	-	√	-	-	-	√	√	√	√	√	√	√	-	√	-
	4 Zones Induction Hob 四頭電磁爐	Miele	KM 8462 FL	√	-	-	-	-	-	-	-	-	√	-	-	√	-	-	-	-	-	-	-	-	√	-	-
	1 Burner Gas Hob 單頭氣體煮食爐	Miele	CS 7151 FL	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	2 Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 7152 FL	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	Telescopic Cooker Hood 抽拉式抽油煙機	Miele	DAS 2620-1	√	-	√	√	√	√	√	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	√	-
			DAS 2920	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	Built-in Microwave Oven 嵌入式微波爐	Miele	M 2234 SC	√	-	√	√	√	√	√	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	√	-
	Built-in Steam Combi-Oven 嵌入式蒸焗爐	Miele	DGC 7440 HC Pro	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	Built-in Fridge-Freezer 嵌入式雪櫃連冰箱	Miele	KFNS 7734 D	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Washer-Dryer 嵌入式洗衣乾衣機	Gaggenau 嘉格納	WD 200 180	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Master Bathroom 主人浴室	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲	FV-30BG3H	-	√	-	-	-	-	-	-	-	-	-	√	-	√	-	-	-	-	-	-	-	-	-	√
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	√	-	√	√	√	√	√	√	√	√	√	-	√	-	√	√	√	√	√	√	√	√	√	-
	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲	FV-30BG3H	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Lavatory 廁所	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	-	√	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-

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明的品牌名稱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 "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. 上表內之 "√ " 符號代表 "提供"。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Appliances Schedule
設備說明表

Tower 2 第2座																					
Location 位置	**Appliance 設備**	**Brand 品牌**	**Model No. 型號**	**2/F 2樓**							**3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及 25樓至32樓**											
				A	**B**	**C**	**D**	**J**	**K**	**L**	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Delta	S-A-S562-B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Home Automation Control Panel 智能家居系統控制屏	Orvibo 歐瑞博	M2 L&N V38X	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Kitchen / Open Kitchen 廚房 / 開放式廚房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFQL	-	-	-	√	√	-	-	-	-	-	√	-	-	-	-	√	-	-
	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	√	-	-	√	√	-	√	√	-	-	√	-	-	-	-	√	-	√
	2 Zones Induction Hob 雙頭電磁爐	Miele	CS7612-1 FL	-	√	-	-	-	√	-	-	√	-	-	√	√	√	-	-	√	-
	4 Zones Induction Hob 四頭電磁爐	Miele	KM 8462 FL	-	-	√	-	-	-	-	-	-	√	-	-	-	-	√	-	-	-
	1 Burner Gas Hob 單頭氣體煮食爐	Miele	CS 7151 FL	√	-	-	√	√	-	√	√	-	-	√	-	-	-	-	√	-	√
	2 Burners Gas Hob 雙頭氣體煮食爐	Miele	CS 7152 FL	√	-	-	√	√	-	√	√	-	-	√	-	-	-	-	√	-	√
	Telescopic Cooker Hood 抽拉式抽油煙機	Miele	DAS 2620-1	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Microwave Oven 嵌入式微波爐	Miele	M 2234 SC	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Fridge-Freezer 嵌入式雪櫃連冰箱	Miele	KFNS 7734 D	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Washer-Dryer 嵌入式洗衣乾衣機	Gaggenau 嘉格納	WD 200 180	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Bathroom 浴室	Instantaneous Electric Water Heater 即熱式電熱水器	Stiebel Eltron 斯寶亞創	DHB-E 18/21/24 LCD	√	√	√	-	-	√	√	√	√	√	-	√	√	√	√	-	√	√
	Duct Type Ventilation Fan 風喉式抽氣扇	Ostberg 奧斯博格	LPK 125 A1	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Thermo Ventilator 浴室換氣暖風機	Panasonic 樂聲	FV-30BG3H	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

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.

