

# JARDINI

峻譽·渣甸山

SALES BROCHURE | 售樓說明書



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

### 2. Fees, mortgage loan and property price

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

### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### 4. Property area and its surroundings

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

### 5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

## 8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

## 9. Agreement for sale and purchase

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

## 10. Expression of intent of purchasing a residential property

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

## 11. Appointment of estate agent

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

## 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

## For first-hand uncompleted residential properties and completed residential properties pending compliance

### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

## 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  
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<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸<sup>2</sup>。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。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。



- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

#### 8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

#### 9. 買賣合約

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

#### 10. 表達購樓意向

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

#### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

#### 12. 委聘律師

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

#### 適用於一手未落成住宅物業

##### 13. 預售樓花同意書

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

##### 14. 示範單位

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

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

##### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 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」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

#### 適用於一手已落成住宅物業

##### 16. 賣方資料表格

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

##### 17. 參觀物業

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

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

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

#### 其他相關聯絡資料：

##### 消費者委員會

網址 : www.consumer.org.hk  
 電話 : 2929 2222  
 電郵 : cc@consumer.org.hk  
 傳真 : 2856 3611

##### 地產代理監管局

網址 : www.eaa.org.hk  
 電話 : 2111 2777  
 電郵 : enquiry@eaa.org.hk  
 傳真 : 2598 9596

##### 香港地產建設商會

電話 : 2826 0111  
 傳真 : 2845 2521

一手住宅物業銷售監管局  
 2023年3月

<sup>1</sup> 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。

<sup>2</sup> 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。

<sup>3</sup> 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。

## INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

### Name of the Development ("the Development")

JARDINI

### Street name and street number

135 Tai Hang Road

\* The provisional street number is subject to confirmation when the Development is completed

### Total number of storeys

Tower 1: 18 Storeys

Tower 2: 18 Storeys

The above number of storeys does not include Basement 1 Floor, Basement 2 Floor, Ground Floor, Transfer Plate, 20/F (communal skygarden), Roof, Upper Roof and Top Roof.

### Floor numbering

Tower 1: Basement 2 Floor, Basement 1 Floor, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-22/F, Roof, Upper Roof and Top Roof.

Tower 2: Basement 2 Floor, Basement 1 Floor, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-22/F, Roof, Upper Roof and Top Roof.

### Omitted floor numbers

4/F, 13/F and 14/F are omitted of each Tower

### Refuge floor

Not applicable

### The estimated material date for the Development, as provided by the Authorized Person for the Development

31 March 2026

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

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

### 發展項目名稱（「發展項目」）

峻譽•渣甸山

### 街道名稱及門牌號數

大坑道135號

\*此臨時門牌號數有待發展項目建成時確認

### 樓層總數

第1座：共18層

第2座：共18層

上述樓層數目不包括地庫1層、地庫2層、地下、轉換層、20樓（公用空中花園）、天台、上層天台及頂層天台。

### 樓層號數

第1座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至22樓、天台、上層天台及頂層天台。

第2座：地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓、15樓至22樓、天台、上層天台及頂層天台。

### 被略去的樓層號數

各座不設4、13、14樓

### 庇護層

不適用

### 由發展項目的認可人士提供的發展項目的預計關鍵日期

2026年3月31日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

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

### Vendor

Bright Vision International Limited

### Holding companies of the Vendor

Success Magic Investment Limited  
Solar Vantage Holdings Limited  
CITIC Pacific Limited  
CITIC Limited

### Authorized Person for the Development,

Mr. Orr Wah Hung David

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

Wong Tung & Partners Limited

### Building contractor for the Development

China Overseas Building Construction Limited

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

Woo Kwan Lee & Lo  
Chu & Lau Solicitors & Notaries

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

China CITIC Bank International

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

CITIC Pacific Limited

### 賣方

耀視國際有限公司

### 賣方的控權公司

Success Magic Investment Limited  
Solar Vantage Holdings Limited  
中信泰富有限公司  
中國中信股份有限公司

### 發展項目的認可人士

柯華雄先生

認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

王董建築師事務有限公司

### 發展項目的承建商

中國海外房屋工程有限公司

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

胡關李羅律師行  
劉漢銓律師行

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

中信銀行（國際）

已為發展項目的建造提供貸款的任何其他人的姓名或名稱

中信泰富有限公司

## 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	(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。	No 否
(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	(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。	No 否
(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。	No 否	(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。	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	(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。	No 否
(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	(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。	No 否
(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。	No 否	(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。	No 否
(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	(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。	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	(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。	No 否
(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。	No 否	(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。	No 否
(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。	No 否		

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each block is 150mm.

每幢建築物的非結構的預製外牆的厚度為150毫米。

## Schedule of Total Area of the Non-structural Prefabricated External Walls of Each Residential Property

每個住宅物業的非結構的預製外牆的總面積表

Tower 座	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external wall of each unit (sq. m.) 每個單位的非結構的預製外牆的總面積 (平方米)
Tower 1 第1座	1/F 1樓	A	1.207
		B	1.207
	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A	1.207
		B	1.207
	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	1.207
		B	1.207
	21/F 21樓	A	1.553
	22/F 22樓	A	1.553

Tower 座	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external wall of each unit (sq. m.) 每個單位的非結構的預製外牆的總面積 (平方米)
Tower 2 第2座	1/F 1樓	A	0.607
		B	-
		C	1.187
		D	1.012
	2/F 2樓	A	0.607
		B	-
		C	1.187
		D	1.011

Tower 座	Floor 樓層	Flat 單位	Total area of the non-structural prefabricated external wall of each unit (sq. m.) 每個單位的非結構的預製外牆的總面積 (平方米)
Tower 2 第2座	3/F & 5/F-10/F 3樓及5樓至10樓	A	0.607
		B	-
		C	1.187
		D	1.011
		E	0.558
	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	0.608
		B	-
		C	1.187
		D	1.012
		E	0.236
	21/F 21樓	A	1.491
	22/F 22樓	A	1.491

There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each block is 200mm.  
每幢建築物的幕牆的厚度為200毫米。

## Schedule of Total Area of the Curtain Walls of Each Residential Property 每個住宅物業的幕牆的總面積表

Tower 座	Floor 樓層	Flat 單位	Total area of the curtain wall of each unit (sq. m.) 每個單位的幕牆的總面積 (平方米)
Tower 1 第1座	1/F 1樓	A	4.415
		B	4.480
	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A	5.108
		B	5.042
	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	5.108
		B	5.042
21/F 21樓	A	8.393	
22/F 22樓	A	9.898	

Tower 座	Floor 樓層	Flat 單位	Total area of the curtain wall of each unit (sq. m.) 每個單位的幕牆的總面積 (平方米)
Tower 2 第2座	1/F 1樓	A	1.359
		B	1.350
		C	1.269
		D	1.215
	2/F 2樓	A	1.359
		B	1.350
		C	1.269
		D	1.214

Tower 座	Floor 樓層	Flat 單位	Total area of the curtain wall of each unit (sq. m.) 每個單位的幕牆的總面積 (平方米)
Tower 2 第2座	3/F & 5/F-10/F 3樓及5樓至10樓	A	1.359
		B	1.350
		C	1.269
		D	1.215
		E	1.145
	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	1.359
		B	1.349
		C	1.269
		D	1.215
		E	1.573
21/F 21樓	A	5.168	
22/F 22樓	A	6.508	

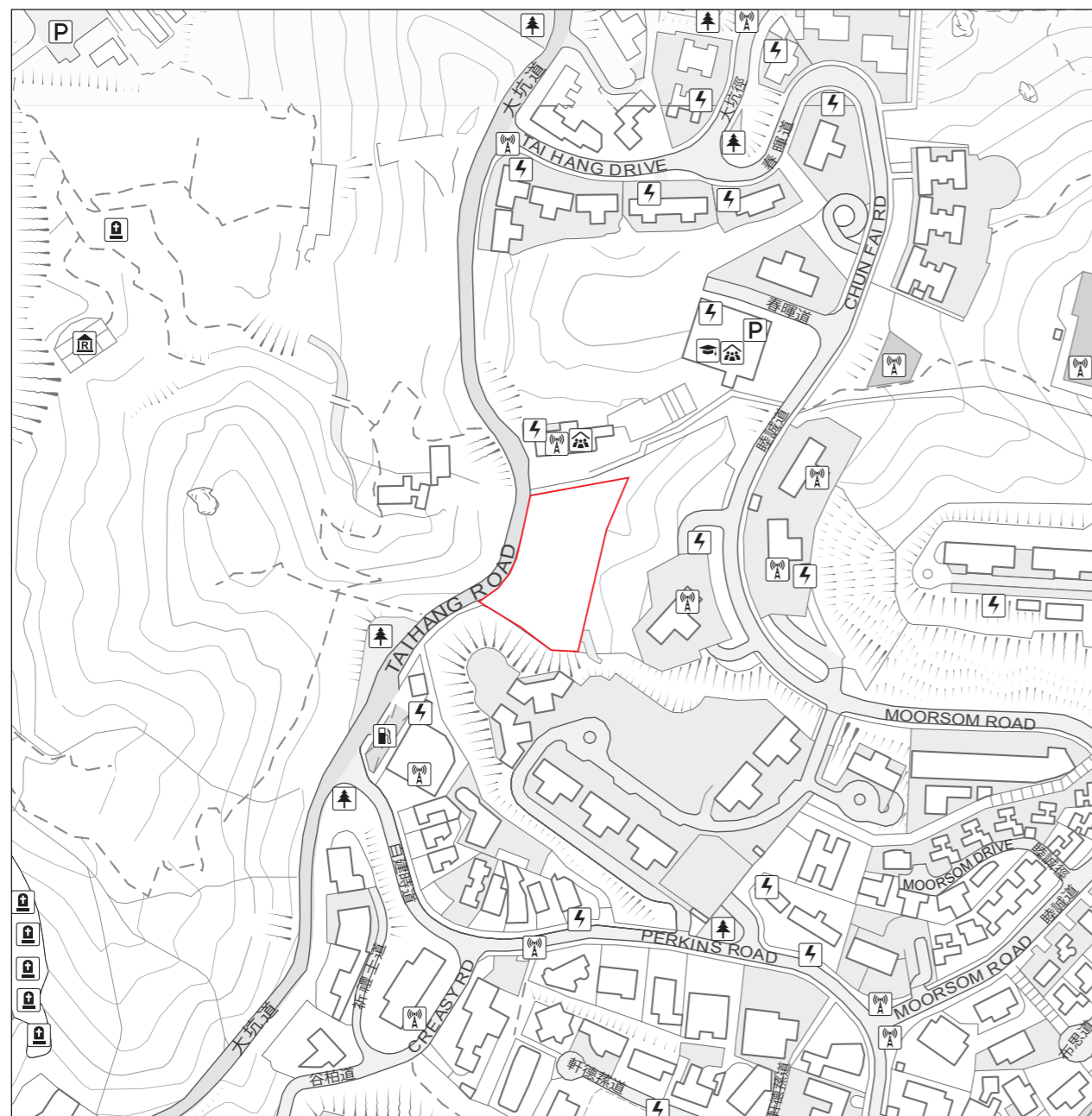
The person appointed as the manager of the Development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed: Hang Luen Chong Property Management Company Limited

根據有關公契在售樓說明書的印製日期的最新擬稿，獲委任為該發展項目的管理人的人：恒聯昌物業管理有限公司



# LOCATION PLAN OF THE DEVELOPMENT

# 發展項目的所在位置圖




The above location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-SE-A dated 17 March 2024 and T11-SE-C dated 29 February 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

上述位置圖是由賣方擬備並參考地政總署測繪處於2024年3月17日及2024年2月29日出版之數碼地形圖，圖幅編號T11-SE-A及T11-SE-C，有需要處經修正處理。

## NOTATION

### 圖例

-  Petrol Filling Station  
油站
-  Power Plant (including Electricity Sub-stations)  
發電廠 (包括電力分站)
-  Cemetery  
墳場
-  Public Carpark (including a Lorry Park)  
公眾停車場 (包括貨車停泊處)
-  Public Utility Installation  
公用事業設施裝置
-  Religious Institution (including a Church, a Temple and a Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including a Kindergarten)  
學校 (包括幼稚園)
-  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 Park  
公園

 Boundary of the Development  
發展項目邊界

Scale: 0 50 100 150 200 250m (米)  
比例: 

### Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名:

Boyce Road 布思道

Cooper Road 谷柏道

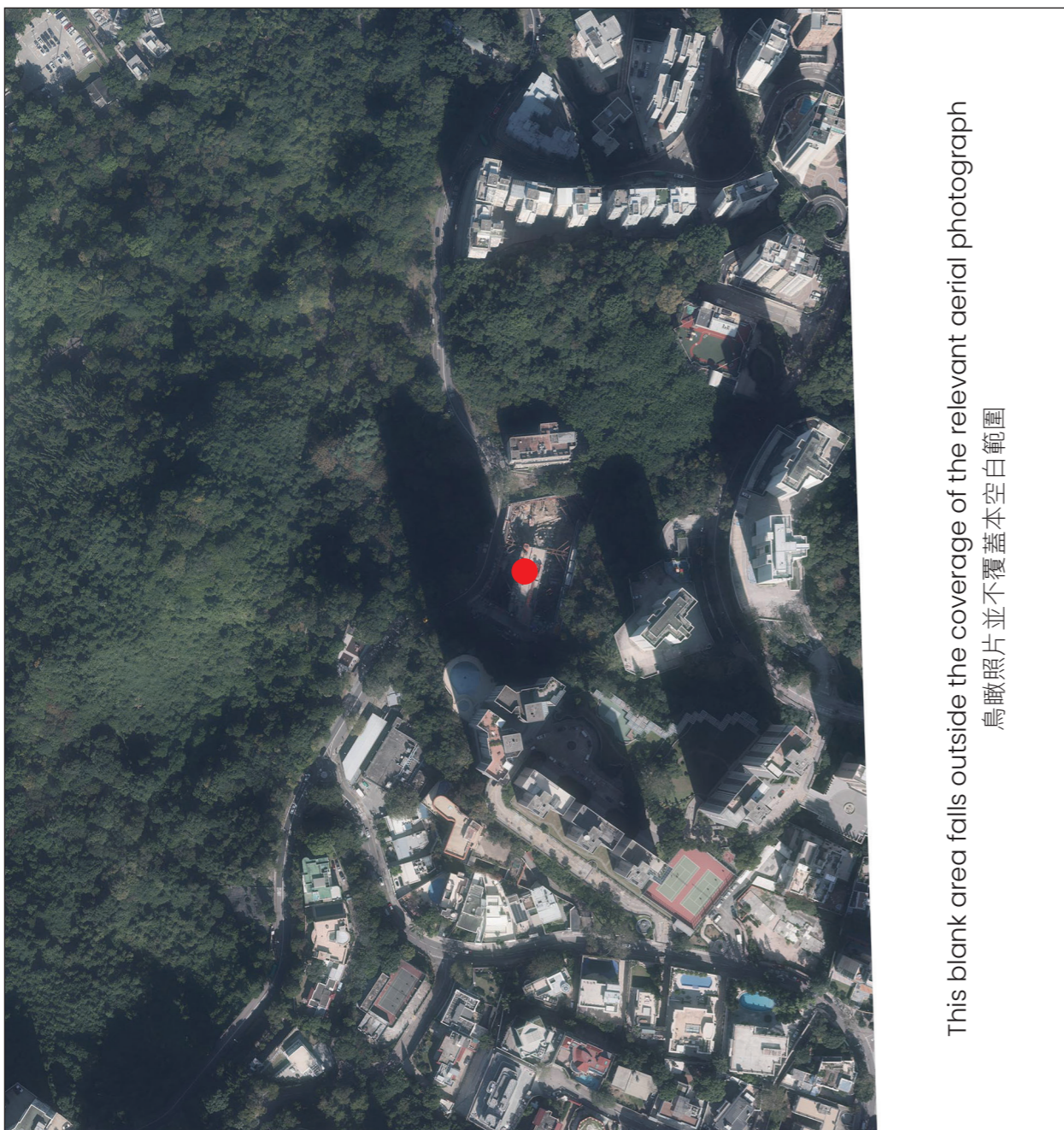
Henderson Road 軒德菴道

### Notes:

1. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
2. 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.
3. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### 備註:

1. 地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。
2. 因技術原因(例如發展項目之形狀)，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。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。



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

Extract from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E177301C, date of flight: 23 December 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E177301C，飛行日期：2022年12月23日。

● Location of the Development  
發展項目的位置

Notes:

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

備註：

1. 發展項目的鳥瞰照片之副本可於開放時間向售樓處免費查閱。
2. 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。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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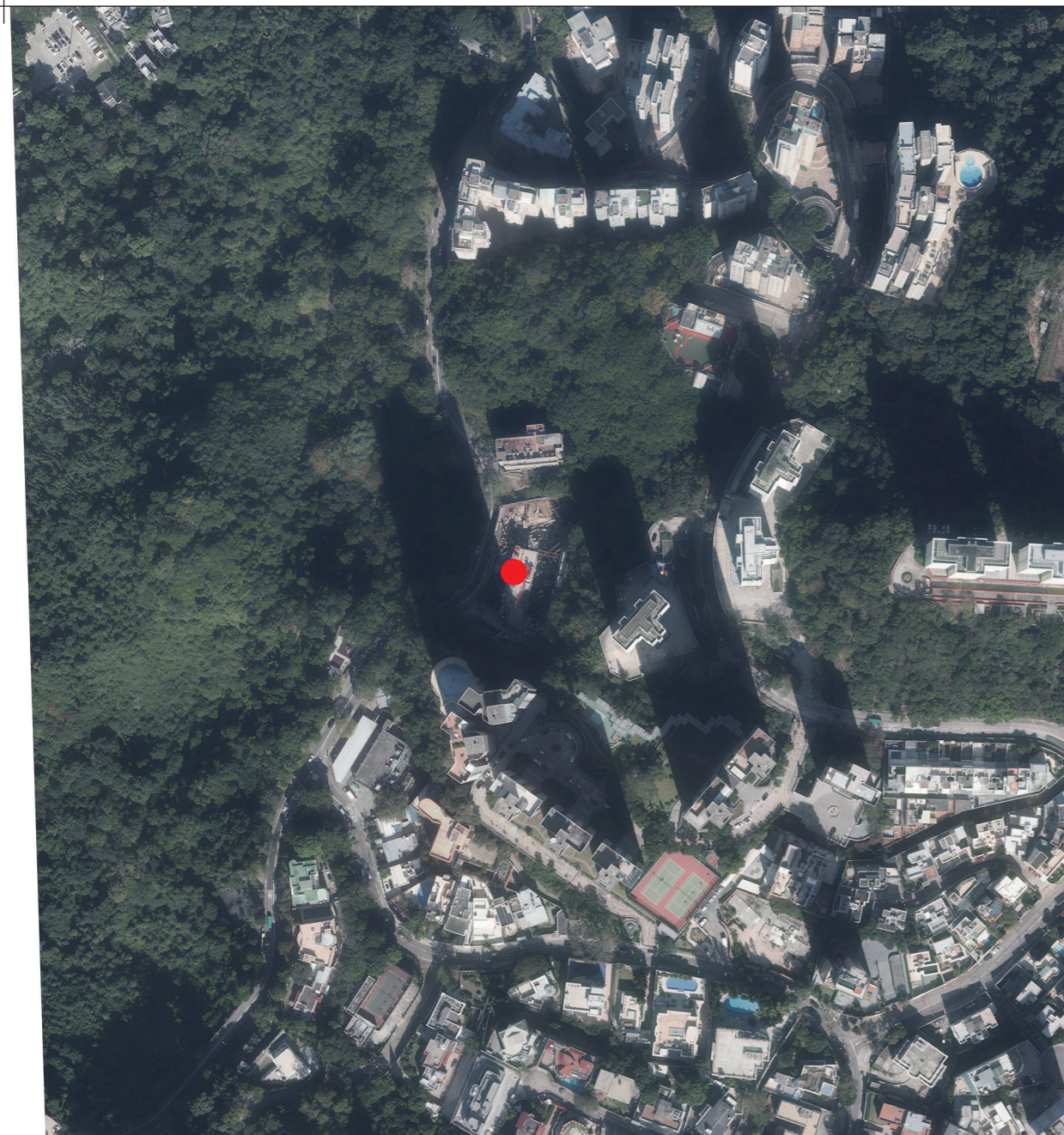
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

## AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片

This blank area falls outside the coverage of the relevant aerial photograph

鳥瞰照片並不覆蓋本空白範圍



Extract from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E177302C, date of flight: 23 December 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E177302C，飛行日期：2022年12月23日。

● Location of the Development  
發展項目的位置

Notes:

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

備註：

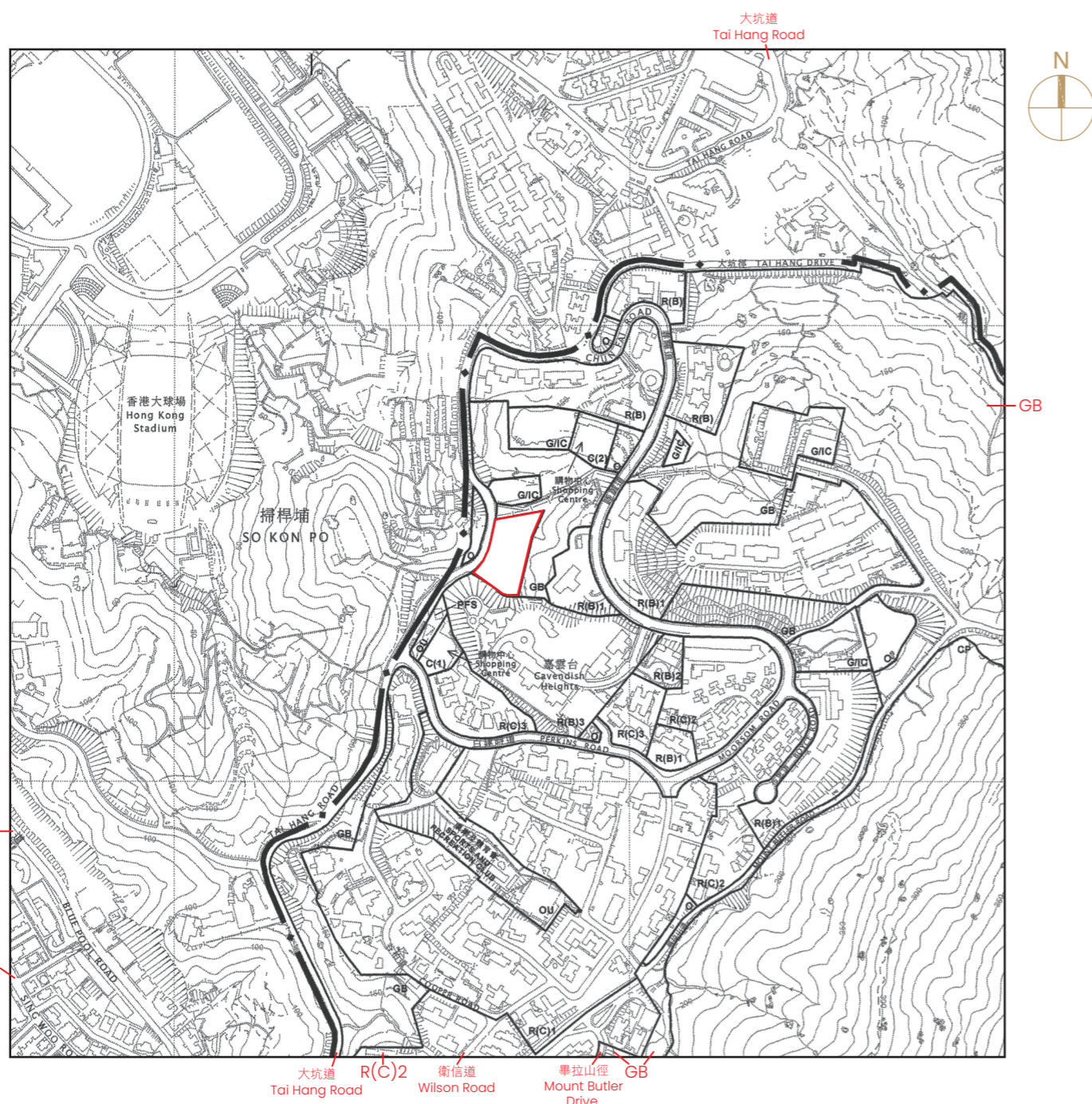
1. 發展項目的鳥瞰照片之副本可於開放時間向售樓處免費查閱。
2. 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

# 關乎發展項目的分區計劃大綱圖



Extract from the approved Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan (Plan no. S/H13/12), gazetted on 18 October 2007, with adjustments where necessary as shown in red.

