L · Living 23
利 · 晴灣

Sales Brochure
售樓説明書

CONTENT
目錄

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

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

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

8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片

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

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

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

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

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

16 SUMMARY OF LAND GRANT
批地文件的摘要

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

18 WARNING TO PURCHASERS
對買方的警告

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

20 ELEVATION PLAN
立面圖

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

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

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

24 SERVICE AGREEMENTS
服務協議

25 GOVERNMENT RENT
地稅

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

28 MAINTENANCE OF SLOPES
斜坡維修

29 MODIFICATION
修訂

30 RELEVANT INFORMATION
有關資料

31 WEBSITE OF THE DEVELOPMENT
發展項目之互聯網網站

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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.
- 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.

---

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.

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

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.
- 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.

[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.

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

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。
- 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。

---

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。

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

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。
- 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

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。

2 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the street at which the Development is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
23 Pine Street and 87 Oak Street

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
杉樹街 23 號及橡樹街 87 號

The Development consists of 1 multi-unit building (as defined in the Residential Properties (First-hand Sales) Ordinance)

本發展項目包括 1 幢多單位建築物 (定義見一手住宅物業銷售條例)

Total number of storeys of the multi-unit building
27 storeys (excluding Roof Floor, Upper Roof 1/F, Upper Roof 2/F, Top Roof Floor)

該幢多單位建築物的樓層的總數
27 層 (不包括天台、高層天台 1 樓、高層天台 2 樓及頂層天台)

Floor numbering in the multi-unit building as provided in the approved building plans for the Development
B/F, G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F and 25/F-28/F

發展項目的經批准的建築圖則所規定的該幢多單位建築物樓層號數
地庫、地下、1 樓至 3 樓、5 樓至 13 樓、15 樓至 23 樓及 25 樓至 28 樓

The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F, 14/F and 24/F are omitted

該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
不設 4 樓、14 樓及 24 樓

The refuge floors (if any) of the multi-unit building
Not applicable

該幢多單位建築物內的庇護層 (如有的話)
不適用

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Urban Renewal Authority (as "Owner")[1]
Rich Asia Management Limited (as "Person So Engaged")[2]

賣方
市區重建局（作為「擁有人」）[1]
Rich Asia Management Limited（作為「如此聘用的人」）[2]

Holding companies of the Vendor
Holding company of the Owner (Urban Renewal Authority):
Not Applicable
Holding Company of the Person So Engaged (Rich Asia Management Limited):
Yau Lee Holdings Limited
Yau Lee Investment Limited

賣方的控權公司
擁有人（市區重建局）的控權公司：
不適用
如此聘用的人（Rich Asia Management Limited）的控權公司：
Yau Lee Holdings Limited
Yau Lee Investment Limited

Authorized Person for the Development
Ho Hin Ngai, Bosco

發展項目的認可人士
何顯毅

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his Professional Capacity
Ho & Partners Architects Engineers & Development Consultants Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
何顯毅建築工程師樓地產發展顧問有限公司

Building contractor for the Development
Yau Lee Building Construction and Decoration Company Limited

發展項目的承建商
有利承造裝修有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Mayer Brown

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development
Hang Seng Bank Limited

已為發展項目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
恒生銀行有限公司

Any other person which has made a loan for the construction of the Development
Yau Lee Holdings Limited

已為發展項目的建造提供貸款的任何其他人
Yau Lee Holdings Limited

Notes:
1."Owner" means the legal or beneficial owner of the Development.
2."Person So Engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

備註：
1. 「擁有人」指發展項目的法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development 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;	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development 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;	No
(g)	The Vendor or a building contractor for the Development 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 Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development 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 Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development 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;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, 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;	No
(l)	The Vendor or a building contractor for the Development 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;	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, 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 Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, 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;	No
(p)	The Vendor or a building contractor for the Development 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;	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development 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;	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Yes*

Note: A reference to the Vendor in this section is a reference to either Urban Renewal Authority (as "Owner") or Rich Asia Management Limited (as "Person So Engaged")

* The Building Contractor, Yau Lee Building Construction and Decoration Company Limited, is an associate corporation of Person So Engaged (Rich Asia Management Limited) and of the holding companies of Person So Engaged (Yau Lee Holdings Limited and Yau Lee Investment Limited).

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c)	賣方或該項目的承建商屬法團，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；	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e)	賣方或該項目的承建商屬合夥，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；	不適用
(f)	賣方或該項目的承建商屬法團，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；	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目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；	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目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；	不適用
(i)	賣方或該項目的承建商屬法團，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；	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目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；	否
(k)	賣方、賣方的控權公司或該項目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；	否
(l)	賣方或該項目的承建商屬法團，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；	否
(m)	賣方或該項目的承建商屬合夥，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；	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目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；	否
(o)	賣方、賣方的控權公司或該項目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；	否
(p)	賣方或該項目的承建商屬法團，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；	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	是 *

附註：在本節提述的賣方即提述市區重建局（作為「擁有人」）及 Rich Asia Management Limited（作為「如此聘用的人」）

* 有利承造裝修有限公司屬如此聘用的人 (Rich Asia Management Limited) 的有聯繫法團，以及如此聘用的人的控權公司 (Yau Lee Holdings Limited 及 Yau Lee Investment Limited) 的有聯繫法團。

5 INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

1. There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的非結構的預製外牆。

2. The thickness of the non-structural prefabricated external walls is 150mm.
非結構的預製外牆的厚度為150毫米。

3. There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

4. The thickness of the curtain walls is 200mm.
幕牆的厚度為200毫米。

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Floor 樓層	Flat 單位	The total area of the non-structural prefabricated external walls of each residential property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)	Total Area of Curtain Walls of each residential property (sq. m.) 每個住宅物業的幕牆總面積 (平方米)
3/F 3樓	A	0.350	1.244
	B	0.000	1.518
	C	0.000	0.635
	D	0.375	1.369
	E	0.923	0.713
5/F - 8/F 5樓至8樓	A	0.350	1.244
	B	0.000	1.518
	C	0.000	0.635
	D	0.375	1.369
	E	0.923	0.713
9/F-13/F, 15/F-23/F and 25/F 9樓至13樓、 15樓至23樓及25樓	A	0.173	1.475
	B	0.000	0.881
	C	0.000	0.718
	D	0.000	0.675
	E	0.000	0.635
	F	0.375	1.369
	G	0.923	0.441
26/F 26樓	A	0.614	1.280
	B	0.000	0.993
	C	0.000	1.683
	D	1.253	0.699
27/F 27樓	A	0.614	1.280
	B	0.000	0.993
	C	0.000	1.683
	D	1.253	0.901
28/F 28樓	A	0.614	1.280
	B	0.000	0.993
	C	0.000	1.683
	D	1.253	0.901

Note: There are no 4/F, 14/F and 24/F.
備註: 不設4樓、14樓及24樓。

6 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

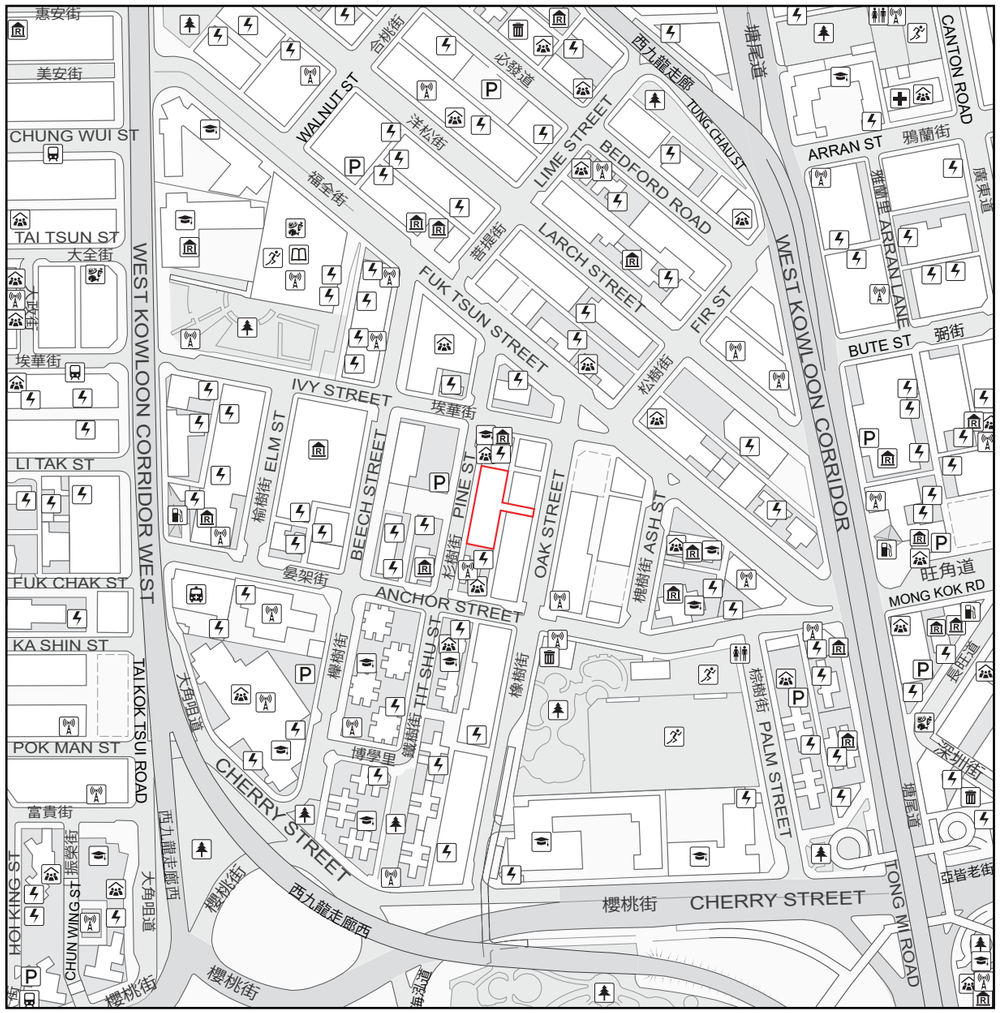
The Person appointed as the manager of the Development under the Deed of Mutual Covenant that has been executed:

Urban Property Management Limited

根據已簽立的公契獲委任為發展項目的管理人的人：

富城物業管理有限公司

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



Boundary of the Development
發展項目的邊界

Scale: 0M/米 50M/米 100M/米 150M/米 200M/米 250M/米
比例:

Notation 圖例

- Library 圖書館
- Petrol Filling Station 油站
- Power Plant (including Electricity Sub-stations) 發電廠（包括電力分站）
- Clinic 診療所
- Ambulance Depot 救護車站
- 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：

ARGYLE STREET	亞皆老街	HOI WANG ROAD	海泓道	SHAMCHUN STREET	深圳街
CHEUNG WONG ROAD	長旺道	KA SHIN STREET	嘉善街	TAI CHING STREET	大政街
CHUNG WUI STREET	中匯街	LI TAK STREET	利得街	TUNG CHAU STREET	通州街
FOO KWAI STREET	富貴街	MEI ON STREET	美安街	WAI ON STREET	惠安街
FUK CHAK STREET	福澤街	POK HOK LANE	博學里		
HOI KING STREET	海景街	POK MAN STREET	博文街		

The above location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 20 December 2023 published by Survey and Mapping Office of the Lands Development, with adjustments where necessary.

Notes:

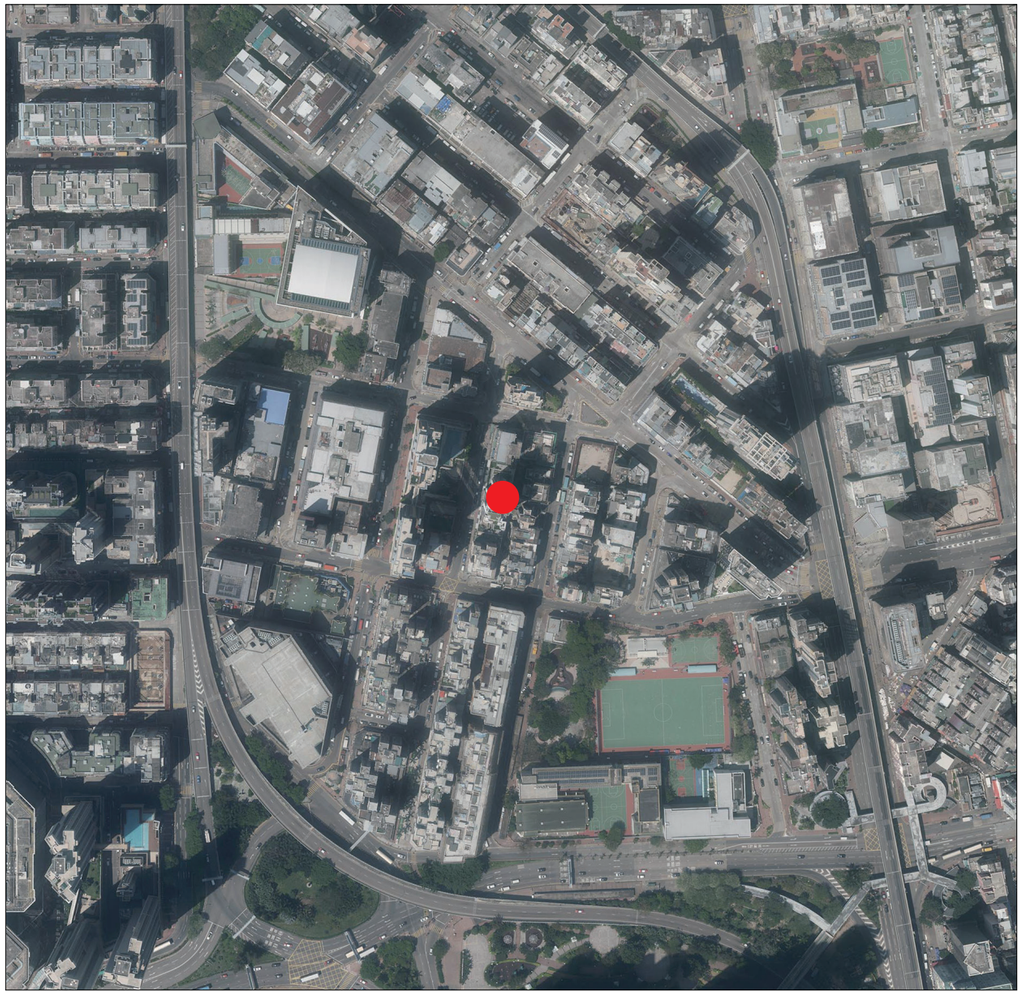
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
3. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2023年12月20日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。

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。
3. 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。

8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



N

Location of the Development
發展項目的位置

Notes:

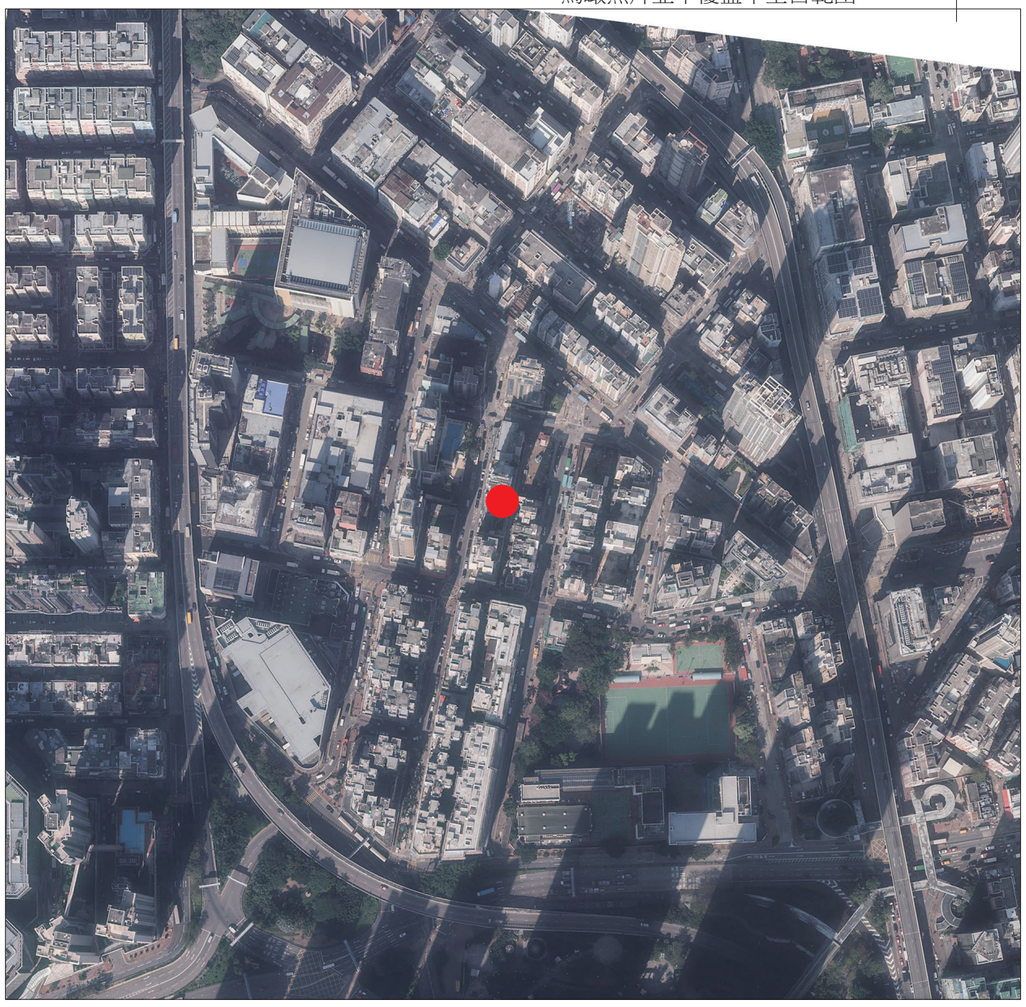
1. The above aerial photograph is taken at a flying height of 6,900 feet on 10 April 2022 (Photo No. E165649C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Development is available for inspection at the sales office(s) during opening hours.

備註：

1. 上述鳥瞰照片於2022年4月10日在6,900呎的飛行高度拍攝(照片編號為E165649C)。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 因技術原因(例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。
5. 發展項目的鳥瞰照片之副本可於售樓處開放時間內查閱。

8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片

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



N

Location of the Development
發展項目的位置

Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 8 December 2022 (Photo No. E167504C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Development is available for inspection at the sales office(s) during opening hours.

備註：

1. 上述鳥瞰照片於2022年12月8日在6,900呎的飛行高度拍攝(照片編號為E167504C)。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 因技術原因(例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。
5. 發展項目的鳥瞰照片之副本可於售樓處開放時間內查閱。

8 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



N

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 Development
發展項目的位置

Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 8 December 2022 (Photo No. E167352C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Development is available for inspection at the sales office(s) during opening hours.

備註：

1. 上述鳥瞰照片於2022年12月8日在6,900呎的飛行高度拍攝(照片編號為E167352C)。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 因技術原因(例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。
5. 發展項目的鳥瞰照片之副本可於售樓處開放時間內查閱。

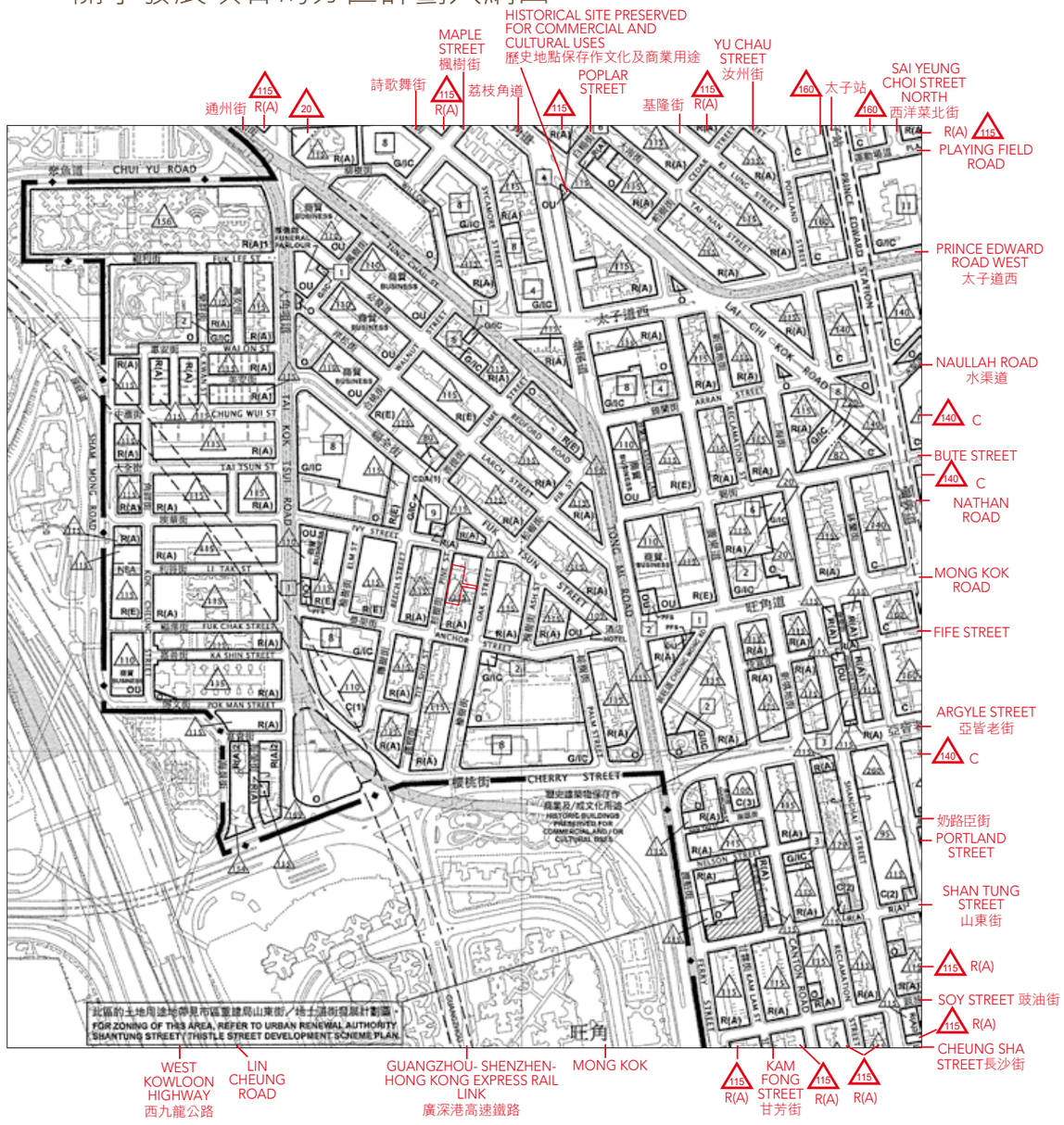
This page is left blank intentionally.

此頁保留空白。

This page is left blank intentionally.

此頁保留空白。

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

N

Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Extract from the approved Mong Kok Outline Zoning Plan (Plan no. S/K3/36), gazetted on 9 June 2023, with adjustments where necessary as shown in red.

摘錄自2023年6月9日刊憲之旺角分區計劃大綱核准圖(圖則編號S/K3/36)，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

R(A)	Residential (Group A) 住宅（甲類）
R(E)	Residential (Group E) 住宅（戊類）
CDA	Comprehensive Development Area 綜合發展區
C	Commercial 商業
G/IC	Government, Institution or Community 政府、機構或社區
OU	Other Specified Uses 其他指定用途
O	Open Space 休憩用地

Communications 交通

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

Miscellaneous 其他

- 115 — 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)
- 8 — Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
- Urban Renewal Authority Development Scheme Plan Area 市區重建局發展計劃圖範圍
- 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

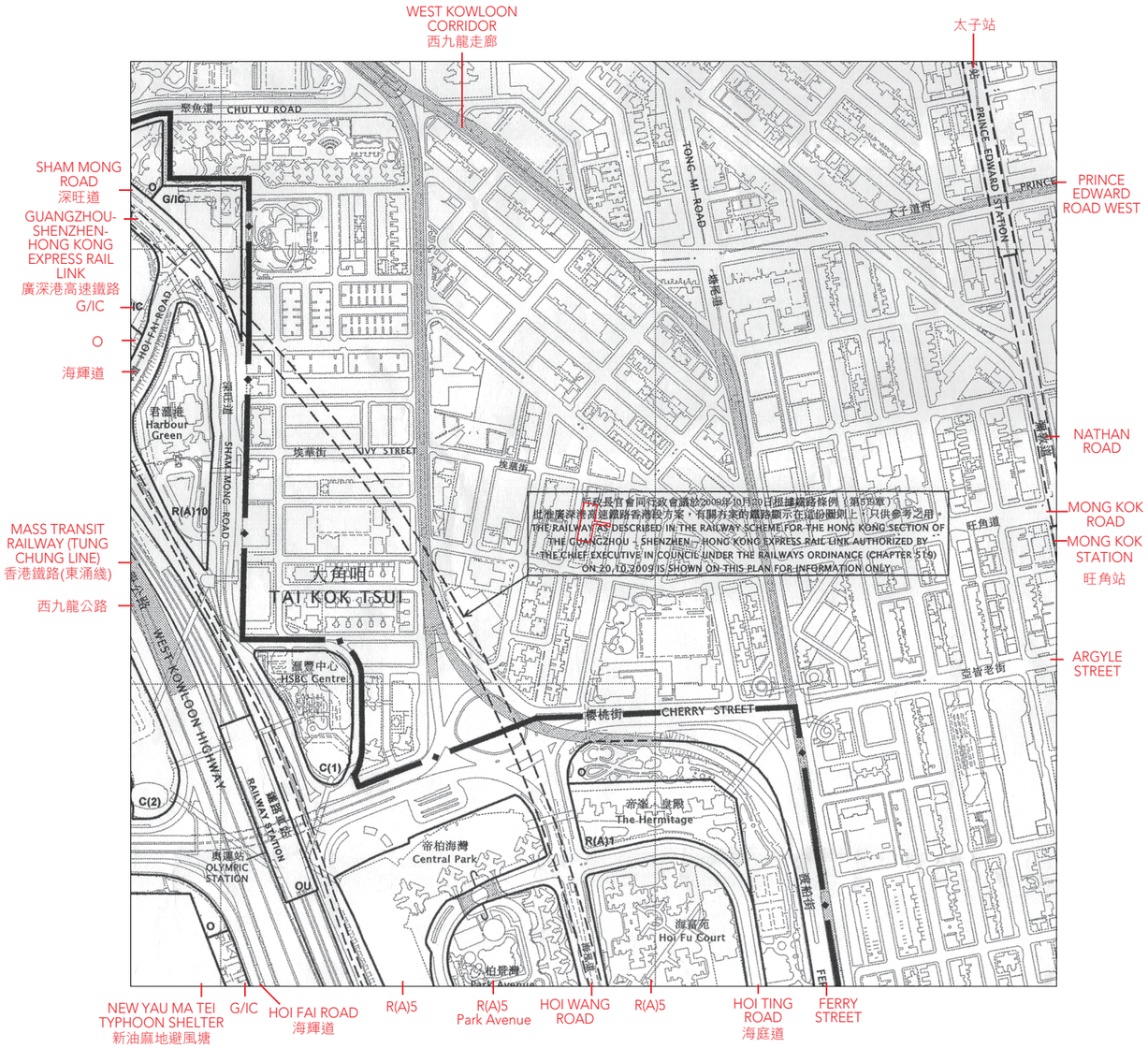
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

N

Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Extract from the approved South West Kowloon Outline Zoning Plan (Plan no. S/K20/30), gazetted on 3 October 2014, with adjustments where necessary as shown in red.

摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖(圖則編號S/K20/30)，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

R(A)	Residential (Group A) 住宅（甲類）
G/IC	Government, Institution or Community 政府、機構或社區
OU	Other Specified Uses 其他指定用途
O	Open Space 休憩用地
C	Commercial 商業

Communications 交通

	Major Road and Junction 主要道路及路口
	Elevated Road 高架道路
車站 STATION	Railway and Station (Underground) 鐵路及車站(地下)
車站 STATION	Railway and Station 鐵路及車站

Miscellaneous 其他

	Boundary of Planning Scheme 規劃範圍界線

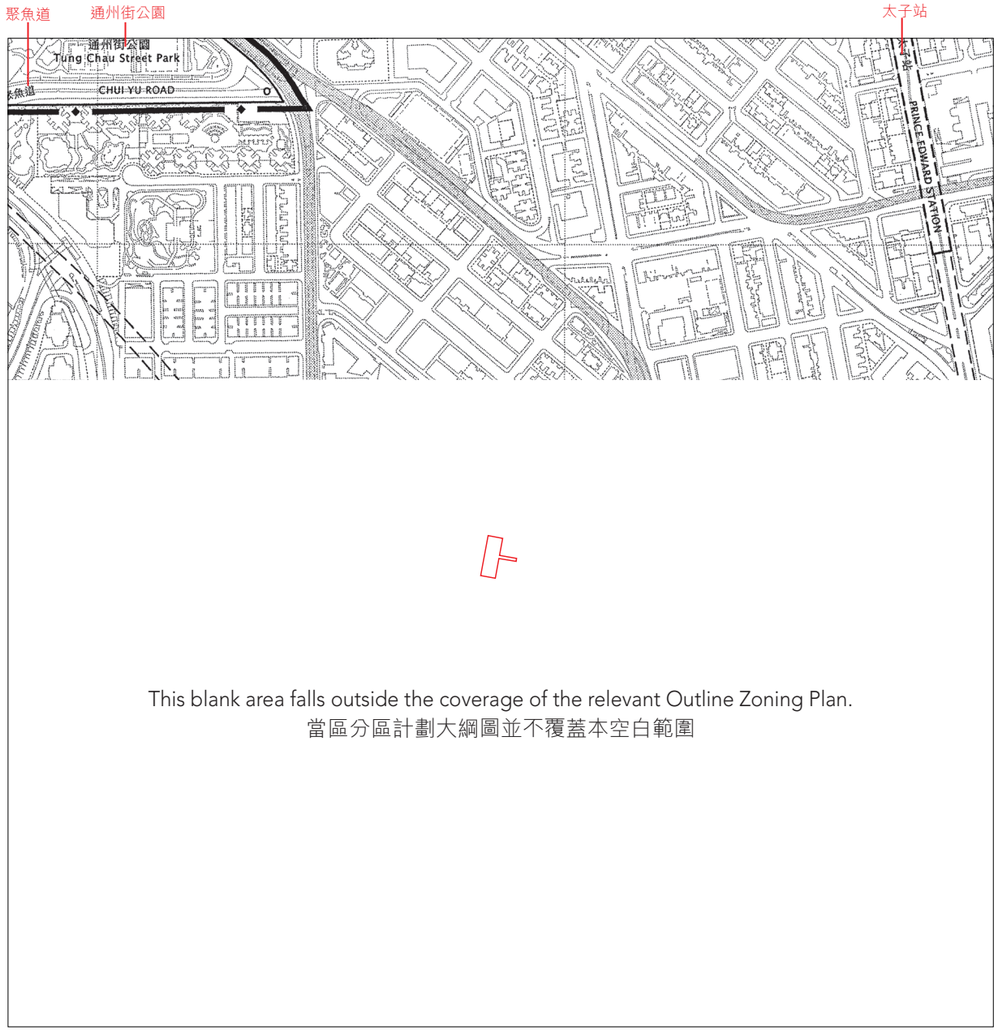
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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

N

Scale: 0M/米 100M/米 200M/米 300M/米 400M/米 500M/米
比例:

Extract from the approved Cheung Sha Wan Outline Zoning Plan (Plan no. S/K5/39), gazetted on 17 February 2023 , with adjustments where necessary as shown in red.

摘錄自2023年2月17日刊憲之長沙灣分區計劃大綱核准圖(圖則編號S/K5/39)，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

O — Open Space 休憩用地

Communications 交通

Major Road and Junction 主要道路及路口

Elevated Road 高架道路

Railway and Station (Underground) 鐵路及車站(地下)

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

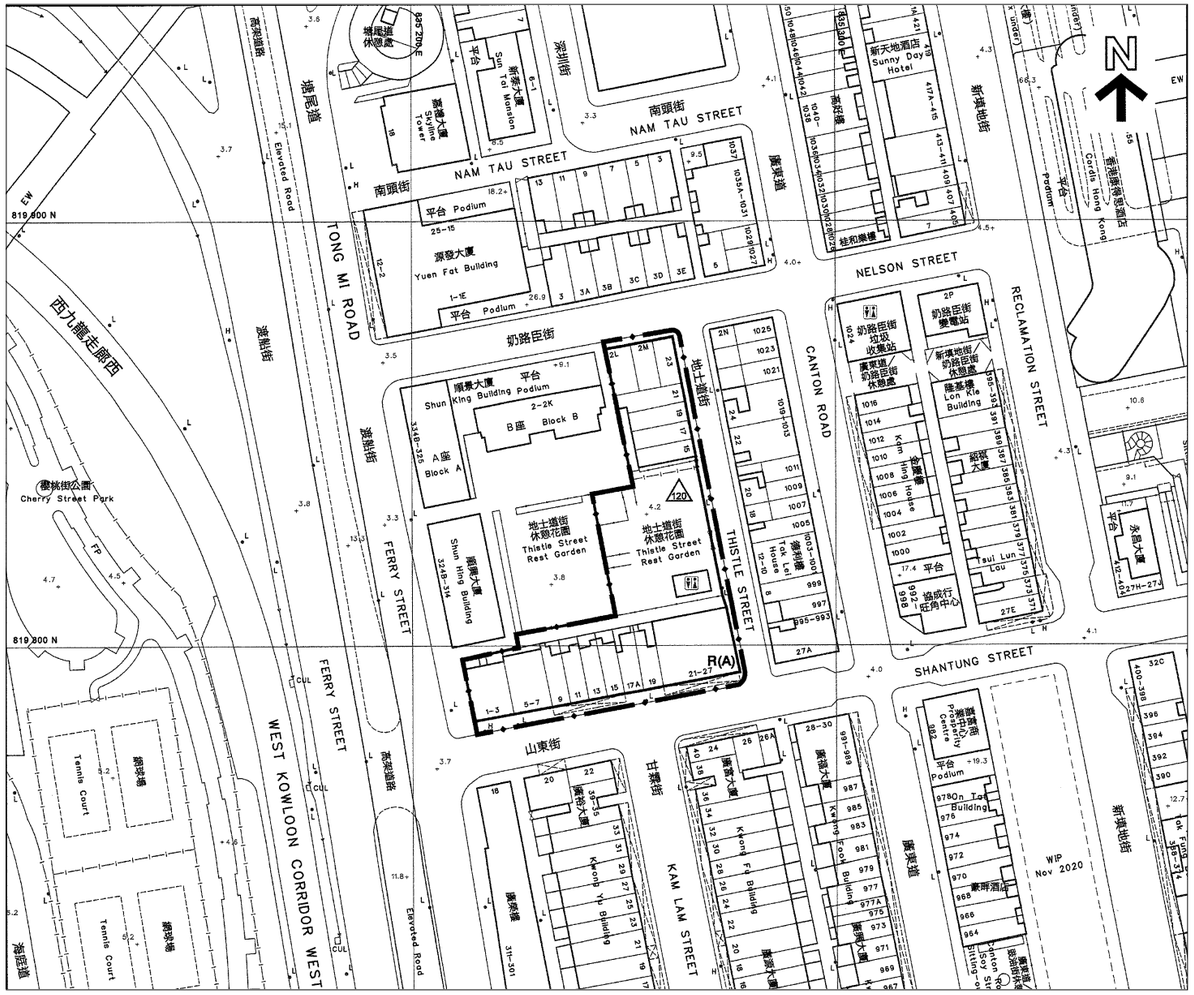
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Notation 圖例

- Boundary of Development Scheme
  發展計劃範圍界線
- R(A) — Residential (Group A)
  住宅（甲類）
- Major Road and Junction
  主要道路及路口
- 120 — 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)

N

Scale: 0M/米 20M/米 40M/米 60M/米 80M/米 100M/米
比例:

Adopted from the Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 prepared by the Town Planning Board under Section 25(3)(a) of the Urban Renewal Authority Ordinance and approved by the Chief Executive in Council under Section 9(1)(a) of the Town Planning Ordinance on 8 February 2022.

摘錄自城市規劃委員會根據市區重建局條例第25(3)(a)條擬備，並由行政長官會同行政會議於2022年2月8日按照城市規劃條例第9(1)(a)條核准之市區重建局山東街／地士道街發展計劃圖則編號 S/K3/URA4/2。

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。

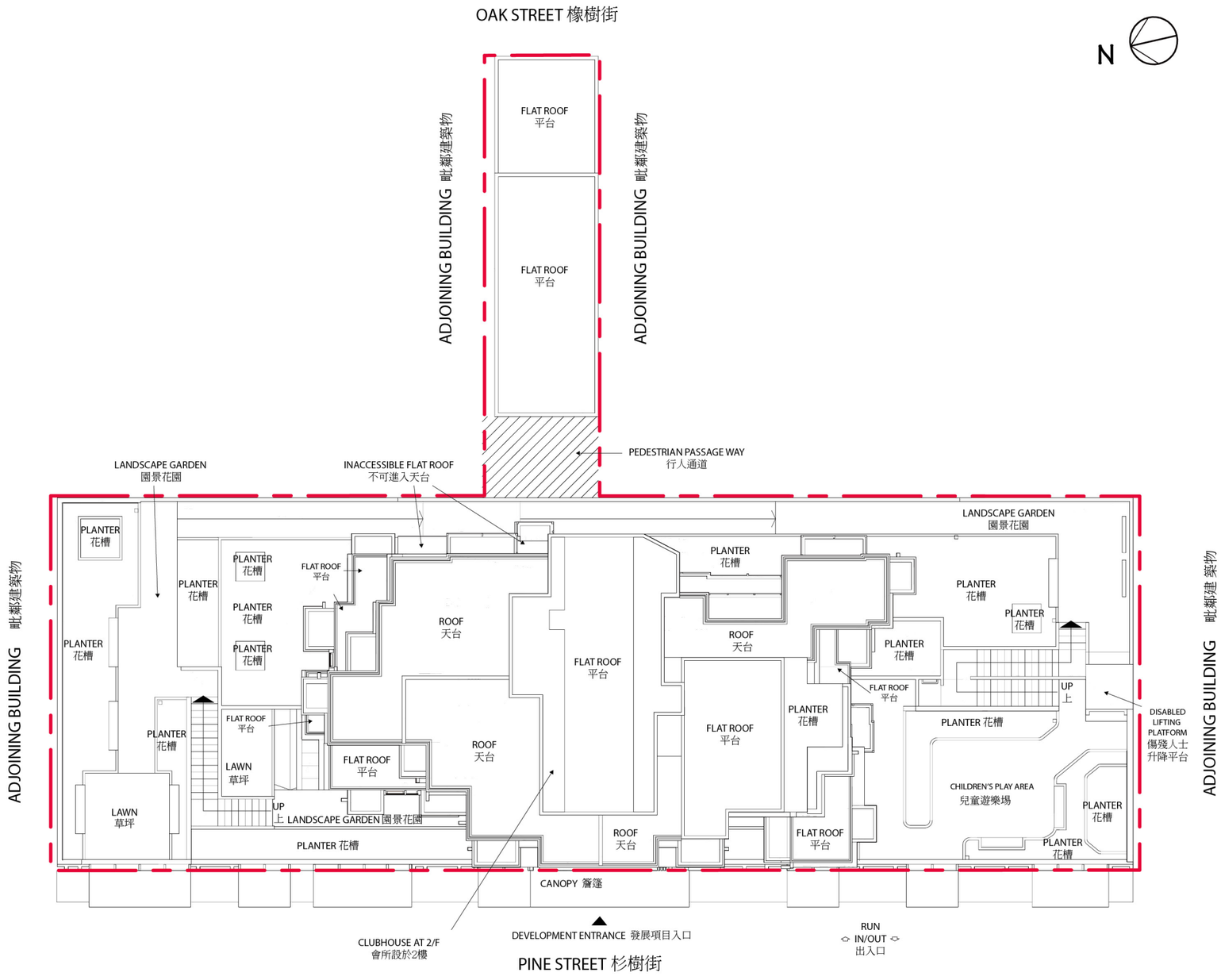
Notes:

1. The above development scheme plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 上述發展計劃圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



Boundary of the Development
發展項目的界線

Scale: 0 2 4M(米)
比例:

This page is left blank intentionally.

此頁保留空白。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

LEGEND OF TERMS AND ABBREVIATIONS USED ON THE FLOOR PLAN IN THIS SECTION
本節內樓面平面圖中所使用名詞及簡稱之圖例

AC PLATFORM = Air-conditioner Platform 冷氣機平台

A.F. = Architectural Feature 建築裝飾

B.R. 1 = Bedroom 1 睡房 1

B.R. 2 = Bedroom 2 睡房 2

BAL. = Balcony 露台

BAL. ABOVE = Balcony Above 上層露台

BAL. BELOW = Balcony Below 下層露台

BATH. = Bathroom 浴室

C/D = Cable Duct 電線槽

DN = Down 下

EMC = Electrical Meter Cabinet 電錶箱

EMR = Electrical Meter Room 電錶房

HORIZONTAL A.F. = Horizontal Architectural Feature 橫向建築裝飾

HR. = Hose Reel 喉轆

KIT. = Kitchen 廚房

LIV/DIN. = Living Room/Dining Room 客廳 / 飯廳

M.B.R. = Master Bedroom 主人睡房

M. BATH. = Master Bathroom 主人浴室

OPEN KIT. = Open Kitchen 開放式廚房

P. = Planter 花槽

P/D = Pipe Duct 管道槽

P/D FOR FS = Pipe Duct for Fire Service 消防管道槽

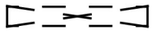
RSMRR = Refuse Storage and Material Recovery Room 垃圾及物料回收房

U.P. = Utility Platform 工作平台

U.P. ABOVE = Utility Platform Above 上層工作平台

U.P. BELOW = Utility Platform Below 下層工作平台

WMC = Water Meter Cabinet 水錶箱

 = Louvre at High Level 百葉窗於高位

Notes:

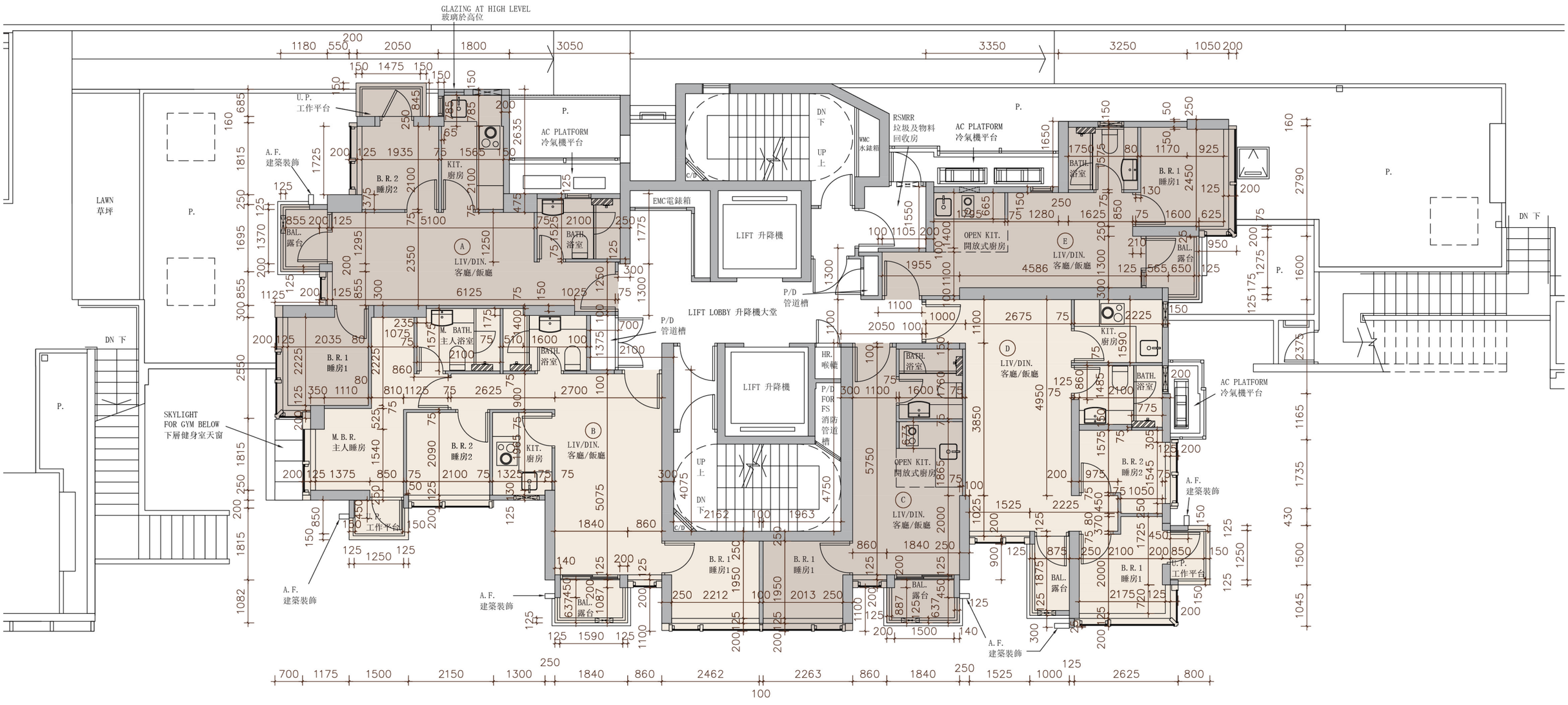
1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or private flat roof and/or private roof and/or utility platform and/or Air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms/dining rooms, bedrooms, bathrooms, open kitchen and kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services. There are exposed pipes or ductings for air-conditioning system and/or mechanical and electrical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower cubicle, sink counter etc., are architectural symbols extracted from the latest approved general building plans and only for general indication of their approximate location, but not indications of their actual size, design and quantity.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.
8. For the information relating to the swing direction of openable windows in the residential properties, please refer to the latest approved general building plans.

備註：

1. 部分樓層外牆範圍或設有建築裝飾。
2. 部分住宅單位的露台及 / 或私人平台及 / 或私人天台及 / 或工作平台及 / 或冷氣機平台及 / 或外牆或其鄰近地方設有外露及 / 或藏於外牆飾板內之公用喉管。
3. 部分住宅單位的客廳 / 飯廳 、 睡房 、 浴室 、 開放式廚房及廚房設有跌級樓板及 / 或假陣及 / 或假天花，用以裝置冷氣系統及 / 或機電設備 。部分工作間內設有冷氣系統及 / 或機電設備之外露喉管或管道槽。
4. 部分單位之室內天花高度將會因應結構、建築及 / 或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只為其大約位置作一般性標誌，不代表其大小、設計和數量。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。
8. 有關住宅物業中可打開窗戶轉向的資料，請參閱最新經批准的建築圖則。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

3/F Floor Plan
3樓樓面平面圖



Scale 0 2 4M(米)
比例

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150	150	150	150	150
The floor-to-floor height [1] of each residential property (mm) 每個住宅物業的層與層之間的高度 [1] (毫米)		3390, 3140, 2790	3390, 3090, 2890, 2740	3390, 3140, 2840	3390, 3140, 2840	3390, 3140, 2890, 2820

[1] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[1] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. 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.

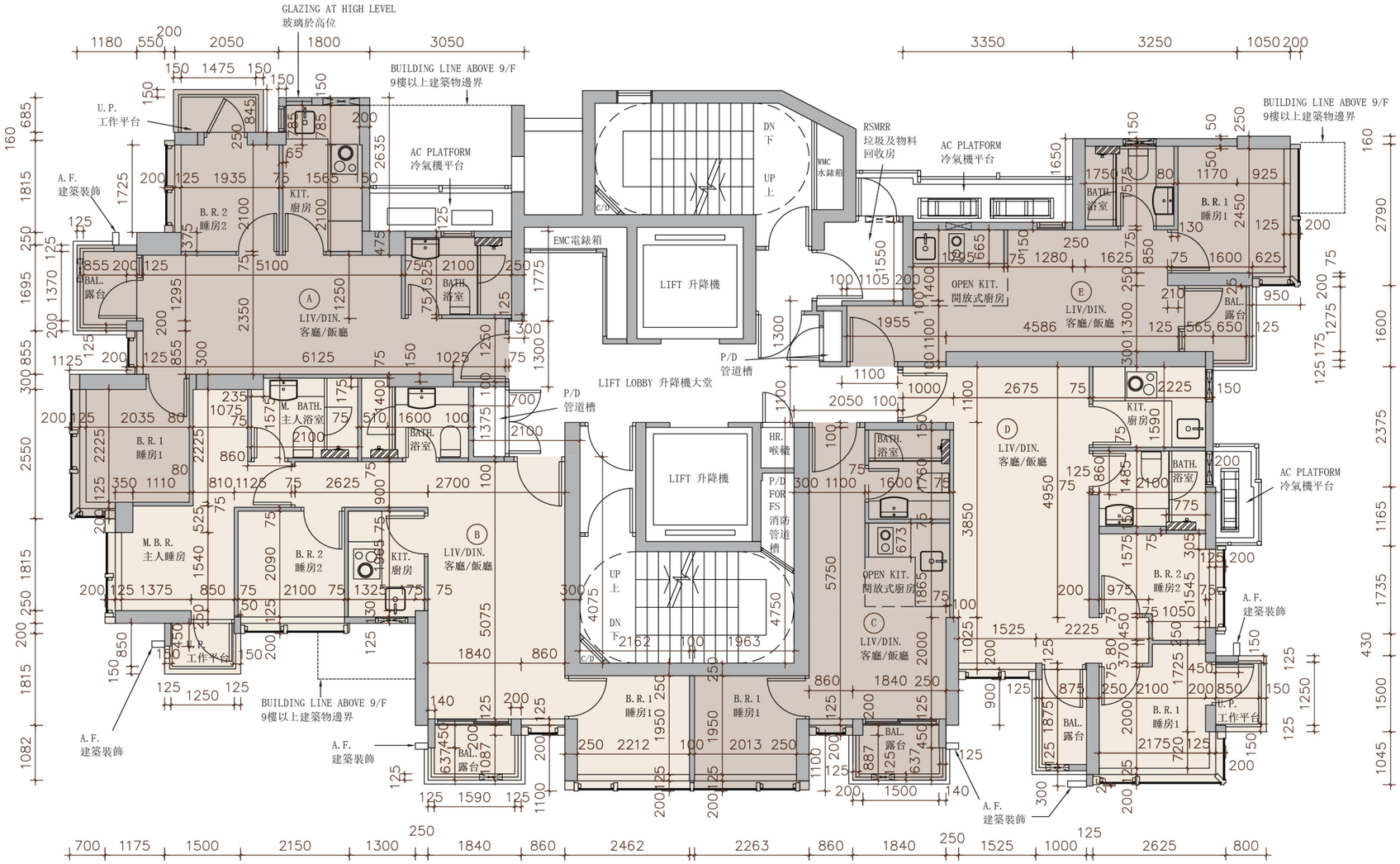
備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

5/F to 8/F Floor Plan
5樓至8樓樓面平面圖

N



Scale 比例 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F - 7/F 5樓至7樓	150	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3390, 3140, 2790	3390, 3090, 2890, 2740	3390, 3140, 2840	3390, 3140, 2840	3390, 3140, 2890, 2820
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	8/F 8樓	150	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3390, 3140, 2790, 2740	3390, 3140, 3090, 2840, 2740	3390, 3140, 2840	3390, 3140, 2840	3390, 3140, 2890, 2820

[(1)] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[(1)] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. 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.