Notes:
1. The symbol "√" as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

賣方承諾如期數中沒有安裝指明的品牌名稱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。

備註：
1. 上表內之"√"符號代表"提供"。
2. 上表內之" - "符號代表"不提供"或"不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Entrance 大門入口	Door Bell Push Button	門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone	視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet	電視及電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet	電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fiber Outlet	光纖插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	5	5	4	4	4	5	4	5	5	6	4	4	5	5	4	4	4	5	4	5	5	6	4	4
	Lighting Switch	燈掣	11	13	6	6	6	8	6	8	8	11	8	10	11	13	6	6	6	8	6	8	8	11	8	10
	Twin Socket Outlet	雙位電插座	4	4	3	3	3	3	3	3	3	4	3	4	4	4	3	3	3	3	3	3	3	4	3	4
	Fused Spur Unit for Electric Curtain	菲士座供電窗簾	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Miniature Circuit Breaker Board	微型斷路器配電箱	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Double Pole Switch for Instantaneous Electric Water Heater	雙極開關供即熱式電熱水爐	1	-	-	-	-	1	-	1	1	1	1	-	1	-	-	-	-	1	-	1	1	1	1	-
	Double Pole Switch for Gas Water Heater	雙極開關供煤氣熱水爐	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	1	3	-	-	-	1	-	1	1	1	1	2	1	3	-	-	-	1	-	1	1	1	1	2
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector	煙霧感應器	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Door Bell	門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																						
			2/F 2樓											3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen / Kitchen 開放式廚房 / 廚房	Twin Socket Outlet	雙位電插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Telescopic Cooker Hood	電插座供抽拉式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Built-in Microwave Oven	電插座供嵌入式微波爐	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Single Socket Outlet for Built-in Washer -Dryer	電插座供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Built-in Fridge-Freezer	電插座供嵌入式雪櫃連冰箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	2	4	1	1	1	1	2	1	1	3	1	4	2	4	1	1	1	1	2	1	1	3	1	4
	Connection Unit for Built-in Steam Combi-Oven	接線位供嵌入式蒸焗爐	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Built-in Steam Combi-Oven	雙極開關供嵌入式蒸焗爐	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Connection Unit for Induction Hob	接線位供電磁爐	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Double Pole Switch for Induction Hob	雙極開關供電磁爐	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Single Socket Outlet for Gas Hob	電插座供氣體煮食爐	-	2	-	-	-	-	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-	2
	Fused Spur Unit for Gas Water Heater	菲士座供煤氣熱水爐	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Fused Spur Unit for Kitchen Cabinet Light	菲士座供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	-	1	-	-	-	-	-	-	-	-	-	2	-	1	-	-	-	-	-	-	-	-	-	2
	Fused Spur Unit for Door Bell	菲士座供門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Home Automation Control Panel	菲士座供智能家居系統控制屏	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen / Kitchen 開放式廚房 / 廚房	Miniature Circuit Breakers Board	微型斷路器配電箱	-	-	1	1	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	1	1	-
	Gas Water Heater Remote Control	煤氣熱水爐溫度控制器	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Conventional Type Sprinkler Head	普通型花灑頭	2	-	2	2	2	2	3	2	2	1	2	-	2	-	2	2	2	2	3	2	2	1	2	-
	Concealed Type Sprinkler Head	隱蔽式花灑頭	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
Utility Room 工作間	Twin Socket Outlet	雙位電插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Lighting Point	燈位	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Lighting Switch	燈掣	-	1	-	-	-	-	-	-	-	-	-	2	-	1	-	-	-	-	-	-	-	-	-	2
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Miniature Circuit Breakers Board	微型斷路器配電箱	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
Master Bedroom 主人睡房	TV and FM Outlet	電視及電台天線插座	1	1	-	-	-	-	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1	-	1
	Telephone Outlet	電話插座	1	1	-	-	-	-	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1	-	1
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	1	1	-	-	-	-	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1	-	1
	Twin Socket Outlet	雙位電插座	1	2	-	-	-	-	-	-	-	1	-	2	1	2	-	-	-	-	-	-	-	1	-	2
	Lighting Point	燈位	1	2	-	-	-	-	-	-	-	1	-	2	1	2	-	-	-	-	-	-	-	1	-	2
	Lighting Switch	燈掣	1	3	-	-	-	-	-	-	-	1	-	3	1	3	-	-	-	-	-	-	-	1	-	3
	Fused Spur Unit for Electric Curtain	菲士座供電窗簾	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	1	-	-	-	-	-	-	-	1	-	1	1	1	-	-	-	-	-	-	-	1	-	1

Notes:

1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 睡房	TV and FM Outlet	電視及電台天線插座	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Telephone Outlet	電話插座	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	-	-	1	1	1	1	1	1	1	-	1	-	-	-	1	1	1	1	1	1	1	-	1	-
	Twin Socket Outlet	雙位電插座	2	-	1	1	1	1	1	1	1	2	1	-	2	-	1	1	1	1	1	1	1	2	1	-
	Lighting Point	燈位	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Lighting Switch	燈掣	1	-	3	3	3	1	3	1	1	1	1	-	1	-	3	3	3	1	3	1	1	1	1	-
	Double Pole Switch for Instantaneous Electric Water Heater	雙極開關供即熱式電熱水爐	-	-	1	1	1	-	1	-	-	-	-	-	-	-	1	1	1	-	1	-	-	-	-	-
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	-	-	1	1	1	-	1	-	-	-	-	-	-	-	1	1	1	-	1	-	-	-	-	-
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
Bedroom 1 睡房1	TV and FM outlet	電視及電台天線插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Telephone Outlet	電話插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Twin Socket Outlet	雙位電插座	-	2	-	-	-	-	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-	2
	Lighting Point	燈位	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Lighting Switch	燈掣	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Fused Spur Unit for Electric Curtain	菲士座供電窗簾	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1