摘錄自2007年10月18日刊憲之渣甸山及黃泥涌峽分區計劃大綱核准圖（圖則編號S/H13/12），有需要處經修正處理，以紅色表示。

## NOTATION 圖例

### ZONES 地帶

C	Commercial 商業
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
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
CP	Country Park 郊野公園

### COMMUNICATIONS 交通

	Major Road and Junction 主要道路及路口
--	------------------------------------

### MISCELLANEOUS 其他

	Boundary of Planning Scheme 規劃範圍界線
	P F S Petrol Filling Station 加油站

Boundary of the Development  
發展項目的界線

Scale: 0 100 200 300 400 500m (米)  
比例:

## Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. 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.
3. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

## 備註:

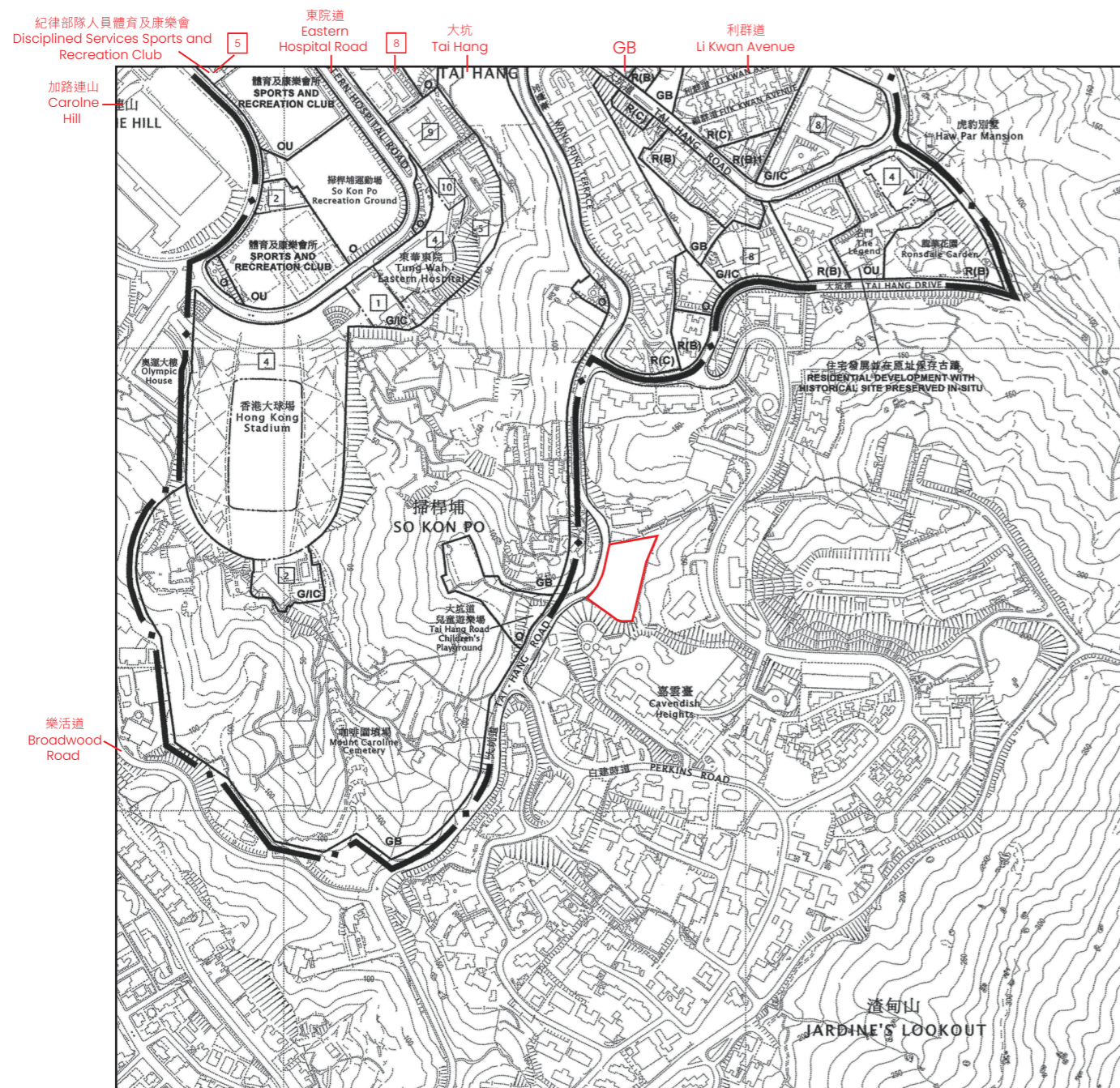
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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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



Extract from the approved Causeway Bay Outline Zoning Plan (Plan no. S/H6/17), gazetted on 18 January 2019, with adjustments where necessary as shown in red.

摘錄自2019年1月18日刊憲之銅鑼灣分區計劃大綱核准圖（圖則編號S/H6/17），有需要處經修正處理，以紅色表示。

## 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
- OU Other Specified Uses  
其他指定用途
- GB Green Belt  
綠化地帶

### COMMUNICATIONS 交通

- Major Road and Junction  
主要道路及路口

### MISCELLANEOUS 其他

- Boundary of Planning Scheme  
規劃範圍界線
- Building Height Control Zone Boundary  
建築物高度管制區界線
- 8 Maximum Building Height  
(in number of storeys)  
最高建築物高度（樓層數目）

Boundary of the Development  
發展項目的界線

Scale: 0 100 200 300 400 500m (米)  
比例:

## Notes:

- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- 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.
- The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

## 備註：

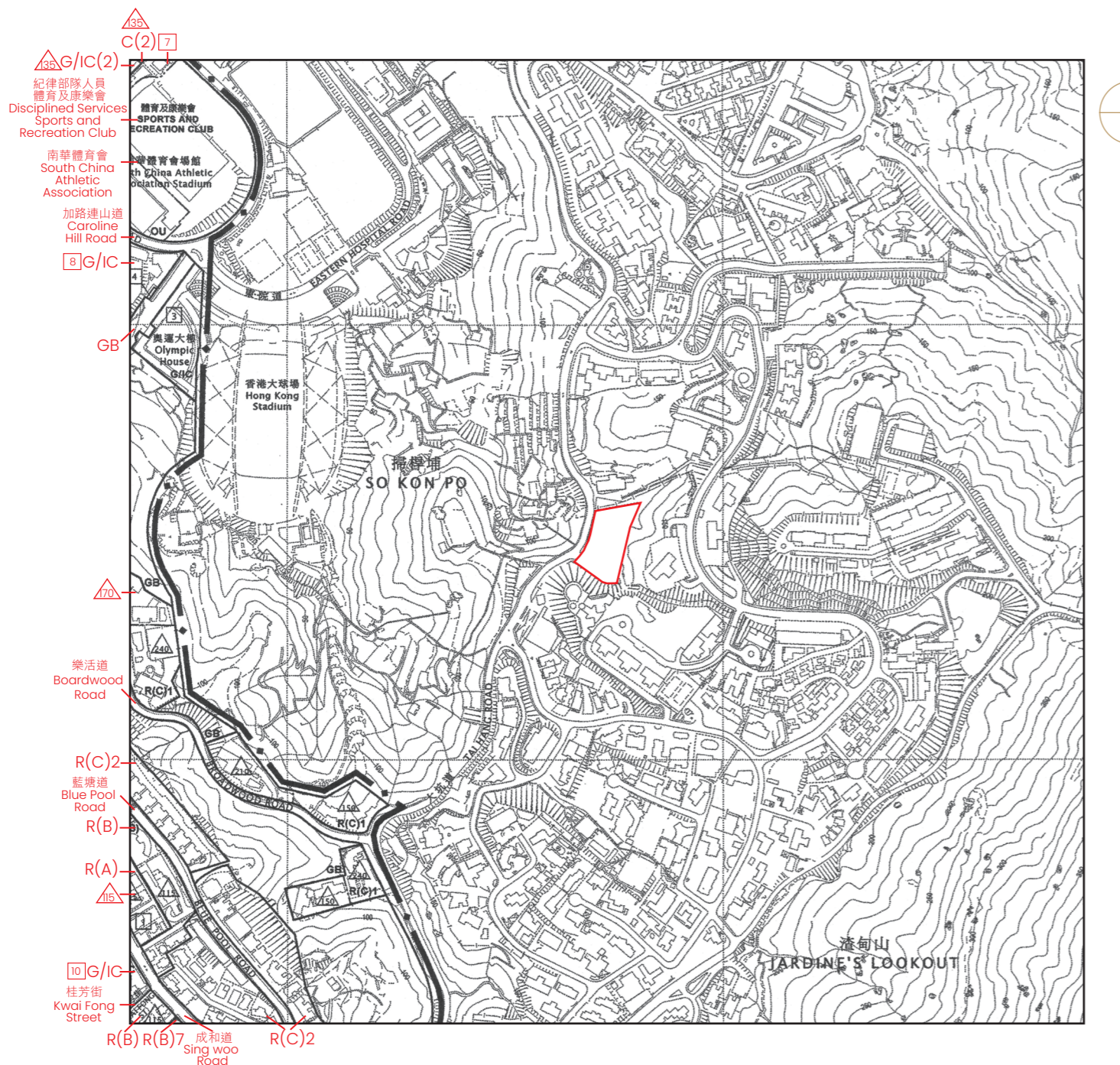
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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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



Extract from the approved Wong Nai Chung Outline Zoning Plan (Plan no. S/H7/21), gazetted on 4 December 2020, with adjustments where necessary as shown in red.

摘錄自2020年12月4日刊憲之黃泥涌分區計劃大綱核准圖（圖則編號S/H7/21），有需要處經修正處理，以紅色表示。

## NOTATION 圖例

### ZONES 地帶

C	Commercial 商業
R(A)	Residential (Group A) 住宅（甲類）
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
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶

### COMMUNICATIONS 交通

Major Road and Junction  
主要道路及路口

### MISCELLANEOUS 其他

Boundary of Planning Scheme  
規劃範圍界線

Building Height Control Zone Boundary  
建築物高度管制區界線

Maximum Building Height (in metres above Principal Datum)  
最高建築物高度（在主水平基準上若干米）

Maximum Building Height (in number of storeys)  
最高建築物高度（樓層數目）

Boundary of the Development  
發展項目的界線

Scale: 0 100 200 300 400 500m (米)  
比例：

## Notes:

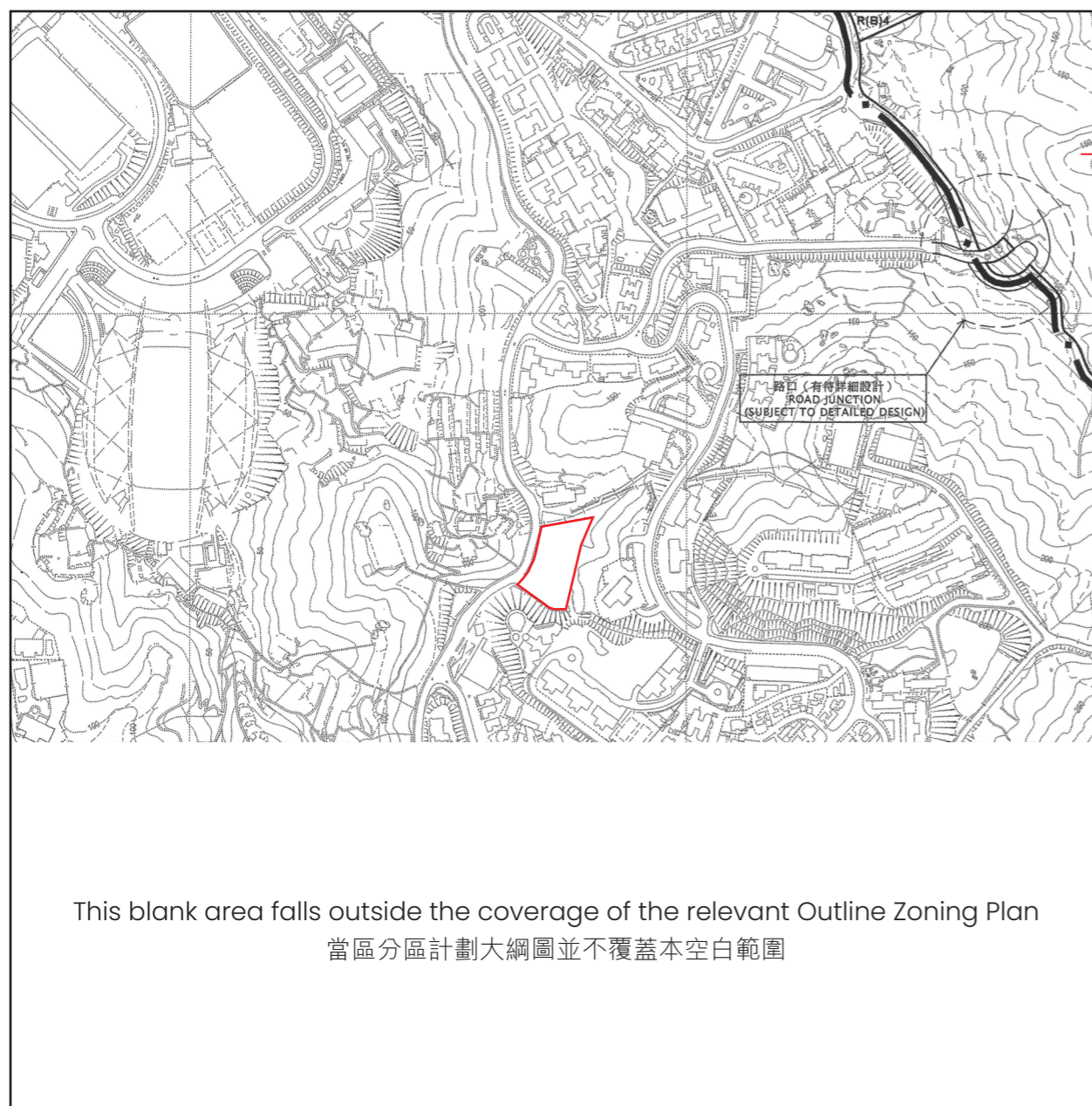
- The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
- Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

## 備註：

- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 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。
- 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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

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



Extract from the draft North Point Outline Zoning Plan (Plan no. S/H8/27), gazetted on 24 March 2023, with adjustments where necessary as shown in red.

摘錄自2023年3月24日刊憲之北角分區計劃大綱草圖（圖則編號S/H8/27），有需要處經修正處理，以紅色表示。

### NOTATION 圖例

#### ZONES 地帶

- R(B) Residential (Group B)  
住宅 (乙類)
- GB Green Belt  
綠化地帶

#### COMMUNICATIONS 交通


-  Major Road and Junction  
主要道路及路口

#### MISCELLANEOUS 其他

-  Boundary of Planning Scheme  
規劃範圍界線

This blank area falls outside the coverage of the relevant Outline Zoning Plan  
當區分區計劃大綱圖並不覆蓋本空白範圍

Boundary of the Development  
發展項目的界線

Scale: 0 100 200 300 400 500m (米)  
比例: 

### Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. 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.
3. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

### 備註:

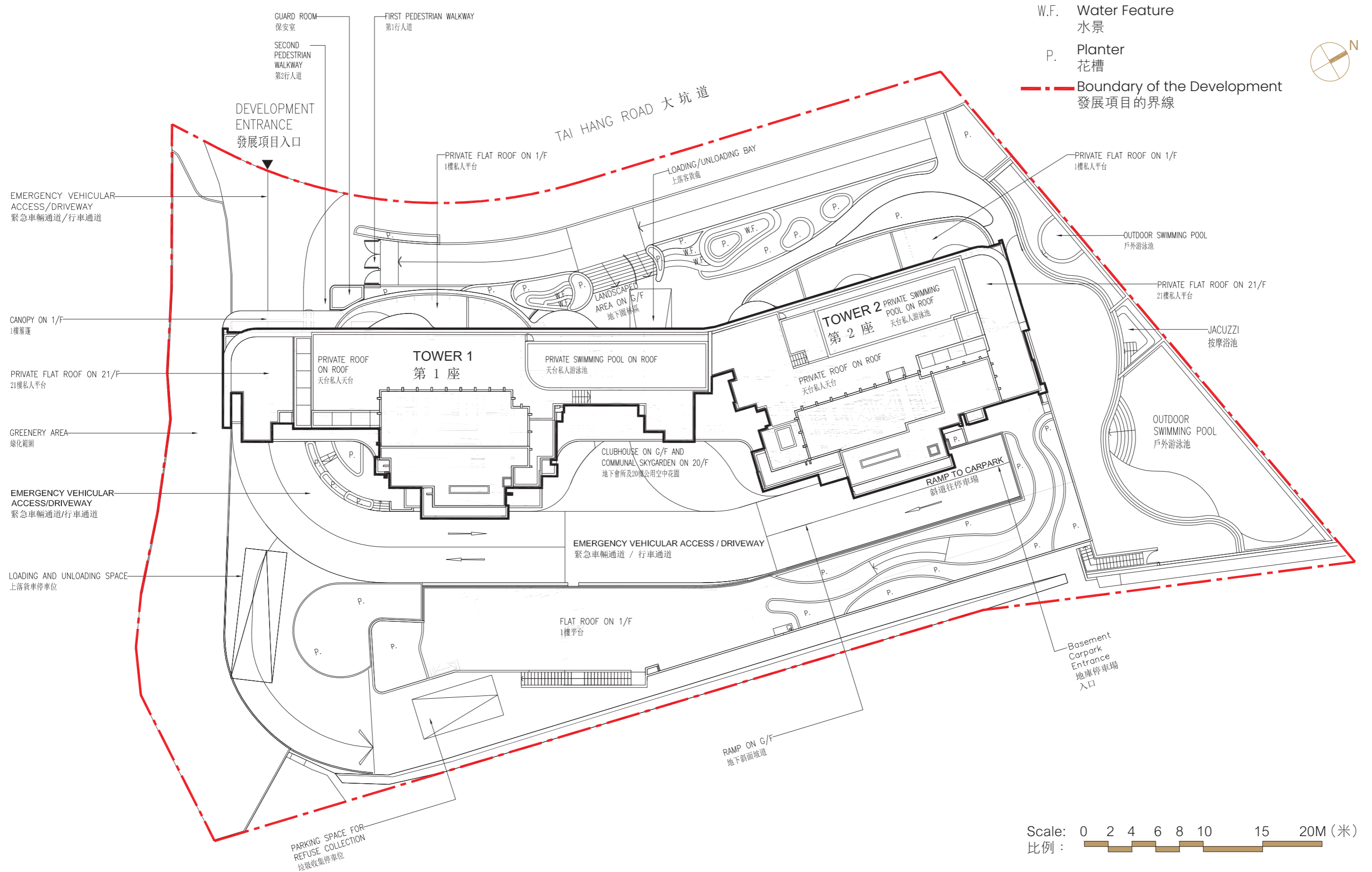
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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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。

# LAYOUT PLAN OF THE DEVELOPMENT

# 發展項目的布局圖



The estimated date of completion of the building and facilities as provided by the Authorized Person for the Development is 30 June 2025.