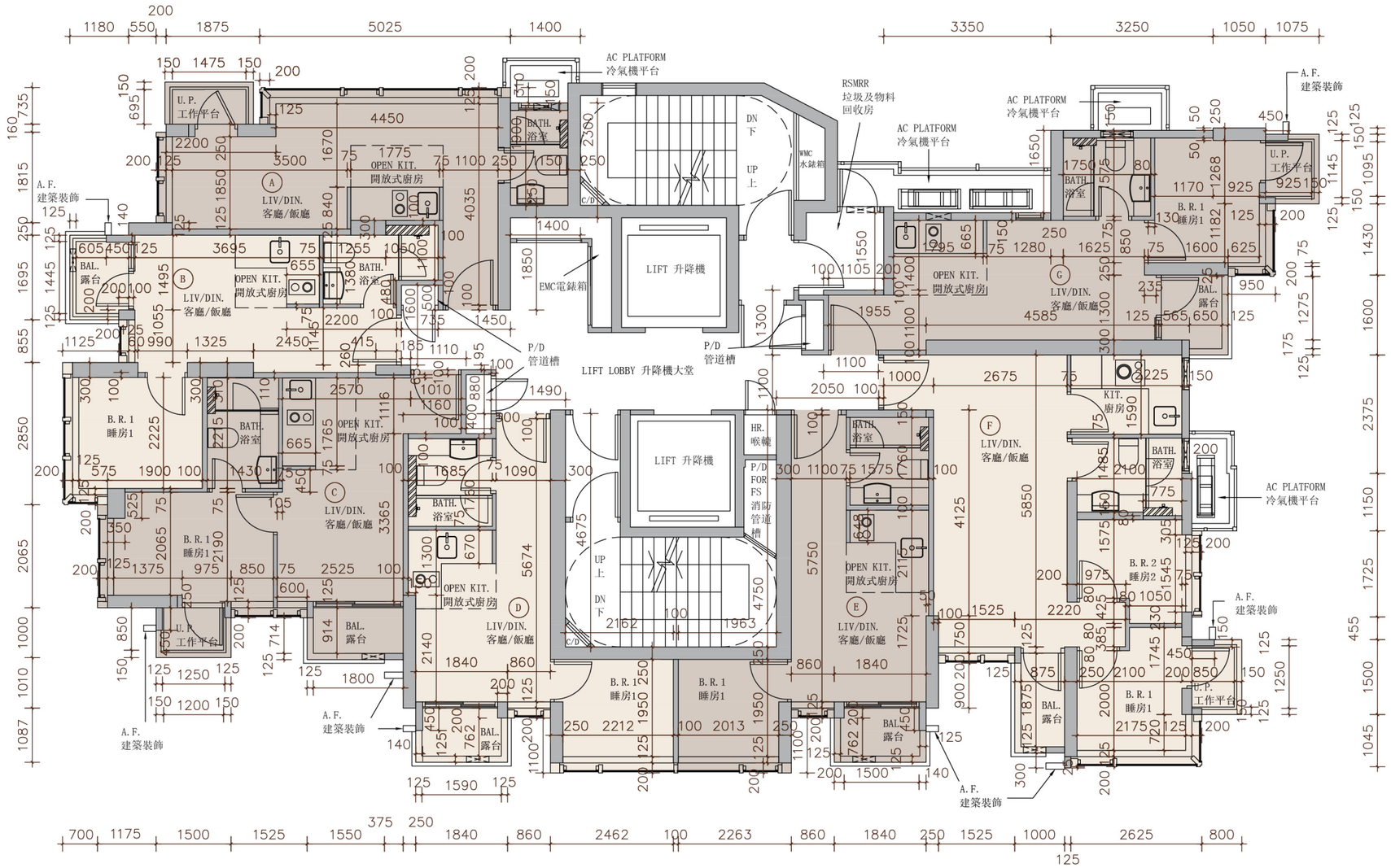
備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

9/F to 13/F, 15/F to 23/F, 25/F Floor Plan
9樓至13樓、15樓至23樓、25樓樓面平面圖

N



Scale 比例 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat單位						
		A	B	C	D	E	F	G
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	9/F - 13/F & 15/F - 23/F 9樓至13樓及 15樓至23樓	150	150	150	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3390, 3140, 3090, 2890	3390, 3140, 2790	3390, 3090, 2740	3390, 3140, 2790	3390, 3140, 2840	3390, 3140, 2840	3390, 3140, 2890, 2820
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	25/F 25樓	150	150	150	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3390, 3090, 3040, 2840	3390, 3040	3390, 3040, 2890	3390, 3040, 2890	3390, 2940	3390, 3240, 3040, 2940, 2740, 2690	3390, 3240, 2890

[(1)] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[(1)] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. 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.

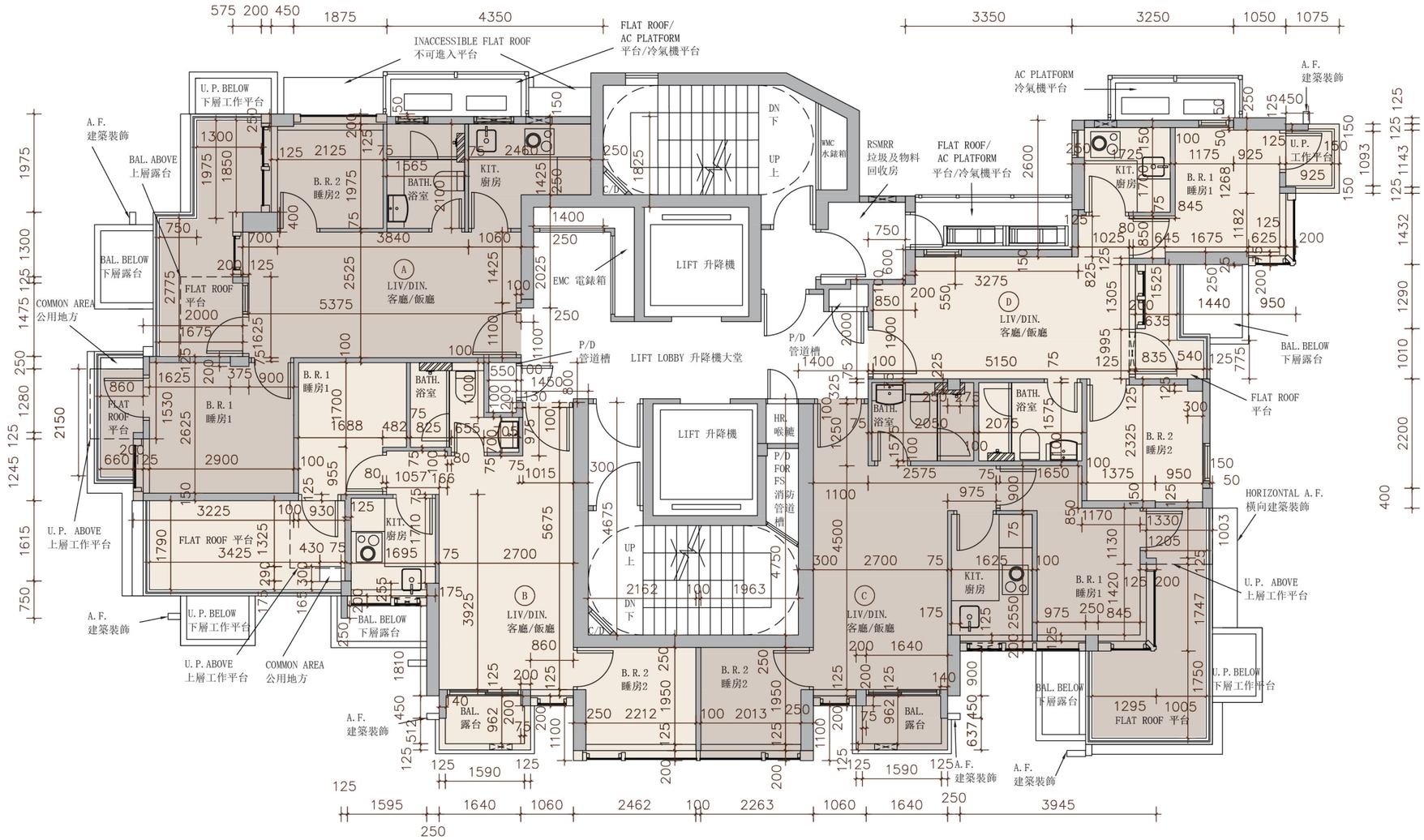
備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

26/F Floor Plan
26樓樓面平面圖

N



Scale 比例 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	26/F 26樓	150	150	150	150
The floor-to-floor height [1] of each residential property (mm) 每個住宅物業的層與層之間的高度 [1] (毫米)		3590, 3390, 3140, 2840	3590, 3390, 3040, 2890	3590, 3390, 3040, 2840	3390, 3140, 2890, 2840, 2740

[1] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[1] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

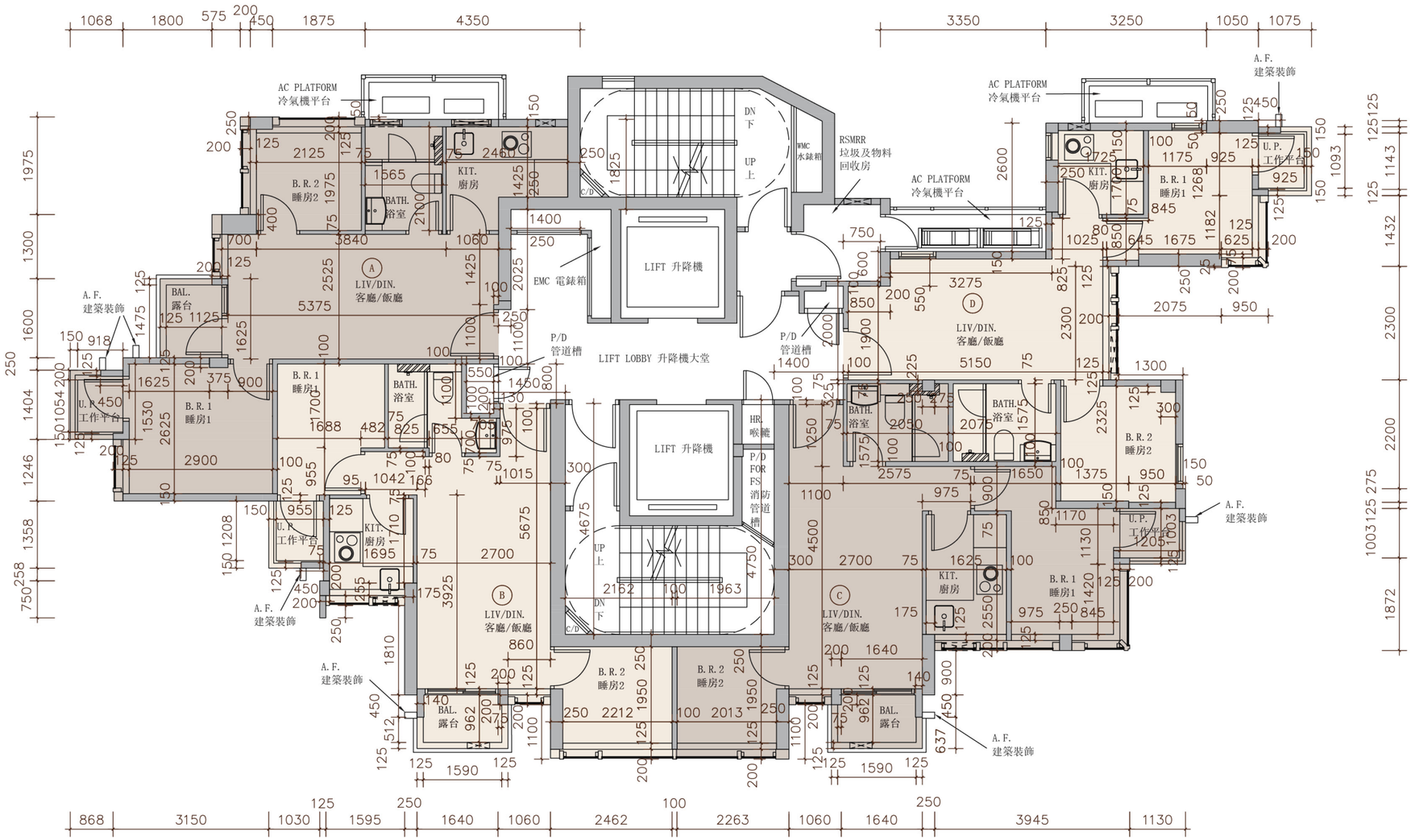
1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

27/F to 28/F Floor Plan
27樓至28樓樓面平面圖



Scale 比例 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Flat單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	27/F 27樓	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3390, 3140, 2840	3390, 3040, 2890	3390, 3040, 2840	3390, 3140, 2890, 2840, 2740
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	28/F 28樓	150	150	150	150
The floor-to-floor height [(1)] of each residential property (mm) 每個住宅物業的層與層之間的高度 [(1)] (毫米)		3540, 3390	3540, 3390	3740, 3540, 3390	3740, 3540, 3390

[(1)] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[(1)] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

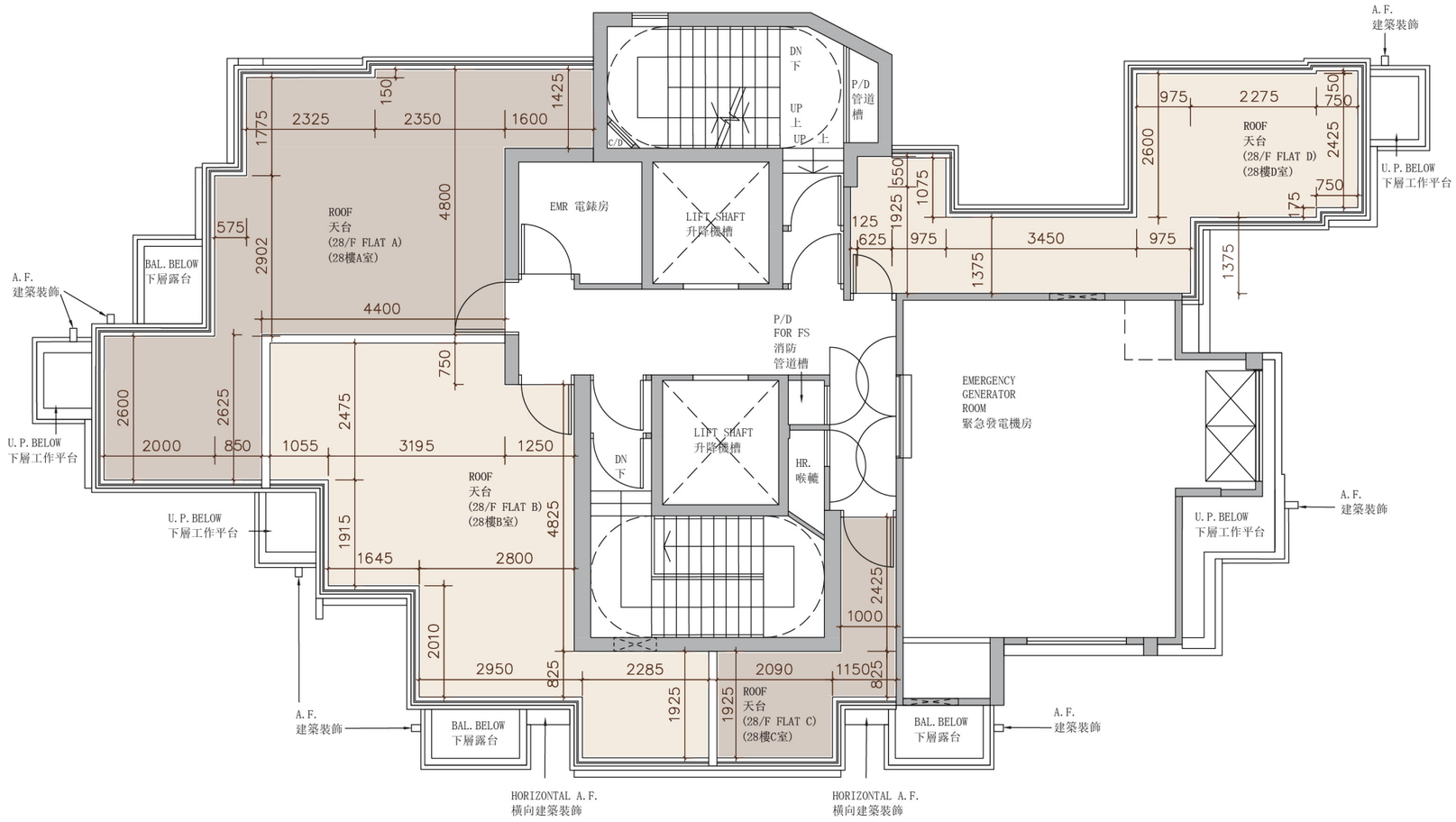
1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註:

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

Roof Floor Plan
天台樓面平面圖

N



Scale 比例 0 2 4M(米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

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

[(1)] Refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor
[(1)] 指該樓層之石屎地台面與上一層石屎地台面之高度距離

Notes:

1. The dimensions on the floor plans are all structural dimensions in millimetre.
2. 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.

備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 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。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. m (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. m (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)								
Floor 樓層	Flat 單位		Air-conditioning Plant Room 冷氣機房	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
3/F, 5/F to 8/F 3樓、5樓至8樓	A	41.230 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	54.267 (584) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	26.327 (283) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	D	43.252 (466) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	29.069 (313) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
9/F-13/F, 15/F-23/F and 25/F 9樓至13樓、15樓至23樓及25樓	A	25.659 (276) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	26.165 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	C	29.420 (317) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	26.235 (282) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	E	26.248 (283) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	F	43.331 (466) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	30.297 (326) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or 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. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is 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 from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. 4/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分的範圍內每一露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（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. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設4樓、14樓及24樓。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. m (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. m (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)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 冷氣機房	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
26/F 26樓	A	39.791 (428) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	8.334 (90)	-	-	-	-	-	-
	B	39.238 (422) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	6.679 (72)	-	-	-	-	-	-
	C	41.746 (449) Balcony 露台: 2.000 (22) Utility Platform 工作平台: -	-	-	-	6.870 (74)	-	-	-	-	-	-
	D	38.017 (409) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	2.012 (22)	-	-	-	-	-	-
27/F 27樓	A	43.232 (465) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	40.746 (439) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	43.306 (466) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	38.134 (410) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
28/F 28樓	A	43.232 (465) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	32.644 (351)	-	-	-
	B	40.746 (439) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	30.564 (329)	-	-	-
	C	43.306 (466) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	7.019 (76)	-	-	-
	D	38.134 (410) Balcony 露台: - Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	19.854 (214)	-	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or 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. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is 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 from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. 4/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分的範圍內每一露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（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. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設4樓、14樓及24樓。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

B/F FLOOR PLAN
地庫樓面平面圖



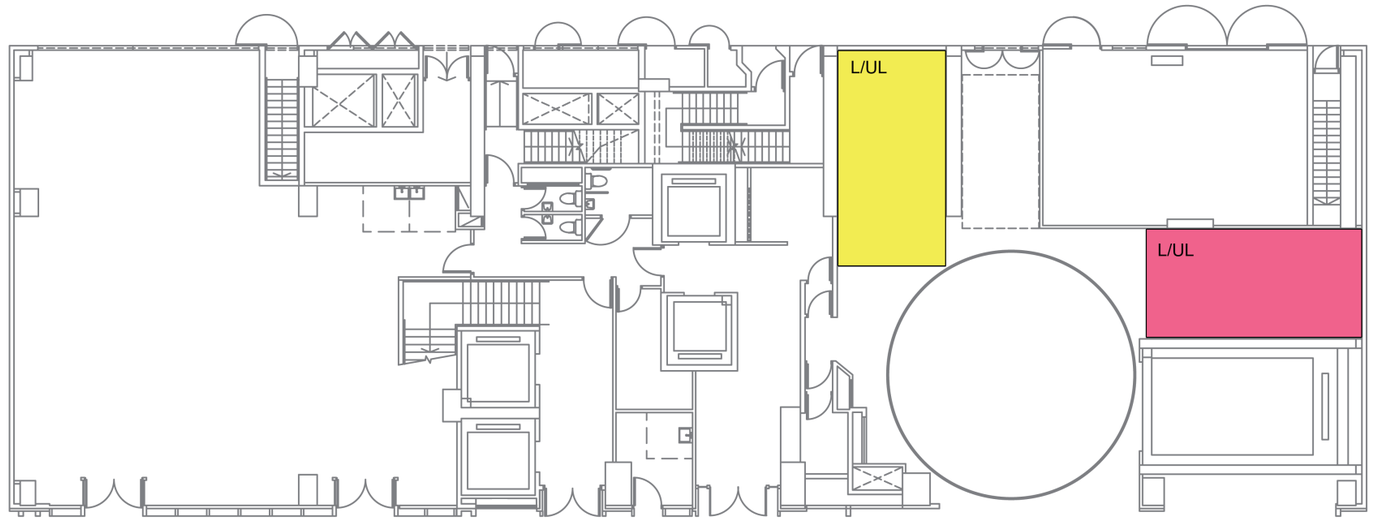
Category of parking space 停車位類別	Location 位置	Nos. 數目	Dimensions of each parking space(LxW)(m) 每個停車位尺寸(長X寬)(米)	Area of each parking space(sq.m.) 每個停車位面積(平方米)
Residential Car Parking Space 住客停車位	B/F 地庫	5	5.0 x 2.5	12.5
Residential Double Deck Mechanical Car Parking Spaces 住客雙層停車位	B/F 地庫	2	5.0 x 2.5	12.5
Commercial Car Parking Space 商戶停車位	B/F 地庫	4	5.0 x 2.5	12.5
Development Car Parking Space for Disabled Persons / Visitor Parking Space 供傷殘人士之發展項目停車位 / 訪客停車位	B/F 地庫	1	5.0 x 3.5	17.5
Visitor Car Parking Space 訪客停車位	B/F 地庫	1	5.0 x 2.5	12.5
Residential Motor Cycle Parking Space 住客電單車停車位	B/F 地庫	1	2.4 x 1.0	2.4
Commercial Motor Cycle Parking Space 商戶電單車停車位	B/F 地庫	1	2.4 x 1.0	2.4

Scale 比例 0 2 4M(米)

- Residential Car Parking Space
住客停車位
- Residential Double Deck Mechanical Car Parking Spaces
住客雙層停車位
- Commercial Car Parking Space
商戶停車位
- Development Car Parking Space for Disabled Persons / Visitor Parking Space
供傷殘人士之發展項目停車位 / 訪客停車位
- Visitor Car Parking Space
訪客停車位
- Residential Motor Cycle Parking Space
住客電單車停車位
- Commercial Motor Cycle Parking Space
商戶電單車停車位

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

G/F FLOOR PLAN
地下樓面平面圖



N

Scale 比例 0 2 4M(米)

Residential Loading and Unloading Space
住客上落貨車位

Commercial Loading and Unloading Space
商戶上落貨車位

Category of parking space 停車位類別	Location 位置	Nos. 數目	Dimensions of each parking space(LxW)(m) 每個停車位尺寸(長X寬)(米)	Area of each parking space(sq.m.) 每個停車位面積(平方米)
Residential Loading and Unloading Space 住客上落貨車位	G/F 地下	1	7.0 x 3.5	24.5
Commercial Loading and Unloading Space 商戶上落貨車位	G/F 地下	1	7.0 x 3.5	24.5

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 ("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。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

A. Common parts of the Development

According to the Deed of Mutual Covenant and Management Agreement ("**DMC**") in respect of the Development:-

"**Common Areas and Facilities**" means the Development Common Areas and Facilities, the Development Common Areas and Facilities (Site A), the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.

"**Carpark Common Areas and Facilities**" means and includes:-

(a) the whole of the Carpark (except the Parking Spaces, the Development Car Parking Space for disabled persons, the Residential Loading and Unloading Space, the Commercial Loading and Unloading Space and the Visitor Parking Space) including but not limited to car lift, car lift machine room, car lift shaft, driveway, electric vehicle charger meter room, exhaust air duct, fireman's lift lobby, fresh air duct, lift lobby, smoke vents, staircases, turn table, waiting space, such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Violet on the DMC Plans; and

(b) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities, the Development Common Areas and Facilities (Site A), the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities.

"**Commercial Common Areas and Facilities**" means and includes:-

(a) the Commercial Loading and Unloading Space, lift, lift lobby, lift shaft, town gas chamber, such areas and facilities of and in the Land and the Development intended for the benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Red on the DMC Plans; and

(b) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for the benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities, the Development Common Areas and Facilities (Site A), the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities.

"**Development Common Areas and Facilities**" means and includes the Development Car Parking Space for disabled persons, owner's committee office, the Pedestrian Passageway, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification only are shown coloured Light Pink (or Light Pink Hatched Black in the case of the Pedestrian Passageway) on the DMC Plans,

but shall exclude the Development Common Areas and Facilities (Site A), the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities, such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy thereof belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"**Development Common Areas and Facilities (Site A)**" means and includes :-

(a) accessible unisex toilet, cable ducts, cable riser rooms, canopies, electrical meter cabinets, electrical meter rooms, external walls of the Development (which for the purposes of identification only are shown coloured Orange), emergency generator room, fire service tank and pump room, fire service water tank, flush water tank and plant room, grey water tank and plant room, low voltage switchboard room, pipe ducts, refuse storage and material recovery chamber, sprinkler control valve / fire service control room, sprinkler tank and pump room, staircases, store, telecommunications and broadcasting equipment room, transformer room, water meter cabinets, water pump room, water tank and pump room, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development (excluding shop 5) as a whole which for the purposes of identification only are shown coloured Orange on the DMC Plans; and

(b) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for common use and benefit of the Development (excluding shop 5) as a whole

but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities.