Notes:
1. “1, 2,……” denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ - ” as shown in the above table denotes “Not Provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. “1, 2,……” 表示提供於該住宅單位的裝置數量。
2. 上表內之 “ - ” 符號代表 “不提供” 或 “不適用”。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房2	TV and FM Outlet	電視及電台天線插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Telephone Outlet	電話插座	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Twin Socket Outlet	雙位電插座	-	2	-	-	-	-	-	-	-	-	-	2	-	2	-	-	-	-	-	-	-	-	-	2
	Lighting Point	燈位	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Lighting Switch	燈掣	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Fused Spur Unit for Electric Curtain	菲士座供電窗簾	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
Master Bathroom 主人浴室	Single Socket Outlet with USB Charger	單位電插座連USB充電位	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Lighting Point	燈位	-	3	-	-	-	-	-	-	-	-	-	3	-	3	-	-	-	-	-	-	-	-	-	3
	Double Pole Switch for Thermo Ventilator	雙極開關供浴室寶	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Fused Spur Unit for Cabinet Lighting	菲士座供櫃燈	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
	Gas Water Heater Remote Control	煤氣熱水爐溫度控制器	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Single Socket Outlet with USB Charger	單位電插座連USB 充電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Isolation Switch for Instantaneous Electric Water Heater	隔離開關供即熱式電熱水爐	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Fused Spur Unit for Cabinet Lighting	菲士座供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Thermo Ventilator	雙極開關供浴室寶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Instantaneous Electric Water Heater Remote Control	即熱式電熱水爐溫度控制器	1	-	1	1	1	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	1	1	1	-
	Gas Water Heater Remote Control	煤氣熱水爐溫度控制器	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	1
Lavatory 洗手間	Lighting Point	燈位	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit for Cabinet Lighting	菲士座供櫃燈	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Lavatory inside Utility Room 工作間內之洗手間	Lighting Point	燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1

Notes:
1. “1, 2,……” denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol “ - ” as shown in the above table denotes “Not Provided” or “Not Applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. “1, 2,……” 表示提供於該住宅單位的裝置數量。
2. 上表內之 “ - ” 符號代表 “不提供” 或 “不適用”。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 1 第1座																							
			2/F 2樓												3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	E	F	G	H	J	K	L	M	A	B	C	D	E	F	G	H	J	K	L	M
Balcony and Utility Platform 露台及工作平台	Isolator for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1
Common Flat Roof 公用平台	Isolator for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	-	-	-	-	-	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Isolator for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	1	1	1	1	1	-	1	1	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point	燈位	3	4	2	2	2	3	2	8	3	4	2	4	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Lighting Point	燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	5*	-	-	-	-	-	-	-	-	-	4^
	Weatherproof Lighting Switch	防水燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	2*	-	-	-	-	-	-	-	-	-	2^
	Weatherproof Single Socket Outlet	防水單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	2*	-	-	-	-	-	-	-	-	-	2^
	Miniature Circuit Breaker Board	微型斷路器配電箱	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-	-	-	-	1^

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.
4. The symbol " * " as shown in the above table denoted "Applicable to Flat B on 32/F only".
5. The symbol " ^ " as shown in the above table denoted "Applicable to Flat M on 32/F only".

