

瀚名 10 LaSalle

售樓說明書 SALES BROCHURE

瀚10
名LaSalle

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 plans¹ 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.

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.

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 property². 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 you have 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.
- 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;

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.

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- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

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

7. Information on Availability of Residential Properties for Selection at Sales Office

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- 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.

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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 date³ 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 inevitably later than the former.
- 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.

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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
Transport and Housing Bureau
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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpc.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。

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。

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、前庭或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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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。
- 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；

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。

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- 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。
- 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。

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同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 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。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development

10 LaSalle

Street name and street number

10 La Salle Road

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

17 storeys

The above number of storeys does not include the Basement, Ground Floor, 1/F, Roof, Upper Roof and Top Roof.

Floor numbering in the multi-unit building as provided in the approved building plans for the Development

Basement, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-21/F, Roof, Upper Roof and Top Roof

Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F & 14/F are omitted

Refuge floor (if any) of the multi-unit building

Not Applicable

發展項目名稱

瀚名

街道名稱及門牌號數

喇沙利道10號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

共17層

上述樓層數目不包括地庫、地下、1樓、天台、高層天台及上層天台。

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內的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至21樓、天台、高層天台及上層天台

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、13樓及14樓

該幢多單位建築物內的庇護層(如有)

不適用

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

Smart Value Investments Limited

Holding companies of the Vendor

Main Treasure Investments Limited
Goldash Holdings Limited
Kerry Properties (Hong Kong) Limited
Kerry Properties Limited
Kerry Holdings Limited
Kerry Group Limited

Authorized Person for the Development

Mr. Ng Kwok Fai

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

LWK & Partners (HK) Ltd.

Building contractor for the Development

Wing Sum Construction & Engineering Co., Ltd.

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

Kao, Lee & Yip

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

Not Applicable

Any other person who has made a loan for the construction of the Development

Dragon Fame Limited

賣方

Smart Value Investments Limited

賣方的控權公司

Main Treasure Investments Limited
Goldash Holdings Limited
Kerry Properties (Hong Kong) Limited
嘉里建設有限公司
嘉里控股有限公司
Kerry Group Limited

發展項目的認可人士

吳國輝先生

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

梁黃顧建築師(香港)事務所有限公司

發展項目的承建商

永森建築工程有限公司

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

高李葉律師行

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

不適用

已為發展項目的建造提供貸款的任何其他人

東譽有限公司

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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用
(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; 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；	Not Applicable 不適用

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

<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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; 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；</p>	<p>Not Applicable 不適用</p>
<p>(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. 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。</p>	<p>Not Applicable 不適用</p>

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are non-structural prefabricated external walls and 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非結構的預製外牆及幕牆。

The range of thickness of the non-structural prefabricated external walls of the block is 150mm.
建築物的非結構的預製外牆之厚度範圍為150毫米。

SCHEDULE OF TOTAL AREA OF NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的非結構的預製外牆總面積表

Total Area of Non-Structural Prefabricated External Walls of Each Residential Property 每個住宅物業的非結構的預製外牆的總面積		
Floor 樓層	Flat 單位	Total Area of Non-Structural Prefabricated External Walls (sq.m.) 非結構的預製外牆的總面積 (平方米)
2/F 2樓	A	1.419
	B	-
	C	-
	D	-
	E	-
	F	1.419
3/F, 5/F-12/F 3樓、5樓至12樓	A	1.419
	B	-
	C	-
	D	-
	E	-
	F	1.419
15/F-20/F 15樓至20樓	A	1.834
	B	1.834
21/F 21樓	A	2.565

Note:

Residential floors are on 2/F and above. There are no 4/F, 13/F and 14/F.

The range of thickness of curtain walls of the building is 200mm.
建築物的幕牆之厚度範圍為200毫米。

SCHEDULE OF TOTAL AREA OF CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的幕牆總面積表

Total Area of Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積		
Floor 樓層	Flat 單位	Total Area of Curtain Walls (sq.m.) 幕牆的總面積 (平方米)
2/F 2樓	A	0.845
	B	0.632
	C	0.562
	D	0.562
	E	0.632
	F	0.845
3/F, 5/F-12/F 3樓、5樓至12樓	A	0.845
	B	0.632
	C	0.562
	D	0.562
	E	0.632
	F	0.845
15/F-20/F 15樓至20樓	A	2.113
	B	2.113
21/F 21樓	A	3.923

備註：

住宅樓層由2樓開始，不設4樓、13樓及14樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

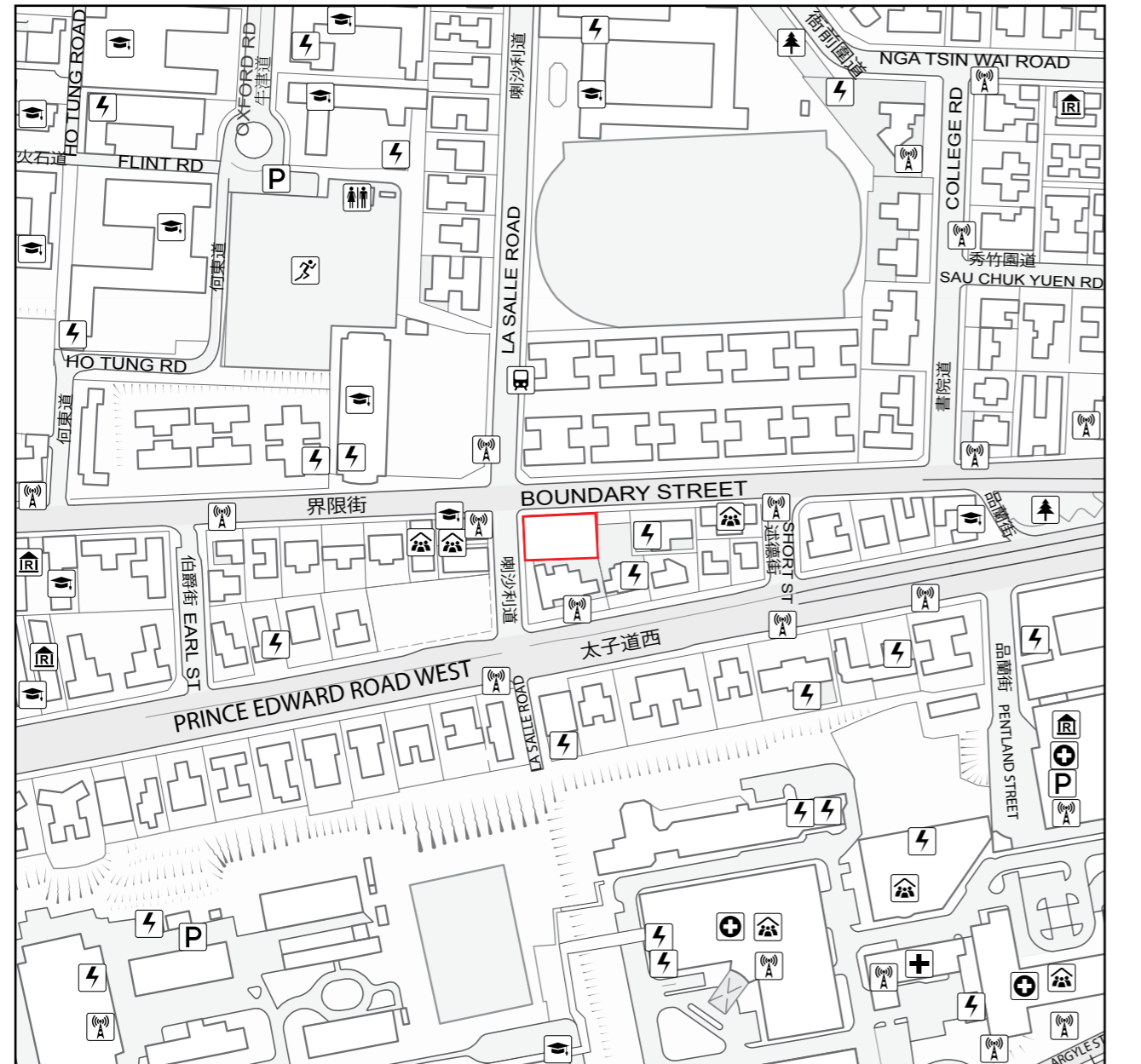
The person appointed as the Manager of the Development under the latest draft deed of mutual covenant:

Kerry Property Management Services Limited

根據公契的最新擬稿，獲委任為本發展項目的管理人：

嘉里物業管理服務有限公司

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



Scale: 0 250M/米
比例:

Boundary Line of the Development
發展項目邊界線

Notation 圖例

- | | |
|--|--|
| Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站) | Public Utility Installation
公用事業設施裝置 |
| Clinic
診療所 | Religious Institution (including a Church, a Temple and a Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂) |
| Hospital
醫院 | School (including a Kindergarten)
學校(包括幼稚園) |
| Public Carpark (including a Lorry Park)
公眾停車場(包括貨車停泊處) | Social Welfare Facilities (including an Elderly Centre and a 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) |
| Public Convenience
公廁 | Sports Facilities (including a Sports Ground and a Swimming Pool)
體育設施(包括運動場及游泳池) |
| Public Transport Terminal (including a Rail Station)
公共交通總站(包括鐵路車站) | Public Park
公園 |

Notes:

- The above location plan is prepared by the Vendor with reference to the digital Survey Sheet No. T11-NW-B and T11-NW-D dated 30th November 2020, with adjustments where necessary.
- The Government of the Hong Kong SAR has the copyright of the above plan. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 117/2020.
- Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor also 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.

備註：

- 上述發展項目的所在位置圖參考於2020年11月30日修訂之數碼測繪圖編號T11-NW-B及T11-NW-D，由賣方擬備並經修正處理。
- 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號117/2020。
- 因技術原因(例如發展項目之形狀)，所在位置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。
- 賣方亦建議準買家到有關發展地盤作實地考察，以獲取對該發展地盤、其周邊地區的環境及附近的公共設施有較佳的了解。

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



● Location of the Development
發展項目的位置

Source of aerial photograph: Survey and Mapping Office of Lands Department, the Government of the Hong Kong Special Administrative Region.
鳥瞰照片來源：香港特別行政區政府地政總署測繪處

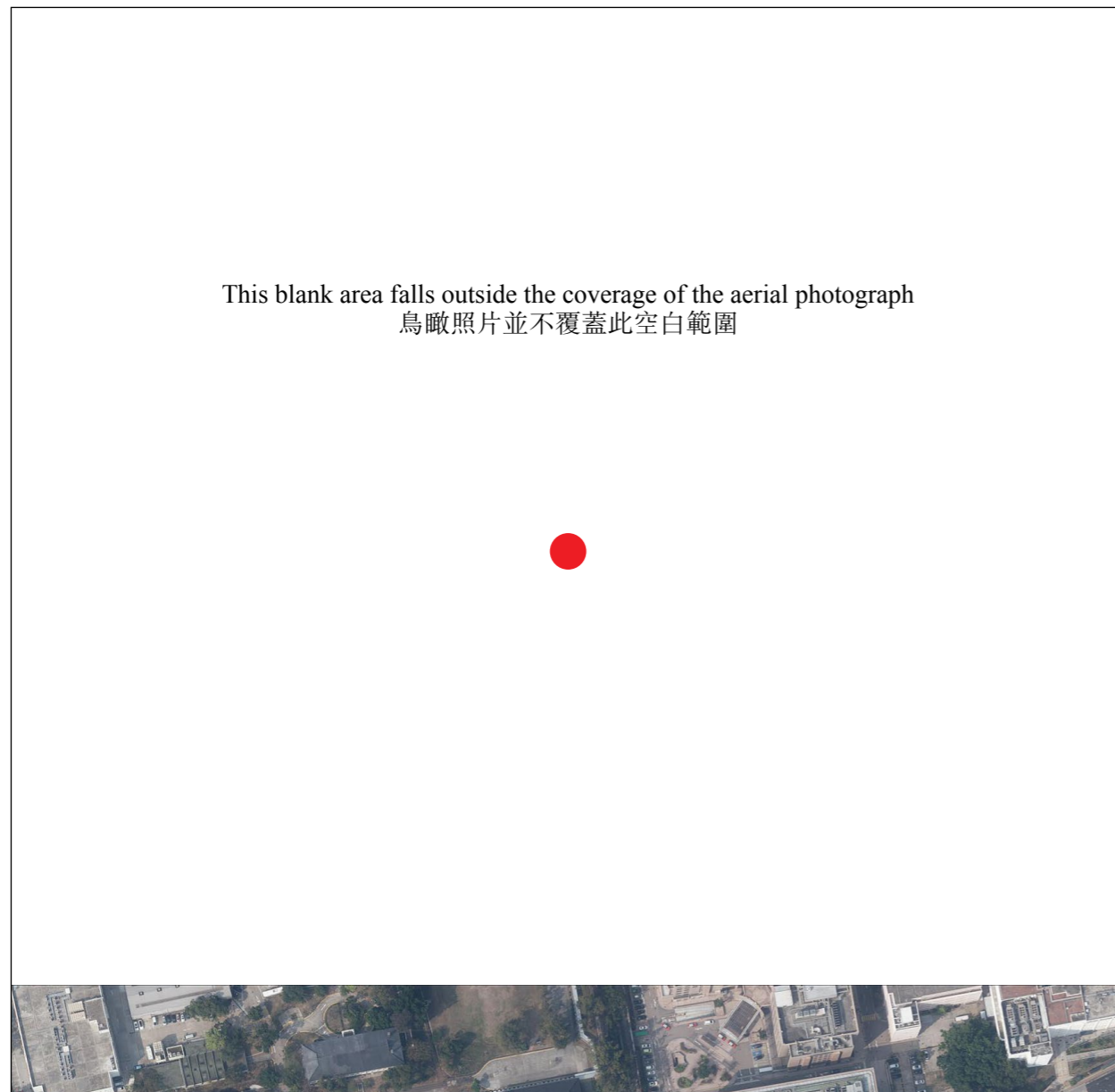
Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 15 November 2019 (Photo No. E079439C).
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 prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 上述鳥瞰照片於2019年11月15日在6,900呎的飛行高度拍攝(照片編號為E079439C)。
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. 賣方亦建議準買家到有關發展地盤作實地考察，以獲取對該發展地盤、其周邊地區的環境及附近的公共設施有較佳的了解。

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



● Location of the Development
發展項目的位置

Source of aerial photograph: Survey and Mapping Office of Lands Department, the Government of the Hong Kong Special Administrative Region.
鳥瞰照片來源：香港特別行政區政府地政總署測繪處

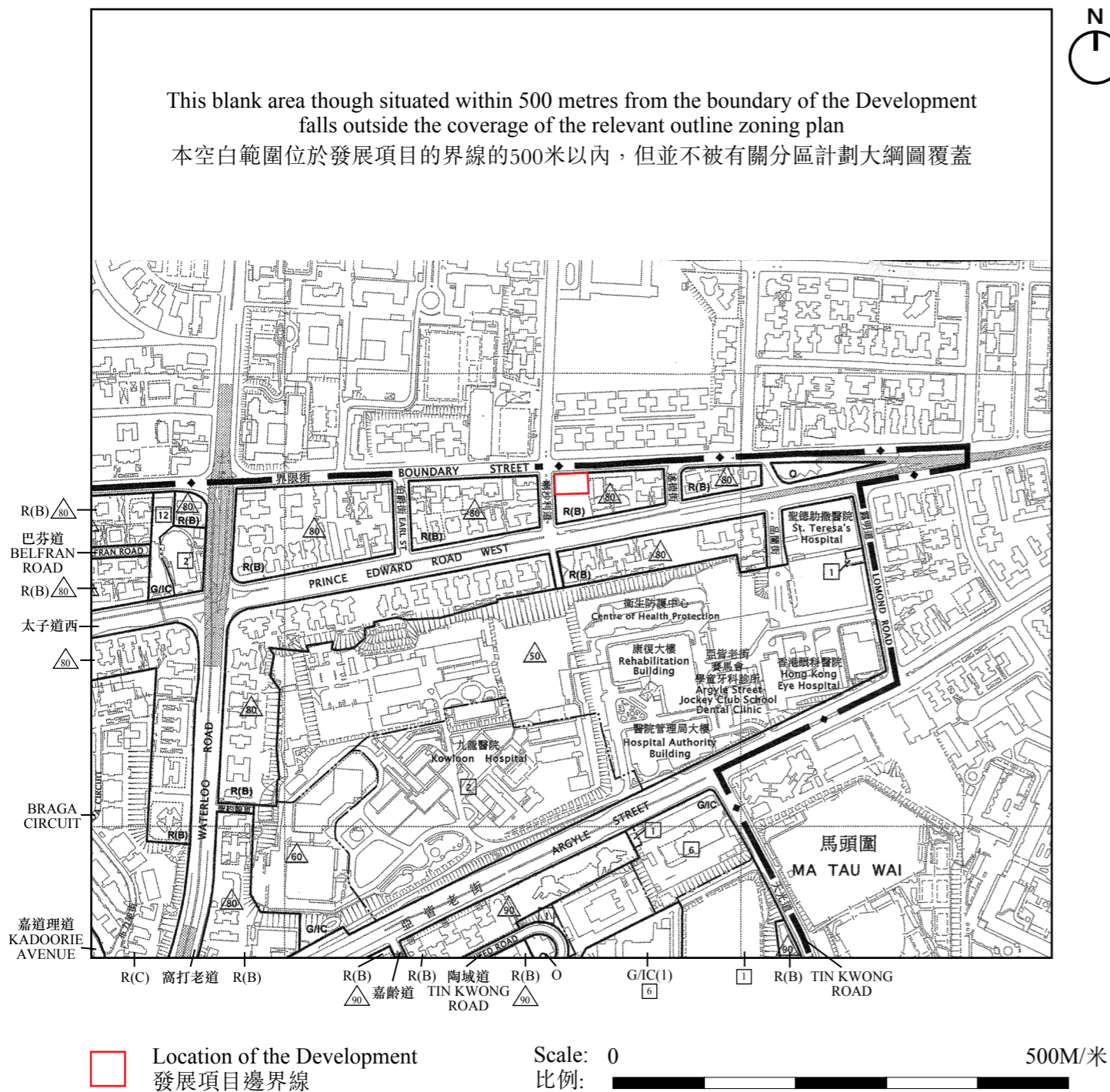
Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 20 February 2020 (Photo No. E091051C).
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 prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 上述鳥瞰照片於2020年2月20日在6,900呎的飛行高度拍攝(照片編號為E091051C)。
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. 賣方亦建議準買家到有關發展地盤作實地考察，以獲取對該發展地盤、其周邊地區的環境及附近的公共設施有較佳的了解。

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



Notation 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅 (乙類)
R(C)	Residential (Group C) 住宅 (丙類)
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地

Communications 交通

	主要道路及路口 Major Road and Junction
	高架道路 Elevated Road

Miscellaneous 其他

	規劃範圍界線 Boundary of Planning Scheme
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度 (在主水平基準上若干米) Maximum Building Height (in metres above Principal Datum)
	最高建築物高度 (樓層數目) Maximum Building Height (in number of storeys)

Notes:

- The above outline zoning plan is available for inspection at the sales office(s) during opening hours and the inspection is free of charge.
- The Vendor also 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.
- 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.

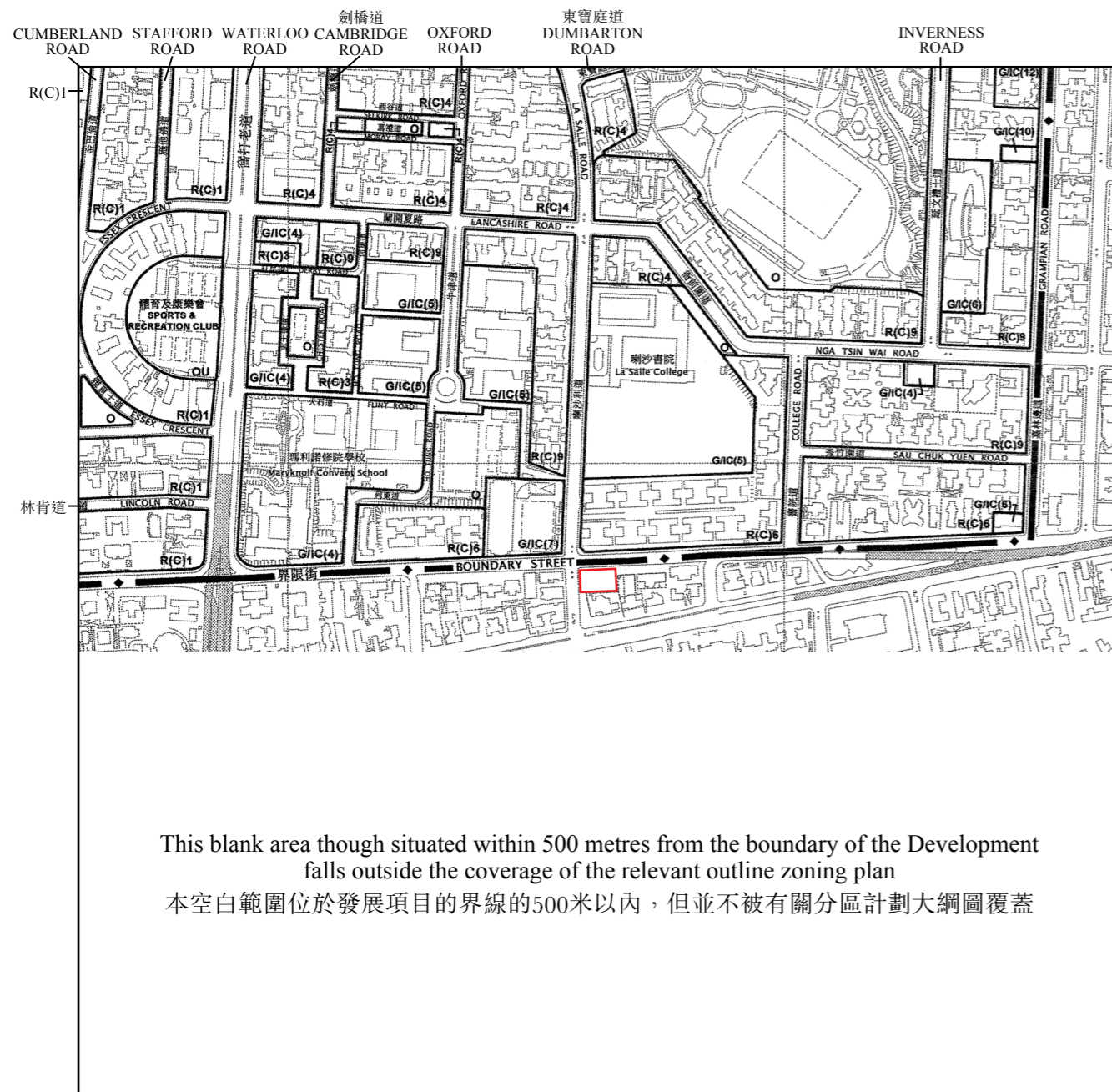
備註:

- 上述分區計劃大綱圖可於開放時間在售楼處閱覽，而無須為閱覽付費。
- 賣方亦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。
- 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》所要求顯示之範圍。

Extract from the approved Ho Man Tin Outline Zoning Plan (Plan no. S/K7/24), gazetted on 18 September 2015.
 摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖 (圖則編號S/K7/24)。

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 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。

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



Location of the Development
 發展項目邊界線

Scale: 0 500M/米
 比例:

Extract from the approved Kowloon Tong Outline Zoning Plan (Plan no. S/K18/21), gazetted on 15 December 2017.
 摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖 (圖則編號S/K18/21)。

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 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

- Residential (Group C)
住宅 (丙類)
- Government, Institution or Community
政府、機構或社區
- Open Space
休憩用地
- Other Specified Uses
其他指定用途

Communications 交通

- Major Road and Junction
- Elevated Road

Miscellaneous 其他

- Boundary of Planning Scheme

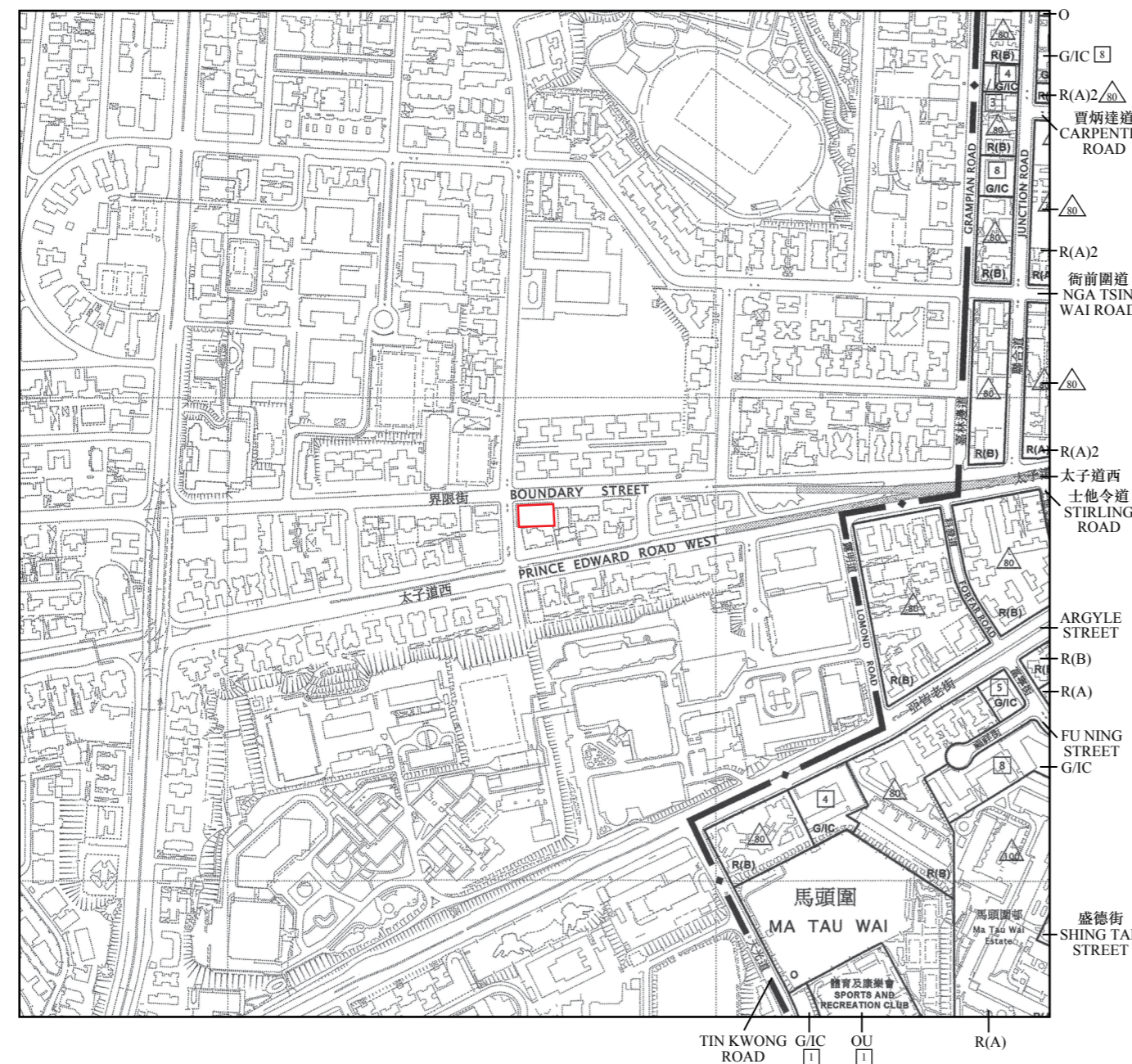
Notes:

1. The above outline zoning plan is available for inspection at the sales office(s) during opening hours and the inspection is free of charge.
2. The Vendor also 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.
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在售楼處閱覽，而無須為閱覽付費。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 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》所要求顯示之範圍。

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



Notation 圖例

Zones 地帶

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

Communications 交通

- 主要道路及路口
Major Road and Junction
- 高架道路
Elevated Road

Miscellaneous 其他

- 規劃範圍界線
Boundary of Planning Scheme
- 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (in metres above Principal Datum)
- 最高建築物高度 (樓層數目)
Maximum Building Height (in number of storeys)

Location of the Development
發展項目邊界線

Scale: 0 500M/米
 比例:

Extract from the approved Ma Tau Kok Outline Zoning Plan (Plan no. S/K10/26), gazetted on 15 January 2021.
 摘錄自2021年1月15日刊憲之馬頭角分區計劃大綱核准圖 (圖則編號S/K10/26)。

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 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。

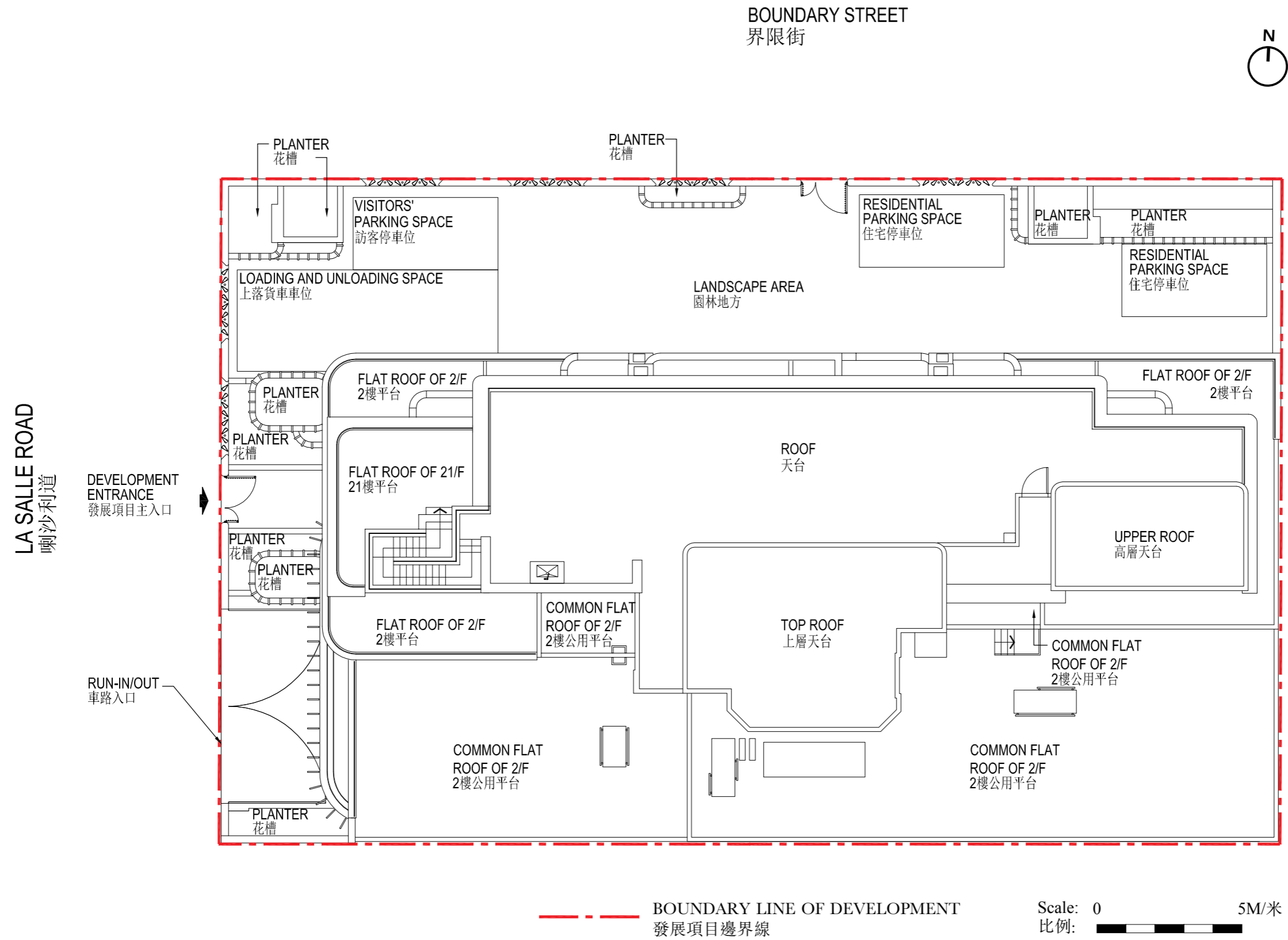
Notes:

1. The above outline zoning plan is available for inspection at the sales office(s) during opening hours and the inspection is free of charge.
2. The Vendor also 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.
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在售楼處閱覽，而無須為閱覽付費。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 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》所要求顯示之範圍。

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



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 THE TERMS AND ABBREVIATIONS ON FLOOR PLANS

樓面平面圖中的名詞及簡稱之圖例

ACP	Air-Conditioner Platform	空調機平台	FLAT ROOF BELOW	Flat Roof Below	下層平台
ALUM. CLADDING ON CANOPY	Aluminium Cladding on Canopy	簷蓬連鋁飾面	H/R	Hose Reel	消防喉輓
ARCH. FEATURE	Architectural Feature	外牆建築裝飾	KIT.	Kitchen	廚房
BAL.	Balcony	露台	LAV	Lavatory	洗手間
BATH	Bathroom	浴室	LIFT	Lift	升降機
BATH 1	Bathroom 1	浴室 1	LIFT LOBBY	Lift Lobby	升降機大堂
BATH 2	Bathroom 2	浴室 2	LIV	Living Room	客廳
BATH 3	Bathroom 3	浴室 3	LIV/DIN	Living Room / Dining Room	客廳/飯廳
BED 1	Bedroom 1	睡房 1	M.BATH	Master Bathroom	主人浴室
BED 2	Bedroom 2	睡房 2	M.BED	Master Bedroom	主人睡房
BED 3	Bedroom 3	睡房 3	OPEN KIT	Open Kitchen	開放式廚房
BUILDING LINE ABOVE	Building Line Above	上層建築物邊線	P.D.	Pipe Duct	管道槽
COMMON AREA	Common Area	公用地方	R.C.P.	Reinforced Concrete Plinth	鋼筋混凝土底座
COMMON FLAT ROOF	Common Flat Roof	公用平台	ROOF	Roof	天台
DIN.	Dining Room	飯廳	RSMRR	Refuse Storage and Material Recovery Room	垃圾及物料回收房
DN	Down	下	SINK	Sink	洗滌盆
DOG HOUSE	Dog House	室外管道房	STORE	Store	儲物室
EMERGENCY GENERATOR ROOM	Emergency Generator Room	緊急發電機機房	UP	Up	上
EMR	Electrical Meter Room	電錶房	UT	Utility	工作間
FH	Fire Hydrant	消防栓	WMC	Water Meter Cabinet	水錶櫃
FLAT ROOF	Flat Roof	平台			

Notes:

- There may be architectural features and/or exposed pipes/ductings on external walls of some floors.
- Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioning platform and/or external wall of some units.
- There are false ceiling and/or bulkheads at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some units for the installation of the air-conditioning system and/or mechanical and electrical services.
- Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only.
- Balconies are non-enclosed areas.

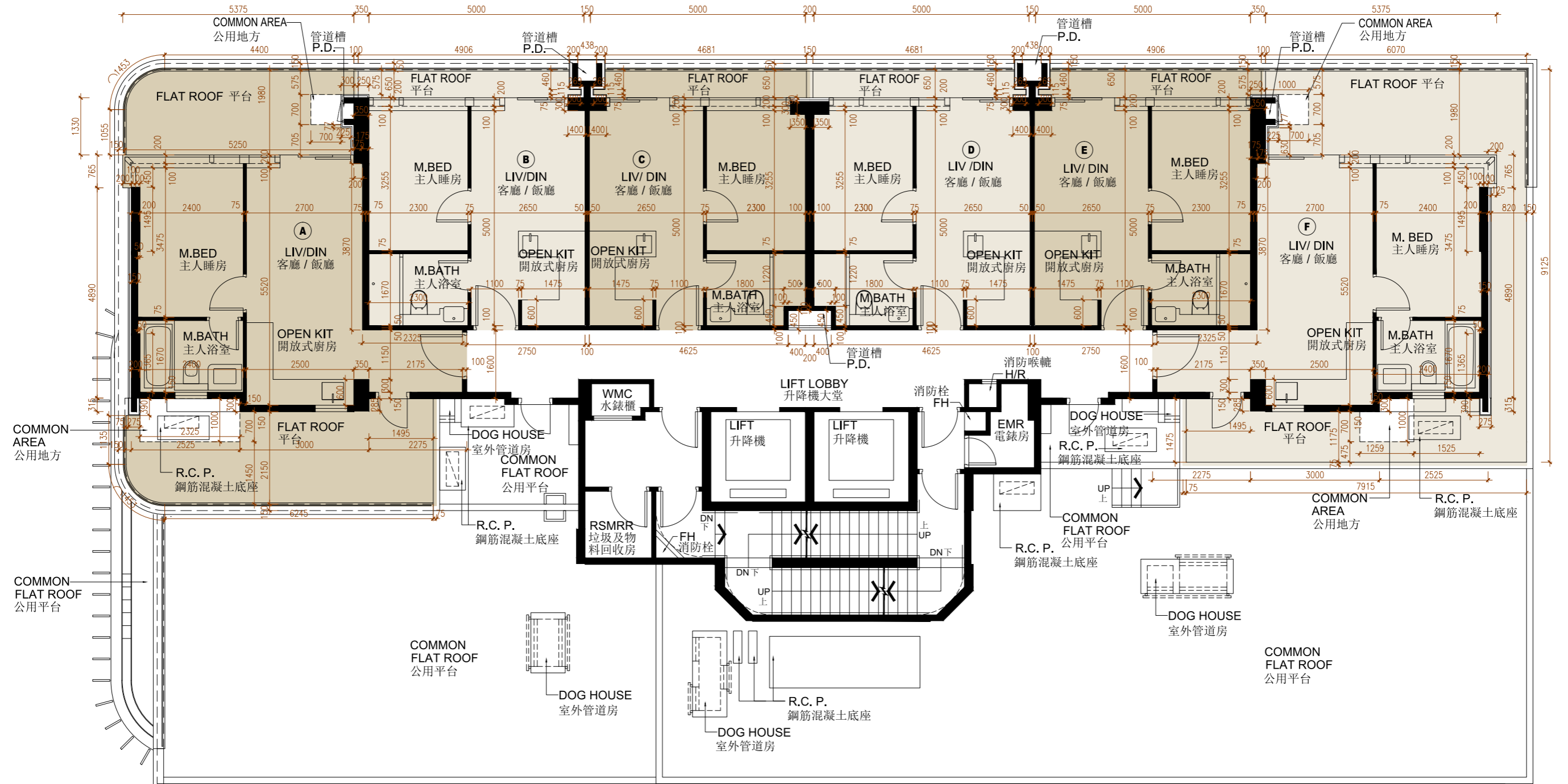
備註：

- 部分樓層外牆或設有建築裝飾及/或外露喉管或管道。
- 部分單位的露台及/或平台及/或冷氣機平台及/或外牆或其附近設有外露及/或內藏於覆層的公用喉管及/或其他機電設備。
- 部分單位之客廳、飯廳、睡房、儲物室、廚房、浴室、洗手間及/或走廊，設有假天花及/或假陣，內裝置有冷氣系統及/或其他機電設備。
- 樓面平面圖上所顯示的形象裝置符號，例如浴缸、淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築符號，只作一般性標誌。
- 露台為不可封閉的地方。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F
2樓



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
2/F 2樓	A	3050*, 3150, 3350*	150, 175, 500
	B	3050*, 3150, 3300*, 3350*	150, 175
	C	3050*, 3150, 3300*, 3350*	
	D	3050*, 3150, 3300*, 3350*	
	E	3050*, 3150, 3300*, 3350*	150, 175, 500
	F	3050*, 3150, 3350*	

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
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.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

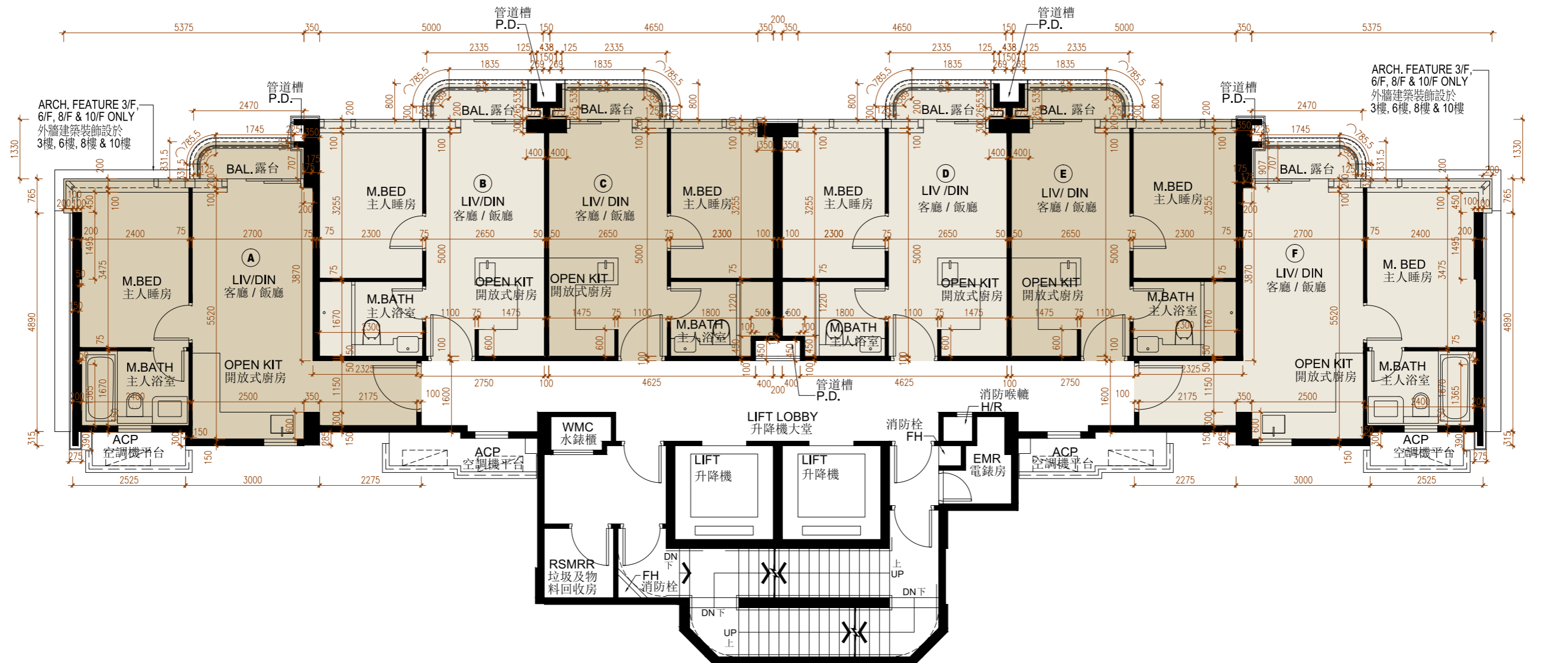
備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

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, 5/F - 11/F
3樓, 5樓至11樓



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
3/F, 5/F-11/F 3樓、5樓至11樓	A	3150, 3150*	150, 175, 500
	B	3150, 3150*	150, 175
	C	3150, 3150*	
	D	3150, 3150*	
	E	3150, 3150*	150, 175, 500
	F	3150, 3150*	

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
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.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

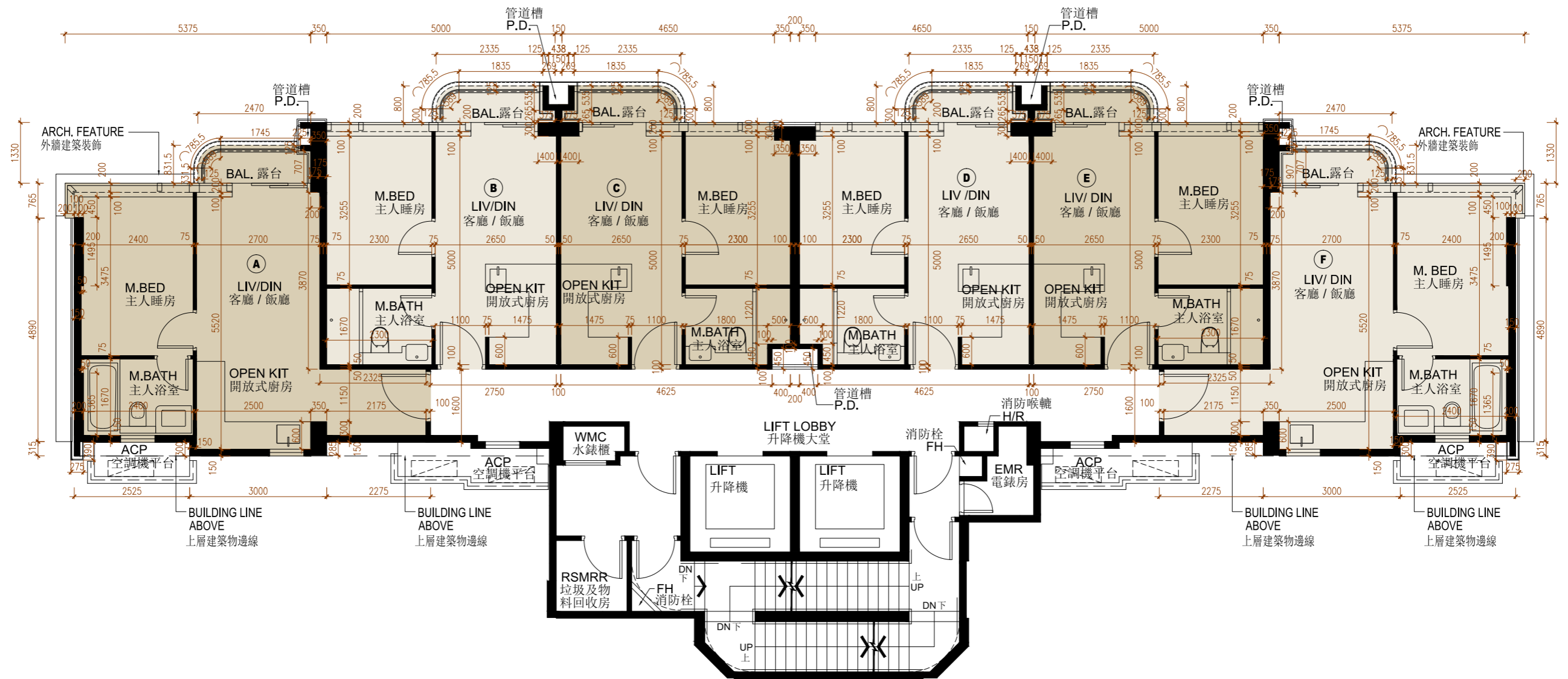
備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

12/F
12樓



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
12/F 12樓	A	2850, 3150, 3150*	150, 175, 500
	B	2800, 3100*, 3150, 3200*, 3450*	150, 175
	C	2800, 3150, 3450*, 3500*	
	D	2800, 3100*, 3150, 3450*, 3500*	
	E	2800, 3100*, 3150, 3200*, 3450*	
	F	2850, 3150, 3150*	150, 175, 500

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

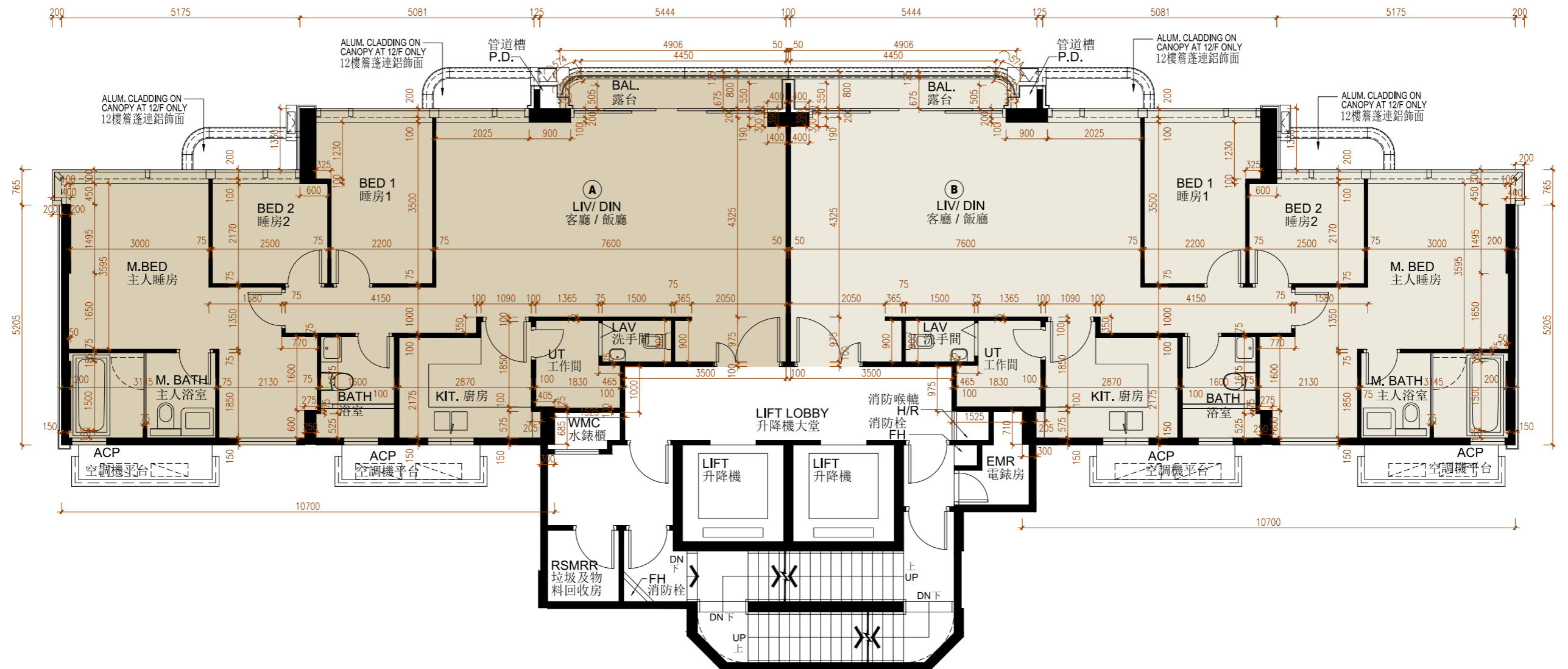
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

15/F
15樓



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
15/F 15樓	A	3150, 3150*	150, 175, 500
	B	3150, 3150*	

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
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.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

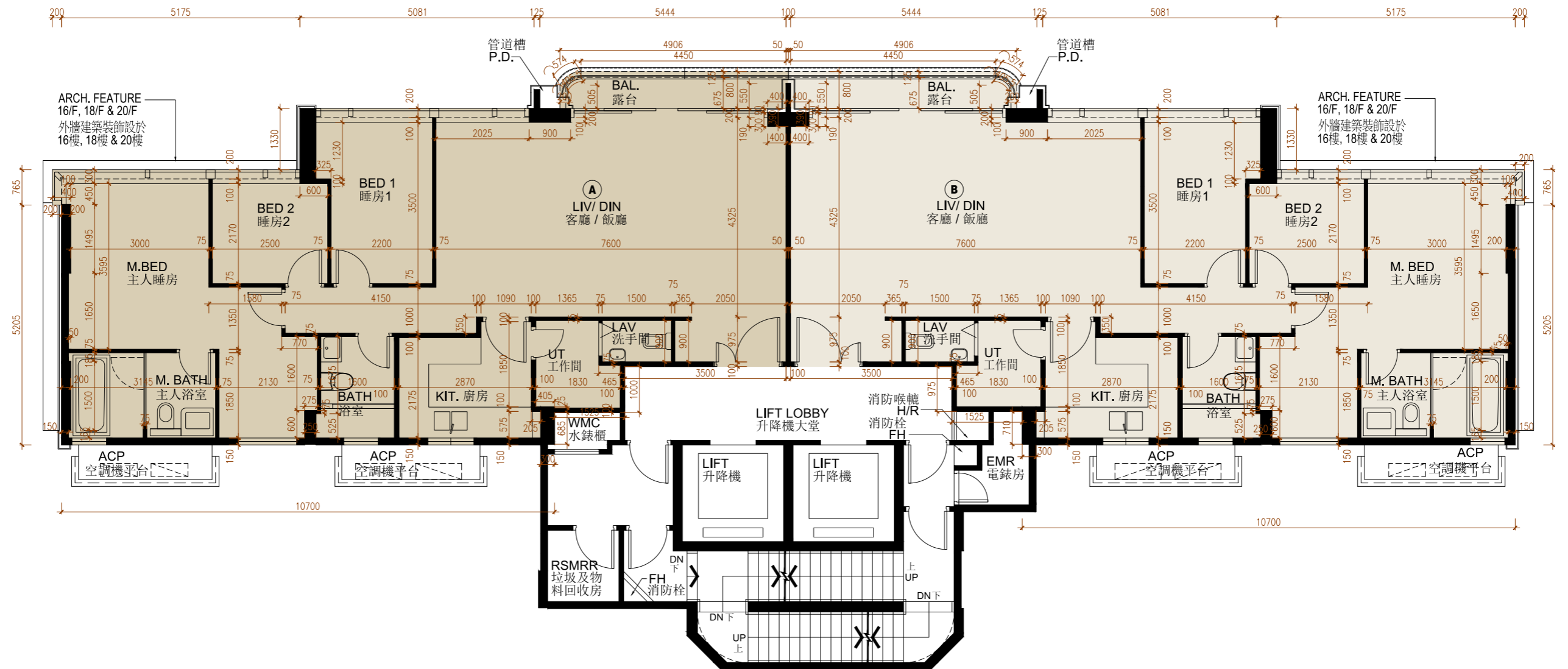
備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

16/F - 20/F
16樓至20樓



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
16/F-19/F 16樓至19樓	A	3150, 3150*	150, 175, 500
	B	3150, 3150*	
20/F 20樓	A	3200, 3500, 3500*, 3550, 3550*, 3850	
	B	3100, 3150, 3200, 3450*, 3500, 3500*, 3800*, 3850*	

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- 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.
- The dimensions in the floor plans are all structural dimensions in millimetre.