"**Residential Common Areas and Facilities**" means and includes :-

(a) the Club House, the Residential Loading and Unloading Space, the Visitor Parking Space, air-conditioner plant room, air-conditioner platforms (other than the air-conditioner platforms forming part of the Residential Units), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, architectural features, corridor, caretaker counter, external walls of the Residential Accommodation (including the curtain wall system (other than the openable windows on the curtain wall system which shall form part of the Residential Units) and the non-structural prefabricated external wall) (which for the purposes of identification only are shown coloured Yellow and Brown on the DMC Plans), flat roofs (other than the flat roofs forming part of the Residential Units), hose reels, inaccessible reinforced concrete roofs, lawn, lifts, lift machine room, lift shafts, mail boxes area, pipe ducts, pipe ducts for fire service, planters, potable water pump and tank room, potable water tank, reception lobby, refuse rooms, residential entrance lobby, staircases, water meter cabinets, rain water harvesting tank and plant room, disabled lifting platform, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Yellow and Brown on the DMC Plans; and

(b) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

but shall exclude the Development Common Areas and Facilities, the Development Common Areas and Facilities (Site A), the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.

B. Number of undivided shares assigned to each residential property in the Development

Please see the table at the end of this section.

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for a term of two (2) years from the date of DMC according to Clause 4.1(a) of Section IV under the DMC in respect of the Development and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

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

Clause 4.7(a), (b) & (c) in Section IV of the DMC stipulates that: -

"The annual budget shall be divided into the following parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development Common Areas and Facilities.

(b) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Development Common Areas and Facilities (Site A).

(c) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities."

Clause 4.8(a), (b), (c) & (e)(i) in Section IV of the DMC stipulates that:

"Each Owner shall contribute to the budgeted Management Expenses in the following manner and the Manager shall accordingly keep separate management accounts for each part of the contribution:-

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

(b) Each Owner of a Unit (excluding the Owner of shop 5) shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development (excluding the Management Shares of shop 5);

(c) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the third part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;

…

(e)(i) The Owners of the Residential Units shall contribute a fraction of the budgeted Management Expenses under the fifth part of the annual budget, which fraction shall be determined by the Manager on a fair and reasonable basis, having regard to such relevant factors which the Manager may in its absolute discretion think fit and giving due weight thereto, including without limitation, the areas of the Parking Spaces, the Development Car Parking Space for disabled persons, the Visitor Parking Space, the Residential Loading and Unloading Space and the Commercial Loading and Unloading Space, to the intent that the due proportion of contribution thereto paid by each Owner of a Residential Unit shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units."

E. Basis on which the management fee deposit is fixed

The amount of the management fee deposit is equal to two (2) months of the first year's budgeted management expenses payable in respect of the Residential Unit.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not applicable.

Note:

For full details, please refer to the DMC that has been executed which is free for inspection during opening hours at the sales office. A copy of the DMC that has been executed is available upon request and payment of the necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

A. **發展項目的公用部分**

根據有關發展項目的《公契及管理協議契據》（「公契」）：

「**公用地方及設施**」指發展項目公用地方及設施、發展項目公用地方及設施 (地盤 A)、住宅公用地方及設施、商業公用地方及設施和停車場公用地方及設施。

「**停車場公用地方及設施**」指並包括：-

(a) 整個停車場 (車位、傷殘人士發展項目停車位、住宅上落貨車位、商業上落貨車位及訪客車位除外)，包括但不限於該土地及發展項目內供整個停車場共同使用與享用或並非個別「業主」專用的車輛升降機、車輛升降機房、車輛升降機井、車道、電動車充電錶房、排氣管、消防員升降機大堂、鮮風管、升降機大堂、排煙口、樓梯、轉盤、停車等候車位、該等區域及設施，在公契圖則上用紫色顯示，僅供識別；及

(b) 該土地及發展項目內屬於建築物管理條例 (香港法例第 344 章) 第一附表列明的公用部分，擬供整個停車場而非供任何個別業主享用；

但是不包括發展項目公用地方及設施、發展項目公用地方及設施 (地盤 A)、住宅公用地方及設施和商業公用地方及設施。

「**商業公用地方及設施**」指並包括：-

(a) 該土地及發展項目內的商業上落貨車位、升降機、升降機大堂、升降機井、煤氣室、該等區域及設施，供整個商業樓宇而並非供任何個別業主享用，在公契圖則上用紅色顯示，僅供識別；及

(b) 該土地及發展項目內屬於建築物管理條例 (香港法例第 344 章) 第一附表列明的公用部分，擬供整個商業樓宇而非供任何個別業主享用；

但是不包括發展項目公用地方及設施、發展項目公用地方及設施 (地盤 A)、住宅公用地方及設施、停車場公用地方及設施。

「**發展項目公用地方及設施**」 指並包括傷殘人士發展項目停車位、業主委員會辦事處、行人通道、該土地及發展項目內擬供發展項目整體共同使用與享用的該等區域及設施，在公契圖則上用淺粉紅色顯示 (或行人通道以淺粉紅色間黑斜線顯示)，僅供識別；

但是不包括發展項目公用地方及設施 (地盤 A)、住宅公用地方及設施、商業公用地方及設施、停車場公用地方及設施、發展項目內持有、使用、佔用與享用專有權和特權歸屬於任何個別業主的區域，以及發展項目內只供任何個別業主專用的設施。

「**發展項目公用地方及設施 (地盤 A)**」指並包括：-

(a) 男女均可使用無障礙廁所、電纜槽、電纜豎管房、簷篷、電錶櫃、電錶房、發展項目外牆 (用橙色顯示，僅供識別)、緊急發電機房、消防水箱及泵房、消防水箱、沖廁水箱及機房、洗盥污水箱及機房、低壓電配電板房、水管槽、垃圾及物料回收房、消防花及灑控制閥 / 消防控制室、消防花灑水箱及泵房、樓梯、儲物室、電訊及廣播設備室、變壓器房、水錶櫃、水泵房、水箱及泵房、該土地及發展項目內擬供發展項目整體 (5 號商舖除外) 共同使用及享用的該等區域及設施，在公契圖則用橙色顯示，僅供識別；及

(b) 該土地及發展項目內屬於建築物管理條例 (香港法例第 344 章) 第一附表列明的公用部分，擬供整個發展項目 (5 號商舖除外) 共同使用及享用；

但是不包括發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施、停車場公用地方及設施。

「**住宅公用地方及設施**」指並包括：-

(a) 會所、住宅上落貨車位、訪客車位、空調機房、空調機平台 (屬於住宅單位一部分的空調機平台除外)、安裝或使用天線廣播分導系統或電訊網絡設施的地方、建築特色、走廊、管理員櫃檯、住宅樓宇外牆 (包括幕牆系統 (幕牆系統可開啟的窗戶除外，此等窗戶屬於住宅單位一部分) 及非結構性預製外牆)(在公契圖則上用黃色及棕色顯示，僅供識別)、平台 (屬於住宅單位一部分的平台除外)、喉轆、不可進入鋼筋混凝土天台、草地、升降機、升降機房、升降機井、信箱區、水管槽、消防水管槽、花槽、食水泵及水箱房、食水箱、接待處大堂、垃圾房、住宅入口大堂、樓梯、水錶櫃、雨水回收水箱及機器房、傷殘人士升降平台、該土地及發展項目內擬供整個住宅樓宇而非任何個別業主享用的該等區域及設施，在公契圖則上用黃色及棕色顯示，僅供識別；及

(b) 該土地及發展項目內屬於建築物管理條例 (香港法例第 344 章) 第一附表列明的公用部分，擬供整個住宅樓宇而非任何個別業主享用；

但是不包括發展項目公用地方及設施、發展項目公用地方及設施 (地盤 A)、商業公用地方及設施和停車場公用地方及設施。

B. **分配予發展項目每個住宅物業的不分割份數數額**

請見本節最尾之列表。

C. **發展項目管理人的委任年期**

發展項目管理人的任期為兩 (2) 年，根據公契第四章第 4.1(a) 條由公契之日開始，直至其委任按照公契的條文終止為止。

D. **發展項目各住宅物業業主分擔管理開支的基準**

每一名住宅單位業主須按照公契規定的方式、金額和比例，參照其住宅單位的管理份數及公契規定的原則，支付發展項目的管理開支（以管理人編製的預算案為依據）。

公契第四章第 4.7(a), (b) 及 (c) 條訂明：

「年度預算須劃分為下列部分：

(a) 第 1 部分須涵蓋管理人認為 (除非有明顯錯誤，管理人的決定是終局性的) 供全體業主受益或妥善管理發展項目公用地方及設施所需的一切開支。

(b) 第 2 部分須涵蓋管理人認為 (除非有明顯錯誤，管理人的決定是終局性的) 專門涉及發展項目公用地方及設施 (地盤 A) 的一切開支。

(c) 第 3 部分須涵蓋管理人認為 (除非有明顯錯誤，管理人的決定是終局性的) 專門涉及住宅公用地方及設施的一切開支。」

公契第四章第 4.8(a), (b), (c) 及 (e)(i) 條訂明：

「每個業主須按下列方式分擔預算管理開支，管理人應相應地就分擔開支每部分記存獨立管理賬目：

(a) 每個單位業主須分擔年度預算第 1 部分規定的預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數；

(b) 每個單位業主 (5 號商舖業主除外) 須分擔年度預算第 2 部分規定的預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除以發展項目全部管理份數 (5 號商舖之管理份數除外)；

(c) 每個住宅單位業主須分擔年度預算第 3 部分規定預算管理開支中他的適當部分，該部分相等於他的住宅單位的管理份數除以所有住宅單位的管理份數。

…

(e)(i) 住宅單位業主須分擔年度預算第 5 部分規定預算管理開支的一個比例，比例由管理人以公平合理的原則，根據其全權酌情為相關且應重視的各項因素釐定，包括但不限於車位、傷殘人士發展項目停車位、訪客車位、住宅上落貨車位及商業上落貨車位的面積，用意是每個住宅單位業主支付分擔款項的適當部分相等於他的住宅單位的管理份數除以所有住宅單位的總管理份數。」

E. **釐定管理費按金的基準**

保證金相等於某個住宅單位根據第一份年度管理預算案應繳付的兩 (2) 個月管理開支。

F. **賣方預留自用的發展項目地方**

不適用。

註：
欲悉詳情，請查閱已簽立的公契文本。已簽立的公契文本已備存於售樓處在開放時間免費供閱覽，此外亦可支付必要的影印費用獲取已簽立的公契的副本。

15 SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

Table of undivided shares allocated to residential properties
住宅物業的不分割份數列表

Floor 樓層	Unit 單位	Undivided Share 不分割份數
3rd Floor (1 storey) 3 樓 (1 層)	Flat A 單位 A	433
	Flat B 單位 B	543
	Flat C 單位 C	263
	Flat D 單位 D	445
	Flat E 單位 E	291
5th Floor – 8th Floor (4 storeys) 5 樓至 8 樓 (4 層)	Flat A 單位 A	每個 433 each
	Flat B 單位 B	每個 543 each
	Flat C 單位 C	每個 263 each
	Flat D 單位 D	每個 445 each
	Flat E 單位 E	每個 291 each
9th – 13th Floor, 15th – 23rd Floor and 25th Floor (15 storeys) 9 樓至 13 樓，15 樓至 23 樓及 25 樓 (15 層)	Flat A 單位 A	每個 265 each
	Flat B 單位 B	每個 262 each
	Flat C 單位 C	每個 294 each
	Flat D 單位 D	每個 262 each
	Flat E 單位 E	每個 262 each
	Flat F 單位 F	每個 446 each
	Flat G 單位 G	每個 313 each
26th Floor (1 storey) 26 樓 (1 層)	Flat A 單位 A	426
	Flat B 單位 B	399
	Flat C 單位 C	424
	Flat D 單位 D	400
27th Floor (1 storey) 27 樓 (1 層)	Flat A 單位 A	452
	Flat B 單位 B	407
	Flat C 單位 C	433
	Flat D 單位 D	399
28th Floor (1 storey) 28 樓 (1 層)	Flat A 單位 A	485
	Flat B 單位 B	438
	Flat C 單位 C	440
	Flat D 單位 D	419

Notes:-
4/F, 14/F and 24/F are omitted.

備註：-
不設 4 樓、14 樓及 24 樓。

16 SUMMARY OF LAND GRANT 批地文件的摘要

A. Lot Number of the land on which the Development is situated

1. The Development is constructed on Kowloon Inland Lot No. 11251 (the "**lot**") which is held under the Conditions of Grant No. 20275 dated 8 August 2016 (the "**Land Grant**").

B. Term of years

2. The lot is granted for a term of 50 years commencing from 8 August 2016.

C. User restrictions applicable to the lot

3. Special Condition No. (5) of the Land Grant stipulates that:-

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (20) and (21) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

(d) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitutes a basement level or basement levels shall be final and binding on the Grantee."

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

"Notwithstanding the user restriction and the maximum gross floor areas respectively permitted under Special Condition No. (5)(b)(ii) and Special Conditions Nos. (8)(c) and (8)(d) hereof, the Grantee may use part or parts of the building or buildings erected or to be erected on the lot in accordance with these Conditions and erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

D. Facilities that are required to be constructed and provided for the Government, or for public use

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

"(a) The Grantee shall at his own expense, in such manner, with such materials, within such time limit and to such standards and designs as the Director shall require or approve, lay, form, surface, construct and provide a pedestrian passage way (together with such lightings as the Director in his absolute discretion may require) in all respects to the satisfaction of the Director within the portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area").

(b) The Grantee shall at all times during the whole term hereby agreed to be granted at his own expense maintain and manage the Pink Hatched Black Area (including the pedestrian passage way and any lightings to be provided pursuant to sub-clause (c) of this Special Condition) in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) (i) The Grantee shall at all times during the day and night throughout the whole term hereby agreed to be granted permit members of the public for all lawful purposes freely and without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through, over, up and down the Pink Hatched Black Area.

(ii) No object whatsoever which may cause obstruction to the access to and the free passage of the Pink Hatched Black Area shall be placed within the Pink Hatched Black Area.

(iii) Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee) there is any obstruction to the access to and the free passage of the Pink Hatched Black Area, the Grantee shall when called upon by the Director so to do, at the Grantee's own expense and within such time limit as shall be specified by the Director, remove or demolish such obstruction and to reinstate the Pink Hatched Black Area in all respects to the satisfaction of the Director.

(d) No tree or shrub shall be planted and no building or structure or support for any building or structure whatsoever shall be erected or constructed or placed below, on, over, above or within the Pink Hatched Black Area except the lightings referred to in sub-clause (a) of this Special Condition.

(e) Notwithstanding the provision in Special Condition No.(5) hereof, the Pink Hatched Black Area shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (c) of this Special Condition.

(f) In the event of the non-fulfilment or breach of the Grantee's obligations under sub-clauses (a), (b), (c) or (d) of this Special Condition (including any neglect or failure by the Grantee to perform, observe or comply with the notice served upon him under sub-clause (c) of this Special Condition within the period specified therein), 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 shall be binding upon the Grantee.

(g) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any persons authorized by him with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot for the purposes of inspecting, checking and supervising of any works to be carried out in compliance with this Special Condition and of carrying out any works under sub-clause (f) of this Special Condition and carrying out any other works which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Black Area.

(h) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot to inspect, repair and maintain the Services (as defined in Special Condition No. (31) hereof) being or running upon, over or under the Pink Hatched Black Area and to carry out within the Pink Hatched Black Area any other works including but not limited to the lying and diversion of the said Services which the Director may in his absolute discretion consider necessary.

(i) The Government, the Director, his officers, contractors and any persons authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or to the exercise by the Government, the Director, his officers, contractors and any persons authorized by him of the rights conferred under sub-clauses (g) and (h) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors or any persons authorized by him in respect of any such loss, damage, nuisance or disturbance.

(j) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (c) of this Special Condition arises only as a matter of contract between the Grantee and the Government and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.

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

(l) The Grantee hereby indemnifies and shall keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorised by him from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Black Area."

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

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

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

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

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

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

7. Special Condition No. (4) of the Land Grant stipulates that:-

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2021."

Remark: The building covenant expiry date in Special Condition No. (4) of the Land Grant was extended to 30 September 2021 by the Director of Lands by a letter dated 17 July 2020 (ref. no. (34) in DLO KW 265/KPT/KW Pt.3).

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

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

(b) For the purpose of calculating the total gross floor areas respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (35)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(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. (17)(a)(v) hereof; and

(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 within the lot and their bona fide visitors and by no other person or persons."

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

"(a) In the event of the lot or any part thereof being used for private residential purposes, office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

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

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

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

(b) (i) For the purpose of calculating the total gross floor areas respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (35)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

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

(II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation;

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation. For the purposes of this Special Condition, the expression "residential units" does not include detached, semi-detached or terraced house, and the decision of the Director as to what constitutes a "residential unit" shall be final and binding on the Grantee.

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

(c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

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

"(a) In the event of the lot or any part thereof being used for private residential purposes, quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

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

(ii) that such quarters shall not be used for any purpose other than the residential accommodation

of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

(b) For the purpose of calculating the total gross floor areas respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (35)(d) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation; and for the purpose of this Special Condition, the expression "residential units" does not include detached, semi-detached or terraced house, and the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

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

"(a) In the event of the lot or any part thereof being used for private residential purposes, one office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

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

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

(b) For the purpose of calculating the total gross floor areas respectively stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof, subject to Special Condition No. (35)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

(c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof."

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

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below);

Size of each residential unit	**No. of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 33.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 19.1 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 6.4 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 2.4 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.8 residential units or part thereof
Not less than 160 square metres	One space for every 1.4 residential units or part thereof

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition Nos. (8)(c) and (8)(d) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the respective gross floor areas stipulated in Special Conditions Nos. (8)(c) and (8)(d) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) If more than 75 residential units are provided in any block erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 1 space for every such block or at such other rates as may be approved by the Director subject to a minimum of one space being provided.

(iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein 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.

(v) For the purpose of this Special Condition, the expression "residential units" does not include detached, semi-detached or terraced house, and the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(I) one space for every 200 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purpose, and one space for every 300 square metres or part thereof of the remaining gross floor area of the building or buildings erected or to be

erected on the lot to be used for office purpose; and

(II) one space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, office, hotel, godown and petrol filling station) purposes.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees 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.

(c) (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (22) hereof), (b)(i) and (a)(iii) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents and the occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees 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.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:

(I) 10 percent of the total number of Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition;

provided that if the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential 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, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees 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.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees 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.

(e) (i) Each of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

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

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates:

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director 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; and for the purpose of this sub-clause (a)(i), detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units, and the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee;

(ii) one space for every 3000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for office purposes; and

(iii) one space for every 1200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes.

(b) Each of the spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings respectively referred to in sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition."

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

"(a) Notwithstanding Special Conditions Nos. (20)(a), (20)(b) and (21)(a) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said sub-clauses by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the number of Residential Parking Spaces required to be provided under Special Condition No. (20)(a)(i) hereof and the number of Residential Motor Cycle Parking Spaces required to be provided under Special Condition No. (20)(d)(i)(I) hereof (without taking into account of the additional spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

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

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against

all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

F. Lease conditions that are onerous to a purchaser

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

"(a) The Grantee acknowledges that as at the date of this Agreement there are some building and structures existing on the lot (the part that is within the lot is hereinafter referred to as "the Existing Building and Structures") and parts of them encroach on, project over and protrude to the adjacent Government land and all that piece or parcel of land registered in the Land Registry as Kowloon Inland Lot No. 10522 (which parts are hereinafter collectively referred to as "the Extended Structures"). Prior to the date specified in Special Condition No. (4) hereof, the Grantee shall at his own expense in all respects to the satisfaction of the Director demolish and remove the Existing Building and Structures and the Extended Structures (the demolition and removal works are hereinafter referred to as "the Demolition and Removal Works"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the use, presence or subsequent demolition and removal of the Existing Building and Structures and the Extended Structures and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the use, presence or subsequent demolition and removal of the Existing Building and Structures and the Extended Structures.

(b) Without prejudice to the generality of sub-clause (a) of this Special Condition, the Grantee acknowledges that as at the date of this Agreement, certain pipelines, air-conditioners, party walls and structures protrude from the building or buildings erected on all those pieces or parcels of land registered in the Land Registry as the Remaining Portion of Kowloon Inland Lot No. 9744, Kowloon Inland Lot No. 9881 and Kowloon Inland Lot No. 10422 (hereinafter referred to as "the Adjoining Lots") onto the lot (hereinafter collectively referred to as "the Encroachment") and that the lot is granted subject to the existence of the Encroachment. The Government gives no warranty, expressed or implied, as to the physical state, condition or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment by or the use, presence, maintenance, repair, removal or demolition of the Encroachment or for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment by or the use, presence, maintenance, repair, removal or demolition of the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lots or any other persons in respect thereof. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the Encroachment by or the use, presence, maintenance, repair, demolition or removal of the Encroachment.

(c) For the avoidance of doubt, the existence of the Existing Building and Structures and the Extended Structures and the Encroachment and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions."

17. Special Condition No. (6) of the Land Grant stipulates that:-

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

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

"The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot (except the Pink Hatched Black Area as defined in Special Condition No. (9) hereinafter) and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

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

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) 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; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

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

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

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

(e) For the purpose of this Special Condition, the expression "residential units" does not include detached, semi-detached or terraced house, and the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee."

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

"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."

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

"(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part

thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (27) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

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

"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 monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof."

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

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

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

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

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (hereinafter 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 or any part thereof (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 or any part thereof 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 or any part thereof 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."

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

"(a) The Grantee acknowledges that there is a sewage tunnel shown and marked "Sewage Tunnel" on plan annexed hereto (hereinafter referred to as "the Sewage Tunnel") constructed and running under below and within the Harbour Area Treatment Scheme sewage tunnel outer protection area shown and marked "HARBOUR AREA TREATMENT SCHEME SEWAGE TUNNEL OUTER PROTECTION AREA" on plan annexed hereto. There is reserved unto the Government, the Director, their officers, contractors, workmen and other persons duly authorized by them at all times, with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from or through the lot or any part thereof for the purposes of operating, inspecting, maintaining, repairing, renewing and reconstructing the Sewage Tunnel and for carrying out any other works which the Director may require or authorize. The Government, the Director, their officers, contractors, workmen and other persons duly authorized by them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by them of the rights conferred under this Special Condition or the said operation, inspection, maintenance, repair, renewal and reconstruction of the Sewage Tunnel and any other works so required or authorized by the Director, and no claim for compensation or otherwise shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(b) The Grantee shall at his own expense take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during the carrying out of the Works and the site works to avoid causing any damage, disturbance or obstruction to the Sewage Tunnel. The Grantee shall prior to carrying out any of the Works or the site works submit his proposals for dealing with the Sewage Tunnel which may be affected by the Works and the site works in writing to the Director for his approval in all respects. The Grantee shall not carry out any of the Works or the site works whatsoever until the Director shall have given his written approval to the Works and the site 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 Sewage Tunnel in granting the aforesaid approval."

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

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

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

For the purpose of this section of "Summary of Land Grant", "the Grantee" means Urban Renewal Authority and where the context so admits or requires includes its successors and assigns; "the Government" refers to the Government of the Hong Kong Special Administrative Region; "the Director" refers to the Director of Lands; "Hong Kong" refers to the Hong Kong Special Administrative Region; and "these Conditions" mean and include the General and Special Conditions of the Land Grant.