由發展項目的認可人士提供的該建築物及設施的預計落成日期為2025年6月30日。



## Legend of terms and abbreviations used in the floor plans

### 樓面平面圖中所使用名詞及簡稱之圖例

ALU. CANOPY	= Aluminium Canopy	= 鋁質簷篷	KIT.	= Kitchen	= 廚房
ALU. CLADDING	= Aluminium Cladding	= 鋁質飾面	LAV.	= Lavatory	= 洗手間
A/C PLATFORM	= Air-Conditioning Platform	= 空調機平台	LIV./DIN.	= Living/ Dining Room	= 客廳/飯廳
A.D.	= Air Duct	= 排風管	LL	= Lift Lobby	= 升降機大堂
A.F.	= Architectural Feature	= 建築裝飾	LMR.	= Lift Machine Room	= 升降機機房
A.F. ABOVE	= Architectural Feature Above	= 上層建築裝飾	METAL A.F.	= Metal Architectural Feature	= 金屬建築裝飾
A.F. ENCLOSING PIPEWORK	= Architectural Feature Enclosing Pipework	= 建築裝飾內藏管槽	MBR	= Master Bedroom	= 主人睡房
BAL.	= Balcony	= 露台	M. BATH	= Master Bathroom	= 主人浴室
BAL. ABOVE	= Balcony Above	= 上層露台綫	O. KIT.	= Open Kitchen	= 開放式廚房
BATH	= Bathroom	= 浴室	P.	= Planter	= 花槽
BR	= Bedroom	= 睡房	P.D.	= Pipe Duct	= 管道槽
DN	= Down	= 落	P.R.	= Powder Room	= 化粧間
ELV	= Extra Low Voltage Duct	= 特低壓電線槽	RSMRR	= Refuse Storage and Material Recovery Room	= 垃圾及物料回收室
EMC	= Electrical Meter Cabinet	= 電錶箱	STO	= Store	= 儲物室
EMR	= Electric Meter Room	= 電錶房	U.P.	= Utility Platform	= 工作平台
FLA	= Flue Aperture	= 熱水爐煙道	UTR	= Utility Room	= 工作間
FLL	= Fireman Lift Lobby	= 消防升降機大堂	WMC	= Water Meter Cabinet	= 水錶櫃
H.R.	= Hose Reel	= 消防喉轆	WIC	= Walk-in Closet	= 衣帽間
H.R. AT H/L	= Hose Reel At High Level	= 消防喉轆於上方位置		= Built-in Fittings Provided in the Flats	= 隨樓附送之嵌入式裝置

### Remarks applicable to the floor plans in this section:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sinks, water closets, etc, are architectural symbols for general indication only and not indications of their actual sizes, designs and shapes.
2. There may be architectural features, metal grilles and/or exposed pipes on the external walls of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. There may be common and/or private pipes and/or other mechanical and electrical services located at/adjacent to the balcony and/or utility platform and/or flat roof and/or roof and/or garden and/or air-conditioning platform and/or external wall of some residential properties.
4. There may be ceiling bulkheads for the air-conditioning system and/or mechanical and electrical services in some of the residential properties.
5. There may be exposed pipes and/or ductings for air-conditioning system and/or mechanical and electrical services within store rooms of some of the residential properties.
6. The internal ceiling height of some of the residential properties may vary due to structural, architectural and/or decoration design variations of the properties above.
7. Balconies and utility platforms are non-enclosed areas.

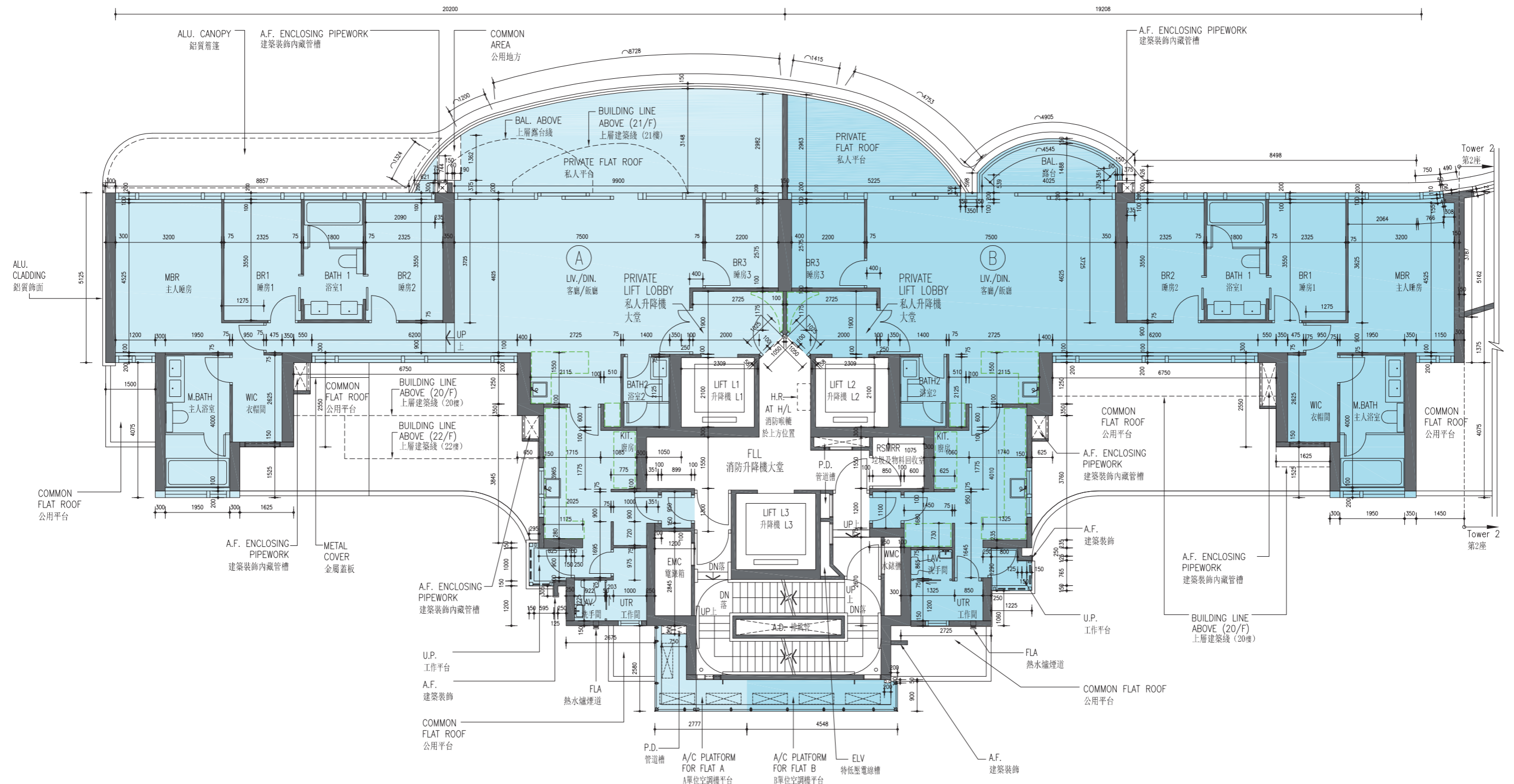
### 適用於本節之樓面平面圖之備註：

1. 樓面平面圖上所顯示的形象裝置符號，如浴缸、洗滌盆、坐廁等只供一般示意用途，而非展示其實際大小、設計及形狀。
2. 部分住宅物業的外牆範圍設有建築裝飾、金屬欄柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則。
3. 部分住宅物業的露台及/或工作平台及/或平台及/或天台及/或花園及/或空調機平台及/或外牆上/附近或設有公用及/或私人喉管及/或其他機電設備。
4. 部分住宅物業有用以裝置空調裝備及/或機電設備的假天花。
5. 部分住宅物業的儲物室內或設有裝置空調裝備及/或機電設備之外露喉管及/或管道。
6. 部分住宅物業之室內天花高度會因應上層單位之結構、建築設計及/或裝修設計上的需要而有差異。
7. 露台及工作平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

TOWER 1 | 1/F  
第1座 | 1樓



Scale: 0  
比例: 6M (米)

TOWER 1 | 1/F  
第1座 | 1樓

	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150, 175, 200	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3050, 3100, 3200, 3250, 3300, 3500, 3800	3050, 3100, 3200, 3250, 3300, 3500, 3800

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 23 of this sales brochure for legend of terms and abbreviations shown on the floor plans.

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

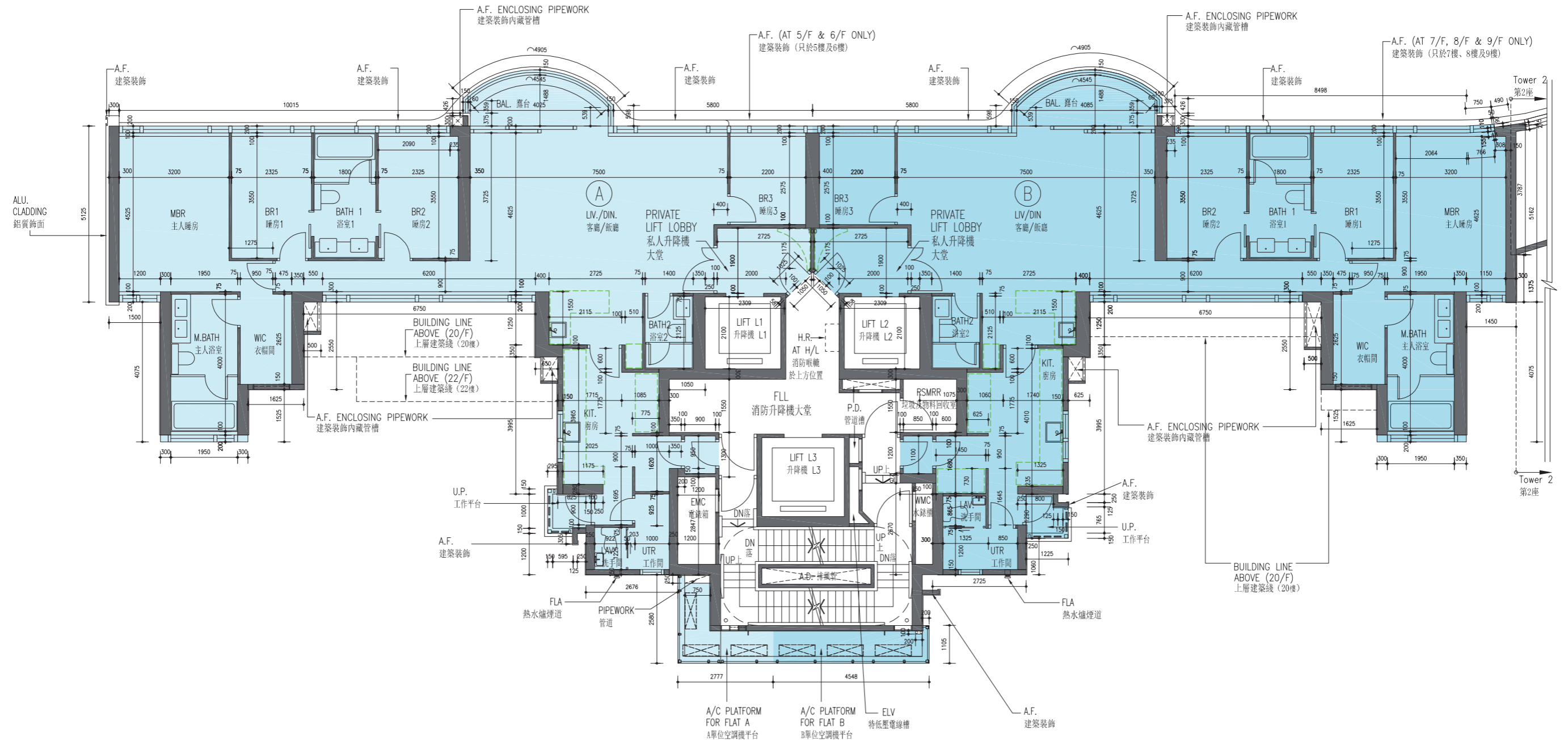
備註：

1. 樓面平面圖所列之所有尺寸均以毫米標示。
2. 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 1 | 2/F-3/F, 5/F-10/F  
第1座 | 2樓至3樓、5樓至10樓



Scale: 0 6M (米)  
比例:

**TOWER 1** | 2/F-3/F, 5/F-10/F  
 第1座 | 2樓至3樓、5樓至10樓

	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F-3/F, 5/F-10/FF 2樓至3樓、5樓至10樓	150, 175, 200	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3500△, 3500△△, 3500☆, 3500◎, 3500◎◎	3500, 3500△, 3500△△, 3500☆, 3500◎, 3500◎◎

△ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
 △△ Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
 ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
 ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)  
 ◎◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

△ 包括本層地台跌級樓板之跌級深度（200毫米）  
 △△ 包括本層地台跌級樓板之跌級深度（250毫米）  
 ☆ 包括本層地台跌級樓板之跌級深度（300毫米）  
 ◎ 包括本層地台跌級樓板之跌級深度（400毫米）  
 ◎◎ 包括本層地台跌級樓板之跌級深度（450毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

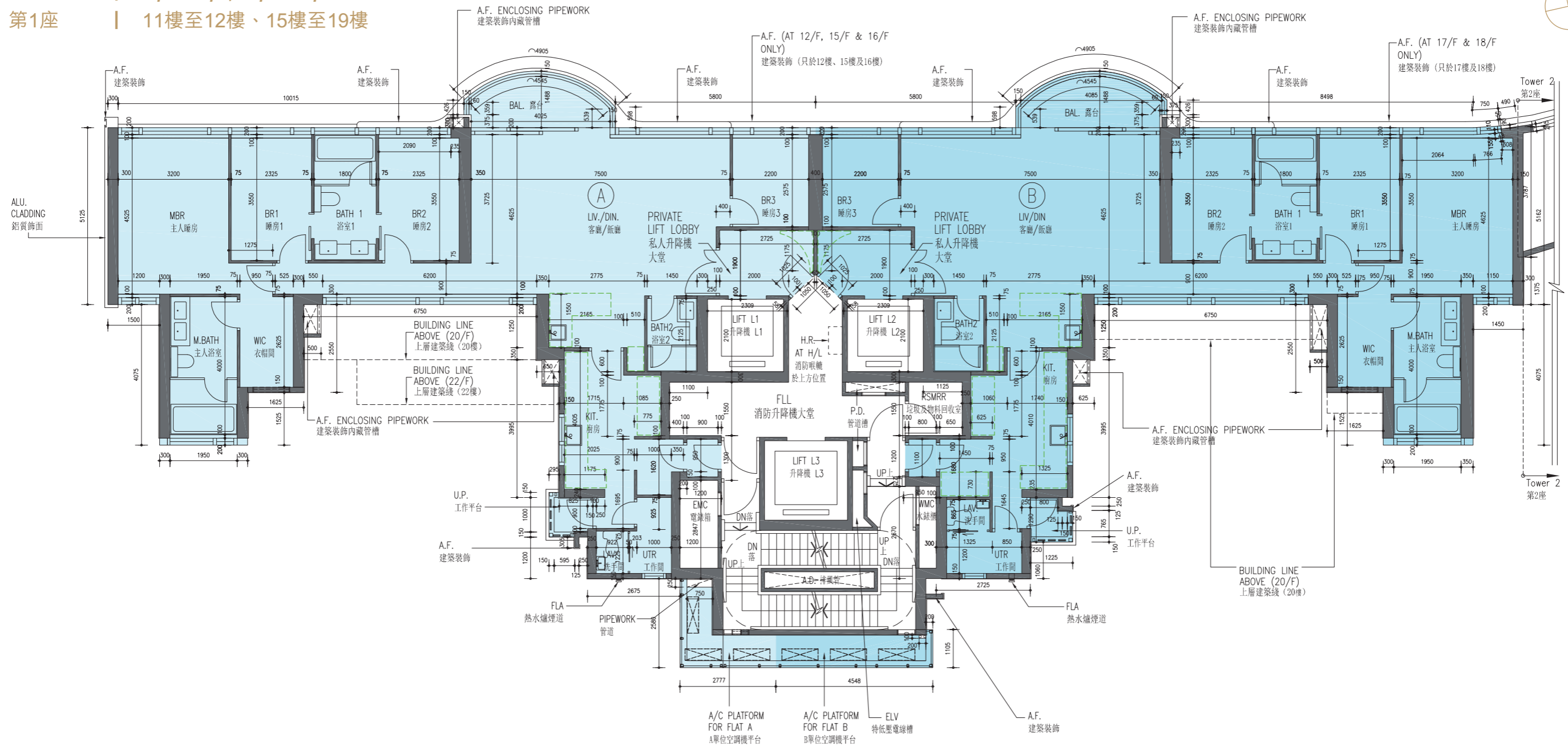
- Notes:
- The dimensions in floor plans are all structural dimensions in millimetre.
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- 樓面平面圖所列之所有尺寸均以毫米標示。
  - 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

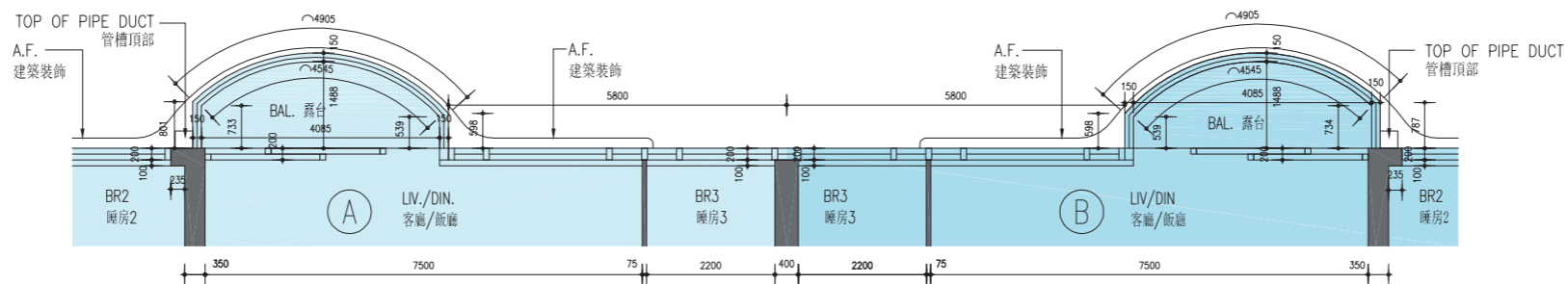
# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 1 | 11/F-12/F, 15/F-19/F  
 第1座 | 11樓至12樓、15樓至19樓



Part Plan of 19/F  
 19樓局部平面圖



Scale: 0 6M (米)  
 比例:

TOWER 1 | 11/F-12/F, 15/F-19/F  
 第1座 | 11樓至12樓、15樓至19樓

	Floor 樓層	Flat 單位	
		A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	11/F-12/F, 15/F-18/F 11樓至12樓、15樓至18樓	150, 175, 200	150, 175, 200
	19/F 19樓	150, 200	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	11/F-12/F, 15/F-18/F 11樓至12樓、15樓至18樓	3500, 3500△, 3500△△, 3500☆, 3500◎, 3500◎◎	3500, 3500△, 3500△△, 3500☆, 3500◎, 3500◎◎
	19/F 19樓	3700, 3900△, 3950△△, 4000☆, 4100◎, 4150◎◎	3700, 3900△, 3950△△, 4000☆, 4100◎, 4150◎◎

△ Inclusive of the sunken depth of the sunken slab on the floor of this floor (200mm)  
 △△ Inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)  
 ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
 ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)  
 ◎◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

△ 包括本層地台跌級樓板之跌級深度（200毫米）  
 △△ 包括本層地台跌級樓板之跌級深度（250毫米）  
 ☆ 包括本層地台跌級樓板之跌級深度（300毫米）  
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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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