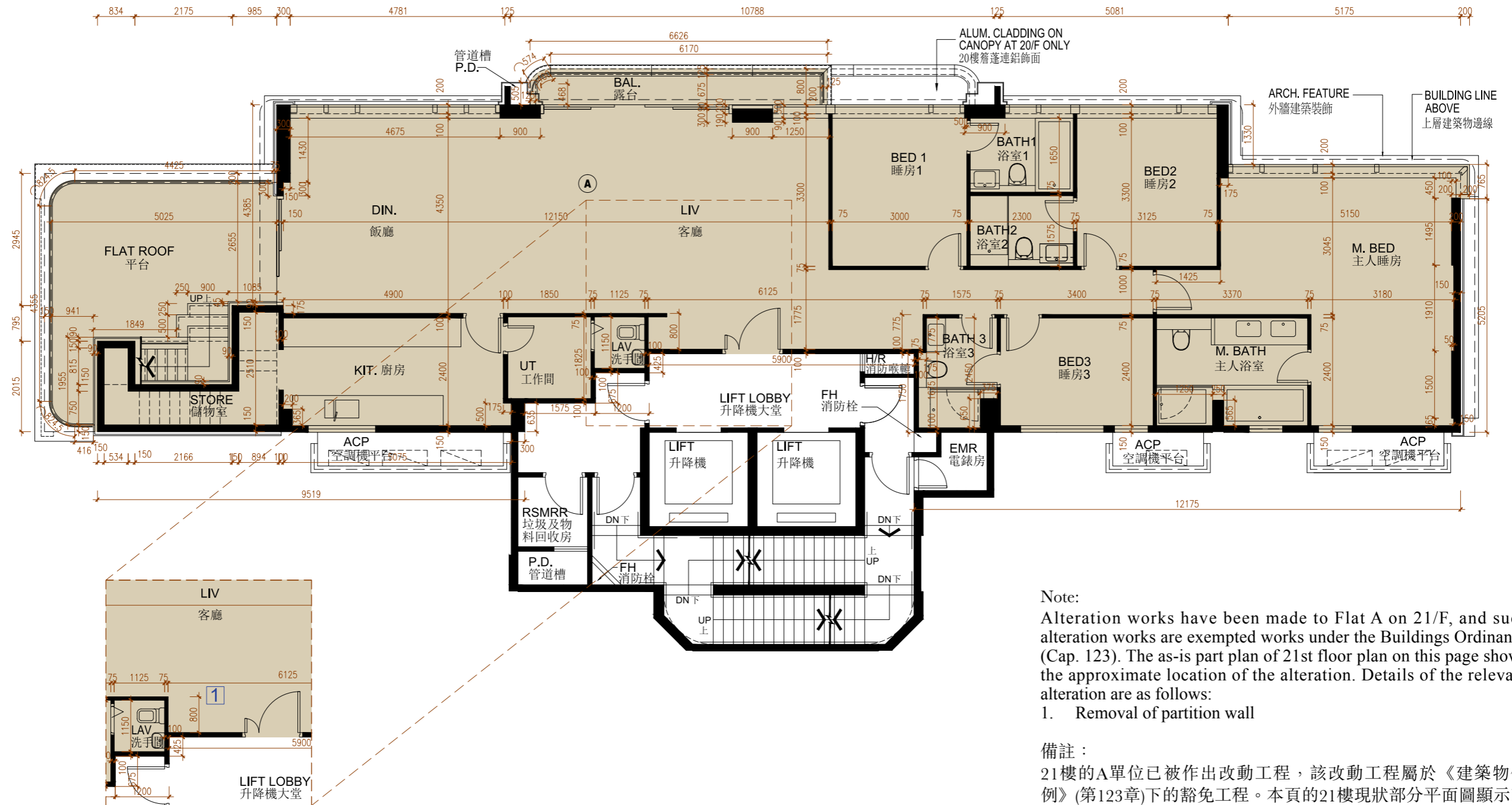
備註：

- 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
- 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。
- 平面圖所列之數字為以毫米標示之建築結構尺寸。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

21/F
21樓



AS-IS PART PLAN OF 21/F
21樓現狀部分平面圖

Note:
Alteration works have been made to Flat A on 21/F, and such alteration works are exempted works under the Buildings Ordinance (Cap. 123). The as-is part plan of 21st floor plan on this page shows the approximate location of the alteration. Details of the relevant alteration are as follows:

1. Removal of partition wall

備註：
21樓的A單位已被作出改動工程，該改動工程屬於《建築物條例》(第123章)下的豁免工程。本頁的21樓現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

1. 移除間隔牆



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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離) (毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
21/F 21樓	A	3500, 3650, 3800, 3800*, 3850*, 3900*, 4150*	150, 175

*Inclusive of the thickness of mass concrete fill on sunken slab.

*包括跌級樓板上之混凝土填充層厚度。

Notes :

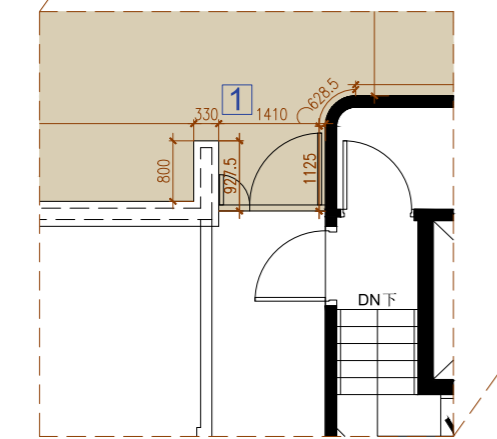
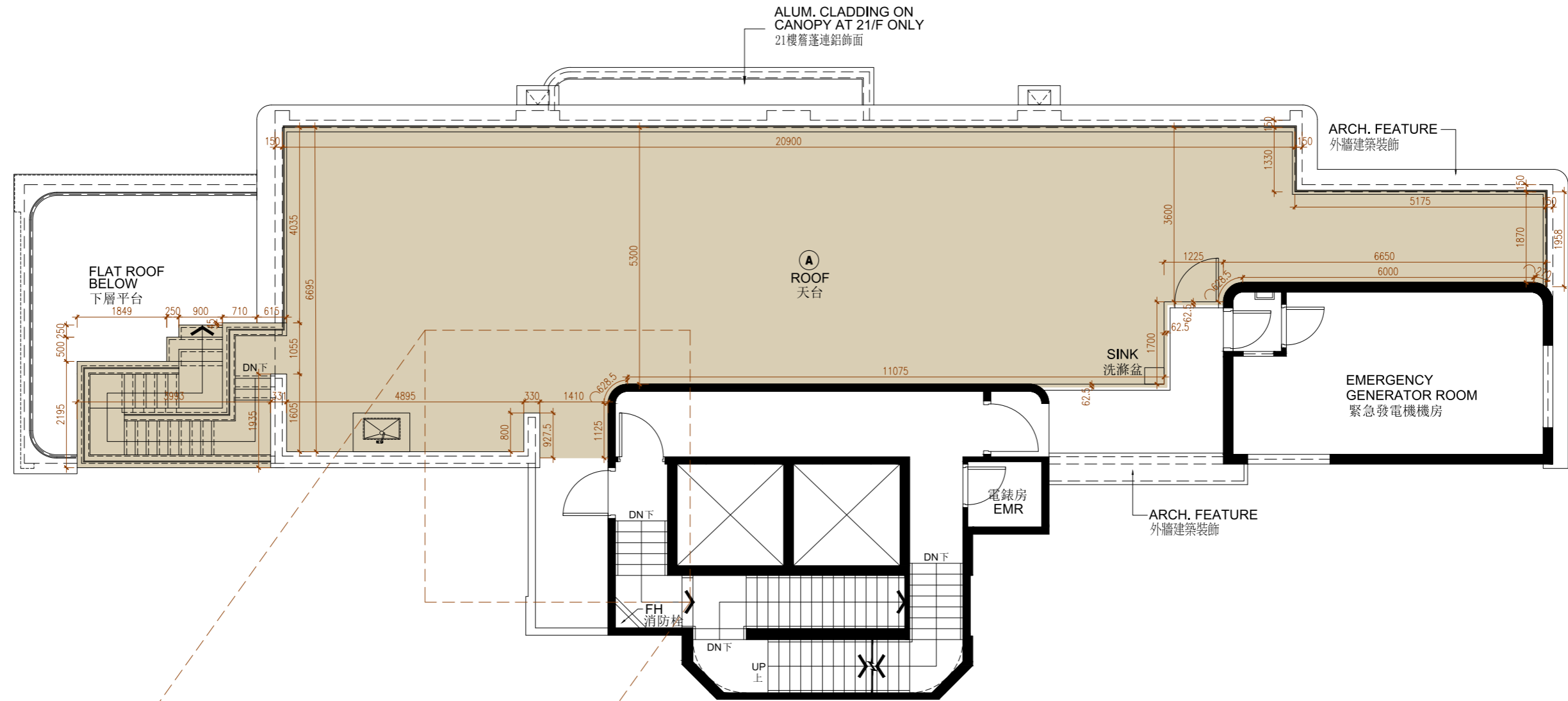
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

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

ROOF
天台



AS-IS PART PLAN OF ROOF
天台現狀部分平面圖

Note:

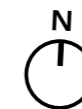
Alteration works have been made to the roof (forming part of Flat A on 21/F), and such alteration works are exempted works under the Buildings Ordinance (Cap. 123). The as-is part plan of roof on this page shows the approximate location of the alteration. Details of the relevant alteration are as follows:

1. Addition of Metal gate

備註：

天台(構成21樓的A單位的一部分)已被作出改動工程，該改動工程屬於《建築物條例》(第123章)下的豁免工程。本頁的天台現狀部分平面圖顯示改動的大約位置。有關改動的細節如下：

1. 增加金屬門



Scale: 0 5M/米
比例:

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

Floor 樓層	Flat 單位	The floor-to-floor height (refers to the height between the top surface of structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of residential property (mm) 住宅物業的層與層之間的高度(指該樓層之石屎地台面與上層石屎地台面之高度距離)(毫米)	The thickness of floor slabs (excluding plaster) of residential property (mm) 住宅物業的樓板(不包括灰泥)的厚度(毫米)
ROOF 天台	A	Not Applicable 不適用	Not Applicable 不適用

Notes :

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
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.
3. The dimensions in the floor plans are all structural dimensions in millimetre.

備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
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。
3. 平面圖所列之數字為以毫米標示之建築結構尺寸。

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.metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台(如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	35.970 (387) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	23.147 (249)	—	—	—	—	—	—
	B	27.913 (300) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	3.052 (33)	—	—	—	—	—	—
	C	27.680 (298) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	2.931 (32)	—	—	—	—	—	—
	D	27.680 (298) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	2.931 (32)	—	—	—	—	—	—
	E	27.913 (300) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	3.052 (33)	—	—	—	—	—	—
	F	35.970 (387) Balcony 露台: 0.000 (0) Utility Platform 工作平台: 0.000 (0)	—	—	—	25.093 (270)	—	—	—	—	—	—
3/F, 5/F-12/F 3樓、5樓至12樓	A	37.970 (409) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	B	29.913 (322) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	C	29.680 (319) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	D	29.680 (319) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	E	29.913 (322) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	F	37.970 (409) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
15/F-20/F 15樓至20樓	A	105.204 (1,132) Balcony 露台: 3.927 (42) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
	B	105.166 (1,132) Balcony 露台: 3.927 (42) Utility Platform 工作平台: 0.000 (0)	—	—	—	—	—	—	—	—	—	—
21/F 21樓	A	184.866 (1,990) Balcony 露台: 5.263 (57) Utility Platform 工作平台: 0.000 (0)	—	—	—	23.493 (253)	—	—	122.650 (1,320)	—	—	—

The saleable area of the residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621). The area of other specified items of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- There is no verandah in the residential properties of the Development.
- Residential floors are on 2/F and above. There are no 4/F, 13/F and 14/F.
- The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest integer, which may be slightly different from the area presented in square metres.

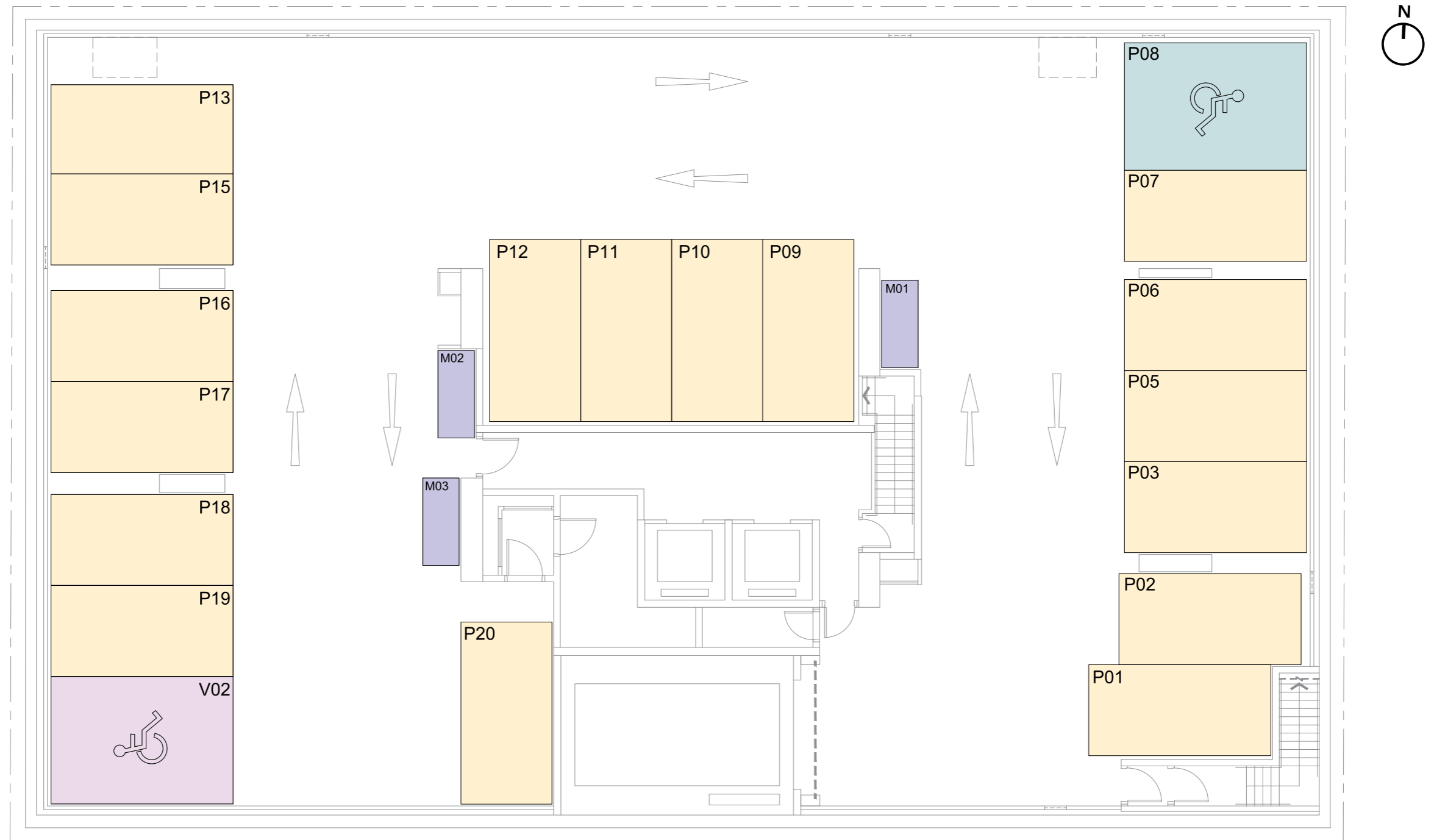
住宅物業的實用面積及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》(第621章)第8條計算得出的。住宅物業的“其他指明項目的面積”(不計算入實用面積)是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

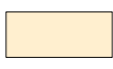

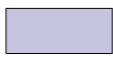

備註:

- 發展項目住宅物業並無陽台。
- 住宅樓層由2樓開始, 不設4樓、13樓及14樓。
- 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。

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

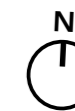
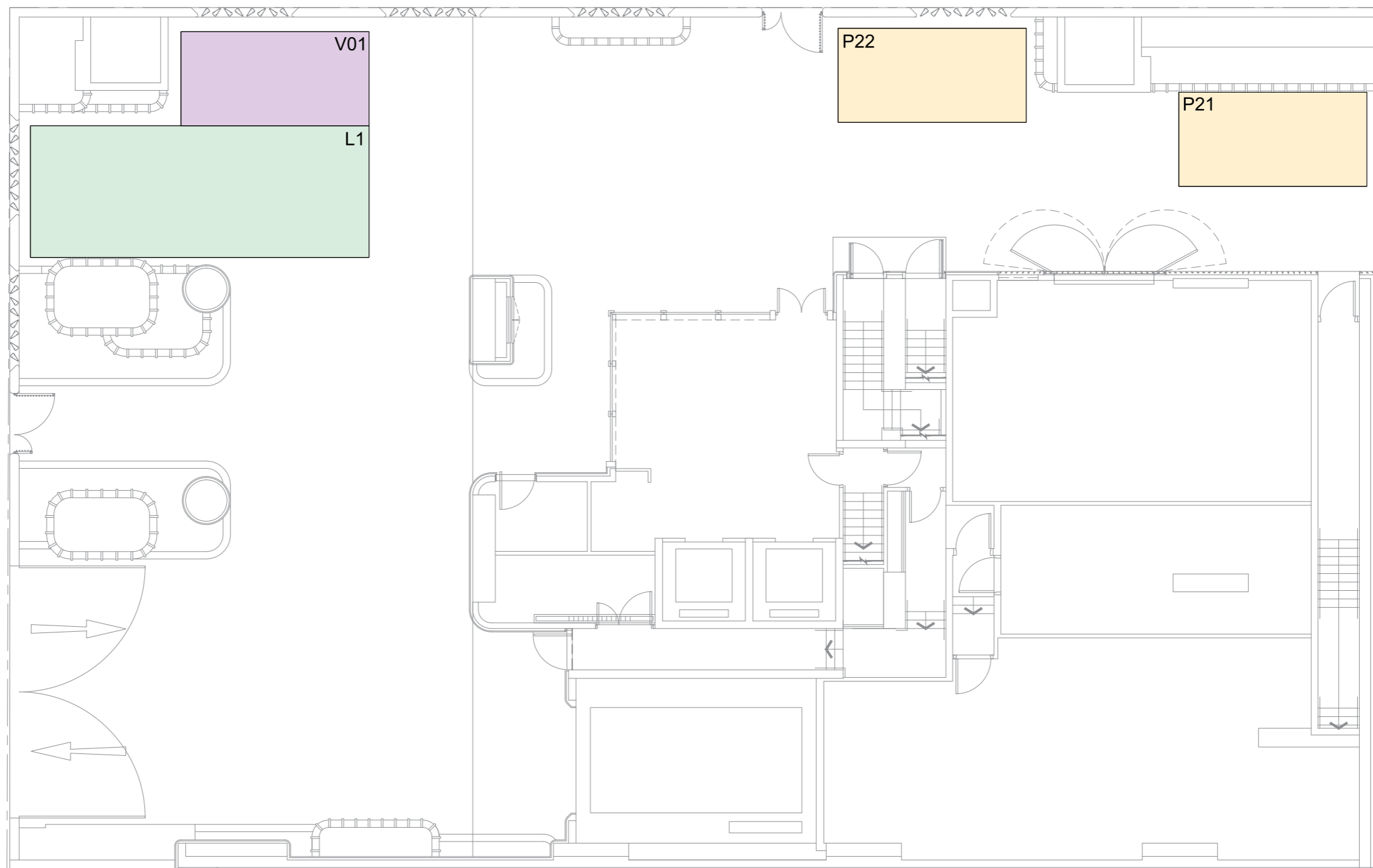
BASEMENT
地庫

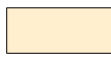




Category of parking space 停車位類別	Number 數目	The dimensions of each parking space (LxW)(m) 每個停車位的尺寸 (長x闊)(米)	Area of each parking space (sq.m) 每個停車位的面積 (平方米)
 Residential Parking Space 住宅停車位	17	5 x 2.5	12.5
 Parking Space for the Disabled Persons 傷殘人士停車位	1	5 x 3.5	17.5
 Motor Cycle Parking Space 電單車停車位	3	2.4 x 1	2.4
 Visitors' Parking Space (which is also a Parking Space for the Disabled Persons) 訪客停車位 (亦作為傷殘人士停車位)	1	5 x 3.5	17.5

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

GROUND FLOOR
地下



Category of parking space 停車位類別	Number 數目	The dimensions of each parking space (LxW)(m) 每個停車位的尺寸 (長x闊)(米)	Area of each parking space (sq.m) 每個停車位的面積 (平方米)
 Residential Parking Space 住宅停車位	2	5 x 2.5	12.5
 Loading and Unloading Space 上落貨車停車位	1	9 x 3.5	31.5
 Visitors' Parking Space 訪客停車位	1	5 x 2.5	12.5

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.
 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買賣合約的日期之後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。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the residential properties in the Development (i.e. 10 LaSalle) will be entered into among the First Owner (i.e. SMART VALUE INVESTMENTS LIMITED, being the “Vendor” referred to in other parts of this Sales Brochure), the DMC Manager (i.e. Kerry Property Management Services Limited) and an owner of the Development.

A. Common parts of the Development

1. “Common Areas and Facilities” means all of the Common Areas and all of the Common Facilities; “Common Areas” means all of the Development Common Areas, Residential Common Areas and Car Park Common Areas; “Common Facilities” means all of the Development Common Facilities, Residential Common Facilities and Car Park Common Facilities.
2. “Development Common Areas” means all those areas or parts of the Land (as defined in the DMC) and the Development (as defined in the DMC), the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners (as defined in the DMC) and occupiers of the Units and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual Unit (as defined in the DMC) and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:-
 - (a) (i) external walls of the Development on the Basement Floor and on the Ground Floor of the Development, (ii) external walls of the Development Common Areas on the First Floor of the Development and (iii) external walls of the emergency generator room (forming part of the Development Common Areas) on the Roof Floor of the Development;
 - (b) Office Accommodation for Watchmen and Caretakers (as defined in the DMC);
 - (c) Owners’ Committee Office (as defined in the DMC) ;
 - (d) caretaker quarter;
 - (e) the Transformer Room (as defined in the DMC);
 - (f) driveway (excluding that forming part of the Car Park Common Areas);
 - (g) RSMRC (Refuse Storage and Material Recovery Chamber), FS CONTROL ROOM (Fire Services Control Room), main switch room, P & F WATER PUMP RM. (Potable and Flushing Water Pump Room), F.S. & SPR. PUMP ROOM (Fire Services and Sprinkler Pump Room), emergency generator room and protected lobby(ies);
 - (h) E.D. (Electrical Duct) (excluding those forming part of the Residential Common Areas), Master Water Meter Cabinet, Sprinkler Inlet and Fire Service Inlet;
 - (i) Car Lift Waiting Zone; and
 - (j) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance (as defined in the DMC) but shall exclude the Residential Common Areas and Car Park Common Areas.

Development Common Areas are for the purpose of identification shown coloured Green on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

“Development Common Facilities” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including but not limited to fence walls, drains, manhole cabinet, channels, water mains, gutters, cables, town gas valve cabinet, pipes, wires, salt and fresh water intakes and mains, fire fighting or security equipment and facilities, pumps, switches, meters, meter cabinet, lights, sanitary fittings, refuse disposal equipment and facilities, F.S. Meter (Fire Service Meter), 84000 L. W/P R.C. Sprinkler Water Tank (84000 litre Waterproofing Reinforced Concrete Water Tank), and 27000 L. W/P R.C. FS Water Tank (27000 Litre Waterproofing Reinforced Concrete Water Tank), communal aerials and other apparatus equipment and facilities.

3. “Residential Common Areas” means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Residential Units and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit (as defined in the DMC) and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include:-
 - (a) external walls of the Development including:-
 - (i) non-structural prefabricated external walls; and
 - (ii) curtain walls;but excluding:-
 - (i) external walls of the Development which form part of the Development Common Areas;
 - (ii) any interior finishes of the external walls of the Development enclosing and facing a Residential Unit (which interior finishes shall form part of the Residential Unit);
 - (iii) windows and window frames solely and exclusively attached to a Residential Unit (including the glazing, window panes and window frames of the openable windows installed in a curtain wall) (which shall form part of the Residential Unit);
 - (iv) the interior surface of curtain walls (if any) of the Development facing the Residential Unit (which interior surface shall form part of the Residential Unit); and
 - (v) openable windows of the curtain walls wholly enclosing or fronting a Residential Unit which openable windows shall form part of the Residential Unit;
 - (b) the Recreational Facilities (as defined in the DMC);
 - (c) the Visitors’ Parking Spaces (as defined in the DMC) (among which, for the avoidance of doubt, Visitors’ Parking Space marked “V02” and shown coloured Yellow on the BASEMENT FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC is also a Parking Space for the Disabled Persons);
 - (d) the Parking Spaces for the Disabled Persons (as defined in the DMC);
 - (e) the Loading and Unloading Space (as defined in the DMC);
 - (f) the Covered Landscape Area (as defined in the DMC);
 - (g) Wider Lift Lobbies (as defined in the DMC);

SUMMARY OF DEED OF MUTUAL COVENANT

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- (h) parapet walls which enclose those flat roof(s) and roof(s) forming part of the Residential Common Areas;
- (i) planters (excluding those forming part of the Car Park Common Areas);
- (j) common flat roof, top roof and upper roof;
- (k) roof (excluding the roof(s) forming part of the Residential Unit(s));
- (l) fireman's lift lobby(ies) and protected lobby(ies);
- (m) ACP (air-conditioner platforms), TBE RM. 1 (Telecommunications and Broadcasting Room 1) and TBE RM 2 (Telecommunications and Broadcasting Room 2);
- (n) access to access opening for operating CCTV imaging device for drainage inspection and working space for maintenance;
- (o) Electrical Meter Room, Fire hydrant, and RSMRR (Refuse Storage and Material Recovery Room);
- (p) Lift Machine Room, R.C. CANOPY (Reinforced Concrete Canopy), H/R (Hose Reel), WMC (Water Meter Cabinet), P.D. (Pipe Duct), DOG HOUSE, Reinforced Concrete Plinth, skylight, E&M CORRIDOR, E.D. (Electrical Duct) (excluding those forming part of the Development Common Areas), MASTER T.G.C. (Master Town Gas Cabinet); and
- (q) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas and Car Park Common Areas.

Residential Common Areas are for the purpose of identification shown coloured Yellow, Yellow cross-hatched Black, Yellow cross-hatched Black stippled Black and Yellow hatched Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Residential Common Facilities" means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Residential Units and not for the exclusive use or benefit of any individual Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include but not limited to gondola and passenger lifts.

4. "Car Park Common Areas" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of Car Parks and which is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:-
- (a) driveway (excluding that forming part of the Development Common Areas), car lift machine room, EV CHARGER CABINET (Electric Vehicle Charger Cabinet) and protected lobby(ies);
 - (b) Smoke Vent Inlet and Hose Reel;
 - (c) planter(s) (excluding those forming part of the Residential Common Areas); and
 - (d) such areas within the meaning of "common parts" as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas and Residential Common Areas.

Car Park Common Areas are for the purpose of identification shown coloured Indigo on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC.

"Car Park Common Facilities" means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parks and not for the exclusive use or benefit of any individual Owner of the Car Park or the Development as a whole and, without limiting the generality of the foregoing, including but not limited to car lift, SVD OUTLET (Smoke Vent Duct Outlet) and air intake for Basement Floor.

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

Allocation of Undivided Shares to each Residential Unit

Floor	Residential Unit	Number of Undivided Shares allocated to each Residential Unit
2/F	Flat A	38/3609
	Flat B	28/3609
	Flat C	28/3609
	Flat D	28/3609
	Flat E	28/3609
	Flat F	38/3609
3/F – 12/F	Flat A	38/3609
	Flat B	30/3609
	Flat C	30/3609
	Flat D	30/3609
	Flat E	30/3609
	Flat F	38/3609
15/F – 20/F	Flat A	105/3609
	Flat B	105/3609
21/F	Flat A	199/3609

Note: There are no 4/F, 13/F and 14/F in the Development.