16 SUMMARY OF LAND GRANT
批地文件的摘要

A. 發展項目所位於的土地的地段編號

1. 「發展項目」建於九龍內地段第 11251 號 (「**該地段**」)。該地段根據 2016 年 8 月 8 日訂立的批地文件第 20275 號 (「**批地文件**」) 承批。

B. 有關租契規定的年期

2. 該地段的批地年期為 50 年，由 2016 年 8 月 8 日開始生效。

C. 適用於該土地的用途限制

3. 「批地文件」特別條款第 (5) 條訂明：

『(a) 受限於本特別條款 (b) 款的規定，該地段或其任何部分或現已或將會建於該處的任何建築物除作非工業用途外 (不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 除下列用途外，現已或將會建於該地段的任何建築物或任何建築物部分不可作其他用途：

(i) 最低三層只可作非工業用途 (不包括貨倉、酒店及加油站)，惟為免存疑，如有任何地庫層 (倘已建成)，則不論大小或樓面面積，均會就本特別條款的目的計為一個樓層，而地庫層的用途必須依照本特別條款 (b)(iii) 款訂明的額外限制規定；

(ii) 其餘樓層 (如有多於三個地庫層，則不包括位於最低三層對上的一個或多個地庫層 (如已建成)) 只可作私人住宅用途；及

(iii) 任何地庫層 (如已建成) 不論是最低三層或是最低三層對上的地庫層，一律作非工業用途 (不包括住宅、貨倉、酒店及加油站)。

(c) 任何樓層如專門用作本文特別條款第 (20) 及 (21) 條指定提供的車位、上落貨車位或機器房或兩者，一律不計入本特別條款 (b) 款所載的樓層。「署長」就任何樓層是否專門作本特別條款訂明用途所作的決定將作終論，並對「承批人」約束。

(d) 於本特別條款，「署長」就何謂樓層或任何樓層是否構成地庫層所作的決定將作終論，並對「承批人」約束。』

4. 「批地文件」特別條款第 (10) 條訂明：

『儘管有本文特別條款第 (5)(b)(ii)、(8)(c) 及 (8)(d) 條分別允許之用途限制及最大總樓面面積，「承批人」仍可使用依照此等「批地條款」已建或擬建的該地段建築物任何部分及於該地段任何部分興建獨立的臨時構築物作為售樓處及示範單位和進行相關的市場推廣活動，以促銷現已或將會按照此等「批地條款」建於該地段的建築物或任何部分，惟售樓處及示範單位和相關的市場推廣活動之規模及運作期限，事前須向「署長」申請書面批准。』

D. 按規定須興建並提供予政府或供公眾使用的設施

5. 「批地文件」特別條款第 (9) 條訂明：

『(a) 「承批人」應自費在「署長」指定或批准的期限內，以「署長」指定或批准的方式、物料、標準和設計，在本文所夾附圖則以粉紅色加黑色斜線顯示的該地段範圍 (以下簡稱「粉紅色加黑色斜線範圍」) 鋪設、平整、鋪築表面、建造和提供一條行人通道 (連同「署長」全權酌情規定的照明裝置)，以全面令「署長」滿意。

(b) 「承批人」應在本文協定的整個批授年期內時刻自費維修及管理「粉紅色加黑色斜線範圍」(包括根據本特別條款 (c) 款提供的行人通道及照明裝置)，以保持其修繕及狀況良好，全面令「署長」滿意。

(c) (i) 於本文協定的整個批授年期內，「承批人」不論日夜應時刻允許公眾免費地自由步行或乘坐輪椅暢通無阻地通行、進出、往返、行經及上落「粉紅色加黑色斜線範圍」，以作任何性質的合法用途。

(ii) 「粉紅色加黑色斜線範圍」不得放置任何物件，以致阻礙任何人士暢通無阻地通行「粉紅色加黑色斜線範圍」。

(iii) 如「署長」認為 (其意見將作終論並對「承批人」約束) 有任何物件阻礙他人暢通無阻地通行「粉紅色加黑色斜線範圍」，「承批人」須在「署長」通知時自費在「署長」指定的期限內，清除和拆卸此等阻礙物，並且恢復「粉紅色加黑色斜線範圍」的原貌，全面令「署長」滿意。

(d) 除本特別條款 (a) 款所載的照明裝置外，不可在「粉紅色加黑色斜線範圍」之下、之上、其上、之內或跨越該處種植任何樹木或灌叢，又或建造或興建任何建築物、構築物或建築物、構築物的支承件。

(e) 儘管有特別條款第 (5) 條之規定，「粉紅色加黑色斜線範圍」除供公眾依照本特別條款 (c) 款規定行經及往返外，不可作其他用途。

(f) 如「承批人」不履行本特別條款 (a)、(b)、(c) 或 (d) 款所訂的「承批人」責任 (包括疏忽失責或並未於根據本特別條款 (c) 款向其送達通知列明的期限內執行、履行或遵守相關規定)，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在接獲通知時向「政府」支付相等工程費用的款項，金額由「署長」釐定，其決定將作終論並對「承批人」約束。

(g) 「承批人」應在所有合理時間允許「署長」、其人員、承辦商及任何經其授權人等，不論駕車或帶備工具、設備或機器與否，自由及不受限制地進出、往返和行經該地段，以便檢查、檢驗及監督位於根據本特別條款規定在「粉紅色加黑色斜線範圍」之上、之下、其上、之內或跨越該處實施的工程，以及執行本特別條款 (f) 款指定的任何工程和「署長」視為必要的任何其他工程。

(h) 「承批人」應在所有合理時間允許「署長」、其人員、承辦商及任何經其授權人等，不論駕車或帶備工具、設備或機器與否，自由及不受限制地進出、往返和行經該地段，以便檢查、修理及維修位於「粉紅色加黑色斜線範圍」之上、之下、其上、之內或跨越該處的「服務設施」(釋義以本文特別條款第 (31) 條所訂為準)，以及在「粉紅色加黑色斜線範圍」執行任何其他工程，包括但不限於「署長」全權酌情為必要的上述「服務設施」鋪設及改道工程。

(i) 倘因「承批人」履行本特別條款所訂的「承批人」責任，或因「政府」、「署長」、其人員、承辦商及經其授權人等行使本特別條款 (g) 及 (h) 款等所載的權利導致或連帶「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」、其人員、承辦商及經其授權人等概毋須就此承擔責任。「承批人」不得就此等損失、損害、滋擾或騷擾向「政府」、「署長」、其人員、承辦商及經其授權人等提出索償等。

(j) 現明確協定、聲明及規定，儘管本特別條款 (c) 款訂明「承批人」須承擔責任，惟此純粹為「承批人」與「政府」之間的合約協定，而儘管制訂上述責任，「承批人」並無意向劃定而「政府」亦無同意劃定「粉紅色加黑色斜線範圍」或其任何部分供公眾作通道。

(k) 現明確協議及聲明，任何人士均不可鑒於本特別條款 (c) 款訂明「承批人」須承擔的責任而預期或申索任何寬免，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物 (規劃) 規例》第 22(1) 條、其任何修訂條文或取代條文等亦然。為免存疑，「承批人」現明確豁免任何及所有關乎《建築物 (規劃) 規例》第 22(1) 條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之寬免的申索或相關權利。

(l) 倘「承批人」、其傭工、工人及承辦商就本特別條款所載的「承批人」責任或因應或基於「粉紅色加黑色斜線範圍」作出或遺漏作出任何事項，而直接或間接引起或導致任何性質的責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及訴求，「承批人」須向「政府」、「署長」及其人員、承辦商、代理及經其授權人等作出賠償並確保彼等免責。』

E. 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

6. 「批地文件」一般條款第 6 條訂明：

『(a) 「承批人」應在根據此等「批地條款」建造或重建 (本詞指本一般條款 (b) 款所述的重建工程) 的整個批租年期內：

(i) 按照任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；

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

(b) 如於承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「承批人」必須另行提供同

類型和總樓面面積不少於原來建築物的良好穩固建築物，又或提供類型及價值經「署長」批准的建築物以作替代。如進行上述拆卸工程，「承批人」應在施工一 (1) 個曆月內向「署長」申請同意，以便進行建造工程重建該地段，「署長」給予同意後則須在三 (3) 個曆月內展開必要的重建工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』

7. 「批地文件」特別條款第 (4) 條訂明：

『「承批人」應全面遵照此等「批地條款」和香港現時或無論何時生效的所有建築、衛生及規劃相關的「條例」、附例和規例在該地段興建建築物。上述建築物應在 2021 年 3 月 31 日或之前建成並適宜佔用居住。』

備註：根據日期為 2020 年 7 月 17 日的信件（編號 (34) in DLO KW 265/KPT/KW Pt.3），地政總署署長已將「批地文件」特別條款第 (4) 條訂明的建築契諾屆滿日期延至 2021 年 9 月 30 日。

8. 「批地文件」特別條款第 (11) 條訂明：

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

(b) 計算本文特別條款第 (8)(c) 及 (8)(d) 條指定的整體總樓面面積時，受限於特別條款第 (35)(d) 條之規定，任何根據本特別條款 (a) 款在該地段興建的「該等設施」如乃供現已或將會建於該地段的住宅大廈全體住戶及彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的其餘「該等設施」則會計算在內。

(c) 如「該等設施」任何部分可豁免計入本特別條款 (b) 款所訂的總樓面面積 (以下簡稱「豁免設施」)：

(i) 「豁免設施」將劃為本文特別條款第 (17)(a)(v) 條所訂的 「公用地方」一部分；

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

(iii) 「豁免設施」只可供現已或將會建於該地段的住宅大廈住戶及彼等的真正訪客使用，其他人等不可使用。』

9. 「批地文件」特別條款第 (12) 條訂明：

『(a) 如該地段或其任何部分用作私人住宅用途，則可於該地段內提供看守人或管理員或兩者的辦事處，但須受限於以下條件：

(i) 「署長」認為有關樓宇對現已或將會建於該地段各住宅建築物的安全、保安及良好管理至為重要；

(ii) 有關樓宇除作完全及必要地受聘於該地段工作的看守人或管理員或兩者之辦事處外，不可作任何其他用途；及

(iii) 有關樓宇的位置事前須獲「署長」書面批准。

(b) (i) 計算本文特別條款第 (8)(c) 及 (8)(d) 條指定的整體總樓面面積時，受限於本文特別條款第 (35)(d) 條之規定，根據本特別條款 (a) 款在該地段提供的辦事處面積不超過以下 (I) 或 (II) 中較小者，不會連計在內：

(I) 該地段作私人住宅用途的已建或擬建建築物整體總樓面面積的 0.2%；或

(II) 每 50 個該地段已建或擬建住宅單位或不足此數 5 平方米，或該地段已建或擬建每座住宅單位大廈 5 平方米，二者取當中樓面面積總和最大者。

超出上述 (I) 或 (II) 中較小者的總樓面面積將會計入。於本特別條款，「住宅單位」的釋義並不包括獨立屋、半獨立屋或排屋。「署長」就何謂「住宅單位」所作的決定將作終論並對「承批人」約束。

(ii) 計算本特別條款 (b)(i)(I) 款所載的該地段已建或擬建建築物整體總樓面面積時，未按照此等「批地條款」計入該地段已建或擬建建築物總樓面面積的面積不會連計在內。「署長」就此作出的決定將作終論並對「承批人」約束。

(c) 根據本特別條款 (a) 款在該地段提供的辦事處將劃為本文特別條款第 (17)(a)(v) 條所訂的「公用地方」一部分。

10. 「批地文件」特別條款第 (13) 條訂明：

『(a) 如該地段或其任何部分用作私人住宅用途，則可於該地段內提供看守人或管理員或兩者的宿舍，但須受限於以下條件：

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

(ii) 宿舍除作完全及必要地受聘於該地段工作的看守人或管理員或兩者之宿舍外，不可作任何其他用途。

(b) 計算本文特別條款第 (8)(c) 及 (8)(d) 條指定的整體總樓面面積時，受限於本文特別條款第 (35)(d) 條之規定，根據本特別條款 (a) 款於該地段提供的宿舍如整體總樓面面積不超過 25 平方米，不會連計在內，而超出 25 平方米的整體總樓面面積則會計算在內。於本特別條款，「住宅單位」的釋義並不包括獨立屋、半獨立屋或排屋。「署長」就何謂住宅單位所作的決定將作終論並對「承批人」約束。

(c) 根據本特別條款 (a) 款於該地段提供的看守人或管理員或兩者的宿舍將劃為本文特別條款第 (17)(a)(v) 條所訂的「公用地方」一部分。

11. 「批地文件」特別條款第 (14) 條訂明：

『(a) 如該地段或其任何部分用作私人住宅用途，則可於該地段內提供一個辦事處供「業主立案法團」或「業主委員會」使用，但須受限於以下條件：

(i) 辦事處除供現已或將會就該地段及現已或將會建於該處各建築物成立的「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途；及

(ii) 辦事處的位置事前須獲「署長」書面批准。

(b) 計算本文特別條款第 (8)(c) 及 (8)(d) 條指定的整體總樓面面積時，受限於本文特別條款第 (35)(d) 條之規定，根據本特別條款 (a) 款於該地段提供的辦事處如總樓面面積不超過 20 平方米，不會連計在內，而超出 20 平方米的總樓面面積則會計算在內。

(c) 根據本特別條款 (a) 款於該地段提供的辦事處將劃為本文特別條款第 (17)(a)(v) 條所訂的「公用地方」一部分。

12. 「批地文件」特別條款第 (20) 條訂明：

『(a) (i) 該地段內應按以下比例設立「署長」滿意的車位 (以下簡稱「住宅停車位」)，以供停泊該地段已建或擬建建築物的住宅單位各住戶及彼等各真正賓客、訪客或獲邀人士擁有而根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的車輛。車位的配置比率應按下表所示於該地段已建或擬建住宅單位各自的面積計算 (除非「署長」同意採取與下表所列數額不同的「住宅停車位」比例，則屬例外)：

每個住宅單位的面積	擬提供「住宅停車位」數額
少於 40 平方米	每 33.3 個住宅單位或不足此數一個車位
不少於 40 平方米但少於 70 平方米	每 19.1 個住宅單位或不足此數一個車位
不少於 70 平方米但少於 100 平方米	每 6.4 住宅單位或不足此數一個車位
不少於 100 平方米但少於 130 平方米	每 2.4 個住宅單位或不足此數一個車位
不少於 130 平方米但少於 160 平方米	每 1.8 個住宅單位或不足此數一個車位
不少於 160 平方米	每 1.4 個住宅單位或不足此數一個車位

(ii) 就本特別條款 (a)(i) 款而言，擬提供的「住宅停車位」總數為根據本特別條款 (a)(i) 款列表中各住宅單位的面積計算之「住宅停車位」總數。於此等「批地條款」，關於總樓面面積的「每個住宅單位之面積」指以下 (I) 及 (II) 的總和：

(I) 由其住戶專用及專享的個別住宅單位之總樓面面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。然而為免存疑，不包括並未計入特別條款第 (8)(c) 及第 (8)(d) 款指定的個別總樓面面積的該單位內之所有樓面面積；及

(II) 個別住宅單位的「住宅公用地方」(釋義以下文所訂為準) 按比例攤分總樓面面積，即只計算住宅單位圍牆外擬供現已或將會建於該地段的發展項目之住宅部分所有住戶公用與共享的住宅公用地方整體總樓面面積，但為免存疑，不包括計算本文特別條款第 (8)(c) 及 (8)(d) 條時不連計在內的所有總樓面面積 (住宅公用地方以下簡稱「住宅公用地方」)。「住宅公用地方」總樓面面積將按以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體總樓面面積} \times \frac{\text{個別住宅單位按照本特別條款 (a)(ii)(I) 款規定計算的總樓面面積}}{\text{所有住宅單位按照本特別條款 (a)(ii)(I) 款規定計算的整體總樓面面積}}$$

(iii) 如該地段任何已建或擬建大廈設有超過七十五個住宅單位，則應額外提供車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段建築物的住宅單位住戶之真正賓客、訪客或獲邀人士的車輛，分配比率為每座大廈一個車位，又或採用「署長」批准的其他比率，但數目不可少於一個車位。

(iv) 分別根據本特別條款 (a)(i) 款提供的車位 (可根據本文特別條款第 (22) 條更改) 及根據本特別條款 (a)(iii) 款提供的車位，除作上述條款分別訂明的用途外，不得作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(v) 於本特別條款，「住宅單位」的釋義並不包括獨立屋、半獨立屋或排屋。「署長」就何謂住宅單位所作的決定將作終論並對「承批人」約束。

(b) (i) 該地段內應按以下比例提供「署長」滿意的車位，以作泊車用途，除非「署長」另行同意採取其他比例，則屬例外：

(I) 該地段已建或擬建作寫字樓用途的建築物總樓面面積首 15,000 平方米每 200 平方米或不足之數配置一個車位，餘下的該地段已建或擬建作寫字樓用途的建築物總樓面面積，則每 300 平方米或不足此數配置一個車位；及

(II) 該地段已建或擬建作非工業用途 (不包括私人住宅、寫字樓、酒店、貨倉及加油站) 的建築物總樓面面積每 300 平方米或不足此數配置一個車位。

(ii) 計算本特別條款 (b)(i)(I) 及 (b)(i)(II) 款指定提供的車位數目時，不會計入任何將用作泊車及上落客貨地方的樓面面積。

(iii) 上述根據本特別條款 (b)(i)(I) 及 (b)(i)(II) 款提供的車位除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段作該等條款所訂用途的建築物各佔用人及彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 「承批人」應依照建築事務監督規定和批准，從根據本特別條款 (a)(i) 款提供的車位 (可根據本文特別條款第 (22) 條更改) 和根據本特別條款 (b)(i) 及 (a)(iii) 款提供的車位中預留和劃定多個車位 (此等預留及劃定車位以下簡稱「傷殘人士停車位」)，以供《道路交通條例》、其任何附屬規例及相關修訂法例界定釋義的傷殘人士停泊車輛。根據本特別條款 (a)(iii) 款提供的車位中最少須預留及劃定一個傷殘人士車位，而「承批人」不可將根據本特別條款 (a)(iii) 款提供的所有車位預留或劃定為「傷殘人士停車位」。

(ii) 「傷殘人士停車位」除供《道路交通條例》、其任何附屬規例及相關修訂法例界定釋義的傷殘人士停泊屬於該地段已建或擬建建築物各住戶及佔用人和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i) 該地段內應按以下比率提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的電單車，除非「署長」另行同意採取其他比例，則屬例外：

(I) 本特別條款 (a)(i) 款規定提供的「住宅停車位」(可根據本文特別條款第 (22) 條更改) 總額百分之十 (以下簡稱「住宅電單車停車位」)；

(II) 本特別條款 (b)(i)(I) 款規定提供的車位總額百分之十；及

(III) 本特別條款 (b)(i)(II) 款規定提供的車位總額百分之十；

倘應根據本 (d)(i) 款提供的車位數目為小數位數，則四捨五入為最接近之整數。

(ii) 「住宅電單車停車位」除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段的建築物各住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位儲存、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iii) 上述根據本特別條款 (d)(i)(II) 及 (d)(i)(III) 款提供的車位除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段作本特別條款 (b)(i)(I) 及 (b)(i)(II) 款所訂用途之建築物各佔用人及彼等之真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(e) (i) 根據本特別條款 (a)(i)、(a)(iii) 及 (b)(i) 款提供的每個車位尺寸應為 2.5 米闊及 5.0 米長，淨空高度最少 2.4 米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定及批准。

(iii) 根據本特別條款 (d) 款提供的每個車位尺寸應為 1.0 米闊及 2.4 米長，淨空高度最少 2.4 米或「署長」批准的其他高度。』

13. 「批地文件」特別條款第 (21) 條訂明：

『(a) 該地段內應提供「署長」滿意的車位作車輛上落客貨用途，分配比率如下：

(i) 該地段已建或擬建建築物內每 800 個住宅單位或不足此數配置一個車位，或採取「署長」批准的其他比例，惟該地段已建或擬建住宅單位大廈最少須配置一個上落貨車位。上落貨車位應位於每座住宅單位大廈內或毗鄰該處。於本 (a)(i) 款，擬用作單一住宅的獨立屋、半獨立屋及排屋概不被視為一座住宅單位大廈。「署長」就何謂「住宅單位」所作的決定將作終論並對「承批人」約束；

(ii) 該地段已建或擬建作寫字樓用途的建築物總樓面面積每 3,000 平方米或不足此數配置一個車位；及

(iii) 該地段已建或擬建作非工業用途 (不包括住宅、寫字樓、酒店、貨倉及加油站) 的建築物總樓面面積每 1,200 平方米或不足之數配置一個車位。

(b) 根據本特別條款 (a)(i)、(a)(ii) 及 (a)(iii) 款提供的每個車位尺寸應為 3.5 米闊及 7.0 米長，淨空高度最少 3.6 米。此等車位除供與本特別條款 (a)(i)、(a)(ii) 及 (a)(iii) 款所載的建築物相關的車輛上落客貨外，不得作任何其他用途。』

14. 「批地文件」特別條款第 (22) 條訂明：

『(a) 儘管有本文特別條款第 (20)(a)、(20)(b) 及 (21)(a) 條的規定，「承批人」仍可增減上述各條款指定提供的車位數目不多於百分之五，但增減車位總數不可超過五十個。

(b) 除有本特別條款 (a) 款之規定外，「承批人」亦可增減本文特別條款第 (20)(a)(i) 條指定提供的「住宅停車位」數目及本文特別條款第 (20)(d)(i)(I) 條指定提供的「住宅電單車停車位」數目 (不計算根據本特別條款 (a) 款計入的額外車位) 不多於百分之五。

15. 「批地文件」特別條款第 (32) 條訂明：

『(a) 「承批人」應按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修污水管及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。如此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及訴求，「承批人」必須承擔全責並向「政府」及其人員賠償。

(b) 如該地段已鋪設任何排水渠及污水管並已啟用，「署長」可展開工程將此等渠道接駁至「政府」雨水渠及污水管，惟倘有由此引致的損失或損害，「署長」毋須向「承批人」承擔責任。「承批人」須在「政府」通知時支付此等接駁工程的費用。此外，上述接駁工程亦可由「承批人」自費以「署長」滿意的方式建造。於該情況下，「承批人」應負責自費維修建於「政府」土地的接駁工程部分，並在「政府」通知時將其移交「政府」，日後由「政府」自費維修。「承批人」須在「政府」通知時支付上述接駁工程的技術審核費用。如「承批人」不按規定維修於「政府」土地範圍內建造的上述接駁工程部分，「署長」可按其視為必要執行相關的維修工程，「承批人」須在「政府」通知時支付此等工程的費用。』

F. 對買方造成負擔的租用條件

16. 「批地文件」特別條款第 (3) 條訂明：

『(a) 「承批人」確認於「本協議」訂立日，該地段範圍內現存有某些建築物及構築物 (位於該地段範圍內的部分以下簡稱「現存建築物及構築物」) 並且侵佔、超出和凸出毗鄰的「政府」土地及於土地註冊處註冊為九龍內地段第 10522 號的所有一幅或一塊土地 (上述部分以下統稱「伸延構築物」)。「承批人」須在本文特別條款第 (4) 條訂明的日期前自費以「署長」全面滿意的方式拆卸及清拆「現存建築物及構築物」和「伸延構築物」(拆卸及清拆工程以下簡稱「拆卸及清拆工程」)。如因使用「現存建築物及構築物」和「伸延構築物」或其存在或其後拆卸及清拆「現存建築物及構築物」和「伸延構築物」導致「承批人」蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務。如因使用「現存建築物及構築物」和「伸延構築物」或其存在或其後拆卸及清拆「現存建築物及構築物」和「伸延構築物」而直接或間接引起任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟或其他程序，「承批人」須向「政府」作出賠償並確保其免責。

(b) 茲毋損本特別條款 (a) 款之一般規定，「承批人」確認於「本協議」訂立日，在土地註冊處註冊為九龍內地段第 9744 號餘段、九龍內地段第 9881 號及九龍內地段第 10422 號 (以下簡稱「毗鄰地段」) 的所有一幅或一塊土地建有的建築物有某些水管、冷氣機、共用牆及構築物凸出伸至該地段 (以下統稱「侵佔物」)，而該地段是以現有「侵佔物」的原則批出。「政府」概不明示或暗示保證「侵佔物」或其任何部分的實質狀況、狀態或安全，又或「侵佔物」是否遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定興建、安裝或存在，又或「侵佔物」會否拆卸、清拆或糾正。「政府」概不就「侵佔物」或其使用、存在或相關維修、修理、拆卸或清拆工程向「承批人」或任何其他人士承擔責任或義務，亦不就「侵佔物」或其使用、存在、維修、修理、拆卸或清拆，又或「承批人」或任何其他相關人等執行工程，又或就此對「毗鄰地段」註冊擁有人或佔用人或任何其他人等採取行動或展開訴訟或法律程序導致、招致或連帶引起「承批人」或任何其他人等蒙受損失、損害、滋擾或騷擾承擔責任。如因「侵佔物」或其使用、存在或相關維修、修理、拆卸或清拆工程直接或間接引起任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟或其他程序，「承批人」須向「政府」作出賠償並確保其免責。

(c) 為免存疑，「現存建築物及構築物」、「伸延構築物」和「侵佔物」的存在及該地段是以現存上述物件的原則批出，概不寬免或解除、撤銷、減免或更改此等「批地條款」訂明「承批人」應有的責任，亦不影響或妨礙此等「批地條款」訂明「政府」可因應 「承批人」違反、不遵守、不履行或不執行此等「批地條款」所訂責任而行使的權利及補償權。』

17. 「批地文件」特別條款第 (6) 條訂明：

『如事前未獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何該地段或毗鄰土地生長的樹木。』

18. 「批地文件」特別條款第 (7) 條訂明：

『「承批人」應自費在該地段任何非建設部分 (以下特別條款第 (9) 條界定釋義的「粉紅色加黑色斜線範圍」除外) 及平台 (如有) 進行園景綠化及種植樹木和灌木，其後則負責維修以保持其安全、清潔、整齊及健康，全面令「署長」滿意。』

19. 「批地文件」特別條款第 (24) 條訂明：

『(a) 儘管「承批人」已遵守及履行此等「批地條款」令「署長」滿意，「住宅停車位」及「住宅電單車停車位」不得：

(i) 轉讓，除非：

(I) 連同賦予專有權使用和佔用該地段已建或擬建建築物內住宅單位的不可分割份數一併轉讓；或

(II) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建建築物內住宅單位的不可分割份數；或

(ii) 分租 (租予該地段已建或擬建建築物內住宅單位的住戶除外)。

於任何情況下，該地段已建或擬建建築物內任何一個住宅單位的住戶概不可承讓或承租多於三個「住宅停車位」及「住宅電單車停車位」。

(b) 儘管有本特別條款 (a) 款的規定，「承批人」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅停車位」及「住宅電單車停車位」，但承讓方必須為「承批人」的全資附屬公司。

(c) 本特別條款 (a) 款概不適用於以整體方式轉讓、分租、按揭或押記該地段。

(d) 本特別條款 (a) 及 (b) 款概不適用於「傷殘人士停車位」。

(e) 於本特別條款，「住宅單位」的釋義並不包括獨立屋、半獨立屋或排屋。「署長」就何謂住宅單位所作的決定將作終論並對「承批人」約束。』

20. 「批地文件」特別條款第 (27) 條訂明：

『除非事前由「署長」全權酌情發出書面同意，而「署長」可制訂其視為恰當的條款與條件 (包括以其指定的地價加批「政府」土地作該地段的增批地段)，否則「承批人」不可在毗連或毗鄰該地段的「政府」土地進行削土、移土或土地後移工程，又或任何建造、填土工程或任何性質的斜坡處理工程。』

21. 「批地文件」特別條款第 (28) 條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「承批人」執行的其他工程，則不論事前是否獲「署長」書面同意，「承批人」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「承批人」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水、輔助工程或其他工程，以保持其修繕及狀況良好，令「署長」滿意。