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。
4. 上表符號 " * " 表示 "只適用於32 樓的B單位"。
5. 上表符號 " ^ " 表示 "只適用於32 樓的M單位"。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 2 第2座																		
			2/F 2樓							3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	J	K	L	A	B	C	D	E	F	G	H	J	K	L
Entrance 大門入口	Door Bell Push Button	門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Video Door Phone	視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV and FM Outlet	電視及電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet	電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fiber Outlet	光纖插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	3	4	5	4	3	4	3	3	4	5	4	5	5	5	7	3	4	3
	Lighting Switch	燈掣	10	8	11	11	10	8	10	10	8	11	11	6	7	7	12	10	8	10
	Twin Socket Outlet	雙位電插座	4	3	4	4	4	3	4	4	3	4	4	3	3	3	4	4	3	4
	Double Pole Switch for Instantaneous Electric Water Heater	雙極開關供即熱式電熱水爐	1	1	1	-	-	1	1	1	1	1	-	-	1	1	1	-	1	1
	Double Pole Switch for Gas Water Heater	雙極開關供煤氣熱水爐	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	2	1	1	2	2	1	2	2	1	1	2	-	1	1	1	2	1	2
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector	煙霧感應器	-	1	1	-	-	1	-	-	1	1	-	1	1	1	1	-	1	-
	Door Bell	門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 2 第2座																		
			2/F 2樓							3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	J	K	L	A	B	C	D	E	F	G	H	J	K	L
Open Kitchen / Kitchen 開放式廚房 / 廚房	Twin Socket Outlet	雙位電插座	1	-	-	1	1	-	1	1	-	-	1	-	-	-	-	1	-	1
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Telescopic Cooker Hood	電插座供抽拉式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Built-in Microwave Oven	電插座供嵌入式微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Built-in Washer -Dryer	電插座供嵌入式洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Built-in Fridge-Freezer	電插座供嵌入式雪櫃連冰箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	2	1	1	3	3	1	3	2	1	1	3	1	1	1	3	3	1	3
	Connection Unit for Induction Hob	接線位供電磁爐	-	1	1	-	-	1	-	-	1	1	-	1	1	1	1	-	1	-
	Double Pole Switch for Induction Hob	雙極開關供電磁爐	-	1	1	-	-	1	-	-	1	1	-	1	1	1	1	-	1	-
	Single Socket Outlet for Gas Hob	電插座供氣體煮食爐	2	-	-	2	2	-	2	2	-	-	2	-	-	-	-	2	-	2
	Fused Spur Unit for Gas Water Heater	菲士座供煤氣熱水爐	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	Fused Spur Unit for Kitchen Cabinet Light	菲士座供廚櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	1	-	-	1	1	-	1	1	-	-	1	-	-	-	-	1	-	1
	Fused Spur Unit for Door Bell	菲士座供門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Home Automation Control Panel	菲士座供智能家居系統控制屏	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board	微型斷路器配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Control	煤氣熱水爐溫度控制器	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	1	-	-
	Conventional Type Sprinkler Head	普通型花灑頭	-	-	1	-	-	1	-	-	-	1	-	1	1	1	-	-	1	-
	Concealed Type Sprinkler Head	隱蔽式花灑頭	-	1	1	-	-	1	-	-	1	1	-	1	1	1	1	-	1	-

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 2 第2座																		
			2/F 2樓							3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓										
			A	B	C	D	J	K	L	A	B	C	D	E	F	G	H	J	K	L
Master Bedroom 主人睡房	TV and FM Outlet	電視及電台天線插座	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Telephone Outlet	電話插座	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Twin Socket Outlet	雙位電插座	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Lighting Point	燈位	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Lighting Switch	燈掣	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	-	1	1	1	-	1	1	-	1	1	-	-	-	1	1	-	1
Bedroom 睡房	TV and FM Outlet	電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet	電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Charger	雙位電插座連USB 充電位	-	1	-	-	-	1	-	-	1	-	-	1	1	1	-	-	1	-
	Twin Socket Outlet	雙位電插座	2	1	2	2	2	1	2	2	1	2	2	1	1	1	2	2	1	2
	Lighting Point	燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch	燈掣	1	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1
	Double Pole Switch for Instantaneous Electric Water Heater	雙極開關供即熱式電熱水爐	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Double Pole Switch for Duct Type Ventilation Fan	雙極開關供風喉式抽氣扇	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Double Pole Switch for Air-Conditioner Indoor Unit	雙極開關供冷氣機室內機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Tower 2 第2座																		
			2/F 2樓							3/F, 5/F-12/F, 15/F-23/F and 25/F-32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓											
			A	B	C	D	J	K	L	A	B	C	D	E	F	G	H	J	K	L
Bathroom 浴室	Single Socket Outlet with USB Charger	單位電插座連USB充電位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Isolation switch for Instantaneous Electric Water Heater	隔離開關掣供即熱式電熱水爐	1	1	1	-	-	1	1	1	1	1	-	1	1	1	1	-	1	1
	Fused Spur Unit for Cabinet Lighting	菲士座供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Duct Type Ventilation Fan	菲士座供風喉式抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Thermo Ventilator	雙極開關供浴室寶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Instantaneous Electric Water Heater Remote Control	即熱式電熱水爐溫度控制器	1	1	1	-	-	1	1	1	1	1	-	1	1	1	1	-	1	1
	Gas Water Heater Remote Control	煤氣熱水爐溫度控制器	-	-	-	1	1	-	-	-	-	-	1	-	-	-	-	1	-	-
Balcony and Utility Platform 露台及工作平台	Isolation Switch for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point	燈位	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1
Common Flat Roof 公用平台	Isolation Switch for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Flat Roof 平台	Isolation Switch for Air-Conditioner Outdoor Unit	隔離開關掣供冷氣機室外機	1	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point	燈位	3	2	10	1	3	2	3	-	-	-	-	-	-	-	-	-	-	-