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

Subject to the provisions of the Ordinance, the DMC Manager, Kerry Property Management Services Limited (嘉里物業管理服務有限公司), will be appointed as the first Manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions 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 in accordance with the following principles:

- (1) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenses which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B and Part C of the Management Budget hereinafter mentioned);

SUMMARY OF DEED OF MUTUAL COVENANT

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- (2) Each Owner in addition to the amount payable under (1) shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and the Visitors' Parking Spaces and, for the avoidance of doubt:-
- (a) Part B shall also contain such parts of the estimated management expenses in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of (i) the Visitors' Parking Space (which is, for identification purpose, shown coloured Yellow and marked "V02" on the BASEMENT FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC) and (ii) the Parking Spaces for the Disabled Persons; and
- (b) Part B shall exclude such parts of the estimated management expenses in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of the Owners' Committee Office (which is, for identification purpose, shown coloured Green and marked "OWNERS' COMMITTEE OFFICE" on the FIRST FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC) by the Owners of the Car Parks which shall be treated as falling within Part C of the annual Management Budget; and
- (3) Each Owner in addition to the amount payable under (1) above shall in respect of each Car Park of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development. Part C shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks and, for the avoidance of doubt:-
- (a) Part C shall also contain such parts of the estimated management expenses in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of the Owners' Committee Office (which is, for identification purpose, shown coloured Green and marked "OWNERS' COMMITTEE OFFICE" on the FIRST FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC) by the Owners of the Car Parks; and
- (b) Part C shall exclude such parts of the estimated management expenses in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of (i) the Visitors' Parking Space (which is, for identification purpose, shown coloured Yellow and marked "V02" on the BASEMENT FLOOR PLAN (certified as to its accuracy by the Authorized Person) annexed to the DMC) and (ii) the Parking Spaces for the Disabled Persons which shall be treated as falling within Part B of the annual Management Budget.

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to 2 months' contribution of the first year's budgeted management expenses.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not Applicable.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

第一業主(即：SMART VALUE INVESTMENTS LIMITED，在售樓說明書的其他部分稱為「賣方」、公契管理人(即：嘉里物業管理服務有限公司)及發展項目的一個業主將訂立有關發展項目(即：瀚名)內的住宅物業的一份公契及管理協議(「公契」)。

A. 發展項目的公用部分

1. 「公用地方及設施」指所有公用地方及所有公用設施；「公用地方」指所有發展項目公用地方、住宅公用地方及停車場公用地方；「公用設施」指所有發展項目公用設施、住宅公用設施及停車場公用設施。
2. 「發展項目公用地方」指第一業主按公契規定指定供單位業主(定義見公契)及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別單位(定義見公契)業主和並非特別轉讓的該土地(定義見公契)及發展項目(定義見公契)的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
 - (a) (i) 發展項目地庫及地面的發展項目外牆；(ii) 發展項目1樓的發展項目公用地方的外牆；及(iii) 發展項目天台的緊急發電機房(屬於發展項目公用地方部分)的外牆；
 - (b) 看更及管理人的辦事處(定義見公契)；
 - (c) 業主委員會辦事處(定義見公契)；
 - (d) 管理員宿舍；
 - (e) 變壓器房(定義見公契)；
 - (f) 行車道(構成停車場公用地方之部分除外)；
 - (g) (RSMRC)垃圾存放及物料回收房、(FS CONTROL ROOM)消防控制室、總電掣房、(P & F WATER PUMP RM.)食水及沖廁水泵房、(F.S. & SPR. PUMP ROOM) 消防及花灑泵房、緊急發電機房及防火大堂；
 - (h) (E.D.)電線槽(構成住宅公用地方之部分除外)，主水錶房，花灑進水掣及消防進水掣；
 - (i) 車輛升降機等候區；及
 - (j) 符合條例(定義見公契)第2條中「公用部分」釋義的區域，但不包括住宅公用地方及停車場公用地方。

發展項目公用地方現於公契夾附的圖則(經認可人士(定義見公契)核實為準確)上以綠色顯示，以作識別之用。

「發展項目公用設施」指在發展項目公用地方內安裝供發展項目的單位業主及佔用人作為便利設施共同使用與享用，而並非供個別單位的任何個別業主獨家享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括但不限於圍牆、排水渠、沙井櫃、渠道、總水喉、明渠、電纜、煤氣閘櫃、管道、電線、鹹水及食水進水管及總喉、消防或保安設備及設施、泵、電掣、儀錶、儀錶櫃、照明、衛生裝置、垃圾處理設備及設施、(F.S. Meter)消防儀錶、(84000 L. W/P R.C. Sprinkler Water Tank) 84000公升防水鋼筋混凝土花灑水箱和(27000 L. W/P R.C. FS Water Tank) 27000公升防水鋼筋混凝土消防水箱、公共天線及其他裝置、設備及設施。

3. 「住宅公用地方」指第一業主按公契規定指定供住宅單位業主及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別住宅單位(定義見公契)業主和並非特別轉讓的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
 - (a) 發展項目外牆，包括：
 - (i) 非結構預製外牆；及
 - (ii) 幕牆；但不包括：
 - (i) 構成發展項目公用地方部分的發展項目外牆；
 - (ii) 圍封及朝向住宅單位的發展項目外牆的任何內部飾面(該內部飾面構成住宅單位一部分)；
 - (iii) 單獨及專門地附於一個住宅單位的窗戶及窗框(包括安裝於幕牆中可開合窗戶的玻璃、窗格及窗框)(構成住宅單位一部分)；
 - (iv) 朝向住宅單位的發展項目幕牆(如有)的內部飾面(其內部飾面屬於住宅單位一部分)；及
 - (v) 完全圍封或正面朝向住宅單位的幕牆的可開合窗戶，該可開合窗戶構成住宅單位一部分。
 - (b) 康樂設施(定義見公契)；
 - (c) 訪客停車位(定義見公契)(為免存疑，訪客停車位當中在公契夾附的地庫圖則(經認可人士核實為準確)上以黃色顯示並註明“V02”的訪客停車位亦作為傷殘人士停車位)；
 - (d) 傷殘人士停車位(定義見公契)；
 - (e) 上落貨車停車位(定義見公契)；
 - (f) 有蓋園景區(定義見公契)；
 - (g) 加闊升降機大堂(定義見公契)；
 - (h) 圍封平台及天台(構成住宅公用地方之部分)的護牆；

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

- (i) 花槽(構成停車場公用地方之部分除外)；
- (j) 公用平台、頂層天台及上層天台；
- (k) 天台(構成住宅單位之部分的天台除外)；
- (l) 消防員升降機大堂及防火大堂；
- (m) (ACP)空調機平台、(TBE RM. 1)電訊及廣播室1及(TBE RM 2)電訊及廣播室2；
- (n) 進入操作作檢查管道的閉路電視影像裝置及維修工作區的入口通道；
- (o) 電錶房、消防栓及(RSMRR)垃圾存放及物料回收房；
- (p) 升降機機房、(R.C. CANOPY)鋼筋混凝土簷篷、(H/R)喉轆、(WMC)水錶櫃、(P.D.)管道槽、(DOG HOUSE)室外管道房、鋼筋混凝土底座、天窗、(E&M CORRIDOR)機電走廊、(E.D.)電線槽(構成發展項目公用地方之部分除外)、(MASTER T.G.C.)總煤氣櫃；及
- (q) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方及停車場公用地方。

住宅公用地方已在公契夾附的圖則(經認可人士核實為準)上以黃色、黃色加黑交叉線、黃色加黑交叉線黑點、黃色加黑斜線顯示，以作識別之用。

「住宅公用設施」指住宅公用地方內供住宅單位業主及佔用人共同使用與享用，而並非供個別住宅單位的任何個別業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限上述一般適用範圍下，包括但不限於吊船及乘客升降機。

4. 「停車場公用地方」指第一業主按公契規定指定供停車位業主及佔用人共同使用與享用，而並非特別轉讓的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
- (a) 行車道(構成發展項目公用地方之部分除外)、車輛升降機機房、(EV CHARGER CABINET) 電動車充電器櫃及防火大堂；
 - (b) 排煙口及喉轆；
 - (c) 花槽(構成住宅公用地方的部分除外)；
 - (d) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方及住宅公用地方。

停車場公用地方已在公契夾附的圖則(經認可人士核實為準)上以靛藍色顯示，以作識別之用。

「停車場公用設施」指停車場公用地方內安裝供停車位業主及佔用人共同使用與享用，而並非供任何個別停車位業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限上述一般適用範圍下，包括但不限於車輛升降機、(SVD OUTLET)排煙管出口及地庫進氣口。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予每個住宅單位的不分割份數

樓層	住宅單位	分配予每個住宅單位的不分割份數數目
2樓	A室	38/3609
	B室	28/3609
	C室	28/3609
	D室	28/3609
	E室	28/3609
	F室	38/3609
3樓至12樓	A室	38/3609
	B室	30/3609
	C室	30/3609
	D室	30/3609
	E室	30/3609
	F室	38/3609
15樓至20樓	A室	105/3609
	B室	105/3609
21樓	A室	199/3609

備註：發展項目內不設4樓、13樓及14樓。

C. 有關發展項目的管理人的委任年期

除條例的規定外，公契管理人，即嘉里物業管理服務有限公司，將獲委任為首任管理人以管理該土地及發展項目，其最初任期從公契的日期起計兩年，其後繼續管理發展項目至其委任根據公契條款終止為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每個住宅單位業主須按下列原則分擔管理開支：

- (1) 發展項目每個單位業主須按他的單位獲分配的管理份數(定義見公契)數目對發展項目所有單位的管理份數總數之比例分擔年度管理預算(定義見公契) A部分評估的款項。A部分須涵蓋管理人認為歸屬發展項目公用地方及發展項目公用設施的管理與保養或供所有業主享用的預計管理開支(下文提述管理預算B部分和C部分涵蓋的預計管理開支除外)；
- (2) 每個業主除了按(1)款應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目對發展項目所有住宅單位的管理份數總數之比例分擔年度管理預算B部分評估的款項。B部分須涵蓋管理人認為僅歸屬住宅公用地方及住宅公用設施的管理與保養或供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施和訪客停車位的操作、保養、維修、清潔、照明及保安的開支。為免存疑：
 - (a) B部分還涵蓋停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬使用(i) 訪客停車位(即在公契夾附的地庫圖則(經認可人士核實為準)上以黃色顯示並註明“V02”以作識別)及(ii)傷殘人士停車位的該等部份；及

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- (b) B部分不包括住宅公用地方及住宅公用設施的預計管理開支中管理人合理認為歸屬停車位業主使用及享用業主委員會辦事處(即在公契夾附的1樓圖則(經認可人士核實為準確)上以綠色顯示並註明“OWNERS’ COMMITTEE OFFICE”以作識別)的開支，該等部分應納入年度管理預算C部分內；及
- (3) 每個業主除了按(1)款應付的款項外，還須就他作為業主擁有的每個停車位按他的停車位獲分配的管理份數數目對發展項目所有停車位的管理份數總數之比例分擔年度管理預算C部分評估的款項。C部分須涵蓋管理人認為僅歸屬停車場公用地方及停車場公用設施的管理與保養或僅供所有停車位業主享用的預計管理開支，為免存疑：
 - (a) C部分須涵蓋住宅公用地方及住宅公用設施的預計管理開支中管理人合理認為歸屬停車位業主使用及享用業主委員會辦事處(即在公契夾附的1樓圖則(經認可人士核實為準確)上以綠色顯示並註明“OWNERS’ COMMITTEE OFFICE”以作識別)；及
 - (b) C部分不包括停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬使用(i) 訪客停車位(即在公契夾附的地庫圖則(經認可人士核實為準確)上以黃色顯示並註明“V02”的訪客停車位以作識別)及(ii)傷殘人士停車位的該等部分，該等部分應納入年度管理預算B部分內。

E. 計算管理費按金的基準

管理費按金相等於第一年預算管理開支的2個月的分擔款項。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

SUMMARY OF LAND GRANT

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1. The Development is situated on Kowloon Inland Lot No. 3275 and Kowloon Inland Lot No. 3276.
 2. Kowloon Inland Lot No. 3275 is held under Government Lease dated the 29th day of September 1933 (hereinafter referred to as “Government Lease of Kowloon Inland Lot No. 3275”) as varied or modified by a Modification Letter dated the 20th day of February 1956 and a Modification Letter dated the 30th day of January 2019 and registered in the Land Registry by Memorial No.19021300680024 (“Modification Letter I”).
 3. Kowloon Inland Lot No. 3276 is held under Government Lease dated the 29th day of September 1933 (hereinafter referred to as “Government Lease of Kowloon Inland Lot No. 3276”) as varied or modified by a Modification Letter dated the 20th day of February 1956 and a Modification Letter dated the 30th day of January 2019 and registered in the Land Registry by Memorial No.19021300680036 (“Modification Letter II”).
- A. Government Lease of Kowloon Inland Lot No.3275 as varied and modified by the Modification Letter I**
4. The Lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Rails Lights Pavement Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His Majesty’s Director of Public Works (hereinafter called “the said Director”).
 5. The Lessee shall and will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.
 6. It shall and may be lawful to and for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice or warning in writing at or upon the said premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the Lessee will repair and amend the same accordingly.
 7. The Lessee shall not nor will let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the said term of Seventy-five years without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Land Registration in the said Colony and paying the prescribed fees therefor.
 8. His Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.

B. Modification Letter I

Note: In this Part B, “the Lot” refers to Kowloon Inland Lot No. 3275, “the Adjoining Lot” refers to Kowloon Inland Lot No. 3276, and “Lease of the Adjoining Lot” refers to the lease of Kowloon Inland Lot No. 3276.

9. Clause No.(1) of the Second Schedule to the Modification Letter I stipulates that:

The Lessee shall not develop or redevelop Kowloon Inland Lot No. 3275 (hereinafter referred to as “the Lot”) except jointly with Kowloon Inland Lot No. 3276 (hereinafter referred to as “the Adjoining Lot”) and the Lot and the Adjoining Lot are hereinafter collectively referred to as “the Two Lots”). The decision of the Director of Lands (hereinafter referred to as “the Director”) as to whether the Lot will be or is being or has been jointly developed or redeveloped with the Adjoining Lot shall be final and binding on the Lessee.

10. Clause No.(2) of the Second Schedule to the Modification Letter I stipulates that:

In the event of the demolition at any time during the tenancy of any building then standing on the Two Lots or any part thereof the Lessee 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 Lessee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Two Lots 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.

11. Clause No.(3) of the Second Schedule to the Modification Letter I stipulates that:

The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

12. Clause No.(5) of the Second Schedule to the Modification Letter I stipulates that:

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan marked “PLAN A” annexed hereto (hereinafter referred to as “the Non-building Area”) except:

(i) boundary walls or fences or both; and

(ii) a basement floor or floors under the ground level of the Non-building Area to be used solely for parking motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, for accommodating lift lobbies and such other ancillary building services as may be approved in writing by the Director, or for such other purposes as may be approved in writing by the Director.

(b) For the purpose of this Clause, the decision of the Director as to what constitutes a basement floor or floors and the ground level of the Non-building Area shall be final and binding on the Lessee.

13. Clause No.(7) of the Second Schedule to the Modification Letter I stipulates that:

(a) The Lessee may erect, construct and provide within the Lot and the Adjoining 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.

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- (b) For the purpose of calculating the total gross floor area stipulated in Clause No. (4)(c) hereof, subject to the Clause No.(34)(d) hereof, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Clause and any part of the recreational facilities and facilities ancillary thereto provided in accordance with Clause No.(7)(a) of the Lease of the Adjoining Lot which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.
- (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 Clause (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 Clause No. (14)(a)(v) hereof;
 - (ii) the Lessee shall at his own expense maintain the Exempted Facilities on the Lot in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors and by no other person or persons.
14. Clause No.(8) of the Second Schedule to the Modification Letter I stipulates that:
- No tree growing on the Two Lots 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.
15. Clause No.(9) of the Second Schedule to the Modification Letter I stipulates that:
- The Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot 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.
16. Clause No.(10)(a) of the Second Schedule to the Modification Letter I stipulates that:
- (a) Office accommodation for watchmen or caretakers or both may be provided within the Lot or the Adjoining Lot or the Two Lots 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 building or buildings erected or to be erected on the Two Lots;
 - (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 Two Lots; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
17. Clause No.(11)(a) of the Second Schedule to the Modification Letter I stipulates that:
- (a) Quarters for watchmen or caretakers or both may be provided within the Two Lots subject to the following conditions:
 - (i) such quarters shall be located in one of the blocks of residential units erected on the Two Lots or in such other location as may be approved in writing by the Director; and
 - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Two Lots.
18. Clause No.(12)(a) of the Second Schedule to the Modification Letter I stipulates that:
- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Two Lots provided that:
 - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the Two Lots 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.
19. Clause No.(15) of the Second Schedule to the Modification Letter I stipulates that:
- Every assignment, mortgage, charge, underletting for more than three years or other alienation of the Lot or any part thereof or any interest therein shall be registered at the Land Registry.
20. Clause No. (18)(a)(i) of the Second Schedule to the Modification Letter I stipulates that:
- Spaces shall be provided within the Two Lots 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 building or buildings erected or to be erected on the Two Lots 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 Two Lots as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below;

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15.0 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 0.9 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

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21. Clause No. (18)(a)(iii) of the Second Schedule to the Modification Letter I stipulates that:

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 building or buildings erected or to be erected on the Two Lots shall be provided within the Two Lots to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the Two Lots:

- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the Two Lots, at a rate of 5 spaces for every block of residential units, or
- (II) at such other rates as may be approved by the Director.

22. Clause No. (18)(a)(iv) of the Second Schedule to the Modification Letter I stipulates that:

The spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) and (a)(iii) of this Clause 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.

23. Clause No. (18)(b) of the Second Schedule to the Modification Letter I stipulates that:

- (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) and (a)(iii) of this Clause, the Lessee 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 Clause and that the Lessee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Clause 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 of the building or buildings erected or to be erected on the Two Lots 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.

24. Clause No. (18)(c) of the Second Schedule to the Modification Letter I stipulates that:

- (i) Spaces shall be provided within the Two Lots 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, and belonging to the residents of the building or buildings erected or to be erected on the Two Lots and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10% of the total number of spaces for parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation provided in sub-clause (a) of this Clause or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause(c)(i) is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Motor Cycle Parking Spaces (as may be varied under Clause No.(20) hereof and Clause No.(20) of the Lease of the Adjoining Lot) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Clause 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.

25. Clause No.(19) of the Second Schedule to the Modification Letter I stipulates that:

- (a) Spaces shall be provided within the Two Lots to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Two Lots 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 Two Lots, such loading and unloading space to be located adjacent to or within each block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Clause (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) shall measure 3.5 metres in width and 9.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Two Lots.

26. Clause No.(22)(a) of the Second Schedule to the Modification Letter I stipulates that:

- (a) Notwithstanding that the covenants and conditions contained herein shall have been observed and complied with to the satisfaction of the Director and in addition to Clause No. (13) hereof, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
 - (i) assigned except
 - (I) together with undivided shares in the Two Lots jointly 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 Two Lots; or
 - (II) to a person who is already the owner of undivided shares in the Two Lots jointly 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 Two Lots; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Two Lots

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the 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 Two Lots.

27. Clause No.(25) of the Second Schedule to the Modification Letter I stipulates that:

The Lessee shall have no right of ingress or egress to or from the Two Lots for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the Two Lots, a temporary access for construction vehicles into the Lot or the Adjoining Lot or the Two Lots may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Lessee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

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28. Clause No.(27) of the Second Schedule to the Modification Letter I 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 the Adjoining 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 the Adjoining Lot or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained herein or in the Lease of the Adjoining Lot, or for any other purpose, the Lessee 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 or the Adjoining 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 Lessee shall at all times during the term hereby 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 Clause shall prejudice the Government's rights under the covenants and conditions herein contained, in particular Clause No. (26) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee 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 the Adjoining Lot or from any adjacent or adjoining Government or leased land, the Lessee 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 or provided in the Lease of the Adjoining Lot for breach of any of the covenants and conditions contained herein or in the Lease of the Adjoining Lot respectively, the Director shall be entitled by notice in writing to call upon the Lessee 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 Lessee 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 Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

29. Clause No.(28) of the Second Schedule to the Modification Letter I stipulates that:

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or the Adjoining Lot or any part thereof, the Lessee 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 Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.

30. Clause No.(29) of the Second Schedule to the Modification Letter I 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 the Adjoining Lot, or from other areas affected by any development of the Lot or the Adjoining 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 Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Lessee 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 Clause, the Director may (but is not obliged to), at the request of the Lessee, remove the waste from and make good any damage done to the Government properties and the Lessee shall pay to the Government on demand the cost thereof.

31. Clause No.(30) of the Second Schedule to the Modification Letter I stipulates that:

The Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter 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 the Adjoining Lot or any part thereof (hereinafter collectively referred to as "the Services"). The Lessee 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 Lessee 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 Lessee 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 the Adjoining Lot 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 Lessee shall pay to the Government on demand the cost of such works). If the Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Adjoining 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 Lessee shall pay to the Government on demand the cost of such works.

32. Clause No.(31) of the Second Schedule to the Modification Letter I stipulates that:

- (a) The Lessee 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 the Adjoining 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 or the Adjoining Lot, and the Lessee 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.

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- (b) The works of connecting any drains and sewers from the Lot or the Adjoining 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 Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee 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 Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee 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 Lessee 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 Lessee shall pay to the Government on demand the cost of such works.
33. Clause No.(32) of the Second Schedule to the Modification Letter I stipulates that:
- Wherever in the covenants and conditions herein contained it is provided that:
- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Lot or the Adjoining Lot or any part thereof or outside the Lot or the Adjoining Lot (whether on behalf of the Lessee or on the failure of the Lessee to carry out such works or otherwise) at the cost of the Lessee or that the Lessee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.
34. Clause No.(33) of the Second Schedule to the Modification Letter I stipulates that:
- (a) The Lessee shall on or before the 29th day of July 2019 or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval a sewerage impact assessment (hereinafter referred to as "the SIA") which shall contain, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Two Lots, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter referred to as "the SIA Mitigation Measures").
- (b) The Lessee shall, at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection, carry out and implement all the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Clause (hereinafter referred to as "the Approved SIA Mitigation Measures") in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him.
- (c) The technical aspects of the SIA shall, at the Lessee's own expense and in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services, be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than site formation works) shall be commenced on the Lot or any part thereof until the SIA submitted in accordance with sub-clause (a) of this Clause shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Clause. For the purpose of the covenants and conditions herein contained, "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (e) For the avoidance of doubt, the Lessee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Lessee for any cost, damage or loss caused to or suffered by the Lessee whether arising out of or incidental to the fulfilment of the Lessee's obligations under this Clause or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Lessee in respect of any such cost, damage or loss.
35. Clause No.(35) of the Second Schedule to the Modification Letter I 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.
36. Clause No.(36) of the Second Schedule to the Modification Letter I stipulates that:
- (a) The proviso for re-entry in the covenants and conditions herein contained on the breach, non-performance or non-observance of any of the Clauses contained herein shall extend to the breach, non-observance or non-performance of any of the terms and conditions in the Lease of the Adjoining Lot, and in addition all or any of the undivided shares of and in the Two Lots or any part thereof under all or any legislation for the time being in force in that behalf. For the avoidance of doubt, the right or power to re-enter the Lot or the Adjoining Lot or both may be exercisable by the Government irrespective of whether it is a breach, non-observance or non-performance by the Lessee or by the owner of the Adjoining Lot or whether the breach, non-observance or non-performance is attributable to or in respect of the Lot or the Adjoining Lot or both.
- (b) In the event of any breach, non-performance or non-observance of any of the covenants and conditions by the owner of the Adjoining Lot as contained in the Lease of the Adjoining Lot and any modifications thereof under which the Adjoining Lot is held, it shall be lawful for the Government to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works or any part or parts of any buildings, erection and works thereon. In the event of such re-entry, the premium or any part thereof and the administrative fee or any part thereof paid by the Lessee in respect of any modification of the Lot shall not be refunded and no compensation whatsoever shall be payable to the Lessee.
- C. Government Lease of Kowloon Inland Lot No.3276 as varied and modified by the Modification Letter II**
37. The Lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Rails Lights Pavement Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His Majesty's Director of Public Works (hereinafter called "the said Director").

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38. The Lessee shall and will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.
39. It shall and may be lawful to and for His Majesty by His said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter and come into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view or views shall be found to give or leave notice or warning in writing at or upon the said premises or some part thereof unto or for the Lessee to repair and amend the same within Three Calendar Months then next following within which said time or space of Three Calendar Months after every such notice or warning shall be so given or left as aforesaid the Lessee will repair and amend the same accordingly.
40. The Lessee shall not nor will let underlet mortgage assign or otherwise part with all or any part of the said premises hereby expressed to be demised for all or any part of the said term of Seventy-five years without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Land Registration in the said Colony and paying the prescribed fees therefor.
41. His Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.

D. Modification Letter II

Note: In this Part D, "the Lot" refers to Kowloon Inland Lot No. 3276, "the Adjoining Lot" refers to Kowloon Inland Lot No. 3275, and "Lease of the Adjoining Lot" refers to the lease of Kowloon Inland Lot No. 3275.

42. Clause No.(1) of the Second Schedule to the Modification Letter II stipulates that:

The Lessee shall not develop or redevelop Kowloon Inland Lot No. 3276 (hereinafter referred to as "the Lot") except jointly with Kowloon Inland Lot No. 3275 (hereinafter referred to as "the Adjoining Lot" and the Lot and the Adjoining Lot are hereinafter collectively referred to as "the Two Lots"). The decision of the Director of Lands (hereinafter referred to as "the Director") as to whether the Lot will be or is being or has been jointly developed or redeveloped with the Adjoining Lot shall be final and binding on the Lessee.

43. Clause No.(2) of the Second Schedule to the Modification Letter II stipulates that:

In the event of the demolition at any time during the tenancy of any building then standing on the Two Lots or any part thereof the Lessee 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 Lessee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Two Lots 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.

44. Clause No.(3) of the Second Schedule to the Modification Letter II stipulates that:

The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

45. Clause No.(5) of the Second Schedule to the Modification Letter II stipulates that:

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Non-building Area") except:

- (i) boundary walls or fences or both; and
- (ii) a basement floor or floors under the ground level of the Non-building Area to be used solely for parking motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, for accommodating lift lobbies and such other ancillary building services as may be approved in writing by the Director, or for such other purposes as may be approved in writing by the Director.

(b) For the purpose of this Clause, the decision of the Director as to what constitutes a basement floor or floors and the ground level of the Non-building Area shall be final and binding on the Lessee.

46. Clause No.(7) of the Second Schedule to the Modification Letter II stipulates that:

(a) The Lessee may erect, construct and provide within the Lot and the Adjoining 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 area stipulated in Clause No. (4)(c) hereof, subject to the Clause No.(34)(d) hereof, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Clause and any part of the recreational facilities and facilities ancillary thereto provided in accordance with Clause No.(7)(a) of the Lease of the Adjoining Lot which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.

(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 Clause (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 Clause No. (14)(a)(v) hereof;
- (ii) the Lessee shall at his own expense maintain the Exempted Facilities on the Lot in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors and by no other person or persons.

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47. Clause No.(8) of the Second Schedule to the Modification Letter II stipulates that:

No tree growing on the Two Lots 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.

48. Clause No.(9) of the Second Schedule to the Modification Letter II stipulates that:

The Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot 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.