(b) 本特別條款 (a) 款的規定概不妨礙「政府」根據此等「批地條款」行使權利，其中特別以本文特別條款第 (27) 條為要。

(c) 無論何時，如因「承批人」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「承批人」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商作出彼等因為或由於滑土、山泥傾瀉或地陷所蒙受或招致的所有費用、收費、損害、需索及索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「承批人」發出書面通知，要求「承批人」進行、建造及維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「承批人」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行及進行必要的工程。「承批人」必須在接獲通知時向「政府」償還有關的費用，以及任何行政和專業費用及收費。』

16 SUMMARY OF LAND GRANT
批地文件的摘要

22. 「批地文件」特別條款第 (29) 條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「承批人」應自費在預應力地錨的整個使用周期內定期維修及定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「承批人」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「承批人」必須在接獲通知時向「政府」償還有關的費用。』

23. 「批地文件」特別條款第 (30) 條訂明：

『(a) 如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料 (以下簡稱「廢物」) 堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他「政府」產業 (以下簡稱「政府產業」)，「承批人」必須自費清理廢物並修復「政府產業」蒙受的任何損害。「承批人」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償及訴求向「政府」作出賠償。

(b) 儘管有本特別條款 (a) 款之規定，「署長」仍可 (但無責任必須) 在「承批人」要求時清理「政府產業」的廢物和修復任何損害。「承批人」須在「政府」通知時支付相關的費用。』

24. 「批地文件」特別條款第 (31) 條訂明：

『「承批人」時刻均須謹慎地採取所有妥善及適當的工藝和預防措施，其中尤以任何拆卸、移除、建造、維修、更新或修理工程 (以下統稱「工程」) 施工期間為要，藉以避免損壞、干擾或阻塞位於該地段或沿該地段之內、其上、其下鋪設或跨越或毗鄰該處或其任何部分的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置 (以下統稱「服務設施」)。「承批人」執行任何此等工程之前，必須進行或達致進行完善調查及查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「承批人」不得展開任何工程。此外，「承批人」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「承批人」須自費以「署長」全面滿意的方式修理、修復及還原「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「承批人」須在「政府」通知時支付有關的費用) 導致或引起該地段或其任何部分或任何「服務設施」蒙受的損害、干擾或阻塞。如「承批人」不在該地段或其任何部分或「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「承批人」須在「政府」通知時支付有關的費用。』

25. 「批地文件」特別條款第 (33) 條訂明：

『(a) 「承批人」確認現已建有本文所夾附圖則顯示並註明為“Sewage Tunnel”的污水隧道 (以下簡稱「污水隧道」)，鋪設於本文所夾附圖則顯示及註明為“HARBOUR AREA TREATMENT SCHEME SEWAGE TUNNEL OUTER PROTECTION AREA”的「淨化海港計劃」污水隧道外保護區之下及之內。茲現保留予「政府」、「署長」及其人員、承辦商、工人及其正式授權人等之權利，不論攜帶工具、設備、機器或駕車與否，時刻均可不受限制地自由通行、進出、往返或經過該地段或其任何部分，以便運作、檢查、維修、修理、更新和重建「污水隧道」，以及執行「署長」指定或批准的其他工程。倘因「政府」、「署長」及其人員、承辦商、工人及其正式授權人等行使本特別條款所賦予權利或因運作、檢查、維修、修理、更新和重建「污水隧道」及進行「署長」指定或批准的其他工程，而導致或連帶「承批人」承受或蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、工人及其正式授權人等概不就此承擔責任。「承批人」不可就此等損失、損害、滋擾或騷擾提出索償等。

(b) 「承批人」時刻均須自費和謹慎地採取所有妥善及適當的工藝和預防措施，其中尤以進行「工程」及地盤工程期間，藉此避免對「污水隧道」造成任何損害、干擾或阻礙。「承批人」展開任何「工程」或地盤工程之前，必須先向「署長」提交建議書說明如何處理可能受「工程」及地盤工程影響的「污水隧道」，以徵取「署長」全面批准。「署長」以書面批准「工程」、地盤工程及上述建議書之前，「承批人」不可展開任何「工程」或地盤工程。「承批人」應遵從並自費執行「署長」給予上述批准時就「污水隧道」制訂的任何規定。』

26. 「批地文件」特別條款第 (36) 條訂明：

『該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬陶泥金塔或骨灰盅等。』

註： 欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在開放時間免費索取閱覽，並可支付必要的影印費用索取影印副本。

於本節《批地文件的摘要》，「承批人」指市區重建局，如上下文意允許或指定則包括其繼承人及受讓人；「政府」指香港特別行政區政府；「署長」指地政總署署長；「香港」指香港特別行政區；及此等「批地條款」指及包括「批地文件」一般條款和特別條款。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

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

1. Description

   The Pink Hatched Black Area as referred to in Special Condition No. (9) of the Land Grant.

2. The general public has the right to use the facilities in accordance with the Land Grant.

B. 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 Development

1. Description

   The Pink Hatched Black Area.

2. The general public has the right to use the facilities in accordance with the Land Grant.

3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.

4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

C. Size of open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

Please see the plans appended at the end of this section.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

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

"(a) The Grantee shall at his own expense, in such manner, with such materials, within such time limit and to such standards and designs as the Director shall require or approve, lay, form, surface, construct and provide a pedestrian passage way (together with such lightings as the Director in his absolute discretion may require) in all respects to the satisfaction of the Director within the portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area").

(b) The Grantee shall at all times during the whole term hereby agreed to be granted at his own expense maintain and manage the Pink Hatched Black Area (including the pedestrian passage way and any lightings to be provided pursuant to sub-clause (c) of this Special Condition) in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) (i) The Grantee shall at all times during the day and night throughout the whole term hereby agreed to be granted permit members of the public for all lawful purposes freely and without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through, over, up and down the Pink Hatched Black Area.

(ii) No object whatsoever which may cause obstruction to the access to and the free passage of the Pink Hatched Black Area shall be placed within the Pink Hatched Black Area.

(iii) Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee) there is any obstruction to the access to and the free passage of the Pink Hatched Black Area, the Grantee shall when called upon by the Director so to do, at the Grantee's own expense and within such time limit as shall be specified by the Director, remove or demolish such obstruction and to reinstate the Pink Hatched Black Area in all respects to the satisfaction of the Director.

(d) No tree or shrub shall be planted and no building or structure or support for any building or structure whatsoever shall be erected or constructed or placed below, on, over, above or within the Pink Hatched Black Area except the lightings referred to in sub-clause (a) of this Special Condition.

(e) Notwithstanding the provision in Special Condition No.(5) hereof, the Pink Hatched Black Area shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (c) of this Special Condition.

(f) In the event of the non-fulfilment or breach of the Grantee's obligations under sub-clauses (a), (b), (c) or (d) of this Special Condition (including any neglect or failure by the Grantee to perform, observe or comply with the notice served upon him under sub-clause (c) of this Special Condition within the period specified therein), 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 shall be binding upon the Grantee.

(g) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any persons authorized by him with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot for the purposes of inspecting, checking and supervising of any works to be carried out in compliance with this Special Condition and of carrying out any works under sub-clause (f) of this Special Condition and carrying out any other-works which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Black Area.

(h) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot to inspect, repair and maintain the Services (as defined in Special Condition No. (31) hereof) being or running upon, over or under the Pink Hatched Black Area and to carry out within the Pink Hatched Black Area any other works including but not limited to the lying and diversion of the said Services which the Director may in his absolute discretion consider necessary.

(i) The Government, the Director, his officers, contractors and any persons authorized by him shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or to the exercise by the Government, the Director, his officers, contractors and any persons authorized by him of the rights conferred under sub-clauses (g) and (h) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors or any persons authorized by him in respect of any such loss, damage, nuisance or disturbance.

(j) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (c) of this Special Condition arises only as a matter of contract between the Grantee and the Government and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.

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

(l) The Grantee hereby indemnifies and shall keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorised by him from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Black Area."

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

1. Clause 1.1 in Section I of the Deed of Mutual Covenant and Management Agreement ("DMC") stipulates that: -

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires :-

…

"**Development Common Areas and Facilities**"

means and includes the Development Car Parking Space for disabled persons, owner's committee office, the Pedestrian Passageway, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification only are shown coloured Light Pink (or Light Pink Hatched Black in the case of the Pedestrian Passageway) on the DMC Plans,

but shall exclude the Development Common Areas and Facilities (Site A), the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities, such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy thereof belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

…

"**Pedestrian Passageway**"

means the pedestrian passage way on the Ground Floor of the Development provided pursuant to Special Condition No. (9)(c) of the Government Grant on "the Pink Hatched Black Area" as referred to in Special Condition No. (9)(a) of the Government Grant, which for the purposes of identification only is shown coloured Light Pink Hatched Black on the Ground Floor plan of the DMC Plans;

…"

2. Clause 3.1(j) in Section III of the DMC stipulates that: -

"Subject to the prior written approval of Owners' Corporation (if formed) or by a resolution of the Owners passed at an Owners' meeting convened under this Deed and subject to the Government Grant, the right to grant any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian bridges, gardens, open spaces, nullahs and culverts, recreational areas and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Common Areas and Facilities, except over any part or parts of the Pedestrian Passageway, or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as the First Owner shall deem appropriate

PROVIDED THAT:-

(i) the exercise of this right shall not interfere with an Owner's right and privilege to hold, use, occupy and enjoy his Unit or impede or restrict access to or from his Unit; and

(ii) any payment received shall be credited to the Special Fund."

3. Clause 1 of Part B of the Second Schedule to the DMC stipulates that:-

"The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held:-

…

(d) Rights of members of the public for all lawful purposes freely and without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through, over, up and down the Pedestrian Passageway in accordance with Special Condition (9)(c)(i) of the Government Grant."

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

批地文件特別條件第 (9) 條所述的「粉紅色間黑斜線範圍」。

2. 公眾有權依據批地文件規定使用各項設施。

B. 根據批地文件規定須由發展項目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設施

1. 描述

批地文件特別條件第 (9) 條所述的「粉紅色間黑斜線範圍」。

2. 公眾有權依據批地文件規定使用各項設施。

3. 各項設施由發展項目內住宅物業的業主付費管理、營運或維修。

4. 發展項目各住宅物業業主應透過攤付有關住宅物業的管理開支，按比例分擔各項設施的管理、運作或維修開支。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的面積

不適用。

D. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第 123 章，附屬法例 F）第 22(1) 條而撥供公眾用途的任何部分

不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節最尾之圖則。

F. 批地文件中關於該等設施、休憩用地及以上 A 至 D 所述的土地中的該等部分的條文

1. 批地文件特別條件第 (9) 條規定：-

「(a) 「承批人」應自費在「署長」指定或批准的期限內，以「署長」指定或批准的方式、物料、標準和設計，在本文所夾附圖則以粉紅色加黑色斜線顯示的該地段範圍 (以下簡稱「粉紅色加黑色斜線範圍」) 鋪設、平整、鋪築表面、建造和提供一條行人通道 (連同「署長」全權酌情規定的照明裝置)，以全面令「署長」滿意。

(b) 「承批人」應在本文協定的整個批授年期內時刻自費維修及管理「粉紅色加黑色斜線範圍」(包括根據本特別條款 (c) 款提供的行人通道及照明裝置)，以保持其修繕及狀況良好，全面令「署長」滿意。

(c) (i) 於本文協定的整個批授年期內，「承批人」不論日夜應時刻允許公眾免費地自由步行或乘坐輪椅暢通無阻地通行、進出、往返、行經及上落「粉紅色加黑色斜線範圍」，以作任何性質的合法用途。

(ii) 「粉紅色加黑色斜線範圍」不得放置任何物件，以致阻礙任何人士暢通無阻地通行「粉紅色加黑色斜線範圍」。

(iii) 如「署長」認為 (其意見將作終論並對「承批人」約束) 有任何物件阻礙他人暢通無阻地通行「粉紅色加黑色斜線範圍」，「承批人」須在「署長」通知時自費在「署長」指定的期限內，清除和拆卸此等阻礙物，並且恢復「粉紅色加黑色斜線範圍」的原貌，全面令「署長」滿意。

(d) 除本特別條款 (a) 款所載的照明裝置外，不可在「粉紅色加黑色斜線範圍」之下、之上、其上、之內或跨越該處種植任何樹木或灌叢，又或建造或興建任何建築物、構築物或建築物、構築物的支承件。

(e) 儘管有特別條款第 (5) 條之規定，「粉紅色加黑色斜線範圍」除供公眾依照本特別條款 (c) 款規定行經及往返外，不可作其他用途。

(f) 如「承批人」不履行本特別條款 (a)、(b)、(c) 或 (d) 款所訂的「承批人」責任 (包括疏忽失責或並未於根據本特別條款 (c) 款向其送達通知列明的期限內執行、履行或遵守相關規定)，「政府」可執行必要的工程，費用由「承批人」承擔。「承批人」須在接獲通知時向「政府」支付相等工程費用的款項，金額由「署長」釐定，其決定將作終論並對「承批人」約束。

(g) 「承批人」應在所有合理時間允許「署長」、其人員、承辦商及任何經其授權人等，不論駕車或帶備工具、設備或機器與否，自由及不受限制地進出、往返和行經該地段，以便檢查、檢驗及監督位於根據本特別條款規定在「粉紅色加黑色斜線範圍」之上、之下、其上、之內或跨越該處實施的工程，以及執行本特別條款 (f) 款指定的任何工程和「署長」視為必要的任何其他工程。

(h) 「承批人」應在所有合理時間允許「署長」、其人員、承辦商及任何經其授權人等，不論駕車或帶備工具、設備或機器與否，自由及不受限制地進出、往返和行經該地段，以便檢查、修理及維修位於「粉紅色加黑色斜線範圍」之上、之下、其上、之內或跨越該處的「服務設施」(釋義以本文特別條款第 (31) 條所訂為準)，以及在「粉紅色加黑色斜線範圍」執行任何其他工程，包括但不限於「署長」全權酌情為必要的上述「服務設施」鋪設及改道工程。

(i) 倘因「承批人」履行本特別條款所訂的「承批人」責任，或因「政府」、「署長」、其人員、承辦商及經其授權人等行使本特別條款 (g) 及 (h) 款等所載的權利導致或連帶「承批人」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」、其人員、承辦商及經其授權人等概毋須就此承擔責任。「承批人」不得就此等損失、損害、滋擾或騷擾向「政府」、「署長」、其人員、承辦商及經其授權人等提出索償等。

(j) 現明確協定、聲明及規定，儘管本特別條款 (c) 款訂明「承批人」須承擔責任，惟此純粹為「承批人」與「政府」之間的合約協定，而儘管制訂上述責任，「承批人」並無意向劃定而「政府」亦無同意劃定「粉紅色加黑色斜線範圍」或其任何部分供公眾作通道。

(k) 現明確協議及聲明，任何人士均不可鑒於本特別條款 (c) 款訂明「承批人」須承擔的責任而預期或申索任何寬免，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物 (規劃) 規例》第 22(1) 條、其任何修訂條文或取代條文等亦然。為免存疑，「承批人」現明確豁免任何及所有關乎《建築物 (規劃) 規例》第 22(1) 條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之寬免的申索或相關權利。

(l) 倘「承批人」、其傭工、工人及承辦商就本特別條款所載的「承批人」責任或因應或基於「粉紅色加黑色斜線範圍」作出或遺漏作出任何事項，而直接或間接引起或導致任何性質的責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及訴求，「承批人」須向「政府」、「署長」及其人員、承辦商、代理及經其授權人等作出賠償並確保彼等免責。」

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及以上 A 至 D 所述的土地中的該等部分的條文

1. 《公契及管理協議契據》（「公契」）第一章第 1.1 條規定：-

「在本公契中，除非上下文義另有准許或要求，下列詞語具有以下界定的意義：

…

「發展項目公用地方及設施」

指並包括傷殘人士發展項目停車位、業主委員會辦事處、行人通道、該土地及發展項目內擬供發展項目整體共同使用與享用的該等區域及設施，在公契圖則上用淺粉紅色顯示 (或行人通道以淺粉紅色間黑斜線顯示)，僅供識別；

但是不包括發展項目公用地方及設施 (地盤 A)、住宅公用地方及設施、商業公用地方及設施、停車場公用地方及設施、發展項目內持有、使用、佔用與享用專有權和特權歸屬於任何個別業主的區域，以及發展項目內只供任何個別業主專用的設施；

…

「行人通道」

指根據政府批地書特別條款第 (9)(c) 條在發展項目地下層提供的行人通道，位於政府批地書特別條款第 (9)(a) 條所載的「粉紅色間黑斜線範圍」，在公契圖則的地下平面圖上用淺粉紅色間黑斜線顯示，僅供識別；

…」

2. 公契第三章第 3.1(j) 條規定：-

「經業主立案法團 (如成立) 預先書面批准或經業主在按本公契召開的業主大會通過決議批准，並且受制於政府批地書，有權按第一業主認為合適的條款及條件向相關人士授予通過公用地方及設施任何部分 (通過「行人通道」任何部分除外) 的任何權利、道路權、地役權或準地役權 (包括但不限於使用任何道路、通道、行人路、行人小徑、行人天橋、花園、露天地方、明渠及溝渠、康樂區及設施、垃圾收集和處理區及設施、排水系統和煤氣、水電儲存、轉換及供應系統) 或通過許可證授予類似權利，供毗連或鄰近土地的業主受益，

但須以下列條件作為前提，

(i) 行使本權利不能干涉業主持有、使用、佔用和享用他的單位的權利及特權，或阻礙或限制業主出入他的單位；及

(ii) 行使本權利取得的任何款項須撥入特別基金。」

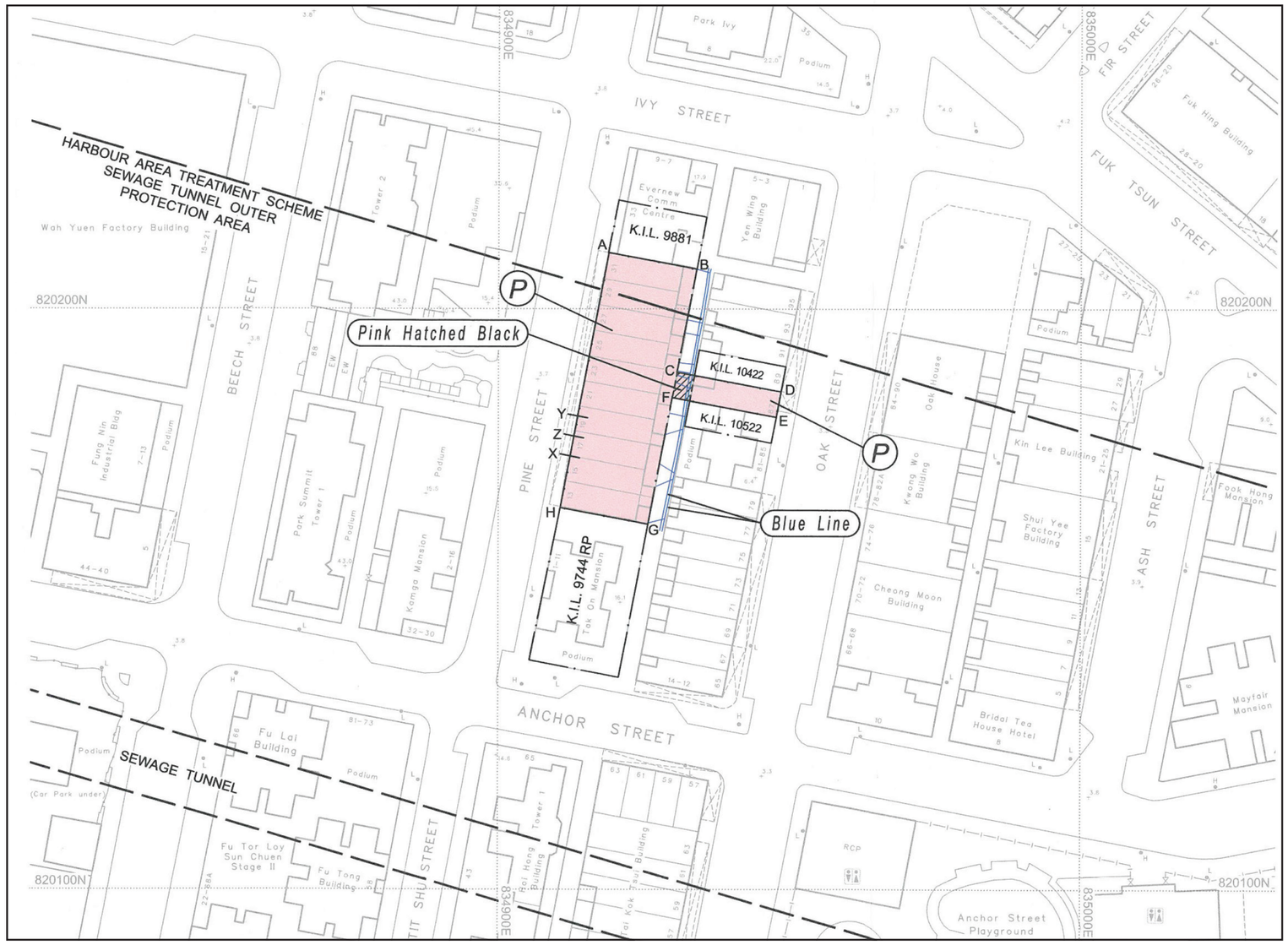
3. 公契第二附表第 1 條規定：-

「持有每份不可分割份數和有權獨家持有、使用、佔用和享用連帶持有他的房產的業主須受制於下列權利及特權：

…

(d) 公眾有權依照政府批地書特別條款第 (9)(c)(i) 條，自由及暢通無阻地免費步行或乘坐輛椅進出、通行、往返、行經和上落行人通道，以作所有合法用途。」

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



Notation
圖例

Pink Hatched Black
粉紅色加黑色斜線範圍

This plan is a reproduction of the plan as annexed to Conditions of Grant No.20275 of Kowloon Inland Lot No.11251, and is the plan referred to in this section.

This plan is for showing the location of the Pink Hatched Black Area only. Other matters shown on the plan may not reflect their latest condition.

本圖則是附錄在九龍內地段第11251號之批地條件第20275號的圖則之複製本，亦是本節提及的圖則。

本圖則僅作顯示粉紅色加黑色斜線範圍，圖中所示的其他事項未必反映其最新狀況。

18 WARNING TO PURCHASERS
對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –
   (a) that firm may not be able to protect the purchaser's interests; and
   (b) the purchaser may have to instruct a separate firm of solicitors; and
   (c) in the case of paragraph 3(b), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

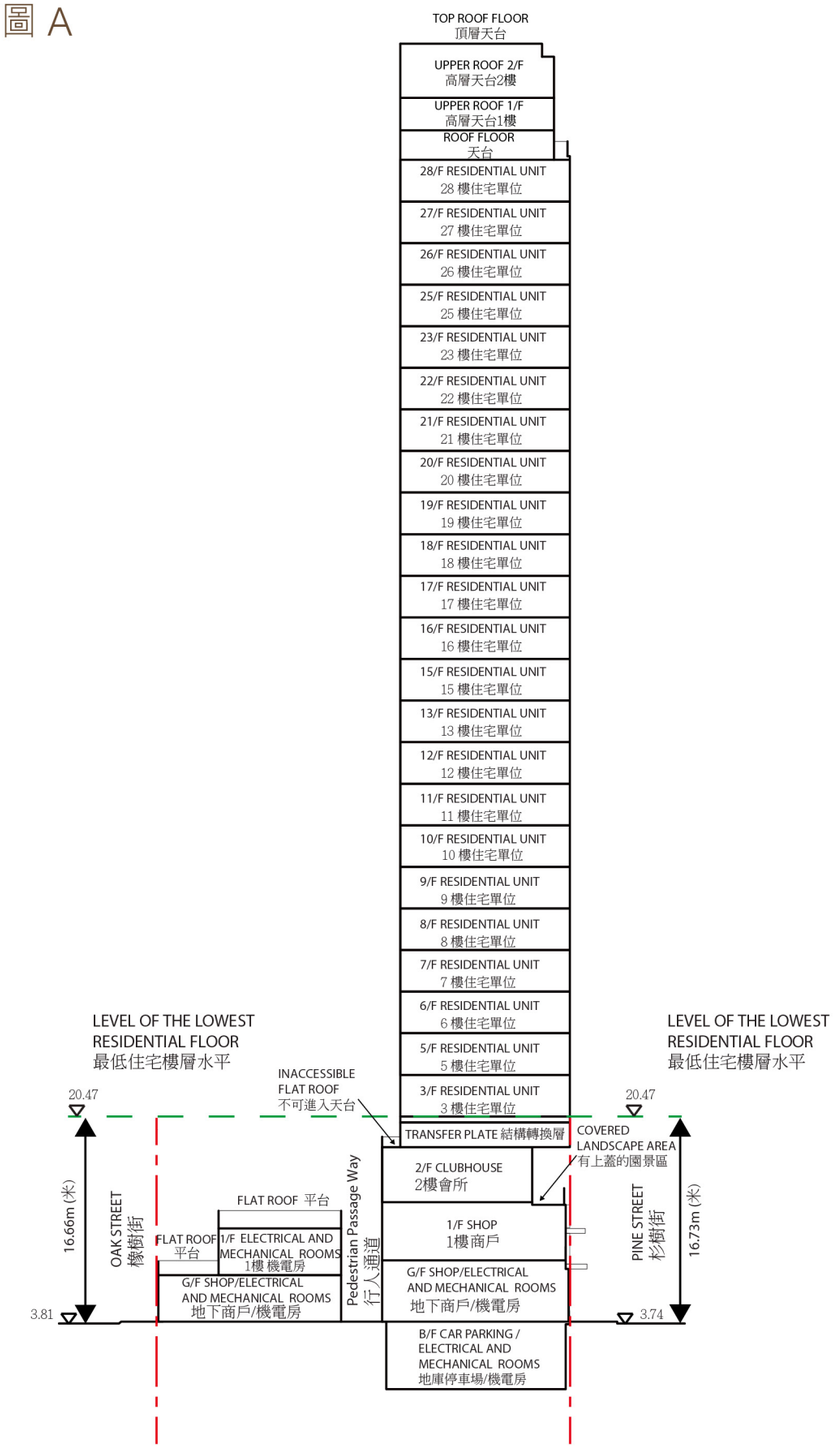
1. 現特此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