Notes:
1. "1, 2,……" denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol " - " as shown in the above table denotes "Not Provided" or "Not Applicable".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：
1. "1, 2,……" 表示提供於該住宅單位的裝置數量。
2. 上表內之 " - " 符號代表 "不提供" 或 "不適用"。
3. 不設4樓、13樓、14樓及24樓。

24 SERVICE AGREEMENTS
服務協議

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by CLP Power Hong Kong 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。
- 電力由中華電力有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）有關住宅物業之地稅直至及包括住宅物業之轉讓契日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas.
2. On delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

Note:

The purchaser shall in fact, under the Deed of Mutual Covenant and Management Agreement, pay the debris removal fee to the manager of the Phase, and where the Vendor has paid the debris removal fee, then the purchaser shall reimburse the Vendor for the same.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金。
2. 在交付時，買方無須向賣方支付清理廢料的費用。

備註：

買方事實上須根據公契及管理協議向期數的管理人支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方則須向賣方補還清理廢料的費用。

27 DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

As provided in the Agreement for Sale and Purchase, the Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects in that residential property, or the fittings, finishes or appliances incorporated into that residential property as set out in the Agreement for Sale and Purchase concerned, caused otherwise than by the act or neglect of the purchaser.

按買賣合約的規定，凡住宅物業或於買賣合約列出裝設於該住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在該住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內盡快自費作出補救。

28 MAINTENANCE OF SLOPES 斜坡維修

The Land Grant requires the owners of the residential properties in the Phase to maintain slopes at their own cost.

批地文件規定，期數中的住宅物業的擁有人須自費維修斜坡。

A. Terms of the Requirement

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

"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."

A. 該規定的條款

批地文件特別條款第(40)(a)條規定：

「如任何土地有或已經有被削土、移除或後移或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段內或任何政府土地上，其進行旨在或有關構建、平整或發展該地段或其中任何部份或承批人按此等條款要求進行的任何其他工程或作任何其他用途，承批人須自費進行與建造該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或當時或今後任何時候為保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的土地及避免與防止今後發生任何塌方、山泥傾瀉或地陷之必要工程。承批人須在同意批租年期期間所有時候自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其處於修葺良好堅固的狀態，使署長滿意。」

B. Each of the owners is obliged to contribute towards the costs of the maintenance works.

B. 每名擁有人均須分擔維修工程的費用。

C. A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Phase is situated.

Please refer to the plan at page 143 of this Sales Brochure.

C. 顯示該斜坡及已經或將會在期數所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則。

請參閱本售樓說明書第143頁之圖則。

D. Under the Deed of Mutual Covenant, the manager of the Phase has the owners' authority to carry out the maintenance works.

Clause (3:02:01)(aq) of the latest draft Deed of Mutual Covenant stipulates that :-

"Save and except as otherwise expressly provided in this Deed, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing :-

(aq) to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slope and Retaining Structures in compliance with the Government Grant and in particular in accordance with the Geoguide 5 - Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slope and Retaining Structures. For this purpose, the Manager shall have the right to demand from the Owners, and the Owners shall be liable to pay, such contributions to all the costs lawfully incurred or to be incurred in carrying out such maintenance and repair and any other works in respect of the Slope and Retaining Structures by way of a lump sum or instalments or otherwise as the Manager shall decide PROVIDED THAT the Manager shall not be made personally liable for carrying out any such requirements of the Government Grant which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners. For the purpose of this Clause, the Manager shall include the Owners' Corporation;"