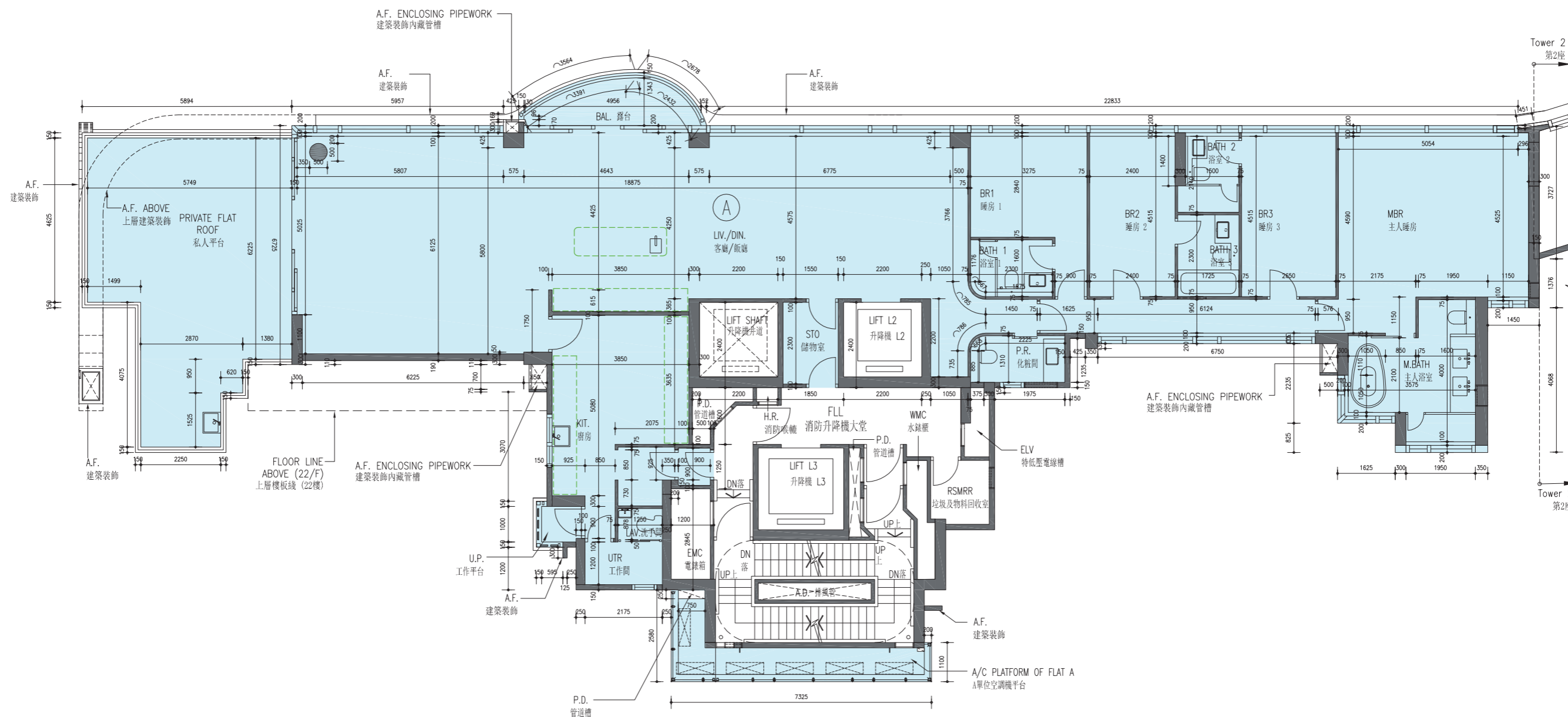
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- 備註：
- 樓面平面圖所列之所有尺寸均以毫米標示。
  - 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 1 | 21/F  
第1座 | 21樓



Scale: 0 6M (米)  
比例:



TOWER 1 | 21/F

第1座 | 21樓

	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	21/F 21樓	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3500#, 3500◎, 3500◎◎

# Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)

◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

◎◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

# 包括本層地台跌級樓板之跌級深度（150毫米）

◎ 包括本層地台跌級樓板之跌級深度（400毫米）

◎◎ 包括本層地台跌級樓板之跌級深度（450毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

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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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

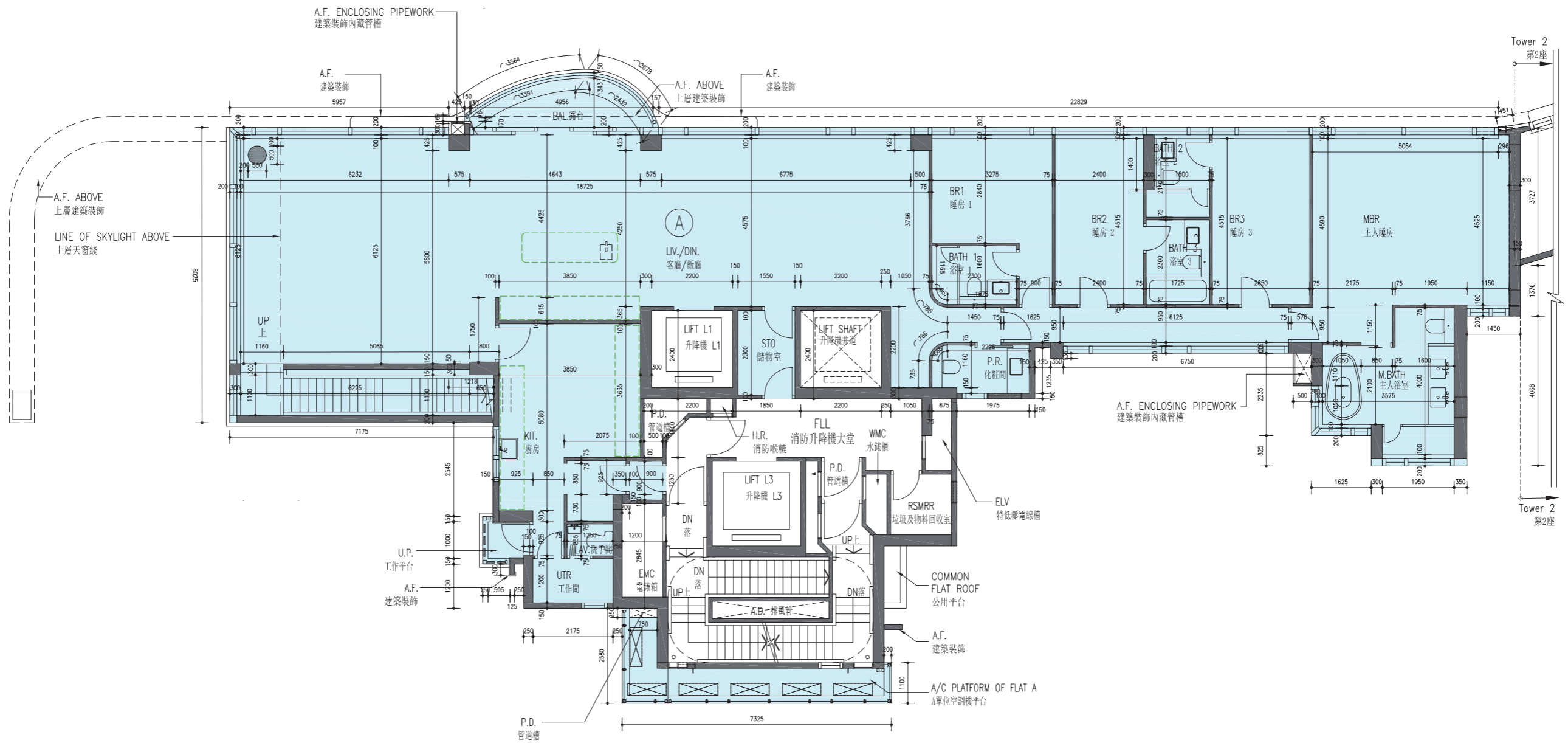
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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 1 | 22/F  
第1座 | 22樓



Scale: 0 6M (米)  
比例:

TOWER 1 | 22/F

第1座 | 22樓

	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	22/F 22樓	150, 200, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		4000, 4150#, 4400◎, 4450◎◎

# Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)

◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

◎◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (450mm)

# 包括本層地台跌級樓板之跌級深度（150毫米）

◎ 包括本層地台跌級樓板之跌級深度（400毫米）

◎◎ 包括本層地台跌級樓板之跌級深度（450毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

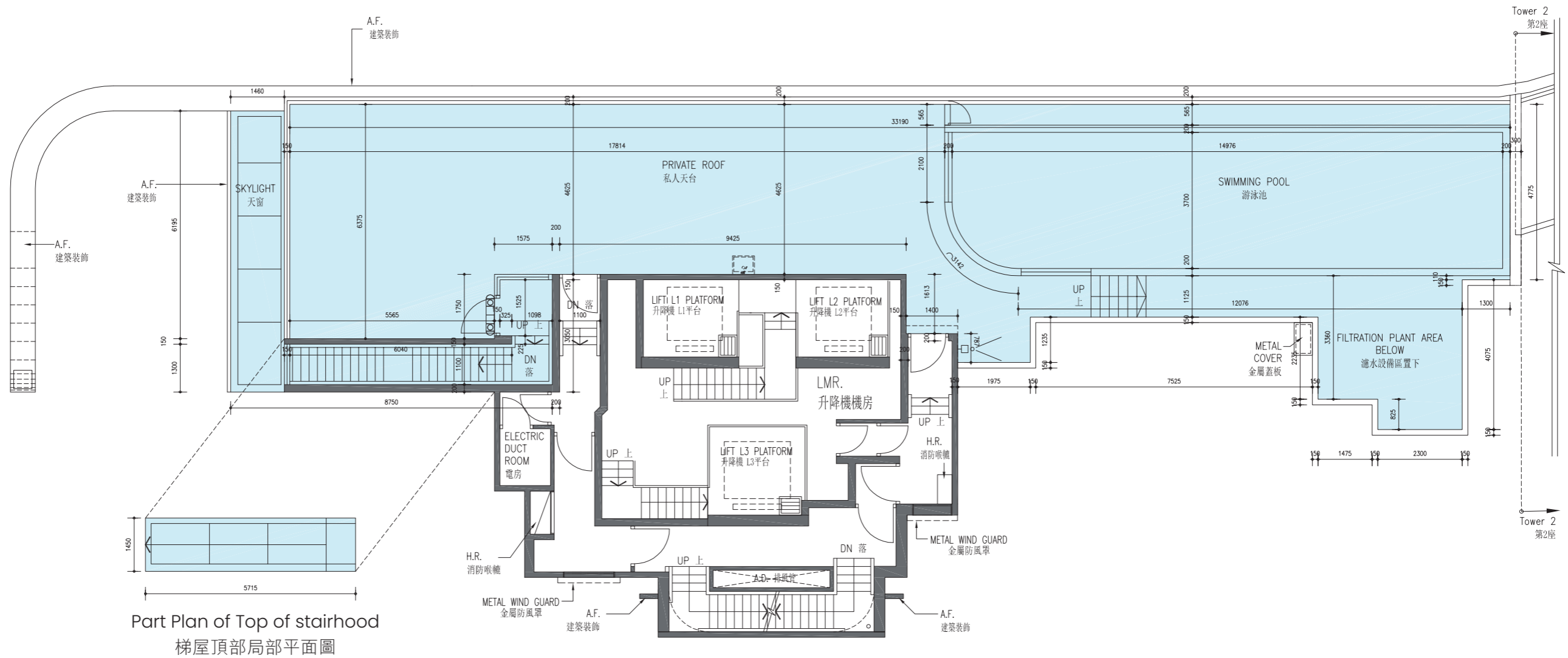
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 23 of this sales brochure for legend of terms and abbreviations shown on the floor plans.

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

備註：

1. 樓面平面圖所列之所有尺寸均以毫米標示。
2. 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

TOWER 1 | Roof  
第1座 | 天台



Scale: 0 6M (米)  
比例:

## TOWER 1 | Roof

## 第1座 | 天台

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

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

### Notes:

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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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

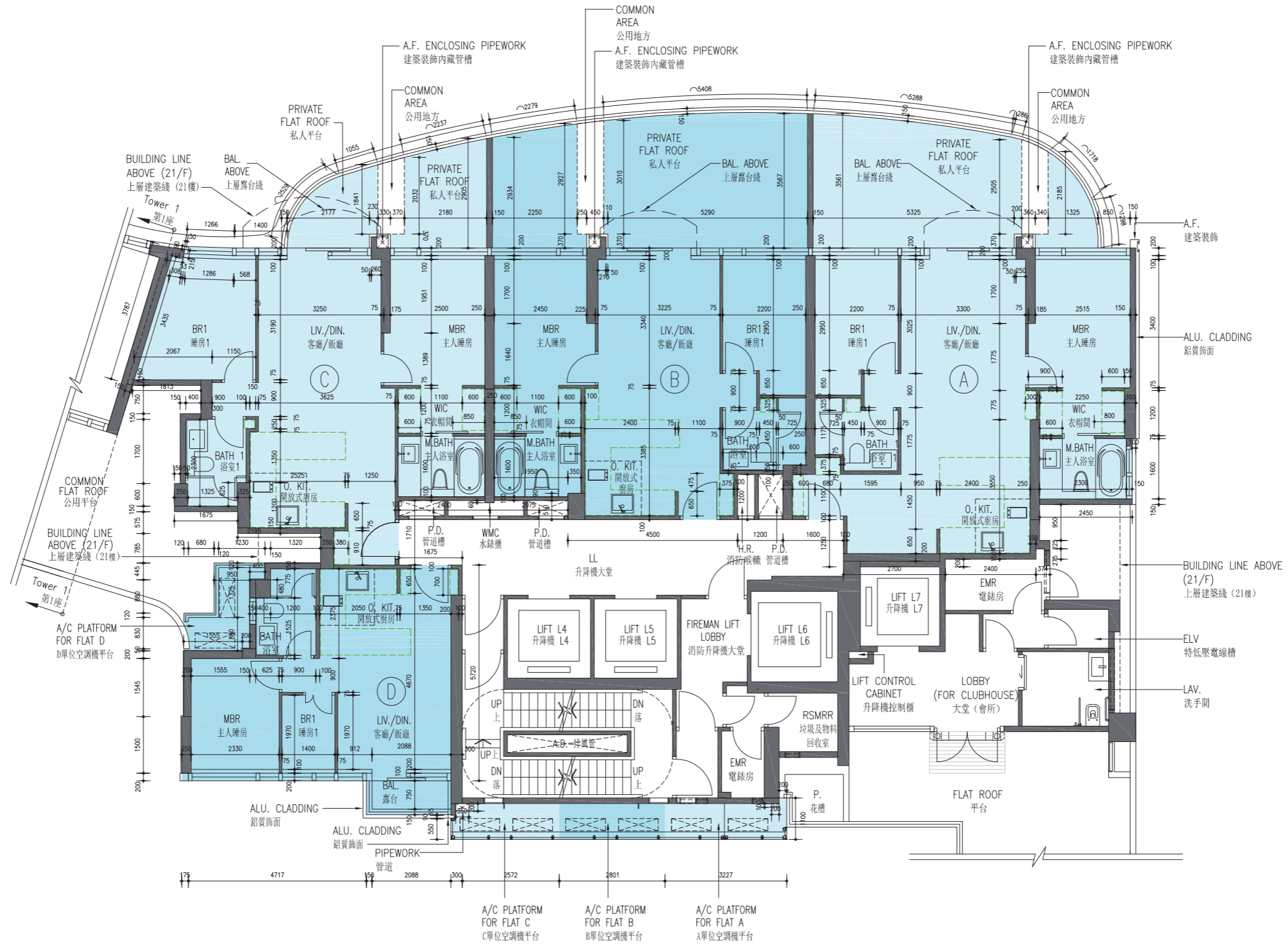
### 備註：

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2. 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 2 | 1/F  
第2座 | 1樓



Scale: 0  
比例: 6M (米)

TOWER 2 | 1/F  
第2座 | 1樓

	Floor 樓層	Flat 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	1/F 1樓	150	150	150, 200	150, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3100, 3200, 3300, 3350, 3440, 3500, 3800	3100, 3300, 3350, 3440, 3500, 3800	3100, 3300, 3440, 3500, 3800	3100, 3300, 3350, 3440, 3500, 3800

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

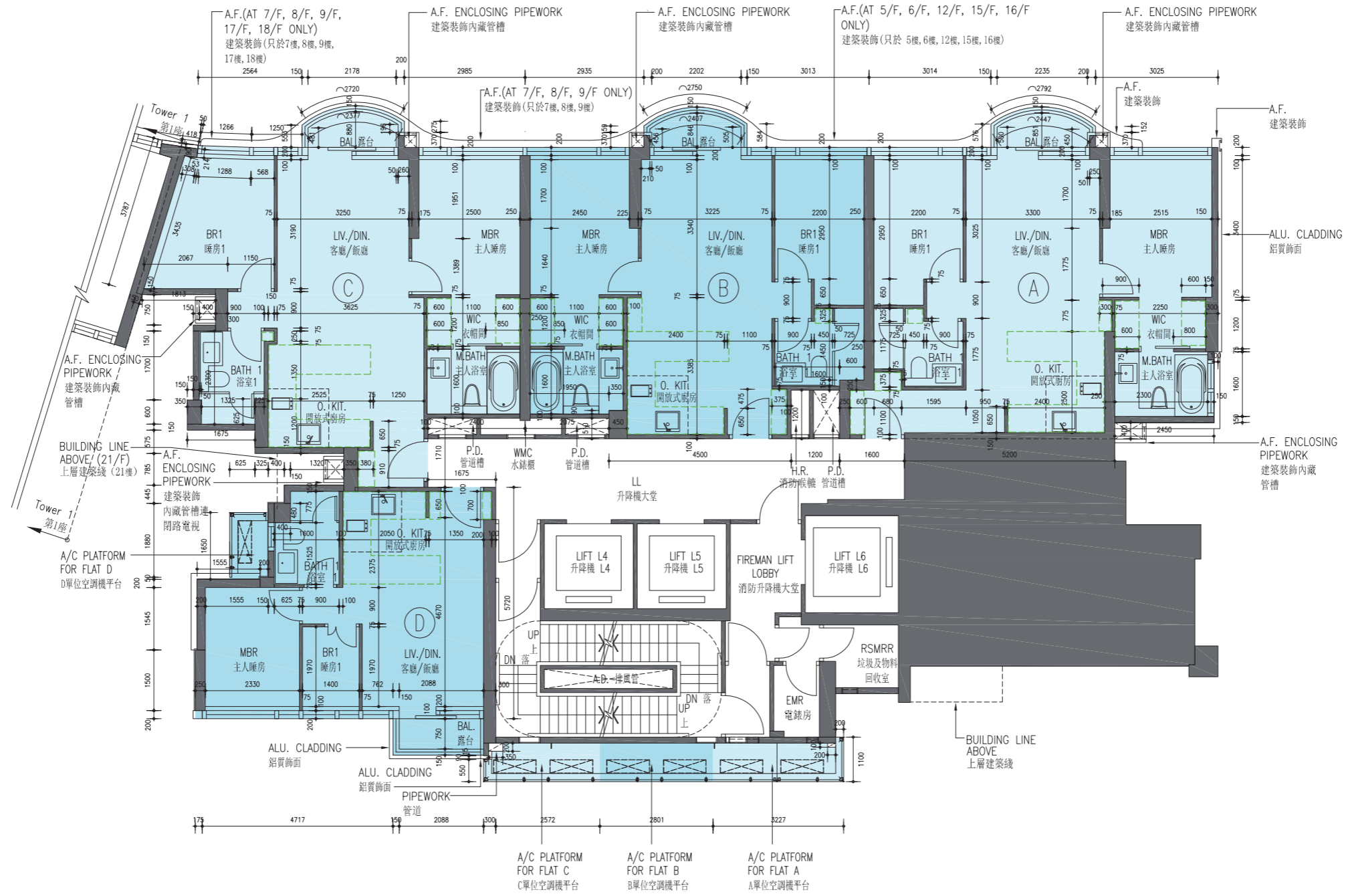
備註：

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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 2 | 2/F  
第2座 | 2樓



Scale: 0  
比例: 6M (米)



TOWER 2 | 2/F

第2座 | 2樓

	Floor 樓層	Flat 單位			
		A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150	150	150, 200	150, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3500◇, 3500#, 3500☆, 3500◎	3500, 3500◇, 3500#, 3500◎	3500, 3500◇, 3500◎	3500, 3500◇, 3500#, 3500◎

◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (60mm)

# Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)

☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

◇ 包括本層地台跌級樓板之跌級深度（60毫米）

# 包括本層地台跌級樓板之跌級深度（150毫米）

☆ 包括本層地台跌級樓板之跌級深度（300毫米）

◎ 包括本層地台跌級樓板之跌級深度（400毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to page 23 of this sales brochure for legend of terms and abbreviations shown on the floor plans.