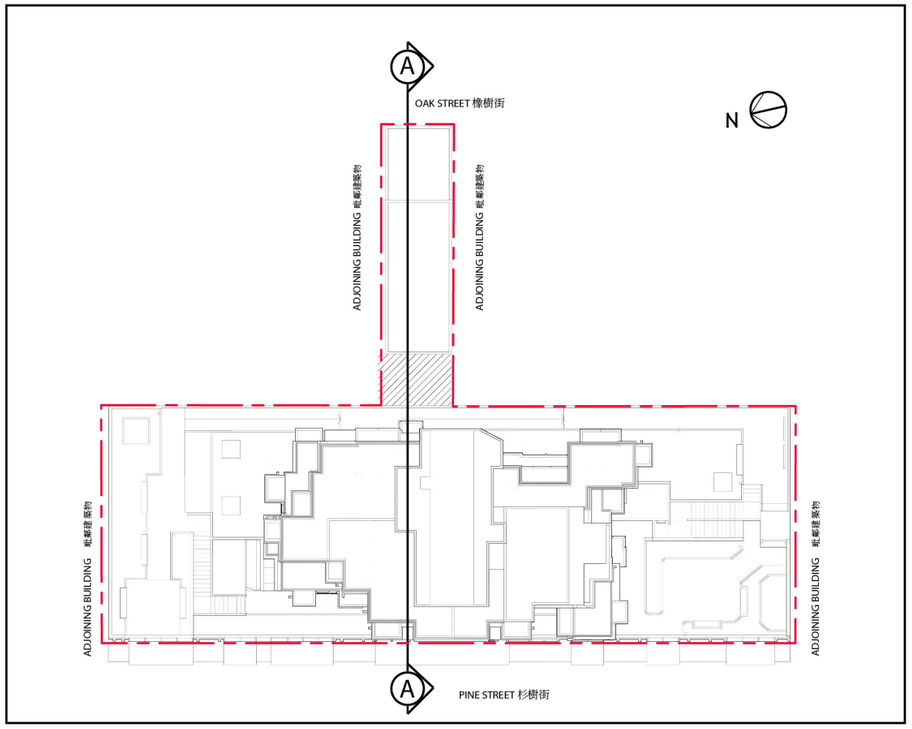
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
   (a) 該律師事務所可能不能夠保障買方的利益；及
   (b) 買方可能要聘用一間獨立的律師事務所；及
   (c) 如屬3(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

Cross-Section Plan A
橫截面圖 A



Key Plan
指示圖



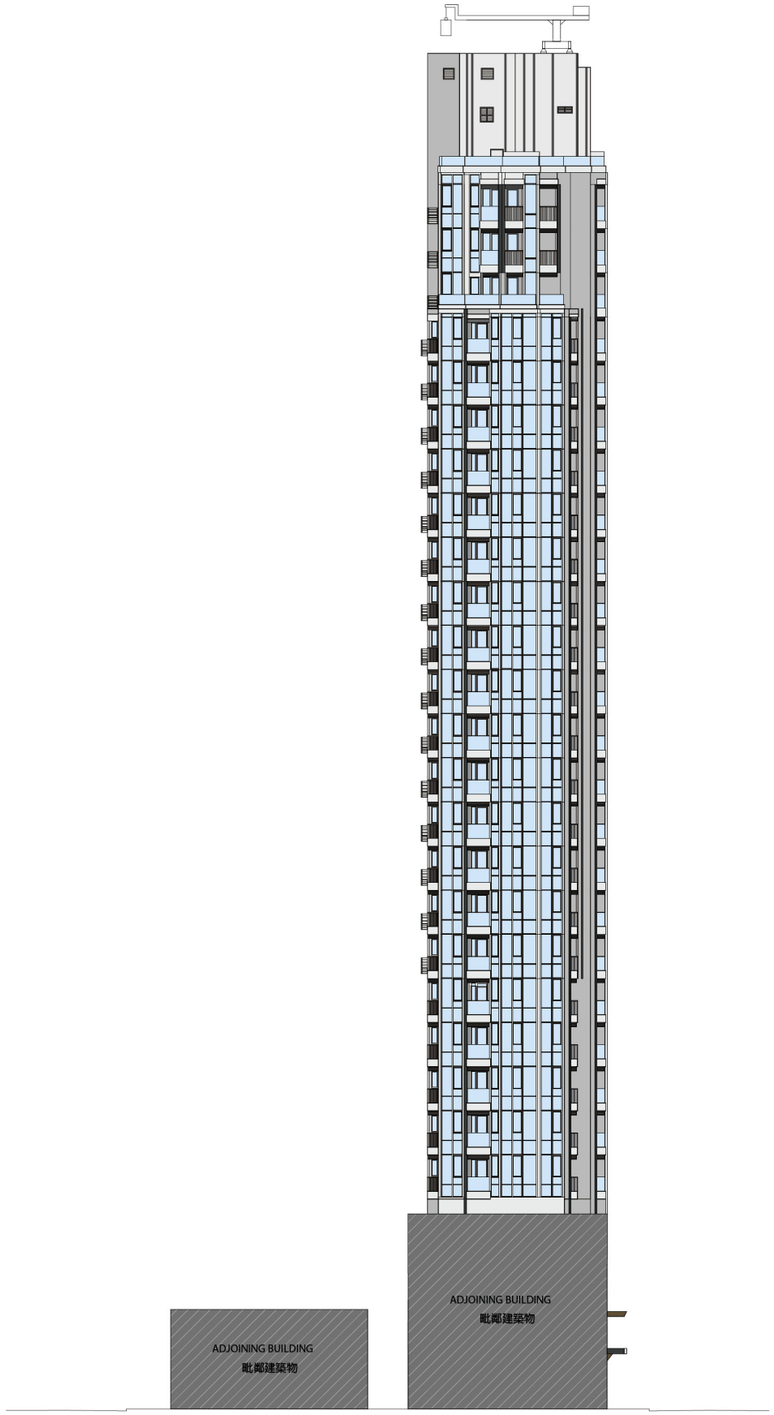
Boundary of the Development
發展項目邊界線

1. This cross-section plan is not draw to scale.
2. The part of Pine Street adjacent to the building is 3.74 metres above the Hong Kong Principal Datum.
3. The part of Oak Street adjacent to the building is 3.81 metres above the Hong Kong Principal Datum.
4. Green dotted line denotes the level of the lowest residential floor of the building.
5. ▽ denotes height (in metres) above the Hong Kong Principal Datum.

1. 此橫截面圖並非按比例繪製。
2. 毗鄰建築物的一段杉樹街為香港主水平基準以上 3.74 米。
3. 毗鄰建築物的一段橡樹街為香港主水平基準以上 3.81 米。
4. 綠色虛線代表建築物之最低住宅樓層水平。
5. ▽ 代表香港主水平基準以上的高度 (米)。

20 ELEVATION PLAN
立面圖

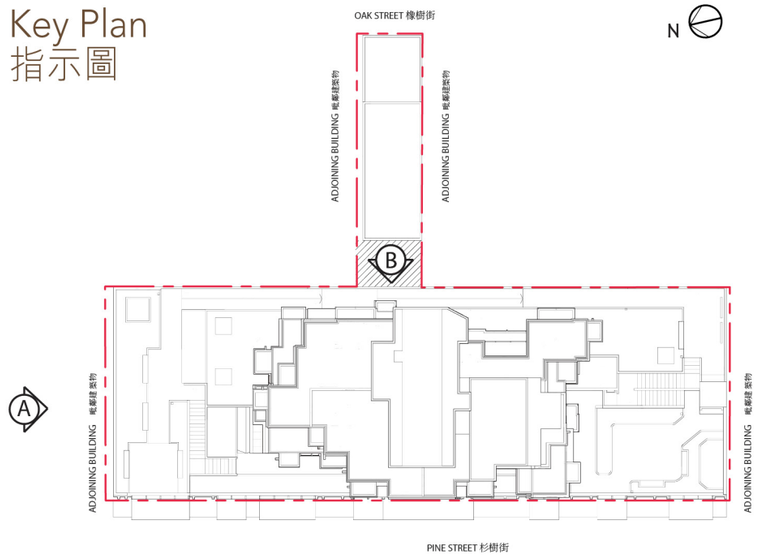
Elevation Plan A
立面圖 A



Elevation Plan B
立面圖 B



Key Plan
指示圖



Boundary of the Development
發展項目邊界線

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

a) are prepared on the basis of the approved building plans for the Develepment as of 14th September 2021; and

b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

a) 以 2021 年 9 月 14 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

b) 大致上與發展項目的外觀一致。

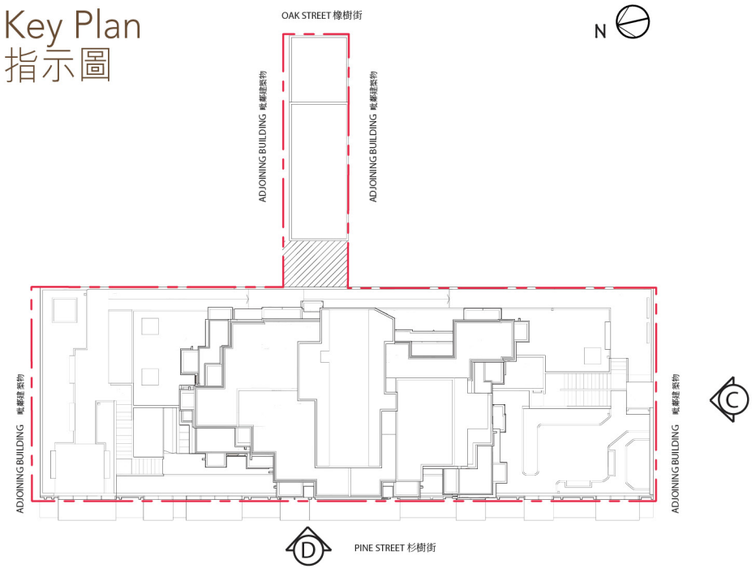
20 ELEVATION PLAN
立面圖

Elevation Plan C
立面圖 C



Elevation Plan D
立面圖 D

Key Plan
指示圖



Boundary of the Development
發展項目邊界線

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

a) are prepared on the basis of the approved building plans for the Develepment as of 14th September 2021; and

b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

a) 以 2021 年 9 月 14 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

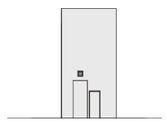
b) 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖

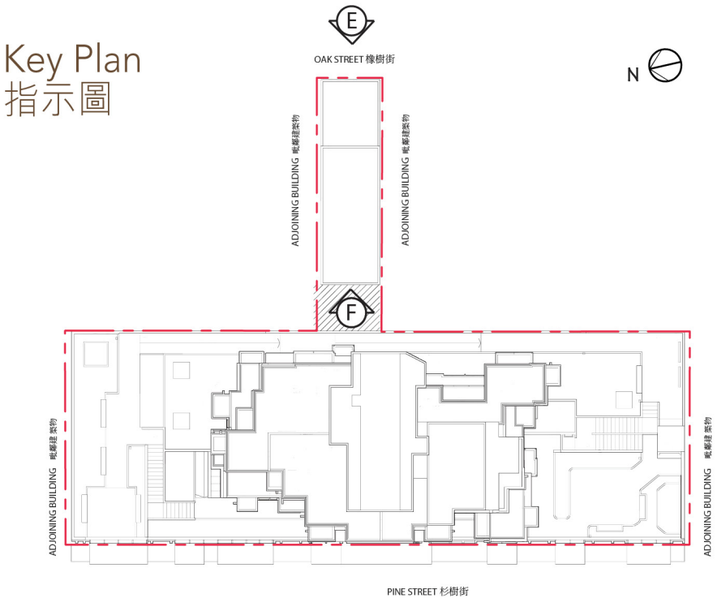
Elevation Plan E
立面圖 E



Elevation Plan F
立面圖 F



Key Plan
指示圖



Boundary of the Development
發展項目邊界線

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

a) are prepared on the basis of the approved building plans for the Develepment as of 14th September 2021; and

b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

a) 以 2021 年 9 月 14 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

b) 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities in the Development 發展項目中的公用設施	Covered Area 有上蓋之面積 sq. m. 平方米 (sq. ft. 平方呎)	Uncovered Area 沒有上蓋之面積 sq. m. 平方米 (sq. ft. 平方呎)	Total Area 總面積 sq. m. 平方米 (sq. ft. 平方呎)
residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	180.108 (1939)	Not applicable 不適用	180.108 (1939)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台和最低一層住宅樓層之間的任何一層間的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	48.894 (526)	Not applicable 不適用	48.894 (526)

Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer and the area shown in square feet may be slightly different from that shown in square metres. Areas in square metres as specified above are based on the latest approved building plans.

備註 : 以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。上述所列以平方米顯示之面積是以最新的經批准的建築圖則作為依據。

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 is available at www.ozp.tpb.gov.hk

2. A copy of the deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection free of charge at the place at which the specified residential properties are offered to be sold.

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. 關於指明住宅物業已簽立的公契文本存放在指明住宅物業的售樓處，以供免費閱覽。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. Exterior Finishes

Item		Description	
(a)	External Wall	Type of finishes	Podium: Stone paint, aluminum louver, aluminum cladding and curtain wall Residential tower: Ceramic tile, stone paint, aluminum louver, aluminum cladding, glass balustrade, metal grille and curtain wall
(b)	Window	Material of Frame	Fluorocarbon coated aluminum frame
		Material of Glass	Clear tempered glass, tinted tempered glass, tinted tempered glass with low-e coating, fritted glass and acid-etched tempered glass
(c)	Bay window	Material of Bay window	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	Artificial granite tile
(e)	Verandah or balcony	Type of finishes	Balcony Floor: Porcelain tiles Wall: Ceramic tiles Ceiling: Fluorocarbons coated aluminum ceiling Balustrade: Laminated tempered glass balustrade with aluminum capping
		Whether it is covered	Balcony: Yes
		Verandah	No verandah provided
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

Item		Description			
			Wall	**Floor**	**Ceiling**
(a)	Lobby	Type of B/F fireman's lift lobby finishes	Porcelain tile	Porcelain tile	Gypsum board false ceiling with emulsion paint
		Type of G/F residential entrance lobby finishes	Porcelain tile, stainless steel and mirror	Porcelain tile	Gypsum board false ceiling with emulsion paint
		Type of 2/F lobby finishes	Porcelain tile, stainless steel and mirror	Porcelain tile	Timber false ceiling
		Type of common lift lobby finishes (3/F, 5/F - 13/F, 15/F - 23/F & 25/F - 28/F)	Porcelain tile and timber veneer	Porcelain tile	Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling		**Wall**	**Ceiling**	
		Type of Living Room/ Dining Room finishes	Emulsion paint	Exposed ceiling finished with emulsion paint and gypsum board bulkhead with emulsion paint	
		Type of Bedroom finishes	Emulsion paint	Exposed ceiling finished with emulsion paint and gypsum board bulkhead with emulsion paint	
(c)	Internal floor		**Floor**	**skirting**	
		Material of Living Room / Dining Room	Porcelain tiles	Timber skirting	
		Material of Bedroom	Porcelain tiles	Timber skirting	

2. Interior Finishes

Item		Description				
(d)	Bathroom		**Wall**	**Floor**	**Ceiling**	
		Type of finishes	Porcelain tiles on exposed surfaces	Porcelain tiles on exposed surface	Aluminum false ceiling	
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling			
(e)	Kitchen		**Wall**	**Floor**	**Ceiling**	**Cooking Bench**
		Type of finishes	Porcelain tiles on exposed surfaces	Porcelain tiles on exposed surface	Aluminum false ceiling	Solid surface
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling			
	Open Kitchen	Type of finishes	Ceramic tiles, emulsion paint, stainless steel and MFC plate on exposed surfaces	Porcelain tiles on exposed surface	Exposed ceiling finished with emulsion paint and gypsum board with emulsion paint	Solid surface
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling			

3. Interior fittings

Item		Description			
			Material	**Finishes**	**Accessories**
(a)	Doors	Main Entrance Door	Fire-rated solid core timber door with wooden door frame	Timber veneered with metal strip	Door closer, door stopper, door viewer, door chain, smoke seal and lockset
		Balcony Door	Tinted tempered glass door with aluminum frame	Fluorocarbon coated	Lockset
		Utility Platform Door	Tinted tempered glass door with aluminum frame	Fluorocarbon coated	Lockset
		Flat Roof Door	Tinted tempered glass door with aluminum frame	Fluorocarbon coated	Lockset
		Bedroom Door	Hollow core timber door with wooden door frame	Timber veneered	Door stopper and lockset
		Bathroom Door	Hollow core timber door including timber louvre with wooden door frame	Timber veneered	Door stopper and lockset
		Kitchen Door	Fire-rated solid core timber door with wooden door frame	Timber veneered	Door closer, door stopper, smoke seal and lockset
		Roof Door	Hollow core stainless steel with stainless steel frame	Stainless steel	lockset and door closer

3. Interior fittings

Item		Description			
(b)	Bathroom		**Fittings & Equipments**	**Type**	**Material**
		(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Artificial stone
				Basin cabinet	Timber cabinet with plastic laminate
				Mirror cabinet	Timber mirror cabinet with plastic laminate and mirror with metal frame
				Wall-hung shelf (Except Flat E on 3/F & 5/F to 8/F and Flat G on 9/F to 13/F, 15/F to 23/F & 25/F)	Timber shelf with plastic laminate
			Bathroom fittings	Wash basin mixer	Chrome plated
				Wash basin	Ceramic
				Water closet	Ceramic
				Toilet paper holder	Chrome plated
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
				Shower compartment	Tempered glass with stainless steel frame
			Bath tub	Not applicable	Not applicable
		(iv) Size of bath tub, if applicable		Not applicable	
(c)	Kitchen		**Material**		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	**Finishes**	
		(iii) Kitchen cabinet	Wooden cabinet	High glossy lacquered and MFC plate	
			Type		
		(iv) Type of all other fittings and equipment	Chrome plated sink mixer		
			Sprinkler head (installed in Open Kitchen) and Ceiling type smoke detector (installed in Living Room/Dining Room) are provided for the units with Open Kitchen		
(d)	Bedroom		**Fittings**	**Type**	**Material**
		Fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Units"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Units"		

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings

Item		Description		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phase electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. The exposed conduit may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Units"	
(h)	Gas supply	Type	Not applicable	
		System	Not applicable	
		Location	Not applicable	
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Electrical & Mechanical Provisions of Residential Units"	
		Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided	
(j)	Water supply	Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. The exposed water pipes may be covered by false ceiling, bulkhead, cabinets, claddings, non-concrete partition walls, designed pipe ducts or other materials	
		Whether hot water is available	hot water is available	

4. Miscellaneous

Item		Description		
		Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand Name	Anlev
			Model Number	For Passenger Lift no. L1 & L2 : AT Standard 1000 Series
		(ii) Number and floors served by them	Number of lifts	2
			Floor served by the lifts	For Passenger Lift no. L1 : B/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-28/F For Passenger Lift no. L2 : G/F, 2/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-28/F
		Vehicle Lift		
		(i) Brand name and model number	Brand Name	Anlev
			Model Number	AT Standard 2000 Series
		(ii) Number and floors served by them	Number of lifts	1
			Floor served by the lifts	B/F and G/F
(b)	Letter box	Material	Stainless steel	

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. Miscellaneous

Item		Description			
(c)	Refuse collection	(i) Means of refuse collection	The refuse is collected by cleaners		
		(ii) Location of refuse room	Refuse room is provided on each residential floor with refuse storage and material recovery chamber on G/F		
(d)	Water meter, electricity meter and gas meter		**Water meter**	**Electricity meter**	**Gas meter**
		(i) Location	Inside common water meter cabinet on each residential floor	Inside common electricity meter room on each residential floor	Not applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

5. Security facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their location)	Access control and security system	Visitor intercom panel and smart card reader system for residents are provided at residential entrance lobby. Individual residential flats are equipped with video door phone system connected to the residential entrance lobby caretaker counter.
		CCTV	CCTV cameras which are provided at carpark, residential entrance lobby, all lifts, landscape areas are connected directly to the residential entrance lobby caretaker counter

6. Appliances

Item	Description	
Appliances	Brand name and model number	For brand name and model number of appliances provision, please refer to the "Appliances Schedule"

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	平台: 石頭漆、鋁質百葉、鋁質飾板及玻璃幕牆 住宅大樓: 瓷磚、石頭漆、鋁質百葉、鋁質飾板、玻璃圍欄,、金屬格柵及玻璃幕牆
(b)	窗	框的用料	氟碳塗層鋁質窗框
		玻璃的用料	清強化玻璃、有色強化玻璃、有色低輻射層強化玻璃、層壓玻璃及酸蝕強化玻璃
(c)	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	人造麻石磚
(e)	陽台或露台	裝修物料的類型	露台 地板: 高溫瓷質磚 牆壁: 瓷磚 天花板: 氟碳塗層鋁天花 欄杆: 隔層強化玻璃欄杆連鋁質頂冚
		是否有蓋	露台：是
		陽台	沒有陽台
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

細項		描述			
			牆壁	**地板**	**天花板**
(a)	大堂	地庫消防員升降機大堂裝修物料的類型	高溫瓷質磚	高溫瓷質磚	石膏板假天花髹乳膠漆
		地下住宅入口大堂裝修物料的類型	高溫瓷質磚、不銹鋼及鏡	高溫瓷質磚	石膏板假天花髹乳膠漆
		2樓大堂裝修物料的類型	高溫瓷質磚、不銹鋼及鏡	高溫瓷質磚	木假天花
		公用升降機大堂裝修物料的類型 (3樓、5樓 - 13樓、15樓 - 23樓及25樓 - 28樓)	高溫瓷質磚及木皮飾面	高溫瓷質磚	石膏板假天花髹乳膠漆
(b)	內牆及天花板		**牆壁**	**天花板**	
		客廳/飯廳裝修物料的類型	髹乳膠漆	外露天花板髹乳膠漆及石膏板假陣髹乳膠漆	
		睡房裝修物料的類型	髹乳膠漆	外露天花板髹乳膠漆及石膏板假陣髹乳膠漆	
(c)	內部地板		**地板**	**牆腳線**	
		客廳/飯廳裝修物料的類型	高溫瓷質磚	木腳線	
		睡房裝修物料的類型	高溫瓷質磚	木腳線	

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. 室內裝修物料

細項		描述				
(d)	浴室		牆壁	地板	天花板	
		裝修物料的類型	高溫瓷質磚於外露位置	高溫瓷質磚於外露位置	鋁質假天花	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花			
(e)	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	高溫瓷質磚於外露位置	高溫瓷質磚於外露位置	鋁質假天花	實體面材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花			
	開放式廚房	裝修物料的類型	瓷磚、髹乳膠漆、不銹鋼及MFC板於外露位置	高溫瓷質磚於外露位置	外露天花板髹乳膠漆及石膏板假陣髹乳膠漆	實體面材
		牆壁的裝修物料是否鋪至天花板	鋪至假天花			

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
(a)	門	單位大門	實心防火木門及木門框	木皮飾面及金屬條	氣鼓、門頂、防盜眼、防盜門鏈、防煙條及門鎖
		露台門	有色強化玻璃門及鋁質門框	氟碳塗層	門鎖
		工作平台門	有色強化玻璃門及鋁質門框	氟碳塗層	門鎖
		平台門	有色強化玻璃門及鋁質門框	氟碳塗層	門鎖
		睡房門	空心木門及木門框	木皮飾面	門頂及門鎖
		浴室門	空心木門連木百葉及木門框	木皮飾面	門頂及門鎖
		廚房門	實心防火木門及木門框	木皮飾面	氣鼓、門頂、防煙條及門鎖
		天台門	空心不銹鋼門及不銹鋼門框	不銹鋼	門鎖及氣鼓

3. 室內裝置

細項		描述			
(b)	浴室		**裝置及設備**	**類型**	**用料**
		(i) 裝置及設備的類型及用料	櫃	洗手盆檯面	人造石
				洗手盆櫃	膠板飾面木櫃
				鏡櫃	膠板飾面及鏡連金屬框木鏡櫃
				掛牆式架(除3樓及5樓至8樓E單位及9樓至13樓、15樓至23樓及25樓G單位外)	膠板飾面木架
			浴室設備	洗面盆水龍頭	鍍鉻
				洗手盆	陶瓷
				坐廁	陶瓷
				廁紙架	鍍鉻
		(ii) 供水系統的類型及用料		冷水供應	銅喉管
				熱水供應	銅喉管並配有隔熱絕緣保護
		(iii) 沐浴設施 (包括花灑或浴缸，如適用的話)	花灑	淋浴水龍頭及花灑套裝	鍍鉻
				淋浴間	不銹鋼框配強化玻璃
			浴缸	不適用	不適用
		(iv) 浴缸大小 (如適用的話)		不適用	
(c)	廚房		**用料**		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水水管採用銅喉管及熱水水管採用銅喉管並配有隔熱絕緣保護		
			用料	**裝修物料**	
		(iii) 廚櫃	木製櫃	高光噴漆及MFC板	
			類型		
		(iv) 所有其他裝置及設備的類型	鍍鉻冷熱水龍頭		
			設有開放式廚房的單位均設有消防花灑頭(安裝於開放式廚房)及天花式煙霧偵測器(安裝於客廳/飯廳)		
(d)	睡房		**裝置**	**類型**	**用料**
		裝置 (包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」		