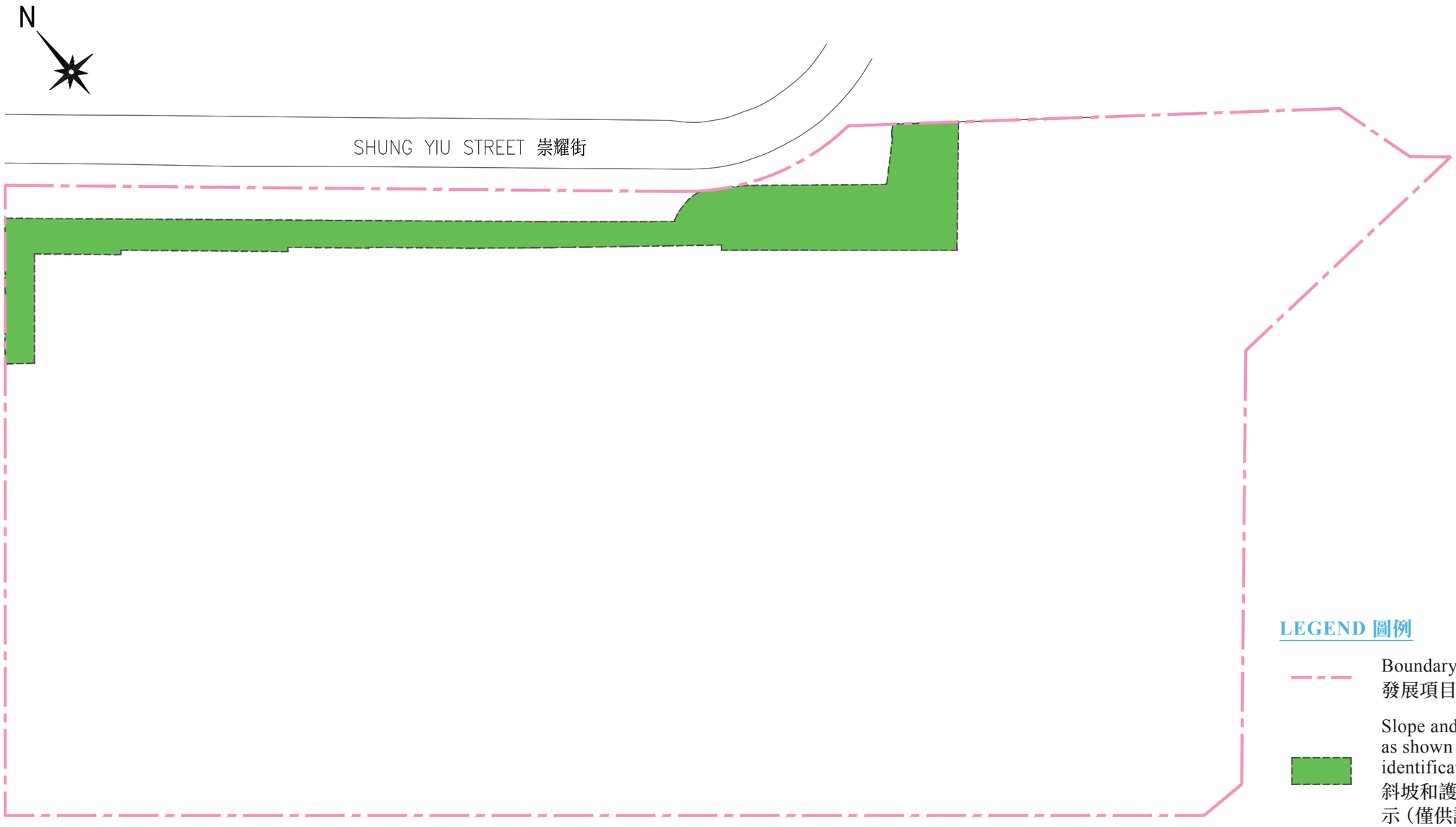
D. 根據公契，期數的管理人獲擁有人授權進行維修工程。

公契最新擬稿第(3:02:01)(aq)條規定：

「除本公契另有明文規定外，管理人須負責並具有充分授權作出與妥善及有效管理發展項目所必要或需要的一切行為及事情，在任何方面不限制上述一般適用範圍的前提下，特別是包括：

(aq) 按批地文件，特別是按土力工程處印發的「岩土指南第五冊–斜坡維修指南」(並以不時的修訂或代替條文為準)及依據保養手冊和有關政府部門不時對保養斜坡及護土構築物發出的一切指引，聘請合適及合資格的人士視察、檢驗、妥善保持和保養斜坡及護土構築物並對其進行任何必要的工程。為了這個目的，管理人有權要求業主(及業主有責任)支付進行上述保養與維修斜坡及護土構築物及任何其他有關工程所合法支出或將支出的分擔款項，該分擔款項須以整筆款項支付或分期付款或管理人決定的其他形式支付，惟如果管理人儘其一切合理努力，仍未能向全體業主收集所要求的工程費用，則管理人毋須對履行批地文件條款內有關斜坡及護土構築物的任何該等要求承擔個人責任，該等責任仍須由業主承擔。就本條款而言，管理人包括業主立案法團；」