49. Clause No.(10)(a) of the Second Schedule to the Modification Letter II stipulates that:

(a) Office accommodation for watchmen or caretakers or both may be provided within the Lot or the Adjoining Lot or the Two Lots 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 building or buildings erected or to be erected on the Two Lots;
- (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 Two Lots; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.

50. Clause No.(11)(a) of the Second Schedule to the Modification Letter II stipulates that:

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

- (i) such quarters shall be located in one of the blocks of residential units erected on the Two Lots or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Two Lots.

51. Clause No.(12)(a) of the Second Schedule to the Modification Letter II stipulates that:

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

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the Two Lots 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.

52. Clause No.(15) of the Second Schedule to the Modification Letter II stipulates that:

Every assignment, mortgage, charge, underletting for more than three years or other alienation of the Lot or any part thereof or any interest therein shall be registered at the Land Registry.

53. Clause No.(18)(a)(i) of the Second Schedule to the Modification Letter II stipulates that:

Spaces shall be provided within the Two Lots 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 building or buildings erected or to be erected on the Two Lots 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 Two Lots as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below;

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15.0 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 0.9 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

54. Clause No. (18)(a)(iii) of the Second Schedule to the Modification Letter II stipulates that:

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 building or buildings erected or to be erected on the Two Lots shall be provided within the Two Lots to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the Two Lots:

- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the Two Lots, at a rate of 5 spaces for every block of residential units, or
- (II) at such other rates as may be approved by the Director.

55. Clause No. (18)(a)(iv) of the Second Schedule to the Modification Letter II stipulates that:

The spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) and (a)(iii) of this Clause 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.

56. Clause No. (18)(b) of the Second Schedule to the Modification Letter II stipulates that:

- (i) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) and (a)(iii) of this Clause, the Lessee 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 Clause and that the Lessee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Clause to become the Parking Spaces for the Disabled Persons.

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- (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 of the building or buildings erected or to be erected on the Two Lots 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.
57. Clause No. (18)(c) of the Second Schedule to the Modification Letter II stipulates that:
- (i) Spaces shall be provided within the Two Lots 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, and belonging to the residents of the building or buildings erected or to be erected on the Two Lots and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10% of the total number of spaces for parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation provided in sub-clause (a) of this Clause or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause(c)(i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Clause No.(20) hereof and Clause No.(20) of the Lease of the Adjoining Lot) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Clause 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.
58. Clause No.(19) of the Second Schedule to the Modification Letter II stipulates that:
- (a) Spaces shall be provided within the Two Lots to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Two Lots 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 Two Lots, such loading and unloading space to be located adjacent to or within each block of residential units.
- (b) Each of the spaces provided under sub-clause (a) of this Clause (as may be varied under Clause No. (20) hereof and Clause No. (20) of the Lease of the Adjoining Lot) shall measure 3.5 metres in width and 9.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Two Lots.
59. Clause No.(22)(a) of the Second Schedule to the Modification Letter II stipulates that:
- (a) Notwithstanding that the covenants and conditions contained herein shall have been observed and complied with to the satisfaction of the Director and in addition to Clause No. (13) hereof, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
- (i) assigned except
- (I) together with undivided shares in the Two Lots jointly 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 Two Lots; or
- (II) to a person who is already the owner of undivided shares in the Two Lots jointly 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 Two Lots; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Two Lots
- Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the 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 Two Lots.
60. Clause No.(25) of the Second Schedule to the Modification Letter II stipulates that:
- The Lessee shall have no right of ingress or egress to or from the Two Lots for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the Two Lots, a temporary access for construction vehicles into the Lot or the Adjoining Lot or the Two Lots may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Lessee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.
61. Clause No.(27) of the Second Schedule to the Modification Letter II 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 the Adjoining 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 the Adjoining Lot or any part thereof or any other works required to be done by the Lessee under the covenants and conditions contained herein or in the Lease of the Adjoining Lot, or for any other purpose, the Lessee 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 or the Adjoining 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 Lessee shall at all times during the term hereby 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 Clause shall prejudice the Government's rights under the covenants and conditions herein contained, in particular Clause No. (26) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Lessee 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 the Adjoining Lot or from any adjacent or adjoining Government or leased land, the Lessee 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.

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- (d) In addition to any other rights or remedies herein provided or provided in the Lease of the Adjoining Lot for breach of any of the covenants and conditions contained herein or in the Lease of the Adjoining Lot respectively, the Director shall be entitled by notice in writing to call upon the Lessee 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 Lessee 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 Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
62. Clause No.(28) of the Second Schedule to the Modification Letter II stipulates that:
- Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or the Adjoining Lot or any part thereof, the Lessee 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 Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Lessee shall on demand repay to the Government the cost thereof.
63. Clause No.(29) of the Second Schedule to the Modification Letter II 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 the Adjoining Lot, or from other areas affected by any development of the Lot or the Adjoining 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 Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Lessee 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 Clause, the Director may (but is not obliged to), at the request of the Lessee, remove the waste from and make good any damage done to the Government properties and the Lessee shall pay to the Government on demand the cost thereof.
64. Clause No.(30) of the Second Schedule to the Modification Letter II stipulates that:
- The Lessee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter 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 the Adjoining Lot or any part thereof (hereinafter collectively referred to as "the Services"). The Lessee 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 Lessee 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 Lessee 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 the Adjoining Lot 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 Lessee shall pay to the Government on demand the cost of such works). If the Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Adjoining 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 Lessee shall pay to the Government on demand the cost of such works.
65. Clause No.(31) of the Second Schedule to the Modification Letter II stipulates that:
- (a) The Lessee 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 the Adjoining 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 or the Adjoining Lot, and the Lessee 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 or the Adjoining 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 Lessee for any loss or damage thereby occasioned and the Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Lessee 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 Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the Lessee 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 Lessee 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 Lessee shall pay to the Government on demand the cost of such works.
66. Clause No.(32) of the Second Schedule to the Modification Letter II stipulates that:
- Wherever in the covenants and conditions herein contained it is provided that:
- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Lot or the Adjoining Lot or any part thereof or outside the Lot or the Adjoining Lot (whether on behalf of the Lessee or on the failure of the Lessee to carry out such works or otherwise) at the cost of the Lessee or that the Lessee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

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67. Clause No.(33) of the Second Schedule to the Modification Letter II stipulates that:

- (a) The Lessee shall on or before the 29th day of July 2019 or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval a sewerage impact assessment (hereinafter referred to as "the SIA") which shall contain, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Two Lots, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter referred to as "the SIA Mitigation Measures").
- (b) The Lessee shall, at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection, carry out and implement all the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Clause (hereinafter referred to as "the Approved SIA Mitigation Measures") in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him.
- (c) The technical aspects of the SIA shall, at the Lessee's own expense and in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services, be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than site formation works) shall be commenced on the Lot or any part thereof until the SIA submitted in accordance with sub-clause (a) of this Clause shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Clause. For the purpose of the covenants and conditions herein contained, "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (e) For the avoidance of doubt, the Lessee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out and implement the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Lessee for any cost, damage or loss caused to or suffered by the Lessee whether arising out of or incidental to the fulfilment of the Lessee's obligations under this Clause or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Lessee in respect of any such cost, damage or loss.

68. Clause No.(35) of the Second Schedule to the Modification Letter II 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.

69. Clause No.(36) of the Second Schedule to the Modification Letter II stipulates that:

- (a) The proviso for re-entry in the covenants and conditions herein contained on the breach, non-performance or non-observance of any of the Clauses contained herein shall extend to the breach, non-observance or non-performance of any of the terms and conditions in the Lease of the Adjoining Lot, and in addition all or any of the undivided shares of and in the Two Lots or any part thereof under all or any legislation for the time being in force in that behalf. For the avoidance of doubt, the right or power to re-enter the Lot or the Adjoining Lot or both may be exercisable by the Government irrespective of whether it is a breach, non-observance or non-performance by the Lessee or by the owner of the Adjoining Lot or whether the breach, non-observance or non-performance is attributable to or in respect of the Lot or the Adjoining Lot or both.

- (b) In the event of any breach, non-performance or non-observance of any of the covenants and conditions by the owner of the Adjoining Lot as contained in the Lease of the Adjoining Lot and any modifications thereof under which the Adjoining Lot is held, it shall be lawful for the Government to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works or any part or parts of any buildings, erection and works thereon. In the event of such re-entry, the premium or any part thereof and the administrative fee or any part thereof paid by the Lessee in respect of any modification of the Lot shall not be refunded and no compensation whatsoever shall be payable to the Lessee.

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1. 發展項目位於九龍內地段第3275號和九龍內地段第3276號。
2. 九龍內地段第3275號乃根據1933年9月29日訂立的政府租契(以下簡稱「九龍內地段第3275號的政府租契」)批授，該政府租契經由日期為1956年2月20日的修訂函和日期為2019年1月30日並在土地註冊處以註冊摘要第19021300680024號註冊的修訂函(「修訂函1」)作出修訂或修改。

3. 九龍內地段第3276號乃根據1933年9月29日訂立的政府租契(以下簡稱「九龍內地段第3276號的政府租契」)批授，該政府租契經由日期為1956年2月20日的修訂函和日期為2019年1月30日並在土地註冊處以註冊摘要第19021300680036號註冊的修訂函(「修訂函2」)作出修訂或修改。

A. 經修訂函1修訂及修改的九龍內地段第3275號的政府租契

4. 承租人必須不時及於日後任何時候根據需要或情況自費妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持於本文協定批租的各片或各幅土地上已建或將於日後任何時候擬建的宅院、物業、搭建物及建築物和屬於或在任何方面歸屬或附屬上述建築物的一切牆壁、圍欄、燈具、行人路、水廁、洗滌槽、排水渠及水道，並透過適當及必要的安排，進行整修、清潔及改善，在各方面使陛下的工務司(以下簡稱「工務司」)滿意。
5. 承租人必須在本文協定批租的租期間，根據情況需要承擔、支付及以合理分數及比例分攤支出的費用，以支付有關建造、建築、維修、更改本文協定批租的該處所或毗鄰或毗連物業共用的任何部分之內或擁有的所有或任何道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠，有關比例由工務司釐定及確認，如有欠交則作欠租追收。
6. 陛下有權通過工務司或代表他行事的任何人士在租期期間每年2次或以上在日間所有合理時間內進入在此表明予以批租的處所，以便視察、搜索及查看其狀況，並對每次視察發現的任何腐爛、缺陷、失修及修葺向該等物業或其部分發出或留下通知書或警告信，要求承租人在上述通知書或警告信後三個曆月內作出維修及更改，而承租人須在按前述交付或留下的每一通知書或警告信後三個曆月的時間或時段內作出維修或更改。
7. 承租人不得亦不可在批租期75年或任何部分租期期間出租、分租、按揭、轉讓或以其他方式放棄本文協定批租的處所之全部或任何部分，而沒有同時在土地註冊處或在香港殖民地用作土地註冊的其他辦事處登記上述讓與及支付相關訂明費用。
8. 如因應改善香港殖民地，或不論任何其他公共目的所需，陛下有全權可向承租人收回、進入及取回本文協定批租的處所之全部或其任何部份，惟需提前三個曆月通知承租人上述要求和根據工務司公平客觀的估價，向承租人作出全面及公平的賠償。本項權利一旦行使，本文協定批租契的租期及產業權將停止、終止及無效。

B. 修訂函1

註： 在本B部分中，「該地段」指九龍內地段第3275號；「毗鄰地段」指九龍內地段第3276號及「毗鄰地段的租契」指九龍內地段第3276號的租契。

9. 修訂函1附表2第(1)條訂明：

承租人不得開發或重建九龍內地段第3275號(以下簡稱「該地段」)，除非連同九龍內地段第3276號(以下簡稱「毗鄰地段」，該地段和毗鄰地段在下文統稱「兩個地段」)一併進行。地政總署署長(以下簡稱「署長」)對該地段是否將會、現正或已經與毗鄰地段一併開發或重建的決定將作為最終決定並對承租人有約束力。

10. 修訂函1附表2第(2)條訂明：

倘若在批租期的任何時候清拆當時在兩個地段或其中任何部分上面的任何建築物，承租人須興建相同類型和不少於其總樓面面積的品質良好的一座或多座建築物，或署長批准的類型及價值的一座或多座建築物作為替代。如果進行上述清拆，承租人需在上述清拆的一個曆月內向署長申請其同意進行在兩個地段的重建工程。當承租人收到上述同意後，必須在三個曆月內開展必要的重建工程，及在署長規定的限期內完成及使署長滿意有關工程。

11. 修訂函1附表2第(3)條訂明：

該地段或其中任何部分或在其上已建或擬建的任何建築物或其任何部分不得用作私人住宅以外的任何用途。

12. 修訂函1附表2第(5)條訂明：

(a) 未經署長事先書面同意，不得在本文件夾附的圖則的「圖則A」上以粉紅色加黑斜線顯示的範圍(以下簡稱「非建築用地」)之上、上面、之下、以上、下面或以內搭建或建造任何建築物或構築物或任何建築物或構築物的承托物，除了：

(i) 邊界牆或圍欄或兩者；及

(ii) 非建築用地地面下面的樓層或地庫層只能用作停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例下持牌的車輛和設置升降機大堂及署長可書面批准任何其他輔助的物業服務或署長可書面批准的其他用途。

(b) 就本條款而言，署長就何謂非建築用地的地面及下面的樓層或地庫層作出的決定將作為最終決定及對承租人有約束力。

13. 修訂函1附表2第(7)條訂明：

(a) 經署長書面批准，承租人可在該地段及毗鄰地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「該等設施」)。該等設施的類型、面積、設計、高度及佈局亦須經署長的預先書面批准。

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- (b) 在計算本文件第(4)(c)條指定的總樓面面積時，在受限於本文件第(34)(d)條規定下，按本條款(a)款在該地段內提供的該等設施之任何部分和按毗鄰地段的租契第(7)(a)條提供的康樂設施及其輔助設施之任何部分，只要是供在兩個地段已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該等設施的餘下部分若署長認為不屬於上述使用，則應列入計算。
- (c) 倘若根據本條款(b)款，該等設施任何部分被豁免列入計算總樓面面積(以下簡稱「獲豁免設施」)：
- 獲豁免設施須指定為並構成本文件第(14)(a)(v)條提及的公用地方；
 - 承租人須自費保養該地段的獲豁免設施處於修繕妥當的狀態並操作獲豁免設施，使署長滿意；及
 - 獲豁免設施僅供兩個地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客使用，並不供其他人士使用。
14. 修訂函1附表2第(8)條訂明：
- 未經署長事先書面同意，不得移除或干擾兩個地段或毗連範圍內生長的樹木。署長在發出書面同意時，可就樹木的移植、補償美化或重植，附加他認為合適的條件。
15. 修訂函1附表2第(9)條訂明：
- 承租人須在該地段及平台(如有)的任何非建築的部分自費作景觀美化，種植樹木及灌叢並在其後進行保養和維修，以維持其安全、清潔、整齊、整潔及健康狀態，使署長全面滿意。
16. 修訂函1附表2第(10)(a)條訂明：
- (a) 該地段或毗鄰地段或兩個地段內可提供看更或管理員或兩者的辦事處，惟須遵從以下條件：
- 署長認為上述場所是兩個地段上已建或擬建的建築物的安全、保安及妥善管理之基本需要；
 - 上述場所除作完全及必要地聘用於兩個地段內的看更或管理員或兩者的辦事處外不得作任何其他用途；及
 - 上述場所的位置須首先經署長書面批准。
17. 修訂函1附表2第(11)(a)條訂明：
- (a) 兩個地段內可提供看更或管理員或兩者的宿舍，惟須遵從以下條件：
- 上述宿舍須設在兩個地段已建的其中一座住宅單位大廈或署長書面批准的其他位置；及
 - 上述宿舍除作完全及必要地聘用於兩個地段內的看更或管理員或兩者的宿舍外不得作任何其他用途。

18. 修訂函1附表2第(12)(a)條訂明：

- (a) 兩個地段內可提供一個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：
- 該辦事處除作兩個地段和其上已建或擬建的大廈成立或擬成立的業主立案法團或業主委員會開會和行政工作外不得作任何其他用途；及
 - 上述辦事處的位置須首先經署長書面批准。

19. 修訂函1附表2第(15)條訂明：

每次轉讓、按揭、抵押、分租超過三年或其他出讓該地段或其任何部分或其任何權益必須在土地註冊處登記。

20. 修訂函1附表2第(18)(a)(i)條訂明：

兩個地段內須提供署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物的住客及其真正賓客、訪客或被邀者的車輛(以下簡稱「住宅停車位」)，其配置比率須根據下表所列已建或擬建於兩個地段各住宅單位的大小計算，除非署長同意有別於下表所列的其他數目或配置比率則屬例外：

每個住宅單位的大小	提供住宅停車位數目
少於40平方米	每15.0個住宅單位或其部分提供1個停車位
不少於40平方米但少於70平方米	每8.6個住宅單位或其部分提供1個停車位
不少於70平方米但少於100平方米	每2.9個住宅單位或其部分提供1個停車位
不少於100平方米但少於160平方米	每0.9個住宅單位或其部分提供1個停車位
不少於160平方米	每0.6個住宅單位或其部分提供1個停車位

21. 修訂函1附表2第(18)(a)(iii)條訂明：

兩個地段內須設置按下列比例令署長滿意的額外停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物住客之真正賓客、訪客或被邀者的車輛，惟兩個地段內最少須配置2個額外停車位：

- 如果已建或擬建於兩個地段任何住宅單位大廈超過75個住宅單位，按每座住宅單位大廈配置5個車位的比例；或
- 署長批准的其他比例。

22. 修訂函1附表2第(18)(a)(iv)條訂明：

根據本條款(a)(i)款(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)提供的停車位除用作該等條款分別訂明的用途外，不可用作任何其他用途，尤其有關停車位不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

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23. 修訂函1附表2第(18)(b)條訂明：

- (i) 承租人須遵照建築事務監督的規定和批准，在根據本條款(a)(i)款 (可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改) 及本條款(a)(iii)款設置的停車位中，預留及劃出部分數目停車位供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊車輛(此等預留及劃出的停車位簡稱「傷殘人士停車位」)。惟最少一個傷殘人士停車位須由根據本條款(a)(iii)款所設置的停車位中預留及劃出及承租人不得將所有根據本條款(a)(iii)款設置的停車位預留或劃為傷殘人士停車位。
- (ii) 傷殘人士停車位除供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊屬於已建或擬建於兩個地段的一座或多座建築物之住客及其真正賓客、訪客或被邀者的車輛外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

24. 修訂函1附表2第(18)(c)條訂明：

- (i) 兩個地段須設有署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物之住客及其真正賓客、訪客或被邀者的電單車(以下簡稱「電單車停車位」)。有關比例須按全部可供停泊(按本條款(a)款設置以停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌的)車輛的停車位之10%的比例或署長批准的其他比例設置。倘須根據本(c)(i)款配置的停車位數目為小數位數，則上調至下一個整數。
- (ii) 電單車停車位(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)除用作本條款(c)(i)款訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

25. 修訂函1附表2第(19)條訂明：

- (a) 兩個地段須設有署長滿意的停車位供貨車裝卸貨物，比例為已建或擬建於兩個地段的一座或多座建築物每800個住宅單位或其中部分配置一個停車位或採用署長批准的其他比例，惟已建或擬建於兩個地段每座住宅單位大廈最少須設置一個上落貨車位，此上落貨車位須設於每座住宅單位大廈範圍內或毗連該處。
- (b) 每個根據本條款(a)款提供的停車位(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)必須為3.5米闊及9.0米長，最低淨空高度為4.7米。此等停車位除供與已建或擬建於兩個地段的一座或多座建築物相關的貨車裝卸貨物外，不可用作任何其他用途。

26. 修訂函1附表2第(22)(a)條訂明：

- (a) 儘管本文件的契諾及條件已按署長滿意的方式被履行和遵守及本文件第(13)條之規定，住宅停車位及電單車停車位不得：
 - (i) 轉讓，除非：
 - (I) 連同共同賦予專屬權使用與管有已建或擬建於兩個地段的一座或多座建築物之一個或多個住宅單位的兩個地段的不分割份數一併轉讓；或

- (II) 轉讓予現時已擁有具共同專屬權使用與管有建已或建於兩個地段的一座或多座建築物之一個或多個住宅單位的兩個地段的不分割份數的人士；或

- (ii) 分租(租予已建或擬建於兩個地段的一座或多座建築物內之住宅單位的住客除外)。

但是於任何情況下，不可將合共多於三個住宅停車位及電單車停車位轉讓予已建或擬建於兩個地段的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。

27. 修訂函1附表2第(25)條訂明：

除了本文件夾附的圖則的「圖則A」上註明X點與Y點通過Z點的位置或署長書面批准的其他位置外，承租人無權通過兩個地段作為行車道。當在開發或重建兩個地段時，可以在准許的位置及受制於署長可施加的條件使用臨時通道供工程車輛出入該地段或毗鄰地段或兩個地段，當完成開發或重建工程後，承租人需自費在署長指定的時限內修復作為建造臨時通道的區域，及在一切方面使署長全面滿意。

28. 修訂函1附表2第(27)條訂明：

- (a) 如果任何土地存在或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段或毗鄰地段或任何政府土地內，旨在構建、平整或開發該地段或毗鄰地段或其中任何部分或承租人按本文件或毗鄰地段的租契的契諾及條件或作任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡護理工程、護土牆或其他支撐物、保護物、排水或輔助或當時或之後必要以便保護與支撐該地段或毗鄰地段和任何毗鄰或毗連政府土地或出租土地的其他工程，並避免與防止其後發生任何塌方、山泥傾瀉或地陷。承租人須在本文件批租的年期內自費保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程使其處於良好及修繕妥當的狀態，使署長滿意。
- (b) 本條款(a)款不能影響政府在本文件的契諾及條件(特別是本文件第(26)條)下的權利。
- (c) 倘若因為任何構建、平整、開發或承租人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段或毗鄰地段任何土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、它的代理人及承辦商承受、遭受或產生一切費用、收費、損害、要求及索償彌償他們。
- (d) 除了本文件或毗鄰地段的租契規定對違反批地文件或毗鄰地段的租契分別的契諾及條件的任何其他權利或濟助外，署長有權發出書面通知要求承租人進行、修建及保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物及排水或輔助或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政或專業費用及開支。

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29. 修訂函1附表2第(28)條訂明：

如果在開發或重建該地段或毗鄰地段或其中任何部分時已安裝預應力地錨，承租人須在預應力地錨的服務年限期間自費定期保養與檢查預應力地錨，使署長滿意並在署長不時行使其絕對酌情要求時提供上述檢驗工程的報告和資料給署長。如果承租人不理會或未能進行要求的監察工程，署長可立即執行與進行該監察工程。承租人須在要求時歸還政府因此產生的費用。

30. 修訂函1附表2第(29)條訂明：

- (a) 倘若從該地段或毗鄰地段或開發該地段或毗鄰地段所影響的其他範圍有泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)被腐蝕、沖洗或棄置到公共行人徑、道路或明渠、前濱、海床、污水渠、雨水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，承租人須自費清理該等廢料並修復對政府物業造成的損壞。承租人須對上述腐蝕、沖洗或棄置造成對私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。
- (b) 即使本條款(a)款規定，署長可以(但沒有責任)應承租人要求清理上述廢料和修復對政府物業造成的損壞。承租人須在要求時支付因此產生的費用。

31. 修訂函1附表2第(30)條訂明：

承租人須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技術及預防措施，避免對該地段或毗鄰地段或其中任何部分之上、上面、之下或毗鄰存在或通過任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞、干擾或阻塞。承租人在進行上述任何工程之前須進行或促使他人進行適當的搜集及勘測，以確定任何服務的現況及水平，並提交處理任何服務一切方面的書面建議給署長審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括必須的改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或毗鄰地段或其中部分或該等服務造成的任何損壞、干擾或阻塞(除非署長另作選擇溝渠、污水渠、雨水渠或總水喉須由署長負責修復，承租人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承租人未能對該地段或毗鄰地段或其中部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。

32. 修訂函1附表2第(31)條訂明：

- (a) 承租人須自費建造與保養，署長認為不論在該地段或毗鄰地段邊界內或政府土地內必要的排水渠及渠道，使署長滿意，以便截斷與引導落在或流在該地段或毗鄰地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承租人須對上述暴雨或雨水造成的任何損害或滋擾而導致的一切訴訟、索償及要求自行負責並彌償政府及其人員。

- (b) 連接該地段或毗鄰地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承租人負責。承租人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可以署長滿意的方式由承租人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承租人自費保養，直至承租人按要求移交給政府後，由政府出資負責其後的保養。承租人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承租人未能保養上述連接工程的任何一段，署長可進行他認為有需要的該等保養工程，承租人須在要求時向政府支付該等工程的費用。

33. 修訂函1附表2第(32)條訂明：

即使本文件載有其他契諾及條件，現規定：

- (a) 政府或其正式授權人員須或可以在該地段或毗鄰地段或其任何部分或外部進行任何工程(不論是代表承租人或承租人未能進行或其他原因進行)，費用須由承租人承擔，承租人須在要求時向政府或其正式授權人員支付或付還上述工程的費用。上述費用包括政府或其正式授權人員可釐定的監督費及經費；或。
- (b) 需要取得政府或其正式授權人員的事先批准或同意時，他們可以在他們認為合適的條款及條件下授予批准或同意或絕對酌情拒絕授予。

34. 修訂函1附表2第(33)條訂明：

- (a) 承租人須在2019年7月29日或之前或署長可批准的其他時期內自費提交或安排他人提交一份排污影響評估(以下簡稱「排污影響評估」)給環境保護署署長書面審批，在一切方面使環境保護署署長滿意。上述排污影響評估其中載有環境保護署署長要求的資料及詳情，包括但不限於開發兩個地段可能產生一切不利的排污影響和緩解措施、改善工程及其他措施及工程的建議(以下簡稱「排污影響評估緩解措施」)。
- (b) 承租人須在環境保護署署長指定的期限內自費實施經環境保護署署長按本條款(a)款批准排污影響評估內的排污影響評估緩解措施(以下簡稱「經批准的排污影響評估緩解措施」)，按渠務署署長指定的期限內在一切方面使渠務署署長滿意。
- (c) 排污影響評估的技術方面應由香港工程學會內以土木工程為專科的成員或特許土木工程師進行，費用由承租人承擔，全面達至環境保護署署長及渠務署署長滿意。
- (d) 在環境保護署署長未有按本條款(a)款書面批准按本條款(a)款提交的排污影響評估之前，不能在該地段或其中任何部分展開建築工程(地盤平整工程除外)。在本文件的契諾及條件下，「地盤平整工程」一詞按《建築物條例》、其任何附屬規例及任何相關修訂法例界定。
- (e) 為免存疑，承租人特此明文承認及同意他須獨自負責自費進行及實施經批准的排污影響評估緩解措施，在一切方面使渠務署署長滿意。政府及其人員對承租人履行本條款或其他條件的責任所產生或附帶造成承租人蒙受任何費用、損害或損失，毋須承擔任何責任或義務。承租人無權就上述費用、損害或損失向政府或其人員索償。

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35. 修訂函1附表2第(35)條訂明：

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

36. 修訂函1附表2第(36)條訂明：

(a) 本文件中的契諾及條件對違反、不遵守或不履行本文件任何條款作出重收土地的附帶條件將延伸至違反、不遵守或不履行毗鄰地段的租契的任何條款及條件，及兩個地段或其任何部分的全部或任何不分割份數，和當時施行的一切或任何條例下的規定。為免存疑，政府可行使重收該地段或毗鄰地段或兩者的權利或權力，不論承租人或毗鄰地段擁有人是否違反、不遵守或不履行有關規定或不論違反、不遵守或不履行有關規定是否歸屬或涉及該地段或毗鄰地段或兩者。