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

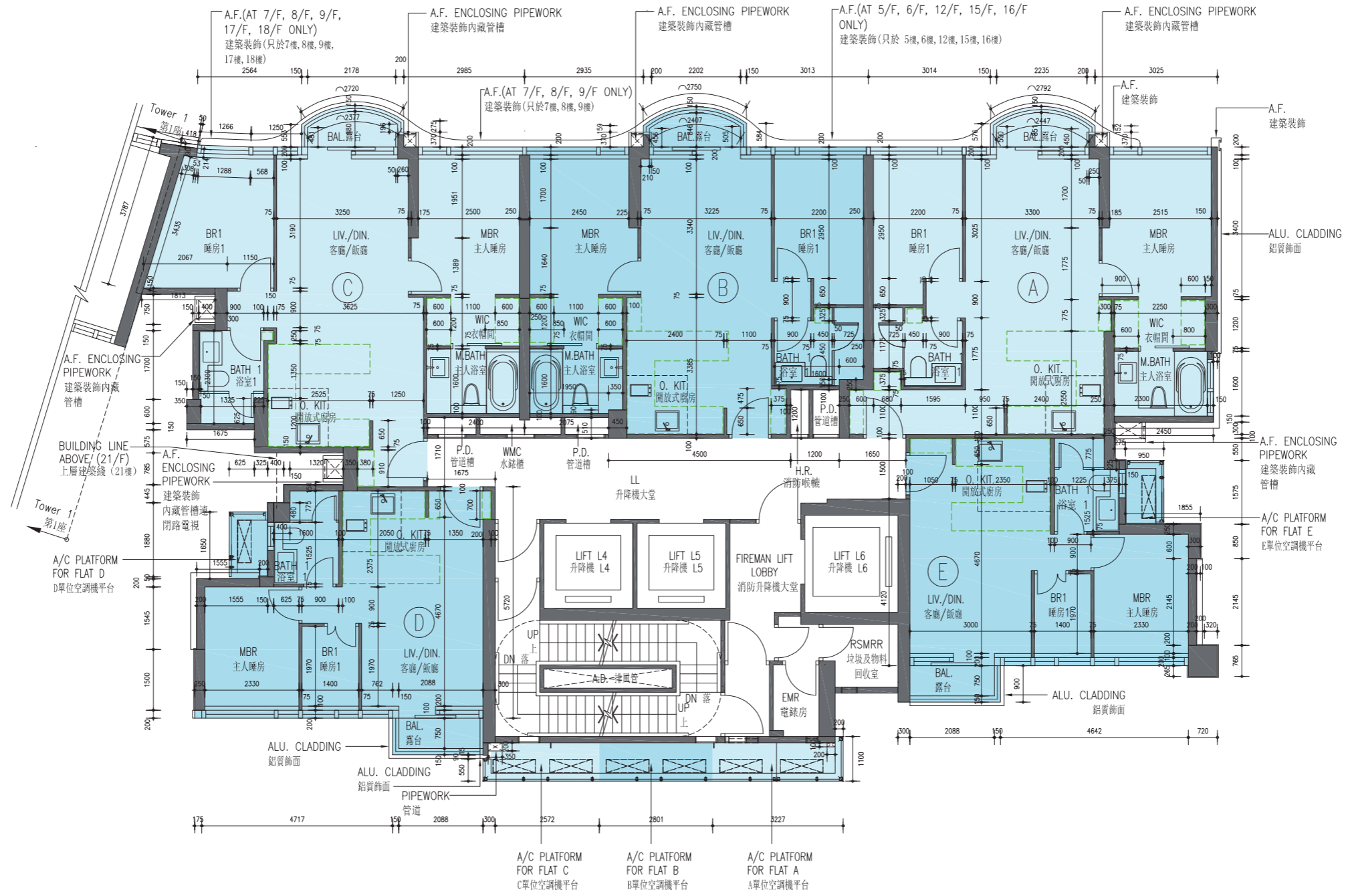
備註：

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2. 樓面平面圖中的名稱及簡稱請參閱本售樓說明書第23頁。

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 2 | 3/F, 5/F-10/F  
第2座 | 3樓、5樓至10樓



Scale: 0  
比例: 6M (米)

**TOWER 2 | 3/F, 5/F-10/F**  
**第2座 | 3樓、5樓至10樓**

	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F-10/F 3樓、5樓至10樓	150	150	150, 200	150, 250	150, 175, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3500◇, 3500#, 3500☆, 3500◎	3500, 3500◇, 3500#, 3500◎	3500, 3500◇, 3500◎	3500, 3500◇, 3500#, 3500◎	3500, 3500#, 3500◎

- ◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (60mm)
- # Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)
- ☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)
- ◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

- ◇ 包括本層地台跌級樓板之跌級深度（60毫米）
- # 包括本層地台跌級樓板之跌級深度（150毫米）
- ☆ 包括本層地台跌級樓板之跌級深度（300毫米）
- ◎ 包括本層地台跌級樓板之跌級深度（400毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

**Notes:**

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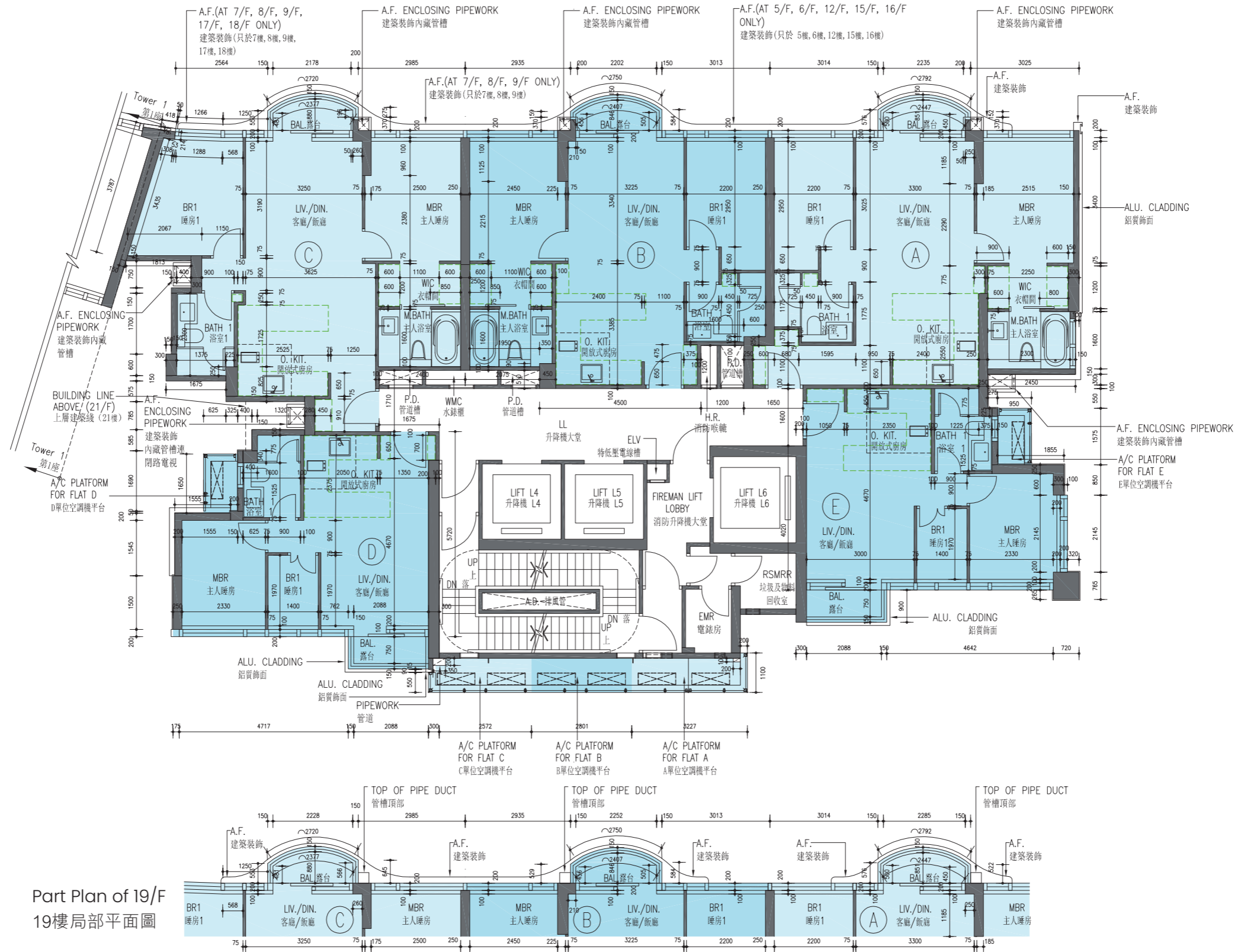
**備註：**

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# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

TOWER 2 | 11/F-12/F & 15/F-19/F  
 第2座 | 11樓至12樓及15樓至19樓



Part Plan of 19/F  
 19樓局部平面圖

Scale: 0  
 比例: 6M (米)

TOWER 2 | 11/F-12/F & 15/F-19/F  
第2座 | 11樓至12樓及15樓至19樓

	Floor 樓層	Flat 單位				
		A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	11/F-12/F, 15/F-18/F 11樓至12樓、15樓至18樓	150	150	150, 200	150, 250	150, 175, 200
	19/F 19樓	200	200	200	200	200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	11/F-12/F, 15/F-18/F 11樓至12樓、15樓至18樓	3500, 3500◇, 3500#, 3500☆, 3500◎	3500, 3500◇, 3500#, 3500◎	3500, 3500◇, 3500◎	3500, 3500◇, 3500#, 3500◎	3500, 3500#, 3500◎
	19/F 19樓	3700, 3760◇, 3850#, 4000☆, 4100◎	3700, 3760◇, 3850#, 4100◎	3700, 3760◇, 4100◎	3700, 3760◇, 3850 #, 4100◎	3700, 3850 #, 4100◎

◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor (60mm)  
# Inclusive of the sunken depth of the sunken slab on the floor of this floor (150mm)  
☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)  
◎ Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

◇ 包括本層地台跌級樓板之跌級深度（60毫米）  
# 包括本層地台跌級樓板之跌級深度（150毫米）  
☆ 包括本層地台跌級樓板之跌級深度（300毫米）  
◎ 包括本層地台跌級樓板之跌級深度（400毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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。（註：此根據《一手住宅物業銷售條例》（第621章）附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目。）

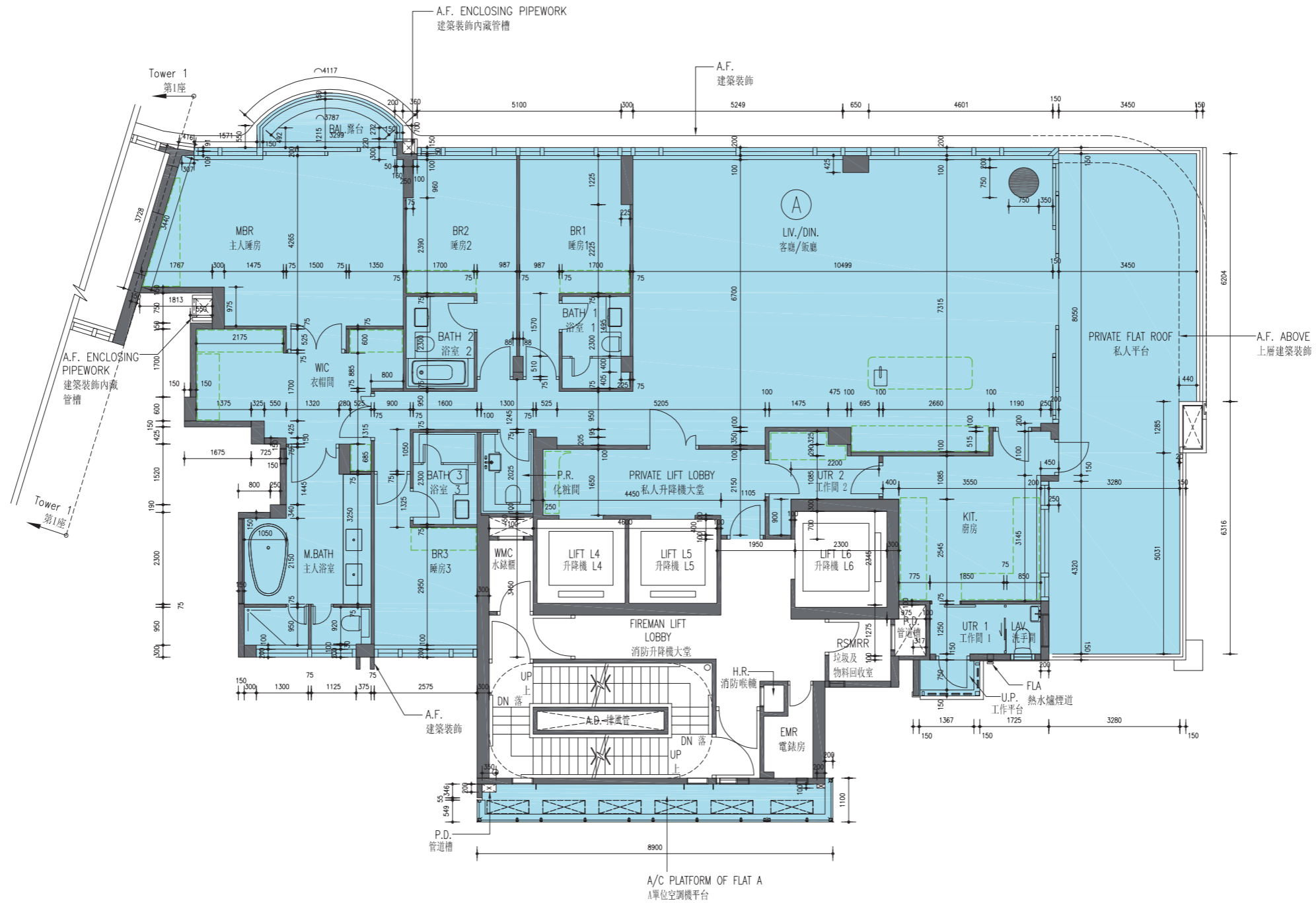
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TOWER 2 | 21/F  
第2座 | 21樓



Scale: 0  
比例: 6M (米)

TOWER 2 | 21/F

第2座 | 21樓

	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	21/F 21樓	150, 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3500##, 3500☆☆

## Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

☆☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (600mm)

## 包括本層地台跌級樓板之跌級深度（550毫米）

☆☆ 包括本層地台跌級樓板之跌級深度（600毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

Notes:

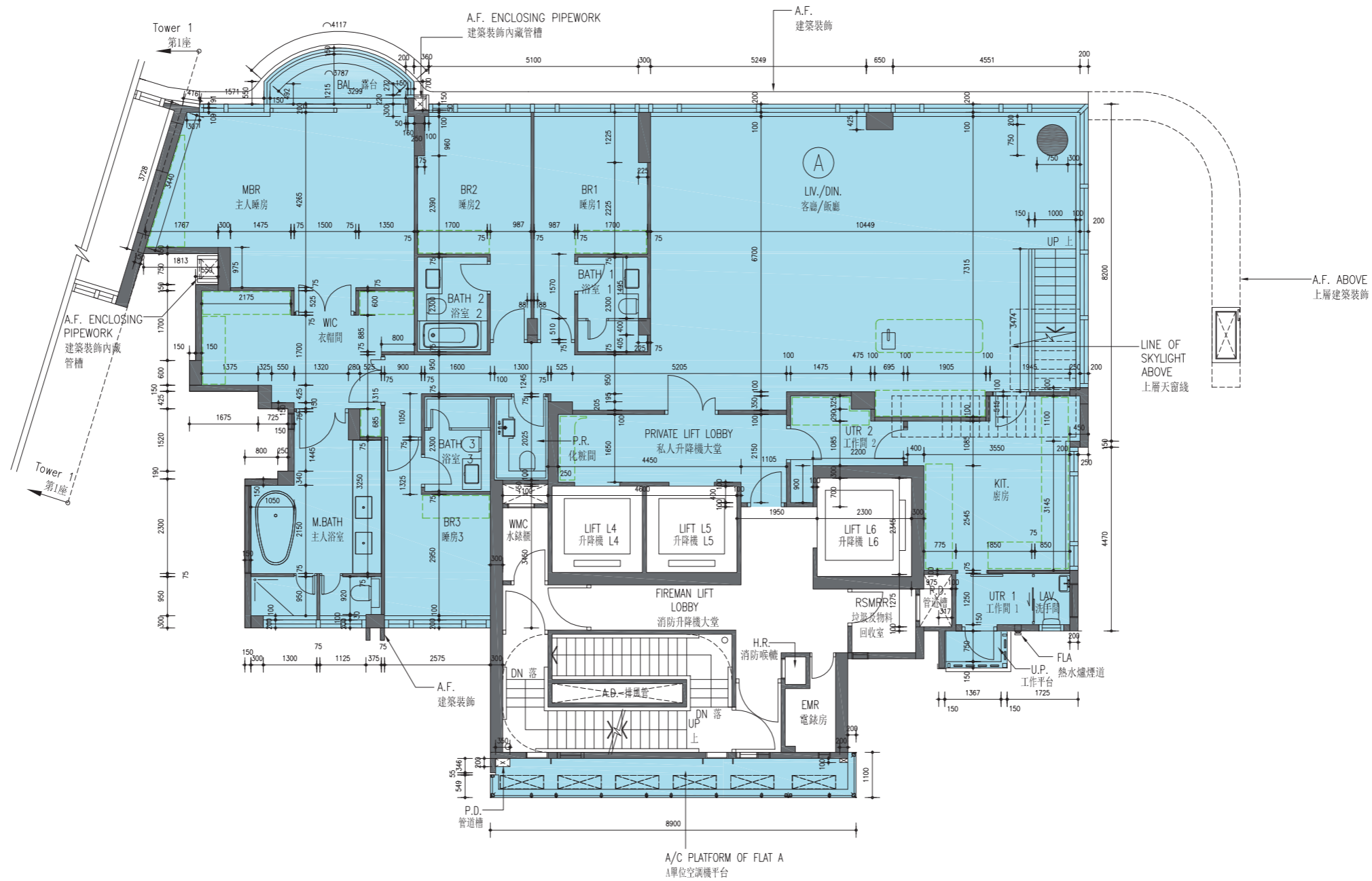
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TOWER 2 | 22/F  
第2座 | 22樓



Scale: 0  
比例: 6M (米)



TOWER 2 | 22/F

第2座 | 22樓

	Floor 樓層	Flat 單位
		A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	22/F 22樓	150, 250
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		4000, 4000##, 4600☆☆

## Inclusive of the sunken depth of the sunken slab on the floor of this floor (550mm)

☆☆ Inclusive of the sunken depth of the sunken slab on the floor of this floor (600mm)

## 包括本層地台跌級樓板之跌級深度（550毫米）

☆☆ 包括本層地台跌級樓板之跌級深度（600毫米）

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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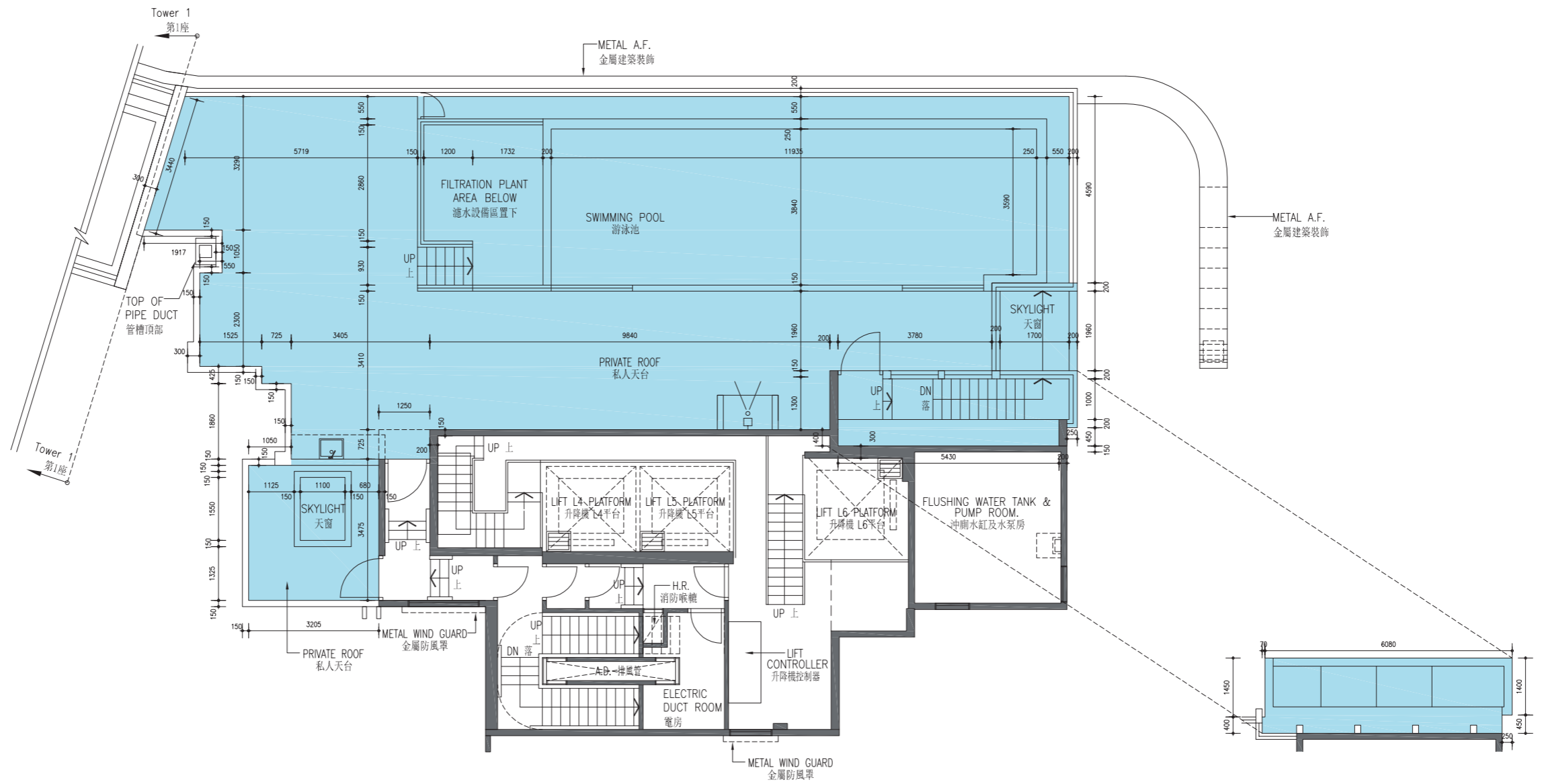
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TOWER 2 | Roof  
第2座 | 天台



Part Plan of Top of stairhood  
梯屋頂部局部平面圖

Scale: 0 6M (米)  
比例:

TOWER 2 | Roof

第2座 | 天台

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

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. (Note: This statement required under Section 10(2)(e) in Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Development.)