Slope and Retaining Structure Plan
斜坡及護土牆平面圖



LEGEND 圖例

Boundary of the Development
發展項目的界線

Slope and retaining structures as shown in green (for identification purpose only)
斜坡和護土結構，如綠色所示（僅供識別之用）

Scale 比例 Metres 米 0 10 20

29 MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for the Phase is underway.

期數現時並沒有向政府提出申請修訂批地文件。

30 WEBSITE ADDRESS DESIGNATED BY THE VENDOR FOR THE PHASE
賣方就期數指定的互聯網網址

The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance

https://www.theatlas.hk/phase2

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址

https://www.theatlas.hk/phase2

1. Noise mitigation measures

The following measures to mitigate noise impact (amongst others) are provided in the residential units in the Phase:

a) Acoustic Window (Baffle Type)

b) Acoustic Balcony (Baffle Type)

Please refer to "Floor Plans of Residential Properties in the Phase" section of this sales brochure on pages 23 to 35 for details on the location of each noise mitigation measure.

2. Gondola

During the necessary maintenance of the external walls of Tower 1 & Tower 2 arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above the roof / flat roof / the parapet walls of residential units in such Towers.

3. Lightning rod / TV/FM Antenna

Description	Location
Lightning rod	Top roof of Tower 2
TV/FM Antenna	Top roof of Tower 2

Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

4. External walls at lower levels of Phase 1

There may be backlit signage and decorative lighting at the external wall at lower levels of Phase 1 below each tower in the Phase. The locations of such signage and lighting may be changed from time to time. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on individual residential properties.

5. Exhaust devices at lower levels of the Phase and Phase 1

There may be exhaust devices at lower levels of the Phase and Phase 1. The alignment and position of the exhaust devices may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of such exhaust devices on individual residential properties.

6. Air-conditioners outdoor units at lower levels of the Phase and Phase 1

There may be air-conditioners outdoor units at the flat roof at lower levels of the Phase and Phase 1. The alignment and position of the air-conditioners outdoor units may be changed from time to time. Prospective purchasers should note the possible impact (if any) of such air-conditioners outdoor units on individual residential properties.

1. 噪音緩解措施

期數內的住宅單位提供以下措施以緩解噪音影響（其中包括）：

a) 隔音窗口（擋音式）

b) 隔音露台（擋音式）

有關每項噪音緩解措施位置的詳情，請參閱本售樓說明書第23至35頁「期數的住宅物業的樓面平面圖」一節。

2. 吊船

在期數管理人安排之第1座及第2座外牆之必要維修進行期間，吊船將在該等大廈住宅單位之窗戶外及天台/平台/護牆之上及其上空運作。

3. 避雷針/電視/電台天線

說明	位置
避雷針	第2座頂層天台
電視/電台天線	第2座頂層天台

請準買家注意上述設施對個別住宅物業造成的影響（如有）。

4. 第1期低層的外牆

第1期低層的外牆可能設有背光標誌及裝飾照明。該等標誌及裝飾照明的位置可能不時改變。請準買家注意上述特色裝置的照明對個別住宅物業造成的影響（如有）。

5. 期數及第1期低層的排氣設備

期數及第1期低層或會有排氣設備。排氣設備的排列及位置或會不時更改，並須符合相關法例的要求及有關政府部門的指引。請準買家注意上述排氣設備對個別住宅物業造成的影響（如有）。

6. 期數及第1期低層的冷氣機室外機

期數及第1期低層的平台或會有冷氣機室外機。冷氣機室外機的排列及位置可能不時改變。請準買家注意上述冷氣機室外機對個別住宅物業造成的影響（如有）。

7. Landscape area, BBQ Area and outdoor swimming pool at lower levels of Phase 1

There may be decorative lighting, floodlights and sound system at the landscape area, BBQ area and outdoor swimming pool at lower levels of Phase 1. The locations of such lighting may be changed from time to time. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on individual residential properties.

There will be occasional social events to be held at above facilities. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site and its facilities.

8. Chimneys for Emergency Generator Room, Emergency Generator Room and Transformer Room

Please refer to the "Layout Plan of the Development" section of this Sales Brochure on page 10 for identification of the approximate locations of (a) the chimneys for Emergency Generator Room, (b) Emergency Generator Room and (c) Transformer Room. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

9. Construction of subsequent Phase(s)

There may be special traffic arrangement including but not limited to alteration of vehicular access route during the construction of subsequent phase(s) of the Development. Construction vehicles may also enter the carpark for construction of subsequent phases(s). Such construction works and arrangement may materially affect the enjoyment of the residential properties in the Phase in terms of views, noise, dust and/or other aspects of the surrounding environment.