(b) 倘若毗鄰地段擁有人違反、不遵守或不履行批授毗鄰地段的毗鄰地段的租契或其任何修訂條文載有的任何契諾及條件，政府可合法重收和接管該地段或其任何部分及一切或任何建築物、搭建物及工程或任何建築物、搭建物及工程的任何部分。如果進行上述重收，承租人對該地段的已付任何地價或其任何部分和行政費或其任何部分將不予退還，亦毋須補償承租人。

C. 經修訂函2修訂及修改的九龍內地段第3276號的政府租契

37. 承租人必須不時及於日後任何時候根據需要或情況自費妥善及充分地修理、維持、支持、維護、鋪蓋、清洗、洗刷、清潔、騰空、改動及保持於本文協定批租的各片或各幅土地上已建或將於日後任何時候擬建的宅院、物業、搭建物及建築物和屬於或在任何方面歸屬或附屬上述建築物的一切牆壁、圍欄、燈具、行人路、水廁、洗滌槽、排水渠及水道，並透過適當及必要的安排，進行整修、清潔及改善，在各方面使陛下的工務司(以下簡稱「工務司」)滿意。

38. 承租人必須在本文協定批租的租期間，根據情況需要承擔、支付及以合理分數及比例分攤支出的費用，以支付有關建造、建築、維修、更改本文協定批租的該處所或毗鄰或毗連物業共用的任何部分之內或擁有的所有或任何道路、行人路、渠道、圍欄、共用牆、通風裝置、私家或公共污水渠及排水渠，有關比例由工務司釐定及確認，如有欠交則作欠租追收。

39. 陛下有權通過工務司或代表他行事的任何人士在租期期間每年2次或以上在日間所有合理時間內進入在此表明予以批租的處所，以便視察、搜索及查看其狀況，並對每次視察發現的任何腐爛、缺陷、失修及修葺向該等物業或其部分發出或留下通知書或警告信，要求承租人在上述通知書或警告信後三個曆月內作出維修及更改，而承租人須按前述交付或留下的每一通知書或警告信後三個曆月的時間或時段內作出維修或更改。

40. 承租人不得亦不可在批租期75年或任何部分租期期間出租、分租、按揭、轉讓或以其他方式放棄本文協定批租的處所之全部或任何部分，而沒有同時在土地註冊處或在香港殖民地用作土地註冊的其他辦事處登記上述讓與及支付相關訂明費用。

41. 如因應改善香港殖民地，或不論任何其他公共目的所需，陛下有全權可向承租人收回、進入及取回本文協定批租的處所之全部或其任何部份，惟需提前三個曆月通知承租人上述要求和根據工務司公平及客觀的估價，向承租人作出全面及公平的賠償。本項權利一旦行使，本文協定批租契的租期及產業權將停止、終止及無效。

D. 修訂函2

註：在本D部分中，「該地段」指九龍內地段第3276號；「毗鄰地段」指九龍內地段第3275號及「毗鄰地段的租契」指九龍內地段第3275號的租契。

42. 修訂函2附表2第(1)條訂明：

承租人不得開發或重建九龍內地段第3276號(以下簡稱「該地段」)，除非連同九龍內地段第3275號(以下簡稱「毗鄰地段」。該地段和毗鄰地段在下文統稱「兩個地段」)一併進行。地政總署署長(以下簡稱「署長」)對該地段是否將會、現正或已經與毗鄰地段一併開發或重建的決定將作為最終決定並對承租人有約束力。

43. 修訂函2附表2第(2)條訂明：

倘若在批租期的任何時候清拆當時在兩個地段或其中任何部分上面的任何建築物，承租人須興建相同類型和不少於其總樓面面積的品質良好的一座或多座建築物，或署長批准的類型及價值的一座或多座建築物作為替代。如果進行上述清拆，承租人需在上述清拆的一個曆月內向署長申請其同意進行在兩個地段的重建工程。當承租人收到上述同意後，必須在三個曆月內開展必要的重建工程，及在署長規定的限期內完成及使署長滿意有關工程。

44. 修訂函2附表2第(3)條訂明：

該地段或其中任何部分或在其上已建或擬建的任何建築物或其任何部分不得用作私人住宅以外的任何用途。

45. 修訂函2附表2第(5)條訂明：

(a) 未經署長事先書面同意，不得在本文件夾附的圖則的「圖則A」上以粉紅色加黑斜線顯示的範圍(以下簡稱「非建築用地」)之上、上面、之下、以上、下面或以內搭建或建造任何建築物或構築物或任何建築物或構築物的承托物，除了：

(i) 邊界牆或圍欄或兩者；及

(ii) 非建築用地地面下面的樓層或地庫層只能用作停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例下持牌的車輛和設置升降機大堂及署長可書面批准任何其他輔助的物業服務或署長可書面批准的其他用途。

(b) 就本條款而言，署長就何謂非建築用地的地面及下面的樓層或地庫層作出的決定將作為最終決定及對承租人有約束力。

46. 修訂函2附表2第(7)條訂明：

(a) 經署長書面批准，承租人可在該地段及毗鄰地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「該等設施」)。該等設施的類型、面積、設計、高度及佈局亦須經署長的預先書面批准。

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- (b) 在計算本文件第(4)(c)條指定的總樓面面積時，在受限於本文件第(34)(d)條規定下，按本條款(a)款在該地段內提供的該等設施之任何部分和按毗鄰地段的租契第(7)(a)條提供的康樂設施及其輔助設施之任何部分，只要是供在兩個地段已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該等設施的餘下部分若署長認為不屬於上述使用，則應列入計算。
- (c) 倘若根據本條款(b)款，該等設施任何部分被豁免列入計算總樓面面積(以下簡稱「獲豁免設施」)：
- 獲豁免設施須指定為並構成本文件第(14)(a)(v)條提及的公用地方；
 - 承租人須自費保養該地段的獲豁免設施處於修繕妥當的狀態並操作獲豁免設施，使署長滿意；及
 - 獲豁免設施僅供兩個地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客使用，並不供其他人士使用。
47. 修訂函2附表2第(8)條訂明：
- 未經署長事先書面同意，不得移除或干擾兩個地段或毗連範圍內生長的樹木。署長在發出書面同意時，可就樹木的移植、補償美化或重植，附加他認為合適的條件。
48. 修訂函2附表2第(9)條訂明：
- 承租人須在該地段及平台(如有)的任何非建築的部分自費作景觀美化，種植樹木及灌叢並在其後進行保養和維修，以維持其安全、清潔、整齊、整潔及健康狀態，使署長全面滿意。
49. 修訂函2附表2第(10)(a)條訂明：
- 該地段或毗鄰地段或兩個地段內可提供看更或管理員或兩者的辦事處，惟須遵從以下條件：
 - 署長認為上述場所是兩個地段上已建或擬建的建築物的安全、保安及妥善管理之基本需要；
 - 上述場所除作完全及必要地聘用於兩個地段內的看更或管理員或兩者的辦事處外不得作任何其他用途；及
 - 上述場所的位置須首先經署長書面批准。
50. 修訂函2附表2第(11)(a)條訂明：
- 兩個地段內可提供看更或管理員或兩者的宿舍，惟須遵從以下條件：
 - 上述宿舍須設在兩個地段已建的其中一座住宅單位大廈或署長書面批准的其他位置；及

- 上述宿舍除作完全及必要地聘用於兩個地段內的看更或管理員或兩者的宿舍外不得作任何其他用途。

51. 修訂函2附表2第(12)(a)條訂明：

- 兩個地段內可提供一個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：

- 該辦事處除作兩個地段和其上已建或擬建的大廈成立或擬成立的業主立案法團或業主委員會開會和行政工作外不得作任何其他用途；及
- 上述辦事處的位置須首先經署長書面批准。

52. 修訂函2附表2第(15)條訂明：

每次轉讓、按揭、抵押、分租超過三年或其他出讓該地段或其任何部分或其任何權益必須在土地註冊處登記。

53. 修訂函2附表2第(18)(a)(i)條訂明：

兩個地段內須提供署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物的住客及其真正賓客、訪客或被邀者的車輛(以下簡稱「住宅停車位」)，其配置比率須根據下表所列已建或擬建於兩個地段各住宅單位的大小計算，除非署長同意有別於下表所列的其他數目或配置比率則屬例外：

每個住宅單位的大小	提供住宅停車位數目
少於40平方米	每15.0個住宅單位或其部分提供1個停車位
不少於40平方米但少於70平方米	每8.6個住宅單位或其部分提供1個停車位
不少於70平方米但少於100平方米	每2.9個住宅單位或其部分提供1個停車位
不少於100平方米但少於160平方米	每0.9個住宅單位或其部分提供1個停車位
不少於160平方米	每0.6個住宅單位或其部分提供1個停車位

54. 修訂函2附表2第(18)(a)(iii)條訂明：

兩個地段內須設置按下列比例令署長滿意的額外停車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物住客之真正賓客、訪客或被邀者的車輛，惟兩個地段內最少須配置2個額外停車位：

- 如果已建或擬建於兩個地段任何住宅單位大廈超過75個住宅單位，按每座住宅單位大廈配置5個車位的比例；或
- 署長批准的其他比例。

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55. 修訂函2附表2第(18)(a)(iv)條訂明：

根據本條款(a)(i)款(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)提供的停車位除用作該等條款分別訂明的用途外，不可用作任何其他用途，尤其有關停車位不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

56. 修訂函2附表2第(18)(b)條訂明：

(i) 承租人須遵照建築事務監督的規定和批准，在根據本條款(a)(i)款(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)及本條款(a)(iii)款設置的停車位中，預留及劃出部分數目停車位供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊車輛(此等預留及劃出的停車位簡稱「傷殘人士停車位」)。惟最少一個傷殘人士停車位須由根據本條款(a)(iii)款所設置的停車位中預留及劃出及承租人不得將所有根據本條款(a)(iii)款設置的停車位預留或劃為傷殘人士停車位。

(ii) 傷殘人士停車位除供《道路交通條例》、其任何附屬規例和任何相關修訂法例界定釋義的傷殘人士停泊屬於已建或擬建於兩個地段的一座或多座建築物之住客及其真正賓客、訪客或被邀者的車輛外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

57. 修訂函2附表2第(18)(c)條訂明：

(i) 兩個地段須設有署長滿意的停車位，以供停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌，並屬於已建或擬建於兩個地段的一座或多座建築物之住客及其真正賓客、訪客或被邀者的電單車(以下簡稱「電單車停車位」)。有關比例須按全部可供停泊(按本條款(a)款設置以停泊根據《道路交通條例》、其任何附屬規例和任何相關修訂法例持牌的)車輛的停車位之10%的比例或署長批准的其他比例設置。倘須根據本(c)(i)款配置的停車位數目為小數位數，則上調至下一個整數。

(ii) 電單車停車位(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)除用作本條款(c)(i)款訂明的用途外，不可用作任何其他用途，尤其不可用作存放、展示或展覽汽車作出售或其他用途或提供洗車和汽車美容服務。

58. 修訂函2附表2第(19)條訂明：

(a) 兩個地段須設有署長滿意的停車位供貨車裝卸貨物，比例為已建或擬建於兩個地段的一座或多座建築物每800個住宅單位或其中部分配置一個停車位或採用署長批准的其他比例，惟已建或擬建於兩個地段每座住宅單位大廈最少須設置一個上落貨車位，此上落貨車位須設於每座住宅單位大廈範圍內或毗連該處。

(b) 每個根據本條款(a)款提供的停車位(可根據本文件第(20)條和毗鄰地段的租契第(20)條規定更改)必須為3.5米闊及9.0米長，最低淨空高度為4.7米。此等停車位除供與已建或擬建於兩個地段的一座或多座建築物相關的貨車裝卸貨物外，不可用作任何其他用途。

59. 修訂函2附表2第(22)(a)條訂明：

(a) 儘管本文件的契諾及條件已按署長滿意的方式被履行和遵守及本文件第(13)條之規定，住宅停車位及電單車停車位不得：

(i) 轉讓，除非：

(I) 連同共同賦予專屬權使用與管有已建或擬建於兩個地段的一座或多座建築物之一個或多個住宅單位的兩個地段的不分割份數一併轉讓；或

(II) 轉讓予現時已擁有具共同專屬權使用與管有建已或建於兩個地段的一座或多座建築物之一個或多個住宅單位的兩個地段的不分割份數的人士；或

(ii) 分租(租予已建或擬建於兩個地段的一座或多座建築物內之住宅單位的住客除外)。

但是於任何情況下，不可將合共多於三個住宅停車位及電單車停車位轉讓予已建或擬建於兩個地段的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。

60. 修訂函2附表2第(25)條訂明：

除了本文件夾附的圖則的「圖則A」上註明X點與Y點通過Z點的位置或署長書面批准的其他位置外，承租人無權通過兩個地段作為行車道。當在開發或重建兩個地段時，可以在准許的位置及受制於署長可施加的條件使用臨時通道供工程車輛出入該地段或毗鄰地段或兩個地段，當完成開發或重建工程後，承租人需自費在署長指定的時限內修復作為建造臨時通道的區域，及在一切方面使署長全面滿意。

61. 修訂函2附表2第(27)條訂明：

(a) 如果任何土地存在或已經被分割、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該地段或毗鄰地段或任何政府土地內，旨在構建、平整或開發該地段或毗鄰地段或其中任何部分或承租人按本文件或毗鄰地段的租契的契諾及條件或作任何其他工程或作任何其他用途，承租人須自費進行與修建該等斜坡護理工程、護土牆或其他支撐物、保護物、排水或輔助或當時或之後必要以便保護與支撐該地段或毗鄰地段和任何毗鄰或毗連政府土地或出租土地的其他工程，並避免與防止其後發生任何塌方、山泥傾瀉或地陷。承租人須在本文件批租的年期內自費保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程使其處於良好及修繕妥當的狀態，使署長滿意。

(b) 本條款(a)款不能影響政府在本文件的契諾及條件(特別是本文件第(26)條)下的權利。

(c) 倘若因為任何構建、平整、開發或承租人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段或毗鄰地段任何土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、它的代理人及承辦商承受、遭受或產生一切費用、收費、損害、要求及索償彌償他們。

SUMMARY OF LAND GRANT

批地文件的摘要

- (d) 除了本文件或毗鄰地段的租契規定對違反批地文件或毗鄰地段的租契分別的契諾及條件的任何其他權利或濟助外，署長有權發出書面通知要求承租人進行、修建及保養該土地、斜坡護理工程、護土牆或其他支承物、保護物及排水或輔助或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政或專業費用及開支。
62. 修訂函2附表2第(28)條訂明：
- 如果在開發或重建該地段或毗鄰地段或其中任何部分時已安裝預應力地錨，承租人須在預應力地錨的服務年限期間自費定期保養與檢查預應力地錨，使署長滿意並在署長不時行使其絕對酌情要求時提供上述檢驗工程的報告和資料給署長。如果承租人不理會或未能進行要求的監察工程，署長可立即執行與進行該監察工程。承租人須在要求時歸還政府因此產生的費用。
63. 修訂函2附表2第(29)條訂明：
- (a) 倘若從該地段或毗鄰地段或開發該地段或毗鄰地段所影響的其他範圍有泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)被腐蝕、沖洗或棄置到公共行人徑、道路或明渠、前濱、海床、污水渠、雨水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，承租人須自費清理該等廢料並修復對政府物業造成的損壞、干擾或阻塞。承租人須對上述腐蝕、沖洗或棄置造成對私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。
- (b) 即使本條款(a)款規定，署長可以(但沒有責任)應承租人要求清理上述廢料和修復對政府物業造成的損壞。承租人須在要求時支付因此產生的費用。
64. 修訂函2附表2第(30)條訂明：
- 承租人須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的謹慎、技術及預防措施，避免對該地段或毗鄰地段或其中任何部分之上、上面、之下或毗鄰存在或通過任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。承租人在進行上述任何工程之前須進行或促使他人進行適當的搜集及勘測，以確定任何服務的現況及水平，並提交處理任何服務一切方面的書面建議給署長審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括必須的改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或毗鄰地段或其中部分或該等服務造成的任何損壞、干擾或阻塞(除非署長另作選擇溝渠、污水渠、雨水渠或總水喉須由署長負責修復，承租人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承租人未能對該地段或毗鄰地段或其中部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。
65. 修訂函2附表2第(31)條訂明：
- (a) 承租人須自費建造與保養，署長認為不論在該地段或毗鄰地段邊界內或政府土地內必要的排水渠及渠道，使署長滿意，以便截斷與引導落在或流在該地段或毗鄰地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承租人須對上述暴雨或雨水造成的任何損害或滋擾而導致的一切訴訟、索償及要求自行負責並彌償政府及其人員。
- (b) 連接該地段或毗鄰地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承租人負責。承租人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可以署長滿意的方式由承租人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承租人自費保養，直至承租人按要求移交給政府後，由政府出資負責其後的保養。承租人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承租人未能保養上述連接工程的任何一段，署長可進行他認為有需要的該等保養工程，承租人須在要求時向政府支付該等工程的費用。
66. 修訂函2附表2第(32)條訂明：
- 即使本文件載有其他契諾及條件，現規定：
- (a) 政府或其正式授權人員須或可以在該地段或毗鄰地段或其任何部分或外部進行任何工程(不論是代表承租人或承租人未能進行或其他原因進行)，費用須由承租人承擔，承租人須在要求時向政府或其正式授權人員支付或付還上述工程的費用。上述費用包括政府或其正式授權人員可釐定的監督費及經費；或。
- (b) 需要取得政府或其正式授權人員的事先批准或同意時，他們可以在他們認為合適的條款及條件下授予批准或同意或絕對酌情拒絕授予。
67. 修訂函2附表2第(33)條訂明：
- (a) 承租人須在2019年7月29日或之前或署長可批准的其他時期內自費提交或安排他人提交一份排污影響評估(以下簡稱「排污影響評估」)給環境保護署署長書面審批，在一切方面使環境保護署署長滿意。上述排污影響評估其中載有環境保護署署長要求的資料及詳情，包括但不限於開發兩個地段可能產生一切不利的排污影響和緩解措施、改善工程及其他措施及工程的建議(以下簡稱「排污影響評估緩解措施」)。
- (b) 承租人須在環境保護署署長指定的期限內自費實施經環境保護署署長按本條款(a)款批准排污影響評估內的排污影響評估緩解措施(以下簡稱「經批准的排污影響評估緩解措施」)，按渠務署署長指定的期限內在一切方面使渠務署署長滿意。
- (c) 排污影響評估的技術方面應由香港工程學會內以土木工程為專科的成員或特許土木工程師進行，費用由承租人承擔，全面達至環境保護署署長及渠務署署長滿意。
- (d) 在環境保護署署長未有按本條款(a)款書面批准按本條款(a)款提交的排污影響評估之前，不能在該地段或其中任何部分展開建築工程(地盤平整工程除外)。在本文件的契諾及條件下，「地盤平整工程」一詞按《建築物條例》、其任何附屬規例及任何相關修訂法例界定。
- (e) 為免存疑，承租人特此明文承認及同意他須獨自負責自費進行及實施經批准的排污影響評估緩解措施，在一切方面使渠務署署長滿意。政府及其人員對承租人履行本條款或其他條件的責任所產生或附帶造成承租人蒙受任何費用、損害或損失，毋須承擔任何責任或義務。承租人無權就上述費用、損害或損失向政府或其人員索償。

SUMMARY OF LAND GRANT 批地文件的摘要

68. 修訂函2附表2第(35)條訂明：

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

69. 修訂函2附表2第(36)條訂明：

- (a) 本文件中的契諾及條件對違反、不遵守或不履行本文件任何條款作出重收土地的附帶條件將延伸至違反、不遵守或不履行毗鄰地段的租契的任何條款及條件，及兩個地段或其任何部分的全部或任何不分割份數，和當時施行的一切或任何條例下的規定。為免存疑，政府可行使重收該地段或毗鄰地段或兩者的權利或權力，不論承租人或毗鄰地段擁有人是否違反、不遵守或不履行有關規定或不論違反、不遵守或不履行有關規定是否歸屬或涉及該地段或毗鄰地段或兩者。
- (b) 倘若毗鄰地段擁有人違反、不遵守或不履行批授毗鄰地段的毗鄰地段的租契或其任何修訂條文載有的任何契諾及條件，政府可合法重收和接管該地段或其任何部分及一切或任何建築物、搭建物及工程或任何建築物、搭建物及工程的任何部分。如果進行上述重收，承租人對該地段的已付任何地價或其任何部分和行政費或其任何部分將不予退還，亦毋須補償承租人。

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

Not Applicable

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

Not Applicable

C. 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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用

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任何設施

不適用

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任何休憩用地

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

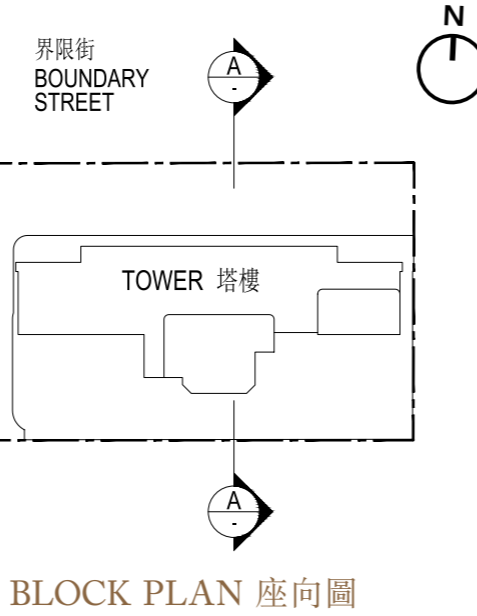
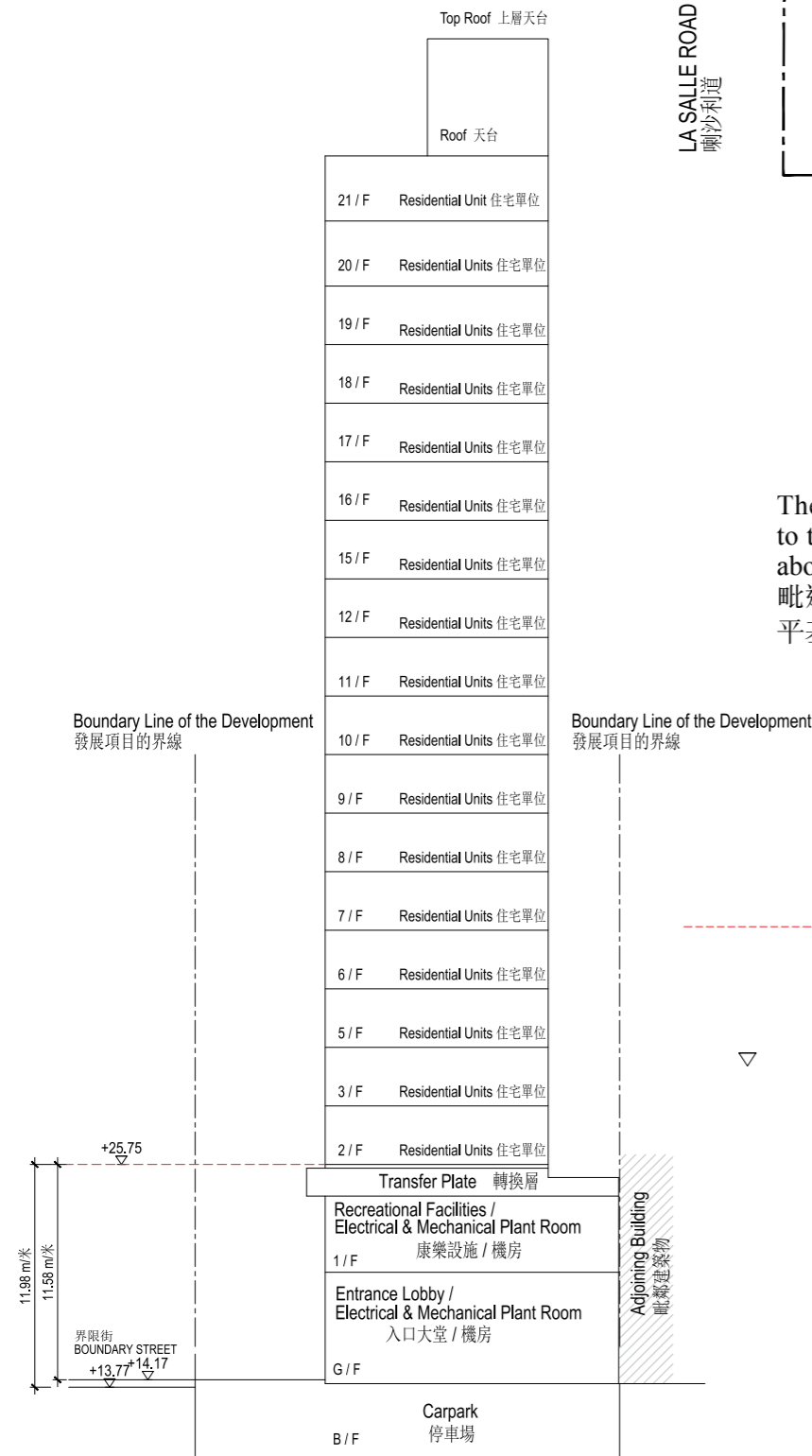
WARNING TO PURCHASERS

對買方的警告

- a) 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.
 - b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 - d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
- a) 謹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。
 - b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 - d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A