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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。  
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# 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)									
Block Name 大廈名稱	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
Tower 1 第1座	1/F 1樓	A	150.113 (1,616) Balcony 露台: -- (--) Utility Platform 工作平台: 1.505 (16)	-	-	-	26.919 (290)	-	-	-	-	-	-
		B	156.600 (1,686) Balcony 露台: 5.905 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	10.355 (111)	-	-	-	-	-	-
	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A	156.018 (1,679) Balcony 露台: 5.905 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	156.599 (1,686) Balcony 露台: 5.905 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	155.941 (1,679) Balcony 露台: 5.905 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
		B	156.448 (1,684) Balcony 露台: 5.905 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	-	-	-	-
	21/F 21樓	A	263.930 (2,841) Balcony 露台: 5.909 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	38.113 (410)	-	-	-	-	-	-
	22/F 22樓	A	273.830 (2,948) Balcony 露台: 5.909 (64) Utility Platform 工作平台: 1.505 (16)	-	-	-	-	-	-	190.301 (2,048)	10.273 (111)	-	-

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

**Notes:**

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

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

**備註:**

- 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。
- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

# 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)									
Block Name 大廈名稱	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
Tower 2 第2座	1/F 1樓	A	67.884 (731) Balcony 露台: -- (--) Utility Platform 工作平台: -- (--)	-	-	-	19.891 (214)	-	-	-	-	-	-
		B	57.765 (622) Balcony 露台: -- (--) Utility Platform 工作平台: -- (--)	-	-	-	25.273 (272)	-	-	-	-	-	-
		C	63.756 (686) Balcony 露台: -- (--) Utility Platform 工作平台: -- (--)	-	-	-	9.303 (100)	-	-	-	-	-	-
		D	40.379 (435) Balcony 露台: 2.014 (22) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	A	64.067 (690) Balcony 露台: 2.217 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	-
		B	59.950 (645) Balcony 露台: 2.185 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	-
		C	66.010 (711) Balcony 露台: 2.255 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	-
		D	40.376 (435) Balcony 露台: 2.014 (22) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	-

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

**Notes:**

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

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

**備註:**

- 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。
- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

## 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)								
Block Name 大廈名稱	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
Tower 2 第2座	3/F & 5/F-10/F 3樓及5樓至10樓	A	63.812 (687) Balcony 露台 : 2.217 (24) Utility Platform 工作平台 : -- (--)	-	-	-	-	-	-	-	-	-
		B	59.950 (645) Balcony 露台 : 2.185 (24) Utility Platform 工作平台 : -- (--)	-	-	-	-	-	-	-	-	-
		C	66.009 (711) Balcony 露台 : 2.255 (24) Utility Platform 工作平台 : -- (--)	-	-	-	-	-	-	-	-	-
		D	40.377 (435) Balcony 露台 : 2.014 (22) Utility Platform 工作平台 : -- (--)	-	-	-	-	-	-	-	-	-
		E	40.371 (435) Balcony 露台 : 2.014 (22) Utility Platform 工作平台 : -- (--)	-	-	-	-	-	-	-	-	-

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

### Notes:

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

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

### 備註:

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- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

## 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)									
Block Name 大廈名稱	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
Tower 2 第2座	11/F-12/F & 15/F-19/F 11樓至12樓及15樓至19樓	A	63.813 (687) Balcony 露台: 2.217 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	
		B	59.941 (645) Balcony 露台: 2.185 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	
		C	66.007 (710) Balcony 露台: 2.255 (24) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	
		D	40.319 (434) Balcony 露台: 2.014 (22) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	
		E	40.779 (439) Balcony 露台: 2.014 (22) Utility Platform 工作平台: -- (--)	-	-	-	-	-	-	-	-	-	
	21/F 21樓	A	240.525 (2,589) Balcony 露台: 4.067 (44) Utility Platform 工作平台: 1.500 (16)	-	-	-	39.342 (423)	-	-	-	-	-	-
	22/F 22樓	A	240.529 (2,589) Balcony 露台: 4.067 (44) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	171.475 (1,846)	12.881 (139)	-	-	

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

#### Notes:

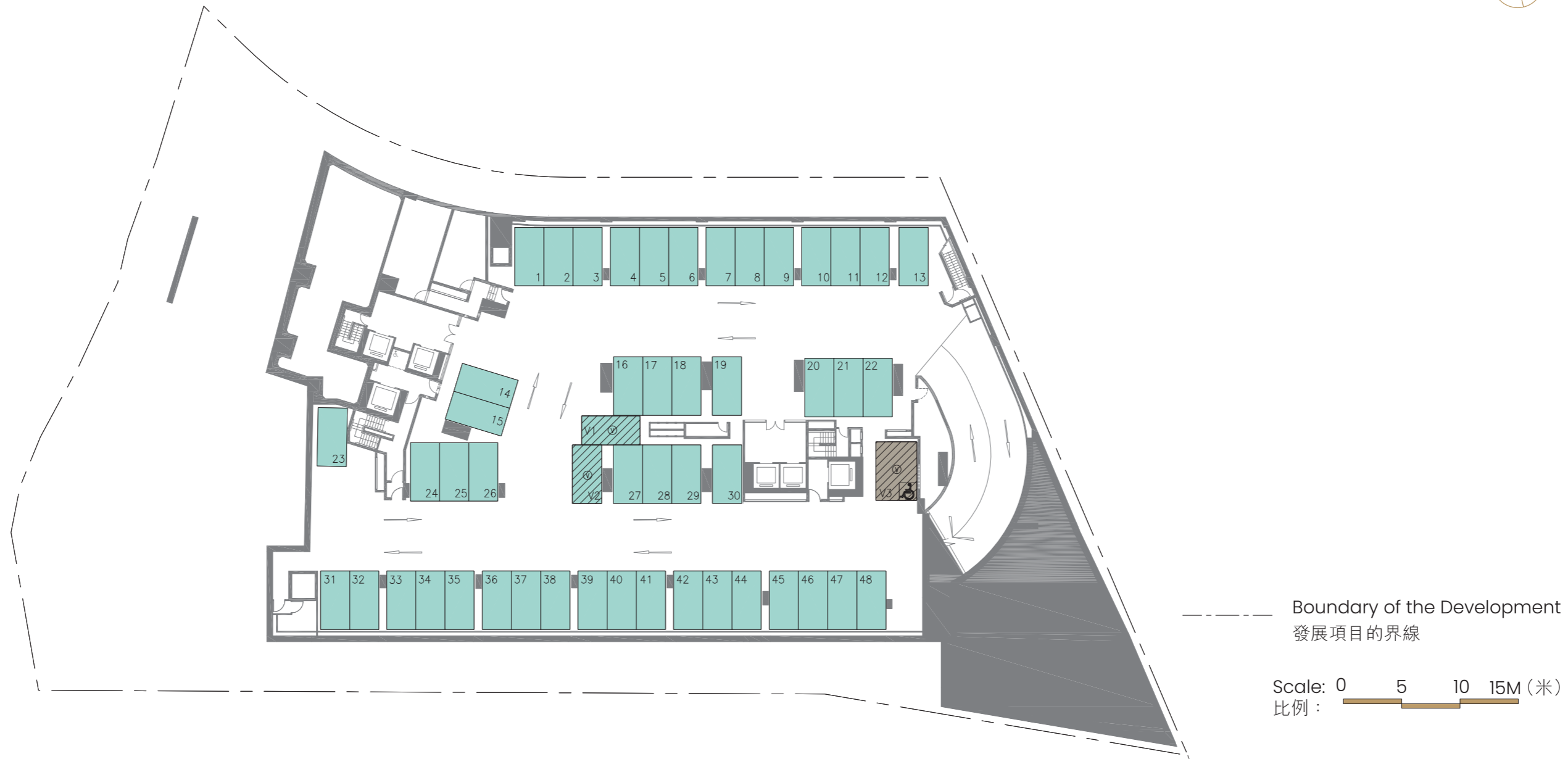
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- There is no verandah in the residential properties of the Development.
- 4/F, 13/F and 14/F are omitted.

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- 發展項目住宅物業並無陽台。
- 不設4樓、13樓及14樓。

Basement 2 Floor  
地庫2層



Location, Numbers, Dimensions and Area of Parking Spaces  
停車位位置、數目、尺寸及車位面積

Category of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸 (長x闊) (米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Car Parking Space 停車位	Basement 2 Floor 地庫2層	48	5 x 2.5	12.5
Visitors' Parking Space 訪客停車位		2	5 x 2.5	12.5
Accessible Visitors' Parking Space 訪客暢通易達停車位		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

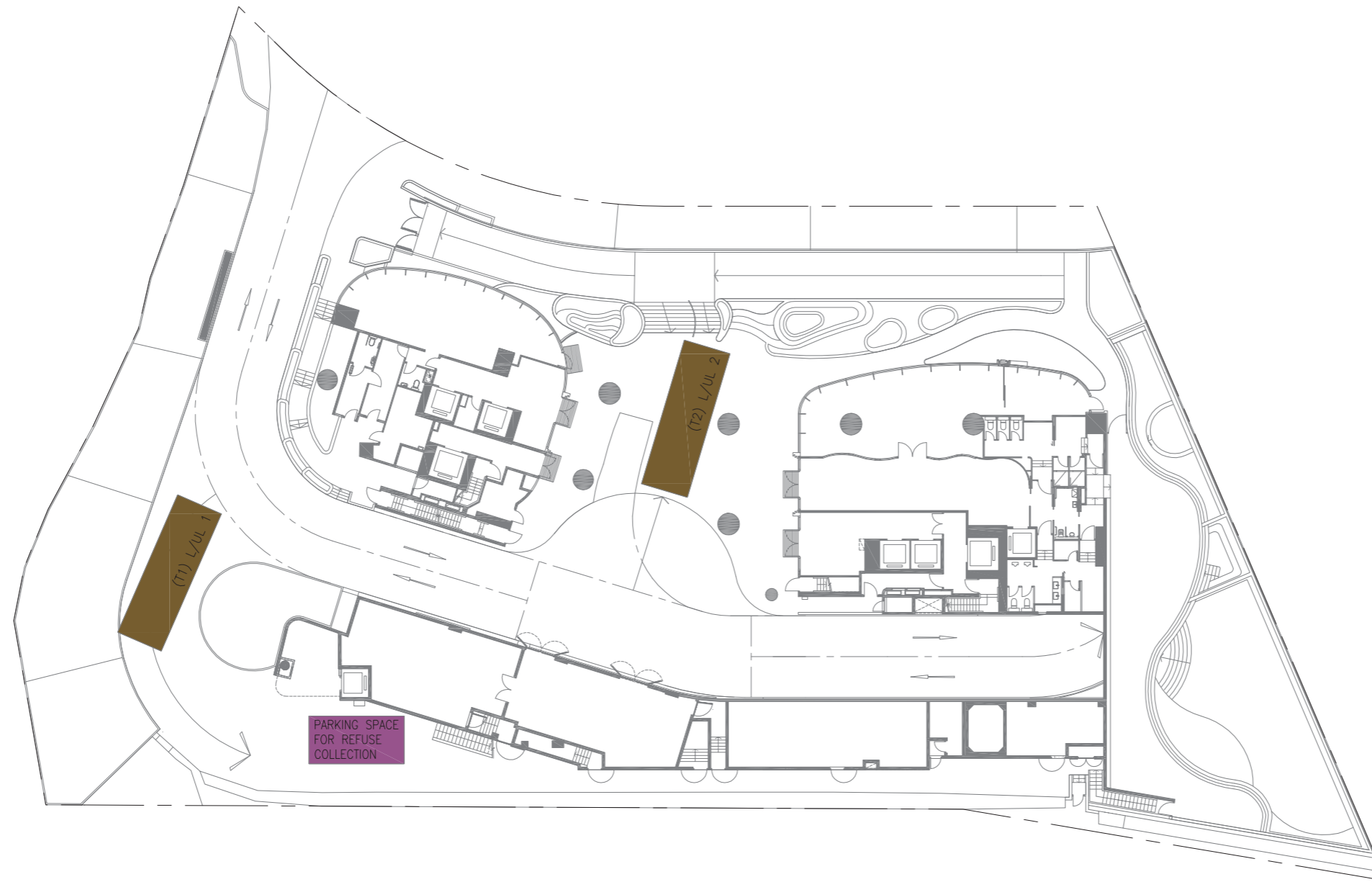
Basement 1 Floor  
地庫1層



Location, Numbers, Dimensions and Area of Parking Spaces  
停車位位置、數目、尺寸及車位面積

Category of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸 (長x闊) (米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Car Parking Space 停車位	Basement 1 Floor 地庫1層	41	5 x 2.5	12.5
Visitors' Parking Space 訪客停車位		1	5 x 2.5	12.5
Accessible Visitors' Parking Space 訪客暢通易達停車位		1	5 x 3.5	17.5
Motor Cycle Parking Space 電單車停車位		2	2.4 x 1.0	2.4

Upper Ground Floor  
地下上層



----- Boundary of the Development  
發展項目的界線

Scale: 0 5 10 15M (米)  
比例:

Location, Numbers, Dimensions and Area of Parking Spaces  
停車位位置、數目、尺寸及車位面積

Category of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸 (長x闊) (米)	Area of each Parking Space (sq. m) 每個停車位面積 (平方米)
Loading and Unloading Space 上落貨車停車位	Upper Ground Floor	2	11 x 3.5	38.5
Parking Space for Refuse Collection 垃圾收集停車位	地下上層	1	7 x 3.5	24.5

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the "Preliminary Agreement");
  2. The preliminary deposit paid by the purchaser on the signing of the 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 the Preliminary Agreement -
    - (i) the Preliminary Agreement is terminated;
    - (ii) the preliminary deposit is forfeited; and
    - (iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為售價之5%的臨時訂金；
  2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
  3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 -
    - (i) 該臨時合約即告終止；
    - (ii) 有關的臨時訂金即予沒收；及
    - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

The draft Deed of Mutual Covenant incorporating a Management Agreement of the Development ("DMC") provides that: -

## A. Common parts of the Development

(I) "Common Areas and Facilities" mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in the DMC (as defined below).

(II) "Development Common Areas and Facilities" mean and include: -

- (a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the passages, entrances, walkways, stairways, landings, platforms, lobbies, landscaped areas, roadways and pavements, planters, driveway, sprinkler inlets, FS inlets, ramps, trench space for cable containment for high voltage switch room, LV switch room, FS pump and tank rooms, extra low voltage room, lift shaft, sprinkler for basement carpark and L/UL, parking space for refuse collection, refuse storage & material recovery chamber, cable containment for high voltage switch room, TX room, emergency generator room, water tanks, fuel tank room, potable water pump and tank room, water meter cabinet, emergency vehicular access, HKE cable chamber, water master meter room, flushing water pump and tank room, cable risers, cable riser duct room, gas cylinder room, stormwater manhole room, fire service control room, water feature irrigation, cleansing water tank and pump room, lift pit, street fire hydrant and sprinkler pump & tank room, guard room, caretaker's office, caretaker's quarter, lavatory, air ducts, lift, telecommunication & broadcasting equipment room, hose reels, electric rooms, fire service, pipe ducts, sprinkler water tank, street fire hydrant tank and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), air conditioner for caretaker's quarter, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are for the purposes of identification only shown coloured Green on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC;
- (b) the Slope and Retaining Structures;
- (c) the transformer room(s), cable accommodations and all associated facilities (collectively, "Transformer Room Facilities");
- (d) such other areas, apparatus, devices, systems and facilities of and in the Lot and

the Development designated as Development Common Areas and Facilities in accordance with this DMC; and

(e) to the extent not specifically provided in paragraphs (a) to (d) above, such other parts of the Lot and the Development: -

- (i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344); and/or
- (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344);

but excluding: -

- (i) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

(III) "Residential Common Areas and Facilities" mean and include: -

- (a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, including but not limited to the Recreational Areas and Facilities, the Loading and Unloading Spaces, the Visitors' Parking Spaces, the Accessible Parking Spaces, Common EV Facilities, communal sky garden, swimming pool filtration pump & tank room, potable/flushing/cleansing water pump and tank room, electrical meter rooms, cable risers, accessible unisex toilets, hose reels, extra low voltage, refuse storage & material recovery room, vertical green walls, water features, architectural feature enclosing pipework with CCTV, portal feature, flat roofs (other than those forming part of a Residential Unit), roofs (other than those forming part of a Residential Unit), lift machine rooms, water meter cabinets, pipe ducts, electric room, electrical meter cabinet, planters, passages, common corridors, lift lobbies, entrances, landings, halls, entrance lobbies, structural walls, stairways, lift shafts, lifts, open staircase, air conditioning plant room, ramp, retaining wall, irrigation & cleansing water tank and pump room, landscaped area, fan room, lift platforms, electric duct room, caretaker's counter, air ducts, potable & flushing water pump and tank room, potable water tank and pump room, top roofs, upper roofs, inaccessible flat roofs, canopies, fireman's lifts, fireman's lift lobbies, BMU parking space, lift shaft vents, water tanks, surge tank, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, sanitary fittings, electrical installations, fittings,

equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with this DMC which are for the purposes of identification only shown coloured Indigo and Indigo Stippled Black on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC;

- (b) the external walls (including for the avoidance of doubt, curtain walls (together with all fixed windows of the curtain walls, the window frames of such fixed windows and the sealant around the window frames of such fixed windows, but excluding (i) all openable windows of the curtain walls, (ii) the window frames of such openable windows, (iii) the sealant around the window frames of such openable windows and (iv) related hinges fixing such openable windows onto the fixed windows of the curtain walls), non-structural pre-fabricated external walls which are for the purposes of identification only shown with Red lines on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC) and architectural features (if any) of the Residential Accommodation;
- (c) the Greenery Area which shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority; and
- (d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with this DMC.

but excluding: -

- (i) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

(IV) "Carpark Common Areas and Facilities" mean and include: -

- (a) those parts of the Development including but not limited to driveways, passages, staircases, ramps, electric room, exhaust fan room, and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors' Parking Spaces, Car Parking Spaces and Motor Cycle Parking Spaces for the purposes of identification only shown coloured Orange on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC;

- (b) such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but excluding: -

- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
- (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

**Tower 1**

Floor	Flat A	Flat B
1st	148*	152*
2nd	150	150
3rd	150	150
5th	150	150
6th	150	150
7th	150	150
8th	150	150
9th	150	150
10th	150	150
11th	150	150
12th	150	150
15th	150	150
16th	150	150
17th	150	150
18th	150	150
19th	150	150
21st	262*	-
22nd	292#	-

**Tower 2**

Floor	Flat A	Flat B	Flat C	Flat D	Flat E
1st	68*	60*	62*	38	-
2nd	62	59	64	38	-
3rd	62	59	64	38	39
5th	62	59	64	38	39
6th	62	59	64	38	39
7th	62	59	64	38	39
8th	62	59	64	38	39
9th	62	59	64	38	39
10th	62	59	64	38	39
11th	62	59	64	38	39
12th	62	59	64	38	39
15th	62	59	64	38	39
16th	62	59	64	38	39
17th	62	59	64	38	39
18th	62	59	64	38	39
19th	62	59	64	38	39
21st	236*	-	-	-	-
22nd	251#	-	-	-	-

Notes:

- (i) There are no 4th Floor, 13th Floor and 14th Floor in Tower 1 and Tower 2.
- (ii) There is a communal sky garden at 20th Floor in Tower 1 and Tower 2.
- (iii) # means including the private roof with stairhood pertaining thereto.
- (iv) \* means including the private flat roof pertaining thereto.

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

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two (2) years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

- (a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities. The

second part shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

- (b) Each Owner shall pay for every Management Share allocated to any Units of which he is the owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Units in the Development;
- (c) Each Owner of the Residential Units in addition to the amount payable under sub-clause (b) of this Clause shall in respect of each Management Share allocated to a Residential Unit of the Residential Accommodation of which he is the owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Management Shares allocated to all the Residential Units; and
- (d) Each Owner of the Car Parking Spaces and the Motor Cycle Parking Spaces in addition to the amount (if any) payable under sub-clause (b) of this Clause shall in respect of each Management Share allocated to a Car Parking Space or a Motor Cycle Parking Space (as the case may be) of which he is the Owner pay a fraction of the total amount assessed under the second section of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Management Shares allocated to all the Car Parking Spaces and the Motor Cycle Parking Spaces.

**E. Basis on which the management fee deposit is fixed**

Each Owner being the first assignee of his part of the Development shall upon the assignment of such part from the Vendor deposit with the Manager as security for due payment of all amounts which may be or become payable by him under the DMC a sum equal to three (3) months' monthly management contribution payable in respect of each Undivided Shares allocated to the part of the Development of which he is the Owner which deposit shall be non-interest bearing and non-refundable but transferable.