7. 第1期低層的園景區、燒烤場及室外游泳池

第1期低層的園景區、燒烤場及室外游泳池設有裝飾照明，泛光燈及音響系統。該等裝飾照明的位置可能不時改變。請準買家注意上述特色裝置的照明對個別住宅物業造成的影響（如有）。

以上設施將有非常性舉辦的社交活動，賣方建議準買方到發展地盤作實地考察，以對發展項目地盤及其設施較佳了解。

8. 緊急發電機機房煙囪、緊急發電機機房及電力變壓房

請參閱本售樓說明書第10頁的發展項目的布局圖一節，以識別(a)緊急發電機機房煙囪、(b)緊急發電機機房及(c)電力變壓房的大約位置。請準買家注意上述設施對個別住宅物業造成的影響（如有）。

9. 後續期數的施工

發展項目的後續期數施工期間可能會制定特別交通安排，包括但不限於更改行車通道，建築車輛亦可進入停車場以進行後續期數的施工，施工期間可能對期數內住宅物業之享用，諸如景觀、噪音、沙塵及/或周邊地區環境之其他方面，造成實質影響。

Breakdown of 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.

		Area (m²) 面積（平方米）
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		
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）	7687.44
2.	Plant rooms and similar services 機房及相類設施	
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	793.207
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	3350.178
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	Not Applicable 不適用

獲寬免總樓面面積的設施分項

- 於印製售樓說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，詳見下表。如印製售樓說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。

		Area (m²) 面積（平方米）
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		
3.(#)	Balcony 露台	1414.579
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
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	Not Applicable 不適用
9.(#)	Utility platform 工作平台	1037.250
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
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、警衞室和廁所，以及業主立案法團辦事處	142.111
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	2181.695

		Area (m²) 面積（平方米）
Amenity Features 適意設施		
13.(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	1037.183
14.(#)	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	350.389
15.(#)	Larger lift shaft 擴大升降機槽	246.436
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、衞星電視共用天線房	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	1277.959
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	Not Applicable 不適用
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	1040.748
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

		Area (m²) 面積（平方米）
Other Exempted Items 其他項目		
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	846.534
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		
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		
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。

Environment Assessment of the Building
建築物的環境評估





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 部分**	
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:	1. Highly Efficiency Lighting Design 高效照明設計 2. VSD Pump 變頻泵 3. Lift Idling Energy Saving System 電梯節能系統 4. Air Conditioners with Energy Efficiency Label 具能源效益標籤之空調機

Part II: The predicted annual energy use of the proposed building (Note 1) **第 II 部分：擬興建樓宇預計每年能源消耗量（註腳1）**					
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（註腳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
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置（註腳3）的部分	24670.195	114.2	0.416 MJ	97.1	0.416 MJ

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第 III 部分：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 (version 1.2); 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 (version 1.2).
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.

註腳：

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（1.2版）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（1.2版）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。

33 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說明書的資料

1. The purchaser is required to agree with Charm Smart Development Limited ("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 Land 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. For information relating to (i) the Green Areas and the Structures as referred to in Special Condition Nos.(5), (6), (7) and (8) of the Land Grant, (ii) the Pink Hatched Blue Area as referred to in Special Condition No.(15) of the Land Grant, (iii) the Covered Footbridge as referred to in Special Condition No.(16) of the Land Grant, and (iv) the Pink Cross-hatched Blue Areas and the Pink Cross-hatched Blue Areas Structures as referred to in Special Condition No.(17) of the Land Grant, please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

1. 買方須於正式買賣合約(「買賣合約」)下與俊英發展有限公司(「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)支付所有有關發展項目正在其上興建之土地於批地文件日期起計至相關買方轉讓契日期(包括該日)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：完成期數的總建築費用及總專業費用及截至作出該要求當月前之公曆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(i)批地文件特別條款第(5)、(6)、(7)及(8)條提及的「綠色範圍」及「該等構築物」，(ii)批地文件特別條款第(15)條提及的「粉紅色間藍斜線範圍」，(iii)批地文件特別條款第(16)條提及的「有蓋行人天橋」，及(iv)批地文件特別條款第(17)條提及的「粉紅色間藍交叉線範圍」及「粉紅色間藍交叉線範圍構築物」的資料，請參閱本售樓說明書中「批地文件的摘要」一節及「公共設施及公眾休憩用地的資料」一節。

34 DATE OF PRINTING
印製日期

Date of printing of this sales brochure: 26 October 2026

本售樓說明書印製日期：2026年10月26日

35 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。