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. 室內裝置

細項		描述		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	每戶設有三相電力，並設有微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。外露的導管設於假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置說明表」	
(h)	氣體供應	類型	不適用	
		系統	不適用	
		位置	不適用	
(i)	洗衣機接駁點	位置	請參閱「住宅單位機電裝置說明表」	
		設計	備有設計為直徑22毫米之洗衣機來水位及設計為直徑40毫米之洗衣機排水位	
(j)	供水	水管的用料	冷水水管採用銅喉管及熱水水管採用銅喉管並配有隔熱絕緣保護	
		水管是隱藏或外露	水管是部分隱藏及部分外露。外露的水管設於假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋	
		有否熱水供應	有熱水提供	

4. 雜項

細項		描述		
		住宅升降機		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	安力
			產品型號	客用升降機號碼 L1及L2 : AT Standard 1000 Series
		(ii) 升降機的數目及到達的樓層	升降機的數目	2
			到達的樓層	客用升降機號碼 L1 : 地庫至3樓、5樓至13樓、15樓至23樓、25樓至28樓 客用升降機號碼 L2 : 地下、2樓至3樓、5樓至13樓、15樓至23樓、25樓至28樓
		車輛升降機		
		(i) 品牌名稱及產品型號	品牌名稱	安力
			產品型號	AT Standard 2000 Series
		(ii) 升降機的數目及到達的樓層	升降機的數目	1
			到達的樓層	地庫及地下
(b)	信箱	用料	不銹鋼	

賣方承諾如該發展項目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。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

4. 雜項

細項		描述			
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	每層住宅樓層均設有垃圾房。垃圾儲存及物料收集房設於地下		
(d)	水錶、電錶及氣體錶		**水錶**	**電錶**	**氣體錶**
		(i) 位置	公共水錶櫃於每層住宅樓層中	公共電錶櫃於每層住宅樓層中	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施

細項	描述		
保安設施	保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	住客入口大堂設有訪客對講機及住客專用的智能卡系統 各個住宅單位設有視像對講機系統連接住客大堂管理處
		閉路電視	停車場、住客入口大堂、所有電梯、園藝範圍均裝有閉路電視連接住客大堂管理處

6. 設備

細項	描述	
設備	品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參閱「設備説明表」

賣方承諾如該發展項目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。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule
設備說明表

Appliances 設備	Brand Name 品牌名稱	Floor 樓層 / Flat 單位 / Model No. 型號		3/F 3樓					5/F to 8/F 5樓至8樓				
				A	B	C	D	E	A	B	C	D	E
Telescopic Type Cooker Hood 拉趟式抽油煙機	Philco 飛歌	GH1206S		1	1	1	1	1	1	1	1	1	1
Built-in Induction Hob (2 zones) 嵌入式平面爐 (兩頭)	Philco 飛歌	PH2313IC		/	/	1	/	1	/	/	1	/	1
Built-in Induction Hob (3 zones) 嵌入式平面爐(三頭)	Rosieres	RPIF342		1	1	/	1	/	1	1	/	1	/
Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBU1153A		/	/	1	/	1	/	/	1	/	1
	Philco 飛歌	PBTR122		1	1	/	1	/	1	1	/	1	/
Built-in Washer Dryer 嵌入式洗衣乾衣機	Philco 飛歌	PBS1285BI		1	1	1	1	1	1	1	1	1	1
Built-in Combi Microwave Oven 嵌入式微波焗爐	Philco 飛歌	PMG1620S		1	1	1	1	1	1	1	1	1	1
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi		1	2	1	1	1	1	2	1	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H		1	2	1	1	1	1	2	1	1	1
Ventilation Fan 抽氣扇	KDK	15WHC07		1	1	/	1	/	1	1	/	1	/
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Electric 三菱電機	Indoor unit 室內機	MSZ-GE25VA-E1	2	3	1	2	1	2	3	1	2	1
			MSZ-GE35VA-E1	/	/	1	/	1	/	/	1	/	1
			MSZ-GE42VA-E1	/	/	/	/	/	/	/	/	/	/
			MSZGE50VAE1	1	1	/	1	/	1	1	/	1	/
		Outdoor Unit 室外機	MUZ-GE25VA-E1	1	/	/	1	/	1	/	/	1	/
			MXZ-3E68VA	/	1	1	/	1	/	1	1	/	1
			MXZ-4E83VA	1	1	/	1	/	1	1	/	1	/

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目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 "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：

1. 上表 " / " 代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule
設備説明表

Appliances 設備	Brand Name 品牌名稱	Floor 樓層 / Flat 單位 / Model No. 型號		9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15至23樓、25樓						
				A	B	C	D	E	F	G
Telescopic Type Cooker Hood 拉趟式抽油煙機	Philco 飛歌	GH1206S		1	1	1	1	1	1	1
Built-in Induction Hob (2 zones) 嵌入式平面爐 (兩頭)	Philco 飛歌	PH2313IC		1	1	1	1	1	/	1
Built-in Induction Hob (3 zones) 嵌入式平面爐(三頭)	Rosieres	RPIF342		/	/	/	/	/	1	/
Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBU1153A		1	1	1	1	1	/	1
	Philco 飛歌	PBTR122		/	/	/	/	/	1	/
Built-in Washer Dryer 嵌入式洗衣乾衣機	Philco 飛歌	PBS1285BI		1	1	1	1	1	1	1
Built-in Combi Microwave Oven 嵌入式微波焗爐	Philco 飛歌	PMG1620S		1	1	1	1	1	1	1
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi		1	1	1	1	1	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H		1	1	1	1	1	1	1
Ventilation Fan 抽氣扇	KDK	15WHC07		/	/	/	/	/	1	/
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Electric 三菱電機	Indoor unit 室內機	MSZ-GE25VA-E1	/	1	1	1	1	2	1
			MSZ-GE35VA-E1	/	1	1	1	1	/	1
			MSZ-GE42VA-E1	1	/	/	/	/	/	/
			MSZGE50VAE1	/	/	/	/	/	1	/
		Outdoor Unit 室外機	MUZ-GE25VA-E1	/	/	/	/	/	1	/
			MXZ-3E68VA	1	1	1	1	1	/	1
			MXZ-4E83VA	/	/	/	/	/	1	/

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目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 "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表 " / " 代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule
設備說明表

Appliances 設備	Brand Name 品牌名稱	Floor 樓層 / Flat 單位 / Model No. 型號		26/F 26樓				27/F to 28/F 27樓至28樓			
				A	B	C	D	A	B	C	D
Telescopic Type Cooker Hood 拉趟式抽油煙機	Philco 飛歌	GH1206S		1	1	1	1	1	1	1	1
Built-in Induction Hob (2 zones) 嵌入式平面爐 (兩頭)	Philco 飛歌	PH2313IC		/	/	/	/	/	/	/	/
Built-in Induction Hob (3 zones) 嵌入式平面爐(三頭)	Rosieres	RPIF342		1	1	1	1	1	1	1	1
Built-in Refrigerator 嵌入式雪櫃	Philco 飛歌	PBU1153A		/	/	/	/	/	/	/	/
	Philco 飛歌	PBTR122		1	1	1	1	1	1	1	1
Built-in Washer Dryer 嵌入式洗衣乾衣機	Philco 飛歌	PBS1285BI		1	1	1	1	1	1	1	1
Built-in Combi Microwave Oven 嵌入式微波焗爐	Philco 飛歌	PMG1620S		1	1	1	1	1	1	1	1
Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 18/21/24 SLi		1	1	1	1	1	1	1	1
Thermo Ventilator 浴室寶	Panasonic 樂聲牌	FV-40BE2H		1	1	1	1	1	1	1	1
Ventilation Fan 抽氣扇	KDK	15WHC07		1	1	1	1	1	1	1	1
Split Type Air-conditioner 分體式冷氣機	Mitsubishi Electric 三菱電機	Indoor unit 室內機	MSZ-GE25VA-E1	2	2	2	2	2	2	2	2
			MSZ-GE35VA-E1	/	/	/	/	/	/	/	/
			MSZ-GE42VA-E1	/	/	/	/	/	/	/	/
			MSZGE50VAE1	1	1	1	1	1	1	1	1
		Outdoor Unit 室外機	MUZ-GE25VA-E1	1	1	1	1	1	1	1	1
			MXZ-3E68VA	/	/	/	/	/	/	/	/
			MXZ-4E83VA	1	1	1	1	1	1	1	1

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該發展項目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 "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：

1. 上表 " / " 代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Floor 樓層	3/F 3樓					5/F to 8/F 5樓至8樓					9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15樓至23樓、25樓							26/F 26樓				27/F 27樓				28/F 28樓			
	Flat 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	G	A	B	C	D	A	B	C	D	A	B	C	D
Lift Lobby 升降機大堂	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	1	1	1	1	1
Living Room / Dining Room 客廳/飯廳	Lighting Switch 電燈開關掣	8	9	9	8	9	8	9	9	8	9	9	9	5	9	9	8	9	8	8	8	8	8	8	8	7	8	8	8	7
	Lighting Point 燈位	3	3	2	2	2	3	3	2	2	2	3	2	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	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	1	1	1	1	1
	TV, FM Outlet 電視、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	1	1	1	1	1	1	1	1	1
	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	2	2	2	2	2
	Connection Point for Indoor Air Conditioner Unit 室內冷氣機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Ventilation Fan 抽氣扇開關	1	1	/	1	/	1	1	/	1	/	/	/	/	/	/	1	/	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器連警報基座	/	/	1	/	1	/	/	1	/	1	1	1	1	1	1	/	1	/	/	/	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " / " as shown in the above table denotes "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表“ / ”代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Floor 樓層	3/F 3樓					5/F to 8/F 5樓至8樓					9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15樓至23樓、25樓							26/F 26樓				27/F 27樓				28/F 28樓			
	Flat 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	G	A	B	C	D	A	B	C	D	A	B	C	D
Master Bedroom 主人睡房	Lighting Switch 電燈開關掣	/	4	/	/	/	/	4	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV, FM Outlet 電視、電台天線插座	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Connection Point for Indoor Air Conditioner Unit 室內冷氣機接線位	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	2	/	/	/	/	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Thermo Ventilator 浴室寶開關掣	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electrical Water Heater 電熱水爐開關掣	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bedroom 1 睡房 1	Lighting Switch 電燈開關掣	1	1	1	2	1	1	1	1	2	1	/	1	4	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV, FM Outlet 電視、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	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	1	1	1	1	1	1	1	1
	Connection Point for Indoor Air Conditioner Unit 室內冷氣機接線位	1	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electrical Water Heater 電熱水爐開關掣	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	/	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Notes:
1. The symbol " / " as shown in the above table denotes "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表 " / " 代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Floor 樓層	3/F 3樓					5/F to 8/F 5樓至8樓					9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15樓至23樓、25樓							26/F 26樓				27/F 27樓				28/F 28樓			
	Flat 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	G	A	B	C	D	A	B	C	D	A	B	C	D
Bedroom 2 睡房 2	Lighting Switch 電燈開關掣	2	1	/	1	/	2	1	/	1	/	/	/	/	/	/	1	/	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	1	1	1	1	1	1	1
	TV, FM Outlet 電視、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
	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
	Connection Point for Indoor Air Conditioner Unit 室內冷氣機接線位	1	1	/	1	/	1	1	/	1	/	/	/	/	/	/	1	/	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	/	2	/	2	2	/	2	/	/	/	/	/	/	2	/	2	2	2	2	2	2	2	2	2	2	2	2
Master Bathroom 主人浴室	Lighting Point 燈位	/	3	/	/	/	/	3	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Connection Point for Cabinet Light 櫃燈接線位	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Connection Point for Electric Water Heater 電熱水爐接線位	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Connection Point for Thermo Ventilator 浴室寶接線位	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Electric Water Heater Remote Controller 電熱水爐溫度控制器	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " / " as shown in the above table denotes "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表“ / ”代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Floor 樓層	3/F 3樓					5/F to 8/F 5樓至8樓					9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15樓至23樓、25樓							26/F 26樓				27/F 27樓				28/F 28樓			
	Flat 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	G	A	B	C	D	A	B	C	D	A	B	C	D
Bathoom 浴室	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Connection Point for Cabinet Light 櫃燈接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Electric Water Heater 電熱水器接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Thermo Ventilator 浴室寶接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater Remote Controller 電熱水爐溫度控制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen / Open Kitchen 廚房 / 開放式廚房	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	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1
	Connection Point for Exhaust Fan 抽氣扇接線位	1	1	/	1	/	1	1	/	1	/	/	/	/	/	/	1	/	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Conncetion Point for Kitchen Cabinet Light 廚櫃燈接線位	2	1	1	2	1	2	1	1	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Built-in Washer Dryer 嵌入式洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " / " as shown in the above table denotes "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表 " / " 代表「不適用」。
2. 上表顯示的數目代表提供的數量。

23 FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Electrical & Mechanical Provisions of Residential Units
住宅單位機電裝置說明表

Location 位置	Floor 樓層	3/F 3樓					5/F to 8/F 5樓至8樓					9/F-13/F, 15/F-23/F, 25/F 9樓至13樓、15樓至23樓、25樓							26/F 26樓				27/F 27樓				28/F 28樓			
	Flat 單位	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	F	G	A	B	C	D	A	B	C	D	A	B	C	D
Kitchen / Open Kitchen 廚房 / 開放式廚房	Water Point for Washer Dryer 洗衣乾衣機來水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point for Washer Dryer 洗衣乾衣機去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Built-in Refrigerator 嵌入式雪櫃插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Microwave Oven 微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Connection Point for Built-in Induction Hob 嵌入式平面爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	/	1	1	1	1	1	1	/	1	1	/	1	1	1	/	1	1	1	/
Utility Platform 工作平台	Lighting Point 燈位	1	1	/	1	/	1	1	/	1	/	1	/	1	/	/	1	1	/	/	/	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	2	1	1	/	/	/	/	/	/	/	/
	Weatherproof Single Socket Outlet 防水單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1	/	/	/	/	/	/	/	/
Roof 天台	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	5	2	3
	Weatherproof Single Socket Outlet 防水單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1	1

Notes:
1. The symbol " / " as shown in the above table denotes "Not applicable".
2. The number as shown in the above table denotes the numbers provided.

備註：
1. 上表“ / ”代表「不適用」。
2. 上表顯示的數目代表提供的數量。

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

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

25 GOVERNMENT RENT
地税

The Owner is liable for the Government rent in respect of the residential property up to and including the completion date of the sale and purchase of that residential property.

擁有人有法律責任繳付住宅物業的地税直至及包括該住宅物業之買賣成交日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner (note: Urban Renewal Authority) for the deposits for water,electricity and gas.

On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Notes:

1. There is no deposit for gas payable in respect of the specified residential property.
2. The purchaser should pay to the Manager (not the Owner) of the Development the deposits for communal water and electricity meters and debris removal fee. However, if the Owner has paid the debris removal fee, the purchaser shall reimburse the Owner for the same.

在向買方交付住宅物業在空置情況下的管有權時，買方須向擁有人(附註：市區重建局)補還水、電力及氣體的按金。

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

1. 住宅物業無須支付任何氣體的按金。
2. 買方須向發展項目管理人(而非擁有人)繳付公用水及電力錶按金及清理廢料的費用。 然而，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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 specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡物業或於買賣合約列出裝設於物業內的裝置、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

Not applicable

不適用

29 MODIFICATION
修訂

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

發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

EMERGENCY POWER SUPPLY
Fire Services Installation Load (include but not limited to fire services installation and equipment, emergency lighting and lift homing) will be back up by emergency generator in the event of normal power supply failure and activation of fire alarm.

Non Fire Services Installation Load (include but not limited to Building Management System, Security, Carpark Control, Gondola homing and Extra Low Voltage System System at G/F Reception) will be backed up by Uninterrupted Power Supply within a period of time in the event of normal power supply failure. Portable generator and pump will be provided in carpark in case of flooding.

OPERATION OF GONDOLA
Gondola system of the Residential Accommodation in the Development may operate in the airspace outside windows and/or external walls and directly above or within the flat roof(s) and/or roof(s) (if any) forming part of a Residential Flat or parapet wall(s) or balustrade(s) of the flat roof and/or roof (if any) and remain temporarily over or on the said airspaces(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Residential Accommodation in the Development. Under the Deed of Mutual Covenant and Management Agreement (for the purpose of this section, "DMC"), the manager of the Development (for the purpose of this section, "Manager") shall have the right, upon reasonable notice (except in case of emergency), to access into those Residential Flats in the Development (with or without the Manager's servants, agents, contractors, public officers and others and with or without other equipment and apparatus) for cleaning, maintaining and/or repairing the Common Areas and Facilities of the Development.

PIPES
Some pipes (whether exposed or concealed) being parts of the Common Areas and Facilities (for the purpose of this section, collectively "Pipes") are located on the external walls and/or adjacent to the flat roofs or utility platforms and/or balconies (if any) of some Residential Flats. The views of some Residential Flats may be affected by the Pipes.

PLACEMENT OF AIR-CONDITIONER (OUTDOOR UNITS)
Some air-conditioner (outdoor units)(either serving its own Residential Flat or other Residential Flats) are placed on the top of flat roofs, air-conditioner platforms or air-conditioner metal supporting frames outside Residential Flats in the Development. The placement of the air-conditioner (outdoor units) may affect the enjoyment of these Residential Flats in terms of heat, noise and/or other aspects. Regarding the locations for placement of the air-conditioner (outdoor units), please refer to "Floor Plans of Residential Properties in the Development" section of this Sales Brochure.

ARCHITECTURAL FEATURES
Some architectural features, which are installed outside the external walls of some Residential Flats of the Development, may affect the views of some Residential Flats. For the location of the architectural features, please refer to the "Floor Plans of Residential Properties in the Development" section of this Sales Brochure.

緊急電力供應
當消防警報系統啟動及正常電力供應故障同時發生，消防應急負荷 (包括但不限於消防系統及裝置、應急照明及非消防員升降機迫降)，由應急發電機供電。

當電力供應發生故障，非消防應急負荷(包括但不限於樓宇管理系統、保安系統、停車場管理系統、吊船迫降及安裝於大堂接待處之弱電系統)，由不間斷電源裝置暫時供電一段時間。如停車場發生水浸，將使用手提發電機及手提排水泵排走污水。

吊船之操作
發展項目內的住宅樓宇的吊船系統可能會在屬於住宅單位的窗戶及/或外牆外，及直接在構成住宅單位部分的平台及/或天台(如有)之上或以內，又或平台及/或天台(如有)的護牆或欄杆外等的空間操作，亦可能會暫時停留於該等空間或其上空，以檢查、清潔、保養、維修和更換發展項目內的住宅樓宇的任何外面部分。根據公契及管理協議(就本節而言，稱為「公契」)，發展項目的管理人(就本節而言，稱為「管理人」)有權給予合理通知(緊急情況除外)進入發展項目內的住宅單位(不論有否聯同其傭僕、代理人、承辦人、公職人員及其他人士及不論有否攜帶其他設備和裝備)進行清潔、保養和/或維修發展項目的公用地方及設施。

管道
作為公共地方和設施的部分管道(無論外露或隱藏)(就本節而言，統稱為「管道」)位於部份住宅單位的外牆及/或連接部份住宅單位的平台或工作平台及/或露台(如有)，管道可能影響某些住宅單位的景觀。

冷氣機(室外機)之放置
部分冷氣機(室外機)(不論是為該住宅單位而設，或是為其他住宅單位而設)放置在發展項目住宅單位外的平台、冷氣機平台或冷氣機金屬支撐台上。冷氣機(室外機)的放置可能在熱量、噪音及/或其他方面對該等住宅單位的享用造成影響。有關放置冷氣機(室外機)的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節。

建築裝飾
部份設於發展項目若干住宅單位的外牆上的建築裝飾可能影響部份住宅單位的景觀。有關建築裝飾的位置，請參閱本售樓說明書「發展項目的住宅物業的樓面平面圖」一節。

31 Website Address
互聯網網站網址

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.lliving23.com

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址:

www.lliving23.com

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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.
於印製售樓説明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓説明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Disregard GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 條例》第 23(3)(b) 條不計算的總樓面面積		**Area(m^2) 面積 (平方米)**
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	558.222
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, refuse storage and material recovery 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、垃圾及物料回收房等	95.336
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	281.033
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	13.860

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		**Area(m^2) 面積 (平方米)**
3.	Balcony 露台	133.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	N/A 不適用
5.	Communal sky garden 公用空中花園	N/A 不適用
6.	Acoustic fin 隔聲鰭	N/A 不適用
7.	Wing Wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	35.891
9.	Utility platform 工作平台	67.500
10.	Noise barrier 隔音屏障	N/A 不適用

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		Area(m^2) 面積 (平方米)
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、 貯物室、警衛室和廁所，以及業主立案法團辦事處	16.026
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	192.962
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	46.774
14.	Horizontal screen/covered walkway and trellis 橫向屏障/ 有蓋人行道及花棚	N/A 不適用
15.	Larger lift shaft 擴大升降機槽	91.151
16.	Chimney shaft 煙囪管道	N/A 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	N/A 不適用
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	72.912
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	N/A 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	N/A 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	N/A 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	N/A 不適用

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Other Exempted Items 其他項目		Area(m^2) 面積 (平方米)
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	N/A 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	N/A 不適用
27.	Public transport terminus 公共交通總站	N/A 不適用
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	N/A 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	N/A 不適用
30.	Public passage 公眾通道	N/A 不適用
31.	Covered set back area 有蓋的後移部分	N/A 不適用

Bonus GFA 額外總樓面面積		Area(m^2) 面積 (平方米)
32.	Bonus GFA 額外總樓面面積	N/A 不適用

Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考 (第 8 號) 提供的額外環保設施		Area(m^2) 面積 (平方米)
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	N/A 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。

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Environment Assessment of the Building
建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

PLATINUM

Application no.: FAP0005/23

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

鉑金級

申請編號: FAP0005/23

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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:
於印製售樓説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.High efficiency air conditioner 2.LED lamp 1.高效率冷氣機 2.發光二極管

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分: 擬興建樓宇/部分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) 的部份	Domestic Development 住用部份	974.014	458.5	0	353.3	0
	Non-Domestic Development Podium(s) (centre building services installation) 非住用部份平台(中央屋宇裝備裝置)	1790.27	444.3	0	389.0	0

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			✓

32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

Please (✓) where appropriate

* Delete as appropriate

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（現行版本）中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的「內部樓面面積」，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。

2. 「基準樓宇」與新建樓宇 BEAM Plus 標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。
3. 「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

請在適當方格內填上(✓)號

* 刪去不適用者

This page is deliberately left in blank
此版乃特意留白

POSSIBLE FUTURE CHANGE 日後可能出現改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期

Date of printing of this Sales Brochure:
22 April 2021

本售樓説明書印製日期：
2021 年 4 月 22 日

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
22 July 2021 2021 年 7 月 22 日	13	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	14, 14A	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	19	Updated the Layout Plan of the Development 更新發展項目的布局圖
	21, 22, 24, 26, 28, 30, 32	Updated the Floor Plans of Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	60	Updated the Cross-Section Plan of Building in the Development 更新發展項目中的建築物的橫截面圖
	61, 62, 63	Updated the Elevation Plan 更新立面圖
	87, 88, 89	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料
22 October 2021 2021 年 10 月 22 日	2, 3, 4, 5, 6	Updated Notes to Purchasers of First-Hand Residential Properties 更新一手住宅物業買家須知
	7	Updated Information of the Development 更新發展項目的資料
	11	Updated Information on Design of the Development 更新發展項目的設計的資料
	13	Updated the Location Plan of the Development 更新發展項目的所在位置圖
	19	Updated the Layout Plan of the Development 更新發展項目的布局圖
	21, 22, 24, 26, 28, 30, 32	Updated the Floor Plans of Residential Properties in the Development 更新發展項目的住宅物業的樓面平面圖
	36	Updated the Floor Plans of Parking Spaces in the Development 更新發展項目中的停車位的樓面平面圖
	60	Updated the Cross-Section Plan of Building in the Development 更新發展項目中的建築物的橫截面圖
	61, 62, 63	Updated the Elevation Plan 更新立面圖
	88	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
22 January 2022 2022 年 1 月 22 日	1	Updated Content 更新目錄
	7	Updated Information on the Development 更新發展項目的資料
	12	Updated Information on Property Management 更新物業管理的資料
	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	40, 41	Updated Summary of Deed of Mutual Covenant 更新公契的摘要
	64	Updated Inspection of Plans and Deed of Mutual Covenant 更新閱覽圖則及公契
	93	Deleted information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓説明書的資料
21 April 2022 2022 年 4 月 21 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	15, 17	Updated Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
	84	Updated Miscellaneous Payments by Purchaser 更新買方的雜項付款
21 July 2022 2022 年 7 月 21 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	14B, 14C	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	83	Updated the Government Rent 更新地稅
21 October 2022 2022 年 10 月 21 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	15, 18	Updated Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
20 January 2023 2023 年 1 月 20 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
20 April 2023 2023 年 4 月 20 日	4, 6	Updated Notes to Purchasers of First-Hand Residential Properties 更新一手住宅物業買家須知
	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	14	Updated the Aerial Photograph of the Development 更新發展項目的鳥瞰照片
	14A, 14B, 14C	"Aerial Photograph of the Development" is deleted and replaced with blank page 刪除「發展項目的鳥瞰照片」並換上空白頁
	17	Updated Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖

EXAMINATION RECORD
檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
20 July 2023 2023 年 7 月 20 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	14A, 14B	Added the Aerial Photograph of the Development 新增發展項目的鳥瞰照片
	15	Updated Outline Zoning Plan Relating to the Development 更新關乎發展項目的分區計劃大綱圖
	90	Updated Environment Assessment of the Building 更新建築物的環境評估
20 October 2023 2023 年 10 月 20 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
19 January 2024 2024 年 1 月 19 日	13	Updated Location Plan of the Development 更新發展項目的所在位置圖
	87, 88, 89, 91, 92	Updated the Information in Application for Concession on Gross Floor Area of Building 更新申請建築物總樓面面積寬免的資料