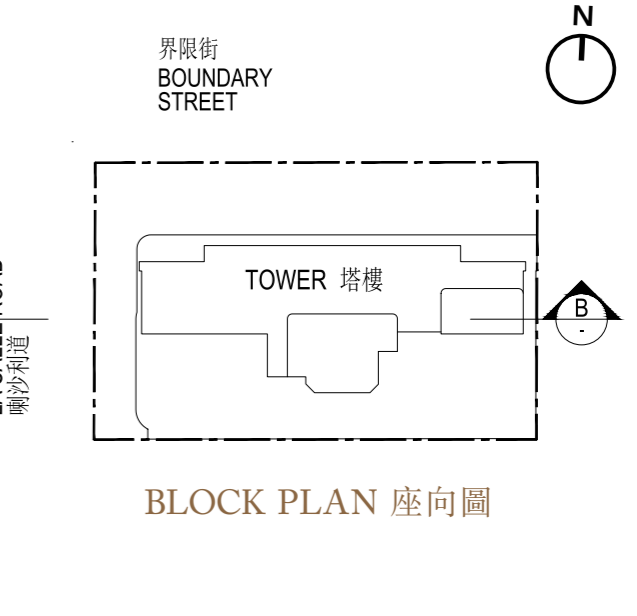
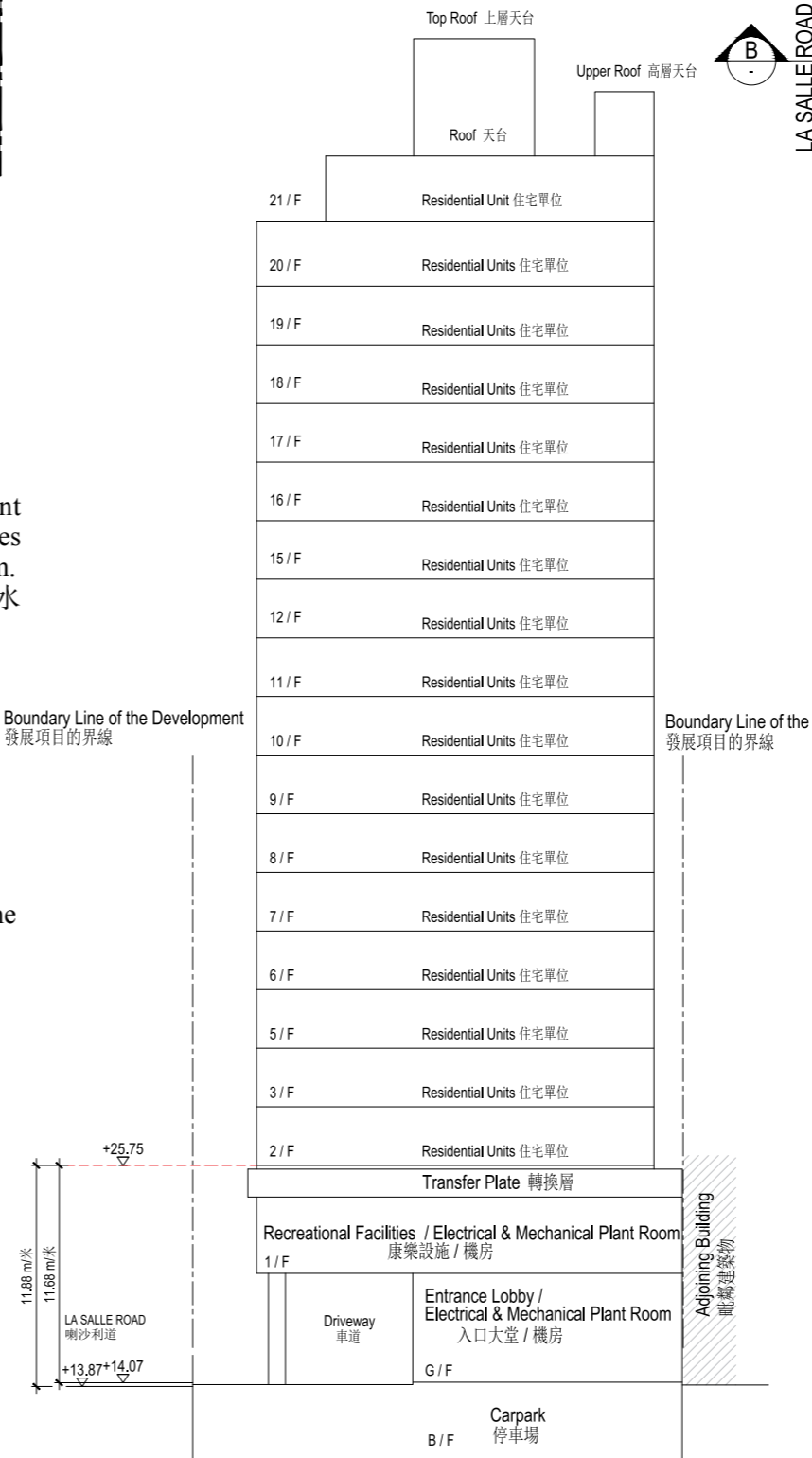


The part of Boundary Street adjacent to the building is 13.77 to 14.17 metres above the Hong Kong Principal Datum. 毗連建築物的一段界限街為香港主水平基準以上13.77至14.17米。

Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

Height above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度 (米)

CROSS-SECTION PLAN B-B
橫截面圖 B-B



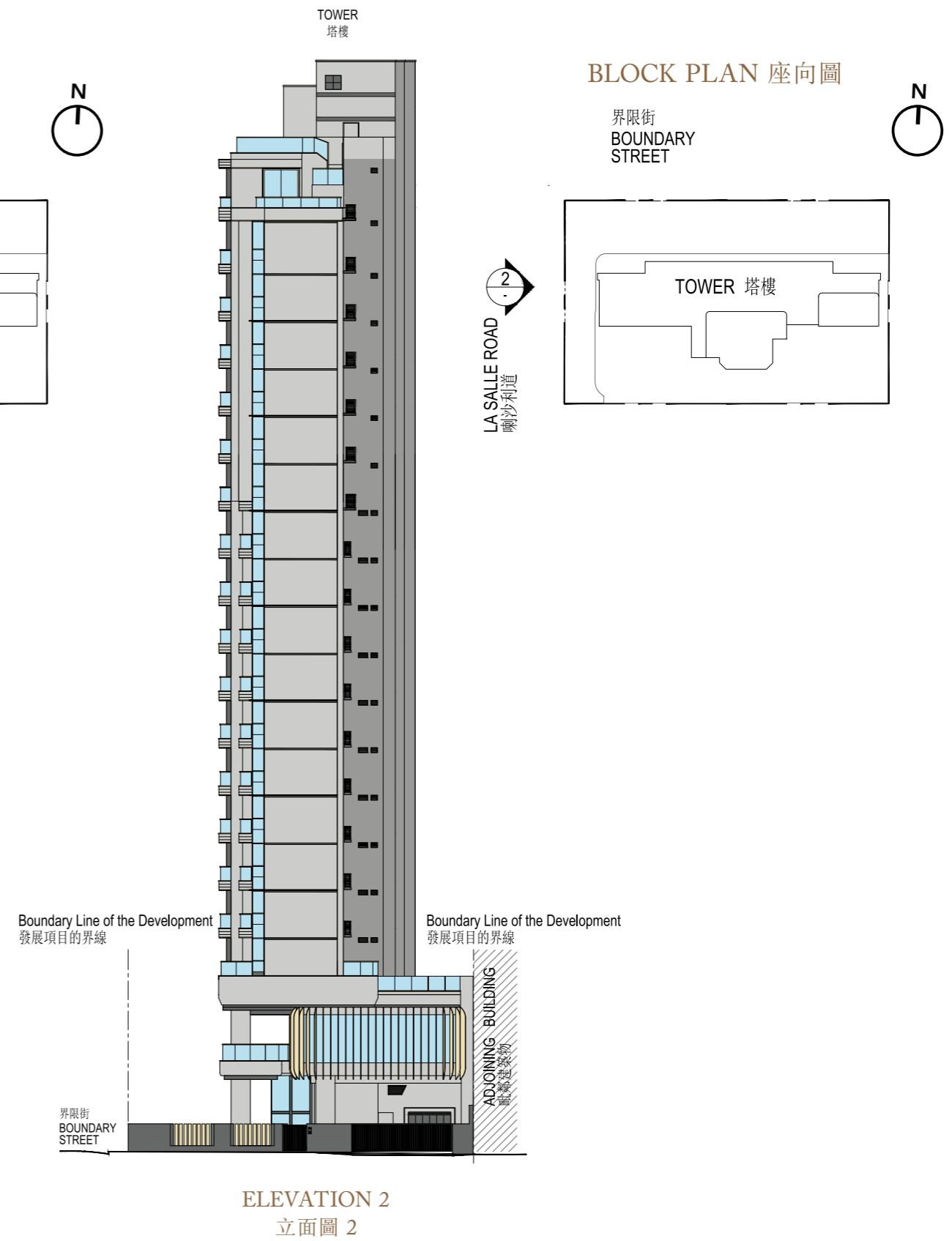
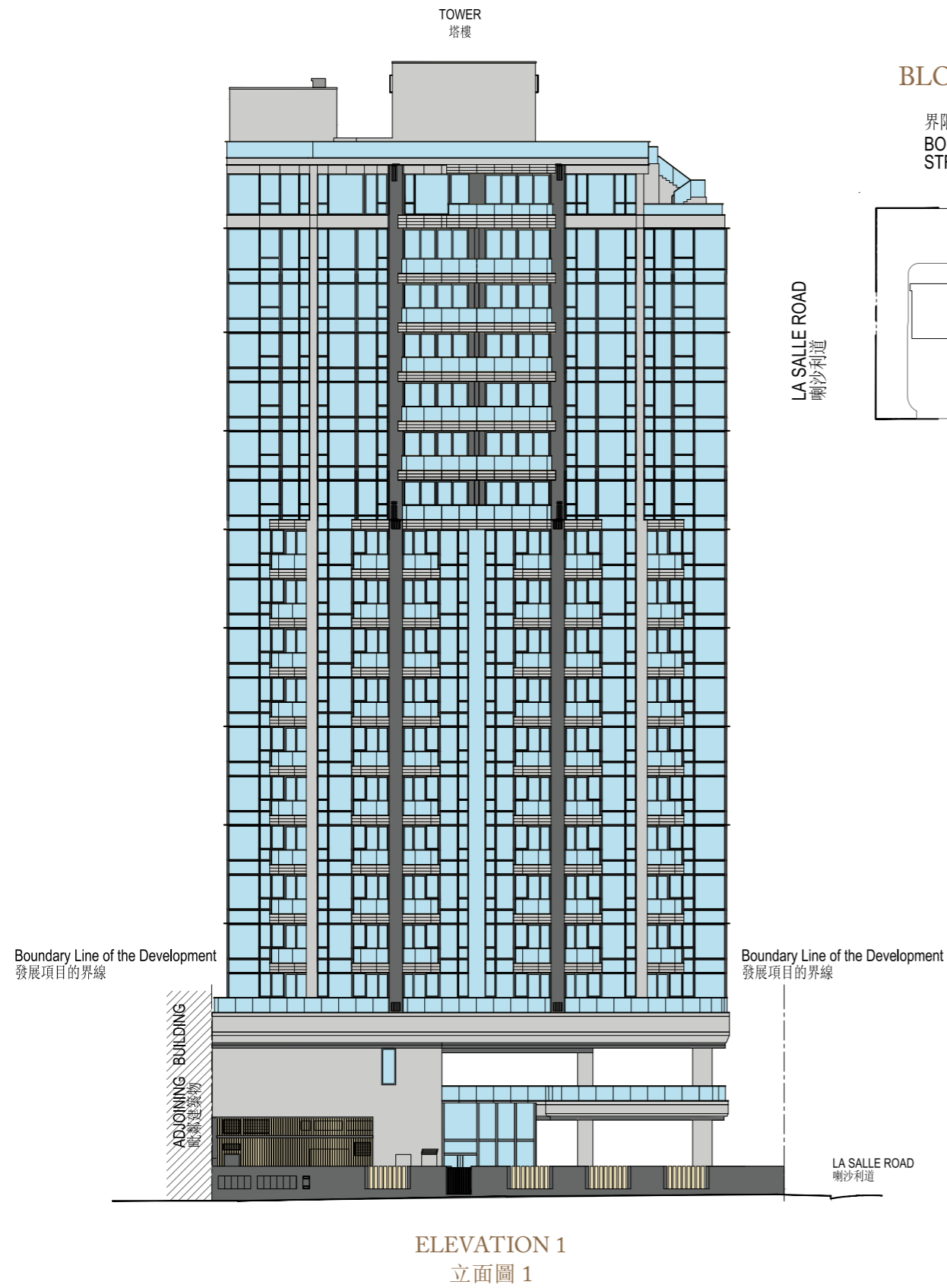
The part of La Salle Road adjacent to the building is 13.87 to 14.07 metres above the Hong Kong Principal Datum. 毗連建築物的一段喇沙利道為香港主水平基準以上13.87至14.07米。

Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

Height above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度 (米)

BLOCK PLAN 座向圖

ELEVATION PLAN
立面圖



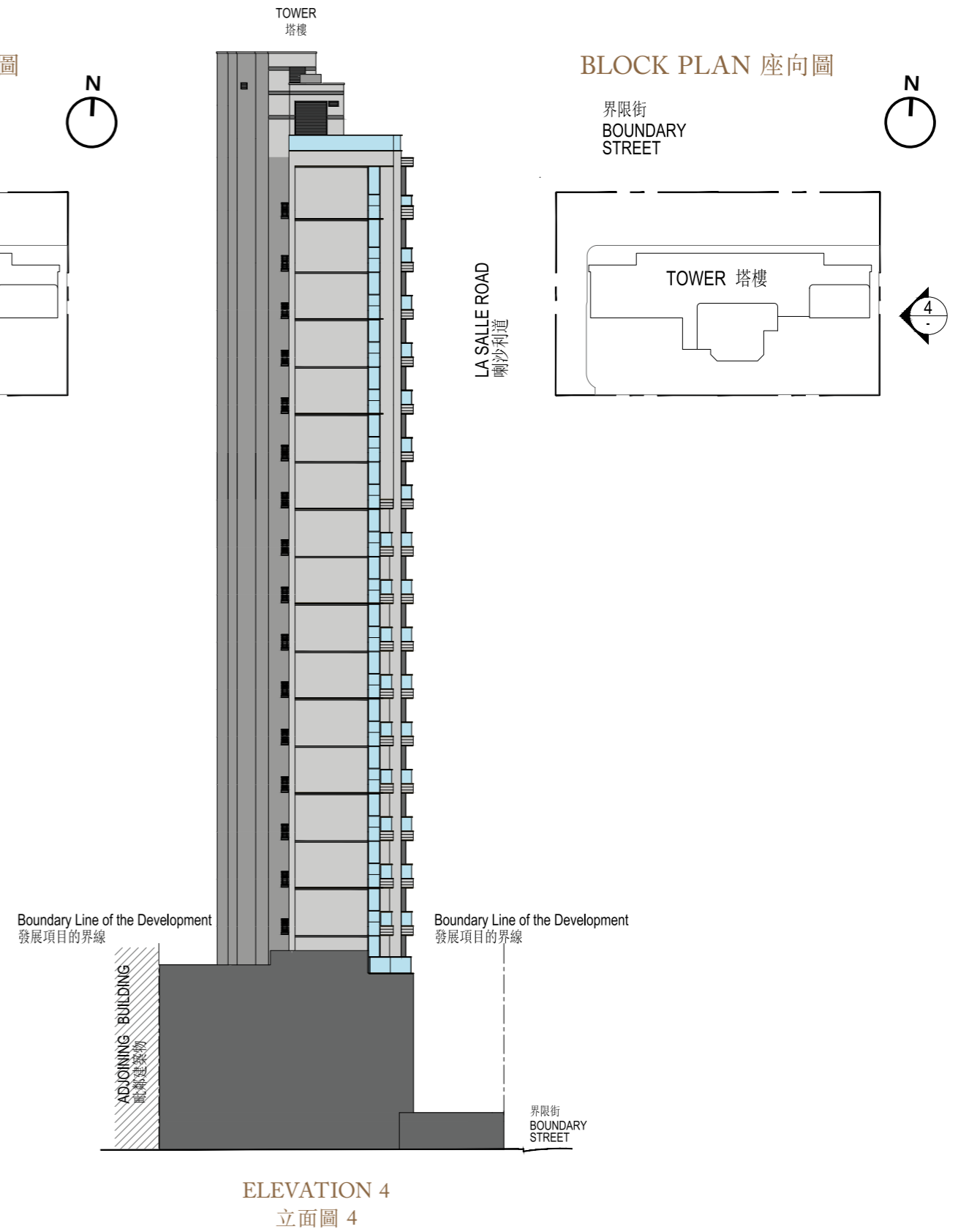
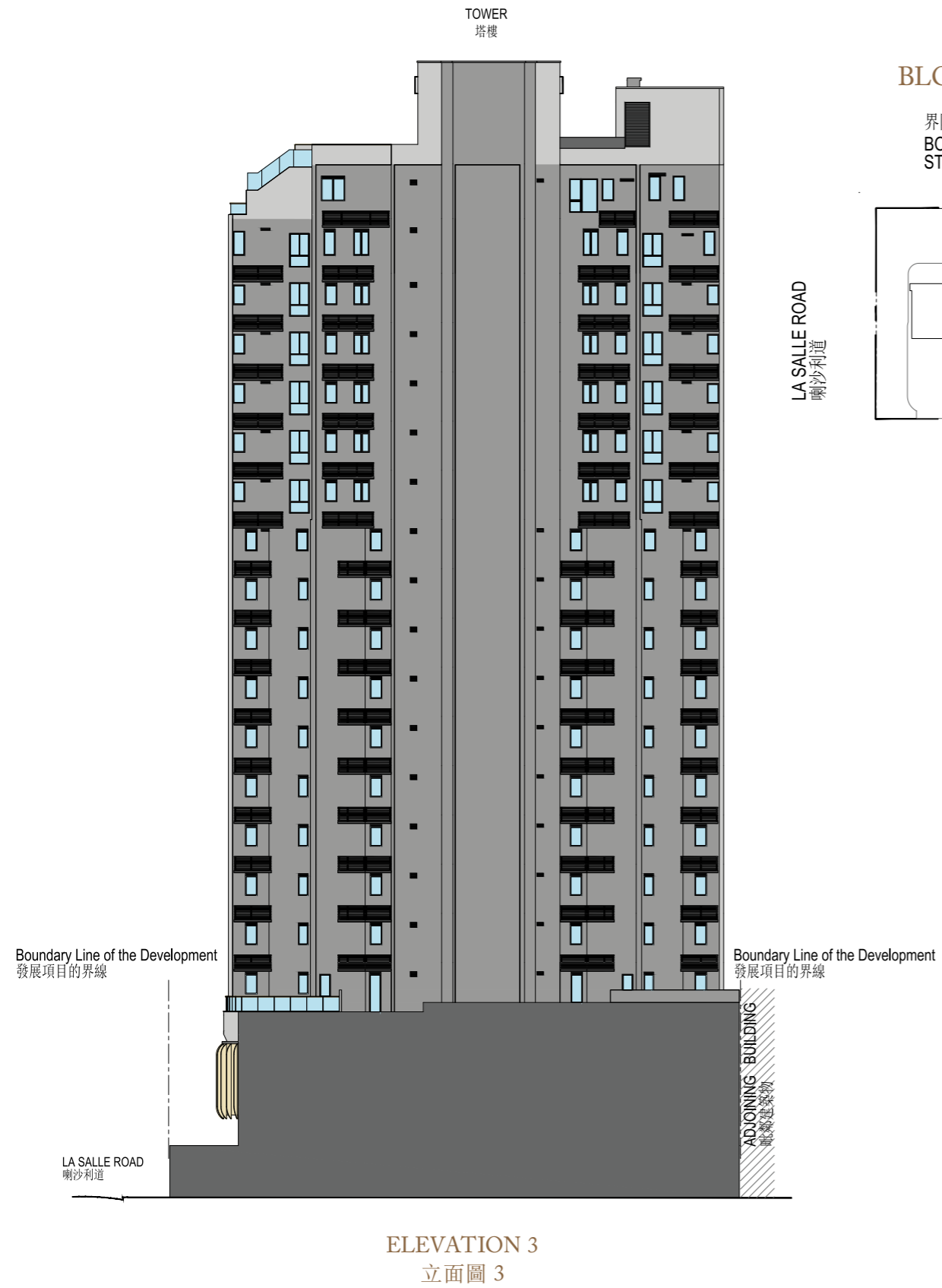
Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 24 December 2019 and 15 June 2020; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年12月24日及2020年6月15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
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖



Authorized Person for the Development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 24 December 2019 and 15 June 2020; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：

1. 以2019年12月24日及2020年6月15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
2. 大致上與發展項目的外觀一致。

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

Recreational Facilities 康樂設施		Covered 有蓋	Uncovered 無蓋	Total Area 總面積
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)	sq.ft 平方呎	1531	Not Applicable 不適用	1531
	sq.m. 平方米	142.206	Not Applicable 不適用	142.206
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或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq.ft 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	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)	sq.ft 平方呎	1648	3057	4705
	sq.m. 平方米	153.123	284.028	437.151

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.
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。

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

- The address of the website on which a copy of each of the Outline Zoning Plans relating to the Development is available at www.ozp.tpb.gov.hk.
- A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
 - The inspection is free of charge.

- 備有關於發展項目的每份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。
- 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放於指明住宅物業的售樓處以供閱覽。
 - 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item		Descriptions		
a.	External wall	Type of finishes	External wall of tower finished with curtain wall, glass cladding, aluminium cladding, aluminium architectural feature, natural stone and homogenous tiles. Podium external wall mainly finished with natural stone, glass wall, aluminium cladding, aluminium architectural feature and homogenous tiles.	
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	For windows (if any) in living room, dining room, living/dining room, bedroom, kitchen and open kitchen	Clear Insulated-Glass-Unit (IGU) with low emissivity coating
			For windows (if any) in bathroom	Sandblasted Insulated-Glass-Unit (IGU) with low emissivity coating (Except Bathroom 1 of Flat A on 21/F) Applicable to Bathroom 1 of Flat A on 21/F only: Clear Insulated-Glass-Unit (IGU) with low emissivity coating
c.	Bay window	Material of bay window	Not Applicable	
		Finishes of window sill	Not Applicable	
d.	Planter	Type of finishes	Not Applicable	
e.	Verandah or Balcony	Type of finishes	(i) Balcony Balustrade: Glass balustrade with aluminium top rail Ceiling: Aluminium ceiling Wall: Flat A & Flat F on 3/F, 5/F to 12/F: Natural stone cladding Flat B, Flat C, Flat D & Flat E on 3/F, 5/F to 12/F: Aluminium cladding Flat A & Flat B on 15/F to 20/F, Flat A on 21/F: Aluminium cladding Floor: Porcelain tiles (ii) There is no verandah.	
		Whether it is covered	Balconies are covered	
		Type	Not Applicable	
f.	Drying facilities for clothing	Material	Not Applicable	

Note: No designation of 4/F, 13/F and 14/F

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	大廈外牆鋪砌幕牆、玻璃掛飾、鋁質掛飾、鋁質建築裝飾、天然石及均質瓷磚。 基座外牆鋪砌天然石、玻璃牆、鋁質掛飾、鋁質建築裝飾及均質瓷磚。	
b.	窗	框的用料	氟碳噴塗鋁質窗框	
		玻璃的用料	客廳、飯廳、客廳/飯廳、睡房、廚房及開放式廚房的窗(如有)	雙層中空透明玻璃配低幅射鍍膜
			浴室的窗(如有)	雙層中空噴砂玻璃配低幅射鍍膜 (21樓A單位浴室1除外) 只適用於21樓A單位浴室1：雙層中空透明玻璃配低幅射鍍膜
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	不適用	
e.	陽台或露台	裝修物料的類型	(i) 露台 圍欄：玻璃圍欄及鋁質扶手 天花：鋁板天花 牆身：3樓、5樓至12樓的A單位及F單位：天然石掛飾 3樓、5樓至12樓的B單位、C單位、D單位及E單位：鋁質掛飾 15樓至20樓的A單位及B單位、21樓的A單位：鋁質掛飾 地台：瓷磚 (ii) 沒有陽台	
		是否有蓋	露台有蓋	
		類型	不適用	
f.	乾衣設施	用料	不適用	

備註：不設4樓、13樓及14樓

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES

Item		Descriptions				
		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)		
a.	Lobby	Lift Lobby (Basement)	Natural stone, wood strip, stainless steel panel and ceramic tiles	Porcelain tiles	Suspended gypsum board false ceiling and emulsion paint	
		Entrance Lift Lobby (G/F)	Natural stone, wood strip and stainless steel panel	Natural stone	Suspended wood panel false ceiling	
		Lift Lobby (2/F, 3/F, 5/F to 12/F)	Natural stone, wood panel, stainless steel panel and porcelain tiles	Porcelain tiles	Suspended gypsum board and wood veneer panel false ceiling and emulsion paint	
		Lift Lobby (15/F to 21/F)	Natural stone, wood panel and stainless steel panel	Natural stone	Suspended gypsum board false ceiling, emulsion paint and special paint	
		Type of wall finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)			
b.	Internal wall and ceiling	Living Room, Dining Room and Living/Dining Room	Emulsion paint	Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint		
		Bedroom	Emulsion paint	Emulsion paint. Partial areas of ceiling are equipped with suspended gypsum board false ceiling, bulkhead and painted with emulsion paint		
		Material of floor (on exposed surface)	Material of skirting (on exposed surface)			
c.	Internal floor	Living Room, Dining Room and Living/Dining Room	Flats on 2/F, 3/F, 5/F to 12/F: Ceramic tiles	Wood veneer skirting		
			Flats on 15/F to 21/F: Engineering timber flooring and finished with natural stone border next to Balcony door (if provided) and Flat Roof door (if provided)	Wood veneer skirting		
		Bedroom	Engineering timber flooring	Wood veneer skirting		

Note: No designation of 4/F, 13/F and 14/F

2. 室內裝修物料

細項		描述			
		牆壁的裝修物料的类型 (外露表面)	地板的裝修物料的类型 (外露表面)	天花板的裝修物料的类型 (外露表面)	
a.	大堂	升降機大堂 (地庫)	天然石、木條、不銹鋼面板及陶磚	瓷磚	石膏板假天花及髹乳膠漆
		入口升降機大堂 (地下)	天然石、木條及不銹鋼面板	天然石	木面板假天花
		升降機大堂 (2樓、3樓、5樓至12樓)	天然石、木面板、不銹鋼面板及瓷磚	瓷磚	石膏板及木皮飾面板假天花及髹乳膠漆
		升降機大堂 (15樓至21樓)	天然石、木面板及不銹鋼面板	天然石	石膏板假天花、髹乳膠漆及特色油漆
		牆壁的裝修物料的类型 (外露表面)	天花板的裝修物料的类型 (外露表面)		
b.	內牆及天花板	客廳、飯廳及客廳/飯廳	髹乳膠漆	髹乳膠漆，部份天花位置裝置石膏板假天花、假陣及髹乳膠漆	
		睡房	髹乳膠漆	髹乳膠漆，部份天花位置裝置石膏板假天花、假陣及髹乳膠漆	
		地板的用料 (外露表面)	牆腳線的用料 (外露表面)		
c.	內部地板	客廳、飯廳及客廳/飯廳	2樓、3樓、5樓至12樓的單位：陶磚	木皮飾面牆腳線	
			15樓至21樓的單位：複合木地板，另鋪砌天然石於近露台門(如有)及平台門(如有)位置	木皮飾面牆腳線	
		睡房	複合木地板	木皮飾面牆腳線	

備註：不設4樓、13樓及14樓

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

2. INTERIOR FINISHES

Item		Descriptions				
		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)		
d.	Bathroom	Applicable to Flats on 2/F, 3/F, 5/F to 12/F only	Natural stone, reconstituted stone and procelain tiles	Ceramic tiles	Suspended gypsum board false ceiling with emulsion paint	
		Applicable to Flats on 15/F to 21/F only	Natural stone	Natural stone	Suspended gypsum board false ceiling with metal feature and emulsion paint (except Master Bathroom of Flat A on 21/F) Suspended gypsum board false ceiling with emulsion paint (applicable to Master Bathroom of Flat A on 21/F only)	
		Whether the wall finishes run up to the ceiling	Up to false ceiling level			
		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)	Type of cooking bench finishes (on exposed surface)	
e.	Kitchen	Applicable to Flats on 2/F, 3/F, 5/F to 12/F only	Glass panel and stainless steel panel	Ceramic tiles	Suspended gypsum board false ceiling with emulsion paint	Reconstituted stone
		Applicable to Flats on 15/F to 21/F only	Natural stone and stainless steel panel	Natural stone	Suspended gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to false ceiling level			

Note: No designation of 4/F, 13/F and 14/F

2. 室內裝修物料

細項		描述				
		牆壁的裝修物料的类型 (外露表面)	地板的裝修物料的类型 (外露表面)	天花板的裝修物料的类型 (外露表面)		
d.	浴室	只適用於2樓、3樓、5樓至12樓的單位	鋪砌天然石、人造石及瓷磚	陶磚	石膏板假天花及髹乳膠漆	
		只適用於15樓至21樓的單位	鋪砌天然石	天然石	石膏板假天花、金屬裝飾及髹乳膠漆 (21樓A單位主人浴室除外) 石膏板假天花及髹乳膠漆 (只適用於21樓A單位主人浴室)	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
		牆壁的裝修物料的类型 (外露表面)	地板的裝修物料的类型 (外露表面)	天花板的裝修物料的类型 (外露表面)	灶台的裝修物料的类型 (外露表面)	
e.	廚房	只適用於2樓、3樓、5樓至12樓的單位	鋪砌玻璃飾面板及不銹鋼面板	陶磚	石膏板假天花及髹乳膠漆	人造石
		只適用於15樓至21樓的單位	鋪砌天然石及不銹鋼面板	天然石	石膏板假天花及髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花板水平			