**F. Area (if any) in the Development retained by the owner for its own use**

There is no area in the Development which is retained by the owner (Bright Vision International Limited) for that owner's use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

Notes:

- 1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
- 2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

發展項目公契及管理協議擬稿（「公契」）有下述條文：-

#### A. 發展項目的公用部分

(I) 「公用地方及設施」包括發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及於發展項目中根據公契指定為公用地方及設施的所有該等部分及設施。

(II) 「發展項目公用地方及設施」指並包括：-

(a) 供發展項目共同使用和受益的發展項目部分，包括但不限於：通道、入口、行人道、樓梯、樓梯平台、平台、大堂、園景區、行車路及行人路、花槽、車道、花灑入水掣、消防入水掣、斜路、高壓開關室電纜槽槽坑、低壓電掣室、消防泵房與水箱房、超低壓機房、升降機槽、地庫停車場及上落貨位花灑、垃圾收集站車位、垃圾及物料回收房、高壓開關室電纜槽、配電室、緊急發電機房、水箱、燃料缸房、食用水泵及水缸房、水錶櫃、緊急車輛通道、香港港燈電纜室、主水錶室、沖廁水泵及水箱房、電纜立管、電纜立管管道室、燃氣瓶室、雨水沙井室、消防控制室、水景灌溉、淨化水泵及水箱房、電梯井、街頭消防栓與灑水泵與水箱室、警衛室、管理員辦公室、管理員宿舍、盥洗室、空氣管道、電梯、電信與廣播設備室、消防喉轆、電力房、消防設施、管道、灑水器水箱、街頭消防消防栓水箱以及排水渠道、渠道、主水管、污水渠、淡水及鹹水儲水箱、淡水及鹹水及進水口及主喉、雨水儲水箱及排水渠道接駁、公共電視與收音機天線系統以接收電視及電台廣播、電信以及廣播傳播網、有線電視系統（如有）、管理員宿舍空調、電線、電纜及目前或任何時候在該地段之內，之下，之上或經過該地段供應淡水、鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施、樹木、灌木及其他植物及草木、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統和任何在發展項目內安裝或提供擬供發展項目共同使用與受益的其他區域及任何其他機械系統、裝置或設施，在公契附錄經認可人士核實的圖則上用綠色顯示，僅供識別；

(b) 斜坡及護牆構築物；

(c) 變壓器房，電纜房及所有有關設備（統稱為「變壓器房設備」）；

(d) 於該地段和發展項目中根據公契指定為發展項目公用地方及設施的其他區域、設備、裝置、系統和設施；及

(e) 在上文(a)至(d)段中未明確規定的範圍內，該地段和發展項目的其他部分：-

(i) 《建築物管理條例》（第344章）第2條所載「公用部分」定義(a)段所涵蓋的發展項目的任何部分；及/或

(ii) 《建築物管理條例》（第344章）附表1所指明並包括在《建築物管理條例》（第344章）第2條所載「公用部分」定義(b)段內任何部分；

但不包括：-

(i) 住宅公用地方和設施以及停車場公用地方及設施；及

(ii) 發展項目內僅屬於任何特定業主持有、使用、佔據和享有的專有權利和特權的該等地方，以及發展項目內僅供任何特定業主使用的該等設施。

(III) 「住宅公用地方及設施」指並包括：

(a) 發展項目之住宅中旨在供住宅業主、佔用人及租戶及彼等真正來賓、訪客及獲邀請人共同使用與受益的部分，包括但不限於康樂地方及設施，上落貨區，訪客停車位，暢通易達停車位、公用電動車設施、公共空中花園、游泳池過濾泵及水箱室、食用水/沖廁/淨化水泵及水箱室、電錶室、電纜立管、無障礙男女通用廁所、消防喉轆、超低電壓，垃圾儲存和物料回收房、垂直綠化牆、水景、帶有閉路電視的封閉管道系統的建築特徵、門戶特徵、平台（不包括構成住宅單位一部分的平台）、屋頂（不包括構成住宅單位一部分的屋頂）、電梯機房、水錶櫃、管道、電力房、電錶櫃、花盆、通道、公共走廊、電梯大堂、入口、樓梯平台、大廳、入口大堂、結構牆、樓梯、電梯井、電梯、開放式樓梯、空調機房、斜路、護牆、灌溉及淨化水箱及泵房、園景區、風扇房、升降機平台、電槽房、管理員工作枱、空氣管道、食用水及沖廁水泵及水箱房、食用水水箱及泵房、天台、上層天台、不可到達的平台、遮篷、消防電梯、消防電梯大堂、BMU停車位、電梯槽通風口、水箱、調壓箱、天線、儀表、照明、排水溝、渠道、污水渠、鹹水及淡水進水口及總喉、電線、電纜、空調和通風系統等及向住宅提供淡水或鹹水、污水、燃氣、電力和其他服務的管道或其他設施、衛生設備、電氣裝置、配件、設備和器具、消防設備和器具、保安系統及器具和發展項目內或提供或安裝的該等其他區域以及任何其他系統、設備或設施，旨在供住宅業主、居民或租戶及彼等真正來賓、訪客及獲邀請人共同使用和受益之地段內的其他區域以及發展項目內的其他系統、設備和設施，在公契附錄經認可人士核實的圖則上用靛藍及靛藍加黑點色顯示，僅供識別；及

(b) 大廈外牆（為免生疑，包括幕牆（連同幕牆的所有固定窗、該等固定窗的窗框以及該等固定窗的窗框周圍的密封劑，但不包括(i)幕牆的所有可開啟窗戶，(ii)該等可開啟窗戶的窗框，(iii)該等可開啟窗戶窗框周圍的密封劑，及(iv)將該等可開啟窗戶固定於幕布固定窗上的相關鉸鏈）、非結構性預製外牆（在公契附錄經認可人士核實的圖則上用紅線顯示，僅供識別）以及住宅的建築特徵（如有）；

(c) 未經建築事務監督事先同意，不得用作條件所容許的綠化區用途以外的任何用途；及

(d) 於該地段和發展項目中的住宅部分根據公契指定為住宅公用地方和設施的其他區域、設備、裝置、系統和設施；

但不包括：-

(i) 發展項目公用地方和設施以及停車場公用地方和設施；及

(ii) 發展項目內僅屬於任何特定業主持有、使用、佔據及享有的專有權利和特權的該等地方，以及發展項目內僅為任何特定業主提供服務的該等設施。

(IV) 「停車場公用地方及設施」指並包括：-

(a) 發展項目的部分，包括但不限於行車道、通道、樓梯、斜道、電力房、風機房及所有暢通易達停車位、訪客停車位、停車位及電單車停車位中擬用於共同使用與享用的其他區域及設施，在公契附錄經認可人士核實的圖則上用橙色顯示，僅供識別；

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

(b) 於該地段和發展項目中根據公契劃定作為停車場公用地方及設施的其他區域、設備、裝置、系統及設施；

但不包括：-

- (i) 發展項目公用地方及設施及住宅公用地方及設施；及
- (ii) 發展項目內僅屬任何特定業主持有、使用、佔據及享有的專有權利和特權的該等地方，以及發展項目內僅為任何特定業主提供服務的該等設施。

### B. 分配予發展項目中每個住宅物業的不分割份數的數目

#### 第1座

樓層	A單位	B單位
1樓	148*	152*
2樓	150	150
3樓	150	150
5樓	150	150
6樓	150	150
7樓	150	150
8樓	150	150
9樓	150	150
10樓	150	150
11樓	150	150
12樓	150	150
15樓	150	150
16樓	150	150
17樓	150	150
18樓	150	150
19樓	150	150
21樓	262*	-
22樓	292#	-

#### 第2座

樓層	A單位	B單位	C單位	D單位	E單位
1樓	68*	60*	62*	38	-
2樓	62	59	64	38	-
3樓	62	59	64	38	39
5樓	62	59	64	38	39
6樓	62	59	64	38	39
7樓	62	59	64	38	39
8樓	62	59	64	38	39
9樓	62	59	64	38	39
10樓	62	59	64	38	39
11樓	62	59	64	38	39
12樓	62	59	64	38	39
15樓	62	59	64	38	39
16樓	62	59	64	38	39
17樓	62	59	64	38	39
18樓	62	59	64	38	39
19樓	62	59	64	38	39
21樓	236*	-	-	-	-
22樓	251#	-	-	-	-

備註:

- (i) 第1座及第2座不設4樓、13樓及14樓。
- (ii) 第1座及第2座20樓設有公用空中花園。
- (iii) # 指包括私人天台及樓梯。
- (iv) \* 指包括私人平台。



**C. 有關發展項目的管理人的委任年期**

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

**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**

- (a) 管理人須在諮詢業主委員會（如已成立）後編製來年的年度預算。年度預算分開兩個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理該發展項目和發展項目公用地方及設施而需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及住宅公用地方及設施及停車場公用地方及設施；
- (b) 每名業主須按其所擁有的每個單位分配的每個管理份額支付管理開支，金額為根據年度預算的第一部分下評估的總金額的一部分（分子為一，分母則相等於發展項目所有單位管理份數的總數）；
- (c) 除根據本條款的子條款（b）需要支付的金額之外，每個住宅單位的業主須按分配給其所擁有的住宅單位的每個管理份數支付年度採納預算第二部分的第一部分下評估的總額的一部分。上述分數的分子應為一，分母則相等於所有住宅單位管理份數的總數；及
- (d) 除根據本條款的子條款（b）需要支付的金額之外，每個停車位及電單車停車位的業主須按分配給其所擁有的停車位及電單車停車位的每個管理份數支付年度採納預算第二部分的第二部分下評估的總額的一部分。上述分數的分子應為一，分母則相等於所有停車位及電單車停車位的管理份數的總數；

**E. 計算管理費按金的基準**

作為在本發展項目所佔部份的首名承讓人，每名業主於第一業權人轉讓該部份後，必須向管理人支付相等於其作為業主在本發展項目所佔部分所分攤的每一不可分割份數應繳的三（3）個月管理費按金，作為該名業主根據大廈公契的規定到期應繳所有款項的保證金。該按金不計算利息及不予退還，但可予以轉讓。

**F. 擁有人在發展項目中保留作自用的範圍（如有的話）**

擁有人（耀視國際有限公司）在發展項目中並無《一手住宅物業銷售條例》第一附表第1部第14(2)(f)條所述之保留作自用的範圍。

**備註：**

1. 除售樓說明書另有所指外，上文詞彙具有公契中所賦予的涵義。
2. 完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

1. The Development is constructed on Inland Lot No. 9076 ("the Lot") which is held under Conditions of Sale No. 20355 dated 9th January 2020 ("the Land Grant").
2. The Lot is granted for the term of 50 years commencing on the 9th day of January 2020.
3. Special Condition No. (4) of the Land Grant stipulates that:  
The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.
4. Special Condition No. (47) of the Land Grant stipulates that:  
No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
5. General Condition No.7 of the Land Grant stipulates that:  
(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
  - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
  - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.  
(b) In the event of the demolition at any time during the tenancy of any building then standing on the Lot or any part thereof, the Purchaser 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 Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
6. General Condition No.11(a) of the Land Grant stipulates that:  
Upon any failure or neglect by the Purchaser to perform, observe or comply with any of these Conditions, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works erected or to be erected on the Lot or any such part thereof or any part of such buildings, erections or works and thereupon this Agreement and the rights of the Purchaser hereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions hereof.
7. Special Condition No. (3) of the Land Grant stipulates that:  
The Purchaser shall develop the Lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2026.
8. Special Condition Nos. (5)(c) and (5)(d) of the Land Grant stipulate that:  
Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the Lot or any part thereof:
  - (c) the total gross floor area of any building or buildings erected or to be erected on the Lot shall not be less than 7,182 square metres and shall not exceed 11,970 square metres; and
  - (d) the design and disposition of any building or buildings erected or to be erected on the Lot shall be subject to the approval in writing of the Director and no building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the Lot until such approval shall have been obtained and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
9. Special Condition Nos. (6)(a) and (6)(e) of the Land Grant stipulate that:  
(a) Subject to Special Conditions Nos. (7)(a), (12)(a) and (41)(b) hereof and except with the prior written consent of the Director, no building, structure, support for any building or buildings or structure or structures, or projection which in the opinion of the Director of Environmental Protection is or are intended for air sensitive uses shall be erected, constructed or placed on, over or above the ground level of those portions of the Lot respectively shown coloured pink hatched green and pink hatched black hatched green on the plan annexed hereto (hereinafter collectively referred to as "the Air Sensitive Area").  
  
(e) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Air Sensitive Area and the decision of the Director of Environmental Protection as to whether any uses amount to air sensitive uses shall be final and binding on the Purchaser.
10. Special Condition No. (7) of the Land Grant stipulates that:  
Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the Lot or any part thereof:
  - (a) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level of the Lot for providing the setback areas from the boundaries of the Lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information

as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Building Setback Submission”. Any buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed on the Lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Purchaser.

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

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

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

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

(c) (i) The Purchaser shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the Lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the Lot or building or buildings constitute the Greenery Area shall be final and binding on the Purchaser. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”.

(c) (ii) The Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and

shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.

(c) (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

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

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5)(c) hereof, subject to Special Condition No.(46)(d) hereof, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.

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

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

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

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

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

The Purchaser 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.

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

(a) Subject to Special Condition No. (41)(b) hereof, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected or constructed within the area shown edged blue on the plan annexed hereto (hereinafter referred to as “the Edged Blue Area”) at the ground level or within the air space extending upwards from the ground level of the Edged Blue Area to a height of 5.1 metres.

(b) The Purchaser shall on or before the 31st day of March, 2026 at his own expense and in all respects to the satisfaction of the Director lay, form, construct and provide a passageway at and along the ground level of the Edged Blue Area (hereinafter referred to as “Public Passage Area”) in such manner, with such materials and to such standards, levels, alignment, width and designs as may be approved or required by the Director.

(c) The Purchaser shall throughout the term hereby agreed to be granted keep the Public Passage Area open for the use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption.

(d) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the Public Passage Area in good and substantial condition and repair in all respects to the satisfaction of the Director.

(e) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance, disturbance, death or injury whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise of the right of passage by members of the public conferred under sub-clause (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance, disturbance, death or injury.

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

(g) For the purposes of sub-clauses (a) and (b) of this Special Condition, the decision of the Director as to what constitutes the ground level of the Edged Blue Area shall be final and binding on the Purchaser.

(h) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Passage Area to the public for the right of passage.

(i) It is hereby expressly agreed, declared and provided that the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building

(Planning) Regulations, any amendment thereto or substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

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

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

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

...

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5)(c) hereof, quarters provided within the Lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

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

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

(a) One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the Lot provided that:

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or the Owners’ Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5)(c) hereof, subject to Special Condition No. (46)(d) hereof, office provided within the Lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

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

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

Prior to compliance with these Conditions in all respects to the satisfaction of the Director,

the Purchaser shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him):

(a) assign, part with possession of or otherwise dispose of the Lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do;

(b) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby the Lot or any part thereof or any interest therein or any building or part of any building thereon is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;

(c) underlet the Lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the Lot or any building or part of any building thereon complies with the following terms and conditions:

- (i) the term of the tenancy or lease shall not exceed 10 years in the aggregate including any right of renewal;
- (ii) the tenancy or lease shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the tenancy or lease relates;
- (iii) no premium shall be paid by the tenant or lessee;
- (iv) the rent payable shall not exceed a rack rent;
- (v) no rent shall be payable in advance for a period greater than 12 calendar months;
- (vi) the user permitted in the tenancy agreement or lease or agreement for tenancy or lease shall comply with these Conditions; and
- (vii) none of the terms and conditions in the tenancy agreement or lease or agreement for tenancy or lease shall contravene these Conditions; or

(d) mortgage or charge the Lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one:

- (i) whereby the Lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance to secure monies (and interest thereon) advanced or to be advanced to the Purchaser for the purpose only of developing the Lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose;

- (ii) under which such advances (in the case of work done) are to be made to the Purchaser only in amounts to be certified from time to time by the authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation and appointed by the Purchaser for the development of the Lot) as having been incurred by the Purchaser for the development of the Lot;
- (iii) under which the Purchaser, the mortgagee and the Stakeholder (as hereinafter defined) are required, in the event of the Purchaser applying for the prior written consent of the Director under this Special Condition to enter into any agreement to dispose of any share or interest in the Lot together with the right to the exclusive use and possession of any unit in the building erected or to be erected on the Lot, to enter into an agreement containing the terms and requirements as the Director may from time to time specify or require, including but not limited to the following:
  - (I) all sums received by the Purchaser or the Stakeholder as purchase price or any part thereof under an agreement for sale and purchase in respect of any unit, share or interest in the Lot (the terms of which have been approved by the mortgagee) (hereinafter referred to as "the ASP") shall be paid into a bank account designated for the development of the Lot and which must be opened, maintained and operated by the Stakeholder with the mortgagee (hereinafter referred to as "the Stakeholder Account");
  - (II) no monies shall be released from the Stakeholder Account except with the prior written approval of the mortgagee and in accordance with the terms of the ASP and the terms of the Director's consent; and
  - (III) the mortgagee irrevocably undertakes to the Purchaser to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the Lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account;
- (iv) under which the mortgagee is obliged and irrevocably undertakes to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the Lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account; and
- (v) for the purpose only of this Special Condition, "the Stakeholder" means any solicitors firm for the time being appointed by the Purchaser to act as stakeholder in respect of the purchase price under the ASP.

18. Special Condition No. (17)(a)(iii) of the Land Grant stipulates that:  
The Purchaser must comply with the approved terms and conditions of the DMC, and no amendment thereto may be made without the prior written approval of the Director and the payment of such fees as may be required.

19. Special Condition No. (18) of the Land Grant 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. Special Condition No. (19) of the Land Grant stipulates that:  
The Purchaser shall not, without the prior written consent of the Director, partition (whether by way of assignment or other disposal or by any other means) the Lot or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Special Condition. Where the Lot has been partitioned with such

consent, the provisions in Special Condition No. (17) hereof shall be applicable to each of the sections so partitioned with the references to "the Lot" under the said Special Condition being replaced and substituted by the relevant section.

21. Special Condition Nos. (20)(a), (20)(b) and (20)(c) of the Land Grant stipulate that:

(a) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates:

(i) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences) is or are provided within the Lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below unless the Director consents to a rate 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 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 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

(ii) where a detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences is or are provided within the Lot, at the following rates:

- (A) one space for each such house where its gross floor area is less than 160 square metres; and
- (B) two spaces for each such house where its gross floor area is not less than 160 square metres.

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the Lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(a) (iii) 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 Lot shall be provided within the Lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the Lot:

- (i) if more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, at a rate of 1 to 5 spaces for every block of residential units, or
- (ii) at such other rates as may be approved by the Director.

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(a) (iv) The spaces provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (22) hereof) and sub-clause (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clause (a)(i)(I) of this Special Condition (as may be varied under Special Condition No. (22) hereof) and sub-clause (a)(iii) of this Special Condition, the Purchaser 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 Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a) (iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

(b) (ii) The Parking Spaces for 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 Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director. 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. For the purpose of this sub-clause (c)(i), a detached, semidetached and terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(c) (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (22) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

...

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

(a) Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at 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 Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (22) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

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

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

- (i) assigned except:
  - (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
  - (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

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

...

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

A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos. (20) (as may be varied under Special Condition No. (22) hereof) and (21) hereof (as may be varied under Special Condition No. (22) hereof), or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or

lease under Special Condition No. (16)(c) hereof and a building mortgage under Special Condition No. (16)(d) hereof or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (20) and (21) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

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

The Purchaser shall have no right of ingress or egress to or from the Lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the Lot, a temporary access for construction vehicles into the Lot 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 Purchaser 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.

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

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

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

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

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

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

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

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

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

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

(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at the Purchaser's own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term



hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever incurred by reason of or arising whether directly or indirectly out of or in connection with such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

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

(a) The Purchaser hereby acknowledges and accepts that the Lot may be affected by landslide and boulder fall hazards arising from areas within the Lot and the area outside the Lot shown edged by a pecked green line for identification purpose on the plan annexed hereto (hereinafter referred to as "the Edged Pecked Green Area") due to the nature of the natural terrain.

(b) (i) The Purchaser shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Investigation") within the Lot and the Edged Pecked Green Area for the purpose of studying the natural terrain landslide and boulder fall hazards.

(b) (ii) The findings of the Investigation shall include but not limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as "the Maintenance Access"), to be constructed within the Lot and on the Edged Pecked Green Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as

"the Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the Lot and the residents and occupiers therein and their bona fide guests, visitors or invitees from landslide and boulder fall hazards arising from the Lot or the Edged Pecked Green Area. Any access proposed outside the Lot and the Edged Pecked Green Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.

(c) The Purchaser shall on or before the 31st day of March, 2026 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the Lot (hereinafter collectively referred to as "the Inside Works") and on the Edged Pecked Green Area or any other Government land (hereinafter collectively referred to as "the Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the Lot, building or buildings and structure or structures erected or to be erected on the Lot which may be affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors or invitees before completion of the Inside Works and the Outside Works.

(d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition, the Purchaser shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Edged Pecked Green Area or other Government land on completion of the Investigation and the Outside Works as defined in subclauses (b)(i) and (c) respectively of this Special Condition in all respects to the satisfaction of the Director.

(e) The Purchaser shall at his own expense register at the Land Registry against the Lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the Lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the Lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (16)(d) hereof or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such registration.

(f) (i) The Purchaser shall at all times during the term hereby agreed to be granted, maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works and the Outside Works shall continue to perform their designated functions. The maintenance works shall include but not be limited to

clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition.

(f) (ii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

(g) For the purposes only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from the Edged Pecked Green Area and any other Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the Lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition, subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(h) In the event that as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Edged Pecked Green Area or any other Government land, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause within the time limit as aforesaid, the Director may forthwith execute and carry out the required works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

(i) The Purchaser shall at all times permit the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (b), (c), (f) and (h) of this Special Condition and carrying out, inspecting, checking and supervising any works under sub-clauses (f) (ii) and (h) of this Special Condition or any other works which the Director may consider necessary.

(j) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (f) and (h) of this Special Condition or the exercise of the Purchaser's right under sub-clause (g) of this Special Condition or the exercise of any of the rights by the Government under sub-clauses (f)(ii), (h) and (i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(k) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any works being carried out or having been carried out by the Purchaser pursuant to the terms of this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

(l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition, the obligations and rights of the Purchaser in respect of the Edged Pecked Green Area and any other Government land or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clauses (b), (c), (f), (g) and (h) of this Special Condition.

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

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

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

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

The Purchaser 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, the Green Hatched Black Area and the Edged Pecked Green Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser 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 Purchaser 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 Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Hatched Black Area and the Edged Pecked Green Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Hatched Black Area and the Edged Pecked Green Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

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

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

(b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser 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 Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the

Government and the Purchaser 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 Purchaser 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 Purchaser shall pay to the Government on demand the cost of such works.

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

A fresh water supply from Government mains will be given. The Purchaser accepts that there may be delay in the provision of such supply, and no claim whatsoever shall be made against the Government by the Purchaser in the event that there is any delay in fresh water supply to the Lot.

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

Consent to use temporary mains fresh water for flushing will be given by the Director of Water Supplies upon application of the Purchaser, subject to the stipulation relating to the delay of such supply, provided that the Purchaser will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future to the satisfaction of the Director of Water Supplies.

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

(a) For the purposes of constructing, operating, inspecting, repairing, altering, renewing and maintaining a drainage tunnel known as "the Hong Kong West Drainage Tunnel" (hereinafter referred to as "the Drainage Tunnel") and carrying out of any other works which the Director may consider necessary for or in connection with the Drainage Tunnel, there shall be excepted and reserved unto the Government the strata of land between the levels at 40 metres above the Hong Kong Principal Datum and 75 metres above the Hong Kong Principal Datum within the areas shown edged pecked purple on the plan annexed hereto (which strata of land excepted and reserved in this Special Condition are hereinafter referred to as "the Drainage Tunnel Reserve Areas").

(b) The Purchaser shall have no right of or title to the ownership, possession or use of the Drainage Tunnel Reserve Areas.

(c) The Purchaser and any other person shall have no right to object to or make any claim for compensation whatsoever against the Government whether under any enactment or otherwise in respect of the exception and reservation under sub-clause (a) of this Special Condition or for any loss, damage, nuisance, disturbance, annoyance or detriment whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the presence and use of the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both.