備註：不設4樓、13樓及14樓

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

3. INTERIOR FITTINGS

Item		Descriptions				
		Material	Finishes	Accessories		
a.	Doors	Unit entrance door	Solid core fire rated timber swing door	Wood veneer panel	Lockset with door handle, eye viewer, door closer, door chain and door stopper	
		Bedroom door, Master Bedroom door	Hollow core timber swing door	Wood veneer panel	Lockset with door handle and door stopper	
		Bathroom door, Master Bathroom door	Hollow core timber swing door	Wood veneer panel (Except Master Bathroom of Flat B, Flat C, Flat D, Flat E on 2/F, 3/F, 5/F to 12/F; and Bathroom 2 & Bathroom 3 of Flat A on 21/F)	Lockset with door handle and door stopper	
				Wood veneer panel with timber louver (applicable to Master Bathroom of Flat B, Flat C, Flat D, Flat E on 2/F, 3/F, 5/F to 12/F; and Bathroom 2 & Bathroom 3 of Flat A on 21/F only)		
		Kitchen door	Solid core fire rated timber swing door with fire rated glass vision panel	Wood veneer panel	Door handle, door closer and door stopper	
		Store door	Hollow core timber sliding door	Wood veneer panel	Lockset with door handle and door stopper	
		Utility door	Hollow core timber swing door	Wood veneer panel	Lockset with door handle and door stopper	
		Lavatory door	Aluminium framed glass folding door	Acid etched tempered glass	Door handle	
		Balcony door	Aluminium framed glass sliding door	Clear Insulated-Glass-Unit (IGU) with low emissivity coating	Lockset with door handle	
		Flat Roof door	Aluminium framed glass sliding door (except Flat A & Flat F on 2/F)	Clear Insulated-Glass-Unit (IGU) with low emissivity coating	Lockset with door handle	
Aluminium framed glass sliding door and aluminium framed glass swing door (applicable to Flat A & Flat F on 2/F only)						
Roof door	Metal swing door	Metal plate	Lockset and door stopper			

Note: No designation of 4/F, 13/F and 14/F

3. 室內裝置

細項		描述				
		用料	裝修物料	配件		
a.	門	單位入口大門	實心防火木掩門	木皮飾面板	門鎖連門柄、防盜眼、氣鼓、防盜鏈及門擋	
		睡房門、主人睡房門	空心木掩門	木皮飾面板	門鎖連門柄及門擋	
		浴室門、主人浴室門	空心木掩門	木皮飾面板 (2樓、3樓、5樓至12樓的B單位、C單位、D單位及E單位的主人浴室；及21樓A單位的浴室2及浴室3除外)	門鎖連門柄及門擋	
				木皮飾面板配木百葉 (只適用於2樓、3樓、5樓至12樓的B單位、C單位、D單位及E單位的主人浴室；及21樓A單位的浴室2及浴室3)		
		廚房門	實心防火木掩門配防火玻璃視窗	木皮飾面板	門柄、氣鼓及門擋	
		儲物室門	空心木趟門	木皮飾面板	門鎖連門柄及門擋	
		工作間門	空心木掩門	木皮飾面板	門鎖連門柄及門擋	
		洗手間門	鋁質框玻璃摺門	強化蝕砂玻璃	門柄	
		露台門	鋁質框玻璃趟門	雙層中空透明玻璃配低幅射鍍膜	門鎖連門柄	
		平台門	鋁框玻璃趟門 (2樓A單位及F單位除外)	鋁質框玻璃趟門及鋁質框玻璃掩門(只適用於2樓A單位及F單位)	雙層中空透明玻璃配低幅射鍍膜	
天台門	金屬掩門	金屬板	門鎖及門擋			

備註：不設4樓、13樓及14樓

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

3. INTERIOR FITTINGS

Item		Descriptions			
		Type	Material		
b.	Bathroom	(i)	Type and material of fittings and equipment	Basin counter top	Natural stone
				Basin cabinet	Wooden basin cabinet with wood veneer panel and stainless steel panel
				Mirror cabinet	Wooden mirror cabinet with mirror panel, wood veneer panel and glass shelves
				Wash basin mixer	Chrome plated
				Wash basin	Vitreous china
				Water closet	Vitreous china
				Robe hook	Chrome plated
				Toilet paper holder	Chrome plated
				Towel rack (applicable to Master Bathroom of the following units only: Flat A & Flat F on 2/F; Flat A & Flat B on 15/F to 20/F; Flat A on 21/F)	Chrome plated
				(ii)	Type and material of water supply system
				Hot water supply	Copper water pipes with thermal insulation
		(iii)	Type and material of bathing facilities (including shower or bath tub (if applicable))	Shower set	Chrome plated
				Bath mixer	Chrome plated
				Bath tub (Not applicable to Flat B, Flat C, Flat D, Flat E on 2/F, 3/F, 5/F to 12/F)	Enamel pressed steel
				Shower cubicle	Clear tempered glass
		(iv)	Size of bath tub (if applicable)	Applicable to Master Bathroom of the following units only: Flat A & Flat F on 2/F, 3/F, 5/F to 12/F; Flat A & Flat B on 15/F to 20/F; Flat A on 21/F	1600mm(L) x 700mm(W) x 390mm(H)
				Applicable to Bathroom 1 of the following units only: Flat A on 21/F	

Note: No designation of 4/F, 13/F and 14/F

3. 室內裝置

細項		描述			
		類型	用料		
b.	浴室	(i)	裝置及設備的類型及用料	洗面盆櫃檯面	天然石
				洗面盆櫃	木製洗面盆櫃配以木皮飾面板及不銹鋼板
				鏡櫃	木製鏡櫃配以鏡飾面板及木皮飾面板連玻璃層板
				洗面盆水龍頭	鍍鉻
				洗面盆	陶瓷
				座廁	陶瓷
				衣鈎	鍍鉻
				廁紙架	鍍鉻
				毛巾架 (只適用於以下單位的主人浴室： 2樓的A單位及F單位； 15樓至20樓的A單位及B單位； 21樓的A單位)	鍍鉻
				(ii)	供水系統的類型及用料
				熱水供應	配有隔熱絕緣保護之銅喉
		(iii)	沐浴設施 (包括花灑或浴缸(如適用))	花灑套裝	鍍鉻
				浴缸水龍頭	鍍鉻
				浴缸 (2樓、3樓、5樓至12樓的B單位、C單位、D單位及E單位不適用)	瓷釉壓製鋼
				淋浴間	強化清玻璃
		(iv)	浴缸大小 (如適用)	只適用於以下單位的主人浴室： 2樓、3樓、5樓至12樓的A單位及F單位； 15樓至20樓的A單位及B單位； 21樓的A單位	1600毫米(長) x 700毫米(闊) x 390毫米(高)
只適用於以下單位的浴室1： 21樓的A單位					

備註：不設4樓、13樓及14樓

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Descriptions	
c.	Kitchen	(i)	Material of sink unit Stainless steel
		(ii)	Material of water supply system Copper water pipes are used for cold water supply and copper water pipes with thermal insulation are used for hot water supply
		(iii)	Material and finishes of kitchen cabinet Wooden kitchen cabinet with glass panel and wood pattern plastic panel (applicable to kitchen of Flat A, Flat B, Flat C, Flat D, Flat E & Flat F on 2/F, 3/F, 5/F to 12/F only) Wooden kitchen cabinet with glass panel, wood veneer panel (applicable to Kitchen of the following unit only: Flat A & Flat B on 15/F to 20/F and Flat A on 21/F)
		(iv)	Type of all other fittings and equipment Chrome plated mixer The fire service installations and equipment including sprinkler head and smoke detector are installed in or near open kitchen in the following units: Flat A, Flat B, Flat C, Flat D, Flat E & Flat F on 2/F, 3/F, 5/F to 12/F
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Built-in wooden wardrobe finished with wood veneer panel
e.	Telephone	Location and number of connection points	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS"
f.	Aerials	Location and number of connection points	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS"
g.	Electrical Installations	(i)	Electrical fittings (including safety devices) Faceplate for all switches and power sockets are provided. Miniature circuit breaker distribution board is provided for each unit
		(ii)	Whether conduits are concealed or exposed Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden 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 MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS".

Note: No designation of 4/F, 13/F and 14/F

3. 室內裝置

細項		描述	
c.	廚房	(i)	洗滌盆的用料 不銹鋼
		(ii)	供水系統的用料 冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉
		(iii)	廚櫃的用料及裝修物料 木製廚櫃配玻璃飾面板及木紋塑料飾面板 (只適用於2樓、3樓、5樓至12樓的A單位、B單位、C單位、D單位、E單位、F單位的廚房) 木製廚櫃配玻璃飾面板及木飾面板 (只適用於以下單位的廚房：15樓至20樓的A單位及B單位；及21樓的A單位)
		(iv)	所有其他裝置及設備的類型 鍍鉻水龍頭 以下單位的開放式廚房內或附近設消防裝置及設備包括消防花灑頭及煙霧探測器： 2樓、3樓、5樓至12樓的A單位、B單位、C單位、D單位、E單位及F單位
d.	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式木製衣櫃配木飾面板
e.	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
f.	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置數量說明表」
g.	電力裝置	(i)	供電附件(包括安全裝置) 提供開關掣及插座之面板。每戶均裝有微型斷路器配箱
		(ii)	導管是隱藏或外露 導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏
		(iii)	電插座及空調機接駁點的位置及數目 請參閱「住宅單位機電裝置數量說明表」

備註：不設4樓、13樓及14樓

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS

Item		Descriptions	
h.	Gas Supply	Type and system	Town gas and gas supply pipe is installed and connected to gas hob
		Location	Applicable to the kitchen of the following units only: Flat A & Flat F on 2/F, 3/F, 5/F to 12/F; Flat A & Flat B on 15/F to 20/F; and Flat A on 21/F
i.	Washing Machine Connection Point	Design	Water inlet connection point (15 mm in diameter) and water outlet connection point (40 mm in diameter) are provided for washing machine
		Location	Please refer to the "SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS FOR RESIDENTIAL UNITS"
j.	Water Supply	(i) Material of water pipes	Copper pipes for cold and hot water supply system
		(ii) Whether water pipes are concealed or exposed	Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		(iii) Whether hot water is available	Hot water is available in kitchen, master bathroom, bathroom and lavatory

Note: No designation of 4/F, 13/F and 14/F

3. 室內裝置

細項		描述	
h.	氣體供應	類型及系統	煤氣及設置氣喉接駁煤氣煮食爐
		位置	只適用於以下單位之廚房: 2樓、3樓、5樓至12樓的A單位及F單位; 15樓至20樓的A單位及B單位; 及 21樓的A單位
i.	洗衣機接駁點	設計	設有洗衣機來水接駁喉位(直徑為15毫米)及去水接駁喉位(直徑為40毫米)
		位置	請參閱「住宅單位機電裝置數量說明表」
j.	供水	(i) 水管的用料	冷熱水供水系統採用銅喉管
		(ii) 水管是隱藏或外露	除部份隱藏於混凝土內之水管外, 其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆, 指定之槽位或其他物料遮蓋或隱藏
		(iii) 有否熱水供應	廚房、主人浴室、浴室及洗手間均有熱水供應

備註：不設4樓、13樓及14樓

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

4. MISCELLANEOUS

Item		Descriptions		
a.	Lifts	Brand Name	MITSUBISHI ELECTRIC	Anlev
		Model Number	NexWay-S	AT Standard 1000
		Number of lifts	2	1
		Floors served	Basement to 3/F, 5/F to 12/F and 15/F to 21/F	Basement to G/F
b.	Letter Box	Material	Stainless steel	
c.	Refuse Collection	(i) Means of refuse collection	Refuse will be collected by cleaner	
		(ii) Location of refuse room	Refuse storage and material recovery room at each residential floor and centrally handled at the refuse storage and material recovery chamber on G/F	
		(i) Location	(ii) Whether they are separate or communal meters for residential properties	
d.	Water Meter, Electricity Meter and Gas Meter	Water meter	In common water meter cabinet on each residential floor	Separate meter
		Electricity meter	In common electric meter cabinet on each residential floor	Separate meter
		Gas meter	In the kitchen of each of the following residential units only: applicable to Flat A & Flat F on 2/F, 3/F, 5/F to 12/F; Flat A & Flat B on 15/F to 20/F; and Flat A on 21/F only	Separate meter

Note: No designation of 4/F, 13/F and 14/F

The Vendor undertakes that if lifts or 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. 雜項

細項		描述		
a.	升降機	品牌名稱	三菱電機	安力
		產品型號	NexWay-S	AT Standard 1000
		升降機數目	2	1
		到達的樓層	地庫至3樓、5樓至12樓及15樓至21樓	地庫至地下
b.	信箱	用料	不銹鋼	
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	垃圾收集及物料回收房位於每層住宅樓層，並於地下設垃圾及物料回收站作中央處理	
		(i) 位置	(ii) 就住宅單位而言是獨立抑或公用的錶	
d.	水錶、電錶及氣體錶	水錶	每層住宅樓層之公共水錶櫃內	獨立錶
		電錶	每層住宅樓層之公共電錶櫃內	獨立錶
		氣體錶	以下的每個住宅單位的廚房內： 只適用於2樓、3樓、5樓至12樓的A單位及F單位；15樓至20樓的A單位及B單位；及21樓的A單位	獨立錶

備註：不設4樓、13樓及14樓

賣方承諾如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。

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

5. SECURITY FACILITIES

Item	Descriptions
Security system and equipment (including details of built-in provisions and their locations)	<p>CCTV cameras are provided at entrance gate, landscape area, lift lobbies, car park, driveway, lift cars, clubhouse and common area of the Development.</p> <p>Video door phone is provided for each residential unit.</p> <p>Proximity card access system is provided at entrance gate of the Development, lift lobby on G/F, lift cars, clubhouse and mailboxes at lobby on G/F.</p> <p>For the location of video door phone, please refer to “SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS”.</p>

6. APPLIANCES

For brand name and model number of the appliances, please refer to “APPLIANCES SCHEDULE”.

Note: No designation of 4/F, 13/F and 14/F

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

5. 保安設施

細項	描述
保安系統及設備 (包括嵌入式的裝備 的細節及其位置)	<p>發展項目正門入口、園林區、升降機大堂、停車場、車路、升降機、會所及公用地方均裝設有閉路電視。</p> <p>住宅單位均備有視像對講機。</p> <p>智能咭識別系統設於發展項目正門入口、地下的升降機大堂、升降機、會所及地下大堂信箱。</p> <p>有關視像對講機的位置，請參考「住宅單位機電裝置數量說明表」。</p>

6. 設備

有關設備的品牌名稱及產品型號，請參考「設備說明表」。

備註：不設4樓、13樓及14樓

賣方承諾如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。

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	Model Number 產品型號	Floor & Flat Apply 適用的樓層及單位									
			2/F - 3/F, 5/F - 12/F 2樓至3樓、5樓至12樓						15/F-20/F 15樓至20樓		21/F 21樓	
			A	B	C	D	E	F	A	B	A	
Double Induction Hob 雙頭電磁爐	Simens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Single Wok Gas Burner 煤氣單頭煮食爐		ER3B6AB70X	✓	-	-	-	-	✓	✓	✓	✓	
Double Gas Burner 煤氣雙頭煮食爐		ER3B6BB70X	-	-	-	-	-	-	-	-	✓	
Telescopic Type Cooker Hood 抽拉式抽油煙機		LI67SA530B	✓	✓	✓	✓	✓	✓	-	-	-	
Chimney Type Cooker Hood 煙囪式抽油煙機	Simens 西門子	LC91BUR50B	-	-	-	-	-	-	✓	✓	-	
	Küppersbusch	KD12420.0GE	-	-	-	-	-	-	-	-	✓	
Refrigerator 雪櫃	Simens 西門子	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	-	
Freezer 冰箱櫃		KI42FP61HK	-	-	-	-	-	-	-	-	✓	
Dishwasher 洗碗碟機		GI38NP61HK	-	-	-	-	-	-	-	-	✓	
Combination Steam Oven 蒸焗爐		SN678X02TE	-	-	-	-	-	-	-	-	-	✓
		CS656GBS2	✓	✓	✓	✓	✓	✓	-	-	✓	
Oven 焗爐		HS636GDS1	-	-	-	-	-	-	✓	✓	-	
Coffee Machine 咖啡機		VB558C0S0	-	-	-	-	-	-	-	-	✓	
Wine Cellar 酒櫃		CT636LES1	-	-	-	-	-	-	-	-	✓	
Washer Dryer 洗衣乾衣機	Küppersbusch	UWK8200-1-2Z	-	-	-	-	-	-	✓	✓	✓	
Washing Machine 洗衣機	Simens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	-	
		WM14W460HK	-	-	-	-	-	-	-	-	✓	
Dryer 乾衣機		WT46G401HK	-	-	-	-	-	-	-	-	✓	
Electric Water Heater 電熱水爐	Stibel Eltron 斯寶亞創	DHE 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		DHE 21 SLi	-	-	-	-	-	-	-	✓	✓	✓
Thermo Ventilator 換氣暖風機	Mitsubishi Electric 三菱電機	V-251BZ-HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK125A	-	-	-	-	-	-	-	✓	✓	✓
		LPK200A	-	-	-	-	-	-	-	✓	✓	✓
Split Type Air-conditioner (Indoor Unit) 分體式空調機 (室內機)	Panasonic	CS-E18JD4H	-	-	-	-	-	-	-	✓	✓	✓
		CS-E23JD4H	-	-	-	-	-	-	-	✓	✓	✓
		CS-Z20TKEW	-	-	-	-	-	-	-	✓	✓	✓
		CS-Z25TKEW	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CS-Z35TKEW	-	-	-	-	-	-	-	✓	✓	✓
		CS-Z35UD3EAW	-	-	-	-	-	-	-	✓	✓	✓
		CS-Z50UD3EAW	✓	✓	✓	✓	✓	✓	✓	-	-	-
Split Type Air-conditioner (Outdoor Unit) 分體式空調機 (室外機)		CU-E18JBH	-	-	-	-	-	-	-	✓	✓	✓
		CU-E23JBH	-	-	-	-	-	-	-	✓	✓	✓
		CU-4E23PBE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		CU-5E34PBE	-	-	-	-	-	-	-	-	-	✓
Video Door Phone 視像對講機	Comelit	ICONA 6602W	✓	✓	✓	✓	✓	✓	✓	-	-	
		MAXI 6802W	-	-	-	-	-	-	-	✓	✓	✓

Notes:

1. “✓” means such appliance(s) is/are provided and/or installed in the residential property.
2. “-” means such appliance(s) is/are not provided in the residential property.
3. No designation of 4/F, 13/F and 14/F.

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

備註:

1. “✓” 表示此設備於該住宅物業內提供及/或安裝。
2. “-” 表示此設備於該住宅物業內並不提供。
3. 不設4樓、13樓及14樓。

賣方承諾如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。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Floor & Flat Apply 適用的樓層及單位														
		2/F 2樓						3/F, 5/F - 12/F 3樓、5樓至12樓						15/F-20/F 15樓至20樓		21/F 21樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	A
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room and Living/Dining Room 客廳、飯廳及 客廳/飯廳	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	13A Single Socket Outlet with USB Socket Outlet 13A單位電插座連USB插座	1	-	-	-	-	1	1	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	3	2	2	2	2	3	3	2	2	2	2	3	4	4	5
	13A Single Socket Outlet 13A單位電插座	-	1	1	1	1	-	-	1	1	1	1	-	1	1	1
	Door Bell 門鈴	1	-	-	-	-	1	1	-	-	-	-	1	1	1	-
	Lighting Switch 燈掣	4	4	4	4	4	4	3	4	4	4	4	3	7	7	9
	Switch for Exhaust Fan 抽氣扇開關	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	5	3	3	3	3	5	5	3	3	3	3	5	9	9	13
	Video Door Phone 視像對講機	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	-	-	-	
Smoke Detector 煙霧探測器	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	
Master Bedroom 主人睡房	TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	13A Twin Socket Outlet with USB Socket Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-
	13A Single Socket Outlet with USB Socket Outlet 13A單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	1	1	-	-	-	-	1	2	2	1
	Lighting Switch 燈掣	2	1	1	1	1	2	2	1	1	1	1	2	3	3	3
Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	3	3	4	
Bedroom 1 睡房1	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	13A Twin Socket Outlet with USB Socket Outlet 13A雙位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	13A Single Socket Outlet with USB Socket Outlet 13A單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1

Notes:

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” means such appliance(s) is/are not provided in the residential property.
- No designation of 4/F, 13/F and 14/F.

備註:

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “-” 表示此設備於該住宅物業內並不提供。
- 不設4樓、13樓及14樓。

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS
住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Floor & Flat Apply 適用的樓層及單位															
		2/F 2樓						3/F, 5/F - 12/F 3樓、5樓至12樓						15/F-20/F 15樓至20樓		21/F 21樓	
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	A	
Bedroom 2 睡房2	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	13A Single Socket Outlet with USB Socket Outlet 13A單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
Bedroom 3 睡房3	TV/FM Outlet 電視/電台天線插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet with USB Socket Outlet 13A雙位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4	9
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom / Bathroom 1 浴室 / 浴室1	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
Bathroom 2 浴室2	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Bathroom 3 浴室3	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Lavatory 洗手間	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
Utility 工作間	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Internet Connection Point 互聯網接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Door Bell 門鈴	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Switch for Lighting & Exhaust Fan 燈掣及抽氣扇開關	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
	Miniature Circuit Breakers Board 總電掣箱	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	

Notes:

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” means such appliance(s) is/are not provided in the residential property.
- No designation of 4/F, 13/F and 14/F.

備註:

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “-” 表示此設備於該住宅物業內並不提供。
- 不設4樓、13樓及14樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

住宅單位機電裝置數量說明表

Location 位置	Mechanical & Electrical Provisions 機電裝置	Floor & Flat Apply 適用的樓層及單位														
		2/F 2樓						3/F, 5/F - 12/F 3樓、5樓至12樓						15/F-20/F 15樓至20樓		21/F 21樓
		A	B	C	D	E	F	A	B	C	D	E	F	A	B	A
Open Kitchen 開放式廚房	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-
	Door Bell 門鈴	-	1	1	1	1	-	-	1	1	1	1	-	-	-	-
	Double Pole Switch for Combination Steam Oven 蒸焗爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Water Outlet Connection Point for Washing Machine 洗衣機去水位接駁位	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Water Intlet Connection Point for Washing Machine 洗衣機來水位接駁位	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-
	Miniature Circuit Breakers Board 總電掣箱	-	1	1	1	1	-	-	1	1	1	1	-	-	-	-
Concealed Type Sprinkler Head 暗藏式花灑頭	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	-	2	2	3
	Double Pole Switch for Combination Steam Oven 蒸焗爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Double Pole Switch for Induction Hob 電磁爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1
	Double Pole Switch for Oven 焗爐雙極開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Water Intlet Connection Point for Washing Machine 洗衣機來水位接駁位	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	4	4	7
Isolating Switch for Electric Water Heater 電熱水爐隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	
Balcony 露台	Lighting Point 燈位	-	-	-	-	-	-	1	1	1	1	1	1	2	2	3
Store 儲物室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	Water Outlet Connection Point for Washing Machine 洗衣機去水位接駁位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
	Water Intlet Connection Point for Washing Machine 洗衣機來水位接駁位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Flat Roof 平台	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	1	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位	4	1	1	1	1	5	-	-	-	-	-	-	-	-	16
	Isolating Switch for Outdoor Air Conditioner 室外空調機隔離開關掣	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-
Roof 天台	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	Isolating Switch 隔離開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12
Common Flat Roof 公用平台	Isolating Switch for Outdoor Air Conditioner 室外空調機隔離開關掣	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-
Air Conditioner Platform 空調機平台	Isolating Switch for Outdoor Air Conditioner 室外空調機隔離開關掣	-	-	-	-	-	-	1	1	1	1	1	1	4	4	6

Notes:

- “1, 2,” denotes the quantity of such provision(s) provided in the residential property.
- “-” means such appliance(s) is/are not provided in the residential property.
- No designation of 4/F, 13/F and 14/F.

備註:

- “1, 2,” 表示提供於該住宅物業內的裝置數量。
- “-” 表示此設備於該住宅物業內並不提供。
- 不設4樓、13樓及14樓。

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地稅

The Vendor is liable to pay the Government rent in respect of each of the specified residential properties in the Development up to and including the date of the Assignment of the relevant residential property.

賣方有法律責任繳付發展項目內每一個指明住宅物業直至有關的住宅物業轉讓契之日期（包括簽署轉讓契當日）之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.
3. The Purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained at the date on which the sales brochure is printed.

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) of the Development under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還有關單位之水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 縱使上述繳付金額在售樓說明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。

備註：在交付時，買方須根據公契向發展項目的管理人 (而非賣方) 支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

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 that residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

凡指明住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的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。

MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

MODIFICATION 修訂

No on-going application has been made to the Government for a modification of the Land Grant for this Development.

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

Not Applicable

不適用

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址

The address of the website designated by the vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621):
www.10LaSalle.com.hk

賣方為施行《一手住宅物業銷售條例》(第621章)第2部而就發展項目指定的互聯網網站的網址：
www.10LaSalle.com.hk

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.

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	839.866
2.	Plant rooms and similar services 機房及相類設施	Not Applicable 不適用
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》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	132.513
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	463.152
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	92.188
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	6.900
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	95.886
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	13.597
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	142.206
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	153.123
14.	Horizontal screens / covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機井道	68.914
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	10.721
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、氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall. 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
24.	Other projections 其他伸出物	Not Applicable 不適用
25.	Public transport terminus 公共交通總站	Not Applicable 不適用
26.	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
27.	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	Not Applicable 不適用
28.	Public passage 公眾通道	Not Applicable 不適用
29.	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用

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

Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	Not Applicable 不適用

Note: The above table is based on the requirements as stipulated in 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。

ENVIRONMENTAL ASSESSMENT OF THE BUILDING
建築物的環境評估

Green Building Certification

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

Provisional SILVER




Application no.: PAS0034/20

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。

**暫定評級
銀級**



申請編號: PAS0034/20

ESTIMATED ENERGY PERFORMANCE OF CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:	1. LED/Fluorescent lamp LED 燈/螢光管 2. High Efficiency air conditioner 高效率空調機

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

Part II: The predicted annual energy use of the proposed building/part of building (Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 (備註1)：						
Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (備註2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development (Excluding Hotel) 住用發展項目 (不包括酒店)	Area served by central building services installation (Note 3) 中央屋宇裝備裝置 (備註3)	2632.13	140.1	0	111.1	0

Part III: The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes :

- 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" under Section 4 and Appendix 8 of the BEAM Plus for 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.
- "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
- "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

備註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈底，其節約能源的效益越高。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，削減幅度越大則代表有關樓宇能源節約的效益越高。
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) 第4節及附錄8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。
- “基準樓宇”與新建樓宇BEAM Plus標準 (現行版本) 第4節及附錄8中的“基準建築物模式 (零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版)(草稿) 中的涵義相同。

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。

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印製日期：2021年1月28日