(d) Any damage, disturbance or obstruction which in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) has been caused by the Purchaser or his contractors, agents, workmen or any persons authorized by the Purchaser to the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both shall be made good by the Purchaser at his own expense, within such time limit as may be specified by and in all respects to the satisfaction of the Director. If the Purchaser fails to make good any damage, disturbance or obstruction caused to the Drainage Tunnel or the Drainage

Tunnel Reserve Areas or both within the specified time limit or as required in an emergency, the Director may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(e) The Purchaser shall at all times permit the Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purposes of constructing, operating, inspecting, repairing, altering, renewing and maintaining the Drainage Tunnel or any installations or structures or services erected or placed or provided or to be erected or placed or provided therein and carrying out any other works which the Director may consider necessary for or in connection with the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both.

(f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director of the rights conferred under sub-clauses (d) and (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the damage, disturbance or obstruction referred to in sub-clause (d) of this Special Condition.

38. Special Condition No. (41)(b)(i) of the Land Grant stipulates that:

No building, structure or support for any building or structure shall be erected within the Drainage Reserve Area.

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

The Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, shall have the right of ingress, egress and regress at all times to, from and through the Lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing the Utilities which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the

period specified therein or as required in an emergency, the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's 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 approval in writing a sewerage impact assessment (hereinafter referred to as "SIA") arising from the development of the Lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts on the public sewerage system as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.

(c) The technical aspects of the SIA shall 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 the Demolition and Removal Works and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

(e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to

as “the NIA”) on the development of the Lot containing, among others, such information and particulars as the Director may require, including but not limited to all adverse noise impacts on the development of the Lot and recommendations for mitigation measures, improvement works and other measures and works (hereinafter referred to as “the Noise Mitigation Measures”).

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

(c) No building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.

(d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser’s obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

(a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

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

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

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and

if temporary road closure or traffic diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

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

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

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

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

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

(j) the Purchaser shall at all times permit the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in accordance with subclauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;

(k) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the

Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (j) of this Special Condition or the carrying out of any works under sub-clause (i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of such loss, damage, nuisance or disturbance; and

- (l) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the Purchaser's obligations under sub-clause (i) of this Special Condition.

Notes:

1. The expression "Purchaser" as mentioned in this section means the person entering into and executing the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. For full details, please refer to the Land Grant. A copy of the Land Grant is available for inspection by the general public free of charge at the sales office.

1. 發展項目興建於按日期為2020年1月9日的批地契約第20355號（「批地文件」）而持有的內地段9076號（「該地段」）。
2. 該地段批地年期為由2020年1月9日起計50年。
3. 批地文件特別條款第(4)條規定：  
除私人住宅用途外，該地段或其任何部分或任何其上已建成或擬建的建築物或其任何部分不可作任何其他用途。
4. 批地文件特別條款第(47)條規定：  
該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸，不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置。
5. 批地文件一般條款第7條規定：  
(a) 買方須於整個批租期內根據此等批地條款進行建造或重建工程（本詞指本一般條款第(b)款所述的重新發展）：  
(i) 依照經批准的設計及布局及任何經批准的建築圖則保養所有建築物，而不作任何變更或修改；及  
(ii) 保養所有已興建或依照此等批地條款或任何其後之合約修訂條文而興建之建築物，以使其維修狀態良好及充足，以及在批租期屆滿或提前終止時以同等保養狀態交還此等建築物。  
(b) 如在批租期內任何時間拆卸該地段或其任何部分的現有建築物，買方必須以良好堅固而不少於舊有總樓面面積的同類型的一座或多座建築物或以署長批核的類型及價值之一座或多座建築物替代。如進行上述拆卸，買方須於拆卸後的一個曆月內向署長申請於該地段進行建造工程以作重建之同意書，並在收到該同意書的三個曆月內展開所需的重建的必要工程，並在署長指定的期限內完成以使署長滿意。
6. 批地文件一般條款第11(a)款規定：  
當買方未能或忽略履行或遵守的任何此等批地條款，政府有權收回及重新管有該地段其任何部分或已建或擬建於該地段的建築物、搭建物及工程，或其任何該等部分的建築物、搭建物及工程，批地文件及買方的權利將完全地停止或終止（就該部分而言，如果重新進入僅針對一部分），惟政府就違反、不遵守或不執行批地文件之條款的任何權利、濟助及申索將不受影響。
7. 批地文件特別條款第(3)條規定：  
買方須開發該地段，在其上興建一座或多座建築物，並須於2026年3月31日或之前完成建築和使其適合佔用，在一切方面符合此等批地條款和當時或任何時候在香港實施對建築、衛生及規劃的一切條例、附例及規例。
8. 批地文件特別條款第(5)(c)及(5)(d)款規定：  
受限於此等批地條款，在發展或重新發展（本詞指本批地文件一般條款第7條所述的重新發展）該地段或其任何部分時：  
(c) 在該地段上已興建或擬興建的任何一座或多座建築物的總樓面面積不得少於7,182平方米及不得多於11,970平方米；及  
(d) 任何已興建或擬興建於該地段的一座或多座建築物的設計及布局必須經署長書面批准，獲得相關批准之前概不得在該地段展開任何建造工程（清拆及移除工程及地盤平整工程除外）。就此等批地條款，「建造工程」及「地盤平整工程」之意思與《建築物條例》及其附屬規例和任何相關修訂法例所定義者相同。
9. 批地文件特別條款第(6)(a)及(6)(e)款規定：  
(a) 除了特別條款第(7)(a)款，第(12)(a)款，第(41)(b)款規定外，未經署長的事先書面批准，不得在批地文件隨附的圖則上用粉紅色加綠斜線及粉紅色加黑斜線加綠斜線顯示的該地段部分（下稱「易受空氣污染影響的區域」）的地面之上、上方或上面搭建、興建或放置任何環境保護署署長認為旨在用作易受空氣污染影響用途的建築物、構築物、任何建築物或任何構築物的承托物或伸展物。  
(e) 就本特別條款而言，署長對何謂會構成易受空氣污染影響的區域的地面之決定及環境保護署署長對何等用途構成易受空氣污染影響用途之決定為最終論，且對買方具有約束力。
10. 批地文件特別條款第(7)條規定：  
受制於此等批地條款，如該地段或其任何部份進行發展或重新發展（此詞純粹指本文一般批地條款第(7)條所載的重新開發）：  
(a)(i) 除非屋宇署署長（以下稱「屋宇署署長」）另作同意，買方須自費提交一份或多於一份設計圖予屋宇署署長，表明所有於該地段地面或以上樓層現已或將會興建或建造以提供該地段邊界後移區域的所有建築物、構築物、建築物承件或構築物及任何伸展物的配置和布局，以供書面批核，提交的述明須在各方面都遵從屋宇署署長的要求。上述述明須包括重鋪及園景美化後移區域以及由屋宇署署長全權酌情要求及指明的其他相關資料。上述經由屋宇署署長批准的述明下稱「核准樓宇後移建議」。任何於該地段現已或將會興建的任何建築物、構築物、建築物承件或構築物及任何伸展物須在各方面遵從核准樓宇後移建議。就本條而言，屋宇署署長就是否有遵從核准樓宇後移建議之決定為最終論並對買方具有約束力。  
(a)(ii) 如非事前獲屋宇署署長書面批准，不得作任何修改、更改、改動、修訂或替代核准樓宇後移建議，及如屋宇署署長作出批准，其將有全權酌情決定批准的條件及條款。  
(b)(i) 除非屋宇署署長另作同意，買方須自費提交一份或多於一份設計圖予屋宇署署長，表明現已或將會興建於該地段上所有建築物或建築物群的配置和布局，包括但不限於連續面牆伸展、該等建築物或建築物群間的距離和穿透性，以供書面批核，提交的述明須在各方面都遵從屋宇署署長就樓宇間距的要求以及須提供包括由屋宇署署長全權酌情要求及指明的其他相關資料。  
(b)(ii) 本特別條款第(b)(i)款經由屋宇署署長批准的述明下稱「核准樓宇間距建議」。任何建築物或建築物群須在各方面遵從核准樓宇間距建議。就本條而言，屋宇署署長就是否遵從核准樓宇間距建議之決定為最終決定並對買方具有約束力。  
(b)(iii) 如非事前獲屋宇署署長書面批准，不得作任何修改、更改、改動、修訂或替代核准樓宇間距建議，及如屋宇署署長作出批准，其將有全權酌情權批准的條件及條款。  
(c)(i) 買方須自費提交一份設計圖予屋宇署署長，列明於該地段內一部份或多部份或於該地段現已興建或將興建的一幢或多幢建築物將會提供及保養的綠化（包括但不限於提供泥土基礎的活體植物）（下稱「綠化範圍」）、綠化範圍的布局和大小以及由屋宇署署長全權酌情要求及指明的其他相關資料（包括但不限於綠化範圍的位置及工程事項）（此述明連同設計圖以下稱「綠化帶建議」）。屋宇署署長就綠化帶建議下提供作為綠化定義及該地段內一部份或多部份或一幢或多幢建築物構成綠化範圍的部份之決定為最終決定並對買方具有約束力。上述經由屋宇署署長批准的述明下稱「核准綠化帶建議」。  
(c)(ii) 買方須自費按核准綠化帶建議執行並完成綠化範圍的工程及於日後就此全面保養，令署長滿意。如非事前獲屋宇署署長書面批准，不得作任何修改、更改、改動、修訂或替代核准綠化帶建議或列明綠化範圍的設計圖。

(c)(iii)如非事前獲屋宇署署長書面批准，顯示於核准綠化帶建議的綠化範圍須被指定為並構成特別批地條款第(17)(a)(v)款所指的公用地方之一部分，並不得用作根據核准綠化帶建議所列的佈局、大小、位置和事項而之綠化範圍以外的任何用途。

#### 11. 批地文件特別條款第(9)條規定：

(a) 獲得署長書面批准時，買方可在該地段搭設、建造及提供康樂設施及其輔助設施（以下簡稱「該設施」）。該設施的類型、面積、設計、高度及配置亦須經署長事先的書面批准。

(b) 在計算本批地文件特別條款第(5)(c)款規定的總樓面面積時，除了特別條款第(46)(d)款規定外，按照本特別條款第(a)款在該地段提供的該設施之任何部分，只要該部分是供在該地段已建成或擬建的一座或多座住宅大廈的所有住戶和他們的真正訪客共同使用和享用，就不須將該部分列入上述計算之內。如署長認為該設施的餘下部分不屬於上述使用，則應將該部分列入計算之內。

(c) 倘若該設施任何部分被豁免列入計算本特別條款第(b)款的總樓面面積（以下簡稱「豁免設施」）內：-

- (i) 豁免設施須指定為並構成本批地文件特別條款第(17)(a)(v)款所提及的公用地方；
- (ii) 買方須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，須令署長滿意；及
- (iii) 豁免設施只提供予該地段已建成或擬建的一座或多座住宅大廈的住戶及他們的真正訪客使用，而非提供予其他人使用。

#### 12. 批地文件特別條款第(10)條規定：

未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出同意書時，對於樹木進行移植、補償性景觀美化工程或再植，可施加他認為合適的條件。

#### 13. 批地文件特別條款第(11)條規定：

買方應自費在尚未建設的該地段任何部分及平台（如有）進行園景美化和種植樹木及灌木，其後並須維修和保養，以保持該處安全、清潔、整齊及健康，以令署長滿意。

#### 14. 批地文件特別條款第(12)條規定：

(a) 除本批地文件特別條款第(41)(b)款另有規定外，不得在本批地文件所夾附圖則以藍色邊界顯示的範圍（下稱「藍色邊界範圍」）內由地面水平向上延伸達5.1米的空間內興建或建造建築物、構築物、為任何建築物或構築物而設的支撐、或伸展物。

(b) 買方須在2026年3月31號前按署長批准及要求的方式、物料、標準、水平、定線、寬度及設計，在各方面均令署長滿意的方式，自費鋪設、構建、建造及提供一條位於及沿經藍色邊界範圍之地面上的通道（下稱「公共通道範圍」）。

(c) 買方須在批租年期期間維持公共通道範圍，以供公眾在免費及不受干擾的情況下於一天24小時所有時間為了一切合法目的於公共通道範圍以徒步或乘坐輪椅的方式經過。

(d) 買方須在批租年期期間自費保養公共通道範圍於良好和修繕妥當的狀態，並在各方面使署長滿意。

(e) 政府無須就由於或伴隨公眾人士行使本批地文件特別條款第(c)款或其他方式授予之通行權而直接或間接以任何方式造成買方或任何其他人士（或招致買方或任何其他人士蒙受）之任何損失、損害、滋擾、騷擾、死亡或人身傷害承擔任何義務或責任，而買方不得就任何該等損失、損害、滋擾、騷擾、死亡或人身傷害向政府提出索償；

(f) 買方須就其履行或不履行於本批地文件特別條款第(b)、(c)及(d)款下的義務而直接或間接以任何方式衍生（或與該等義務的履行或不履行直接地或間接地以任何方式有關連）之任何責任、索償、損失、損害、費用、成本、收費、要求、法律行動及司法程序向政府作出賠償，並使政府持續得到彌償；

(g) 就本批地文件特別條款第(a)及(b)款而言，藍色邊界範圍的地面水平將由署長決定，其決定為最終決定，並對買方具約束力。

(h) 現明文同意、聲明及規定，對買方施加本批地文件特別條款第(c)款的責任並不代表買方有意或政府同意就通行權將「公共通道範圍」訂為公眾專用。

(i) 現明文同意、聲明及規定，買方於本批地文件特別條款第(c)款的責任不會引致有關額外上蓋面積或地積比率的任何寬免或權利的期望或申索或有關者（不論是根據《建築物（規劃）規例》第22(1)條，其任何修訂或取代條文或其他條文）。為免生疑問，買方明文放棄根據《建築物（規劃）規例》第22(1)條，其任何修訂或取代條文提出有關額外上蓋面積或地積比率的任何及所有申索或任何寬免或權利。

#### 15. 批地文件特別條款第(14)條規定：

(a) 可在該地段設有看守員或管理員或兩者的宿舍，但須遵從以下條件：-

- (i) 該宿舍須位於該地段其中一座已建成的住宅單位大廈內，或是署長書面批准的其他地點；及
- (ii) 該宿舍不得用作完全及必要地受僱於該地段工作的看守員或管理員或兩者的宿舍以外的任何用途。

...

(b) 為計算本批地文件特別條款第(5)(c)款所訂明的總樓面面積時，不應計算按照本批地文件特別條款第(a)款在該地段提供而總樓面面積不超過25平方米的宿舍。任何超出25平方米的樓面面積則計算在內。

(c) 按照本批地文件特別條款第(a)款在該地段提供的看守員或管理員或兩者的宿舍須指定為本批地文件特別條款第(17)(a)(v)款所提述的公用地方，並構成該公用地方一部分。

#### 16. 批地文件特別條款第(15)條規定：

(a) 可在該地段設有一個辦事處以供業主立案法團或業主委員會使用，但：

- (i) 該辦事處不得用作就該地段已建成或擬建的建築物已成立或將會成立的業主立案法團或業主委員會開會及處理行政工作以外的任何用途；及
- (ii) 該辦事處的位置須事先獲得署長的書面批准。

(b) 為計算本批地文件特別條款第(5)(c)款所訂明的總樓面面積時，除本批地文件特別條款第(46)(d)款另有規定外，不應計算按照本特別條款第(a)款在該地段提供而總樓面面積不超過20平方米的辦事處。任何超出20平方米的樓面面積則計算在內。

(c) 按照本批地文件特別條款第(a)款在該地段提供的辦事處須指定為本批地文件特別條款第(17)(a)(v)款所提述的公用地方，並構成該公用地方一部分。

#### 17. 批地文件特別條款第(16)條規定：

在履行此等批地條款於各方面使署長滿意之前，除非經署長預先書面同意和符合他施加的任何條件（包括他要求支付的任何費用），買方不能：



(a) 轉讓、放棄管有或以其他方式處理該地段或其中任何部分或任何權益或在其上的建築物或任何建築物之部分（不論是直接或間接保留，授予優先拒絕權、選擇權或授權或任何其他方法、安排或任何類型的文件）或訂立上述行為的任何協議；

(b) 不論直接或間接或通過律師、代理、承辦商或受託人或透過買方或他的被提名人直接或間接有權益的公司、股份擁有人或持有買方股份的擁有人或其他形式出售、轉讓或以其他方式處理或影響該地段或其中任何部分或在其上的任何建築物或任何建築物的部分，通過目前或今後，有或無條件的交易、招攬或收取任何金錢、金錢價值或任何形式的有價代價或訂立上述行為的任何協議；

(c) 分租該地段或其上的任何建築物或任何建築物之部分或訂立上述行為的任何協議，除非租賃或出租該地段或其上的任何建築物或任何建築物之部分符合下列的條款及條件：

- (i) 該租賃或出租年期總數不超過10年，包括任何續期權；
- (ii) 除非建築事務監督按《建築物條例》、其下的任何規例及任何修訂法例對租賃或出租的有關的建築物或建築物部分已發出入伙紙或臨時入伙紙，否則不能開始租賃或出租；
- (iii) 租戶毋須支付地價；
- (iv) 應付的地租不能超過全額租金；
- (v) 提前支付地租不能超過12個曆月；
- (vi) 租賃協議或出租或租賃或出租協議准許的用途須符合批地文件規定；及
- (vii) 租賃協議或出租或租賃或出租協議的條款及條件不能違反此等批地條款；或

(d) 按揭或抵押該地段或其中任何部分或其中任何權益，除非按此等批地條款文件規定進行發展，並只能通過建築按揭形式。特此同意為了本目的，建築按揭應屬於：

- (i) 按揭或抵押該地段給予持牌銀行或《銀行條例》授權的註冊存款公司，以擔保已經或擬將取得的貸款（及其利息），僅為了按此等批地條款發展該地段和支付上述發展及按揭有關的法律及其他專業費用，惟上述費用總數不能超過按揭擔保的總額之5%，而並非其他目的；
- (ii) 上述貸款（如對於完成工程）只能按認可人士（由買方按《建築物條例》、其下的規例及任何修訂法例為發展該地段委任）不時核實買方發展該地段已支出的款項付予買方；
- (iii) 倘若買方申請署長按本特別條款預先書面批准訂立任何協議，處理該地段任何份數或權益連同獨家使用與管有在該地段上已建或擬建建築物的任何單位的權利，買方、承按人及保證金保存人（按下文界定）須訂立載有署長不時指定或要求的條款及要求之協議，包括但不限於以下各項：
  - (I) 買方或保證金保存人按買賣合約（其條件須經過承按人批准）（以下稱為「買賣合約」）收到有關任何單位、該地段的份數或權益的購買價或其中任何部分的一切款項須存入保證金保存人與承按人開立、保持及操作並指定作發展該地段的銀行賬戶（以下稱為「保證金保存人賬戶」）；
  - (II) 不能從保證金保存人賬戶支出任何款項，除非取得承按人的預先書面批准和按買賣合約的條件及署長同意的條件行事；及
  - (III) 承按人不可撤銷他對買方承諾，一旦完成買賣將無條件地從建築按揭的擔保物中解除已全數支付買賣合約規定的總購買價給保證金保存人賬戶的任何單位、該地段任何份數或權益；
  - (iv) 承按人有責任及不可撤銷地承諾，一旦完成買賣，將無條件地從建築按揭的擔保物中解除已全數支付買賣合約規定的總購買價存入保證金保存人賬戶的任何單位、該地段任何份數或權益；
  - (v) 就本特別條款而言，「保證金保存人」指買方當時委任擔任買賣合約購買價的保證金保存人的任何律師行。

18. 批地文件特別條款第(17)(a)(iii)款規定：

買方必須遵守公契所核准之條款和條件。在未經署長的書面事先同意和支付所需費用前，不得對公契進行任何修改。

19. 批地文件特別條款第(18)款規定：

每次轉讓、按揭、抵押、分租該地段或其中任何部分或其權益如超過3年必須在土地註冊處註冊。

20. 批地文件特別條款第(19)款規定：

未經署長預先書面同意，買方不能分割（不論是通過轉讓或其他處理或通過其他方式）該地段或其中任何部分或經署長按本批地文件特別條款預先書面同意已經分割的任何分段。如果取得同意已進行分割，本批地文件特別條款第(17)條適用於上述分割的每一分段，該特別條款提述的「該地段」即被該分段更換及代替。

21. 批地文件特別條款第(20)(a)、(20)(b)及(20)(c)款規定：

(a)(i) 必須按下列比率在該地段提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建的一座或多座建築物之住戶和他們的真正來賓、訪客或被邀請使用者的車輛（以下簡稱「住宅車位」），以使署長滿意：

- (I) 在該地段內提供住宅單位大廈（擬供單獨家庭住宅用途的獨立屋、半獨立屋或排屋除外）時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率計算，除非署長同意不同於下列表格的比率或數目：

每個住宅單位面積	住宅車位提供的數目
少於40平方米	每15個住宅單位或其中部分1個車位
不少於40平方米，但少於70平方米	每8.6個住宅單位或其中部分1個車位
不少於70平方米，但少於100平方米	每2.9個住宅單位或其中部分1個車位
不少於100平方米，但少於130平方米	每1.1個住宅單位或其中部分1個車位
不少於130平方米，但少於160平方米	每0.8個住宅單位或其中部分1個車位
不少於160平方米	每0.6個住宅單位或其中部分1個車位

- (II) 如果在該地段內提供獨立屋、半獨立屋或排屋作為單獨家庭住宅用途，按以下比率：

- (A) 每棟房屋總樓面面積少於160平方米1個車位；及
- (B) 每棟房屋總樓面面積不少於160平方米2個車位。

在本第(a)(i)款中，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定為最終及對買方具約束力。

(a)(ii) 在本批地文件特別條款第(a)(i)(I)款中，擬按本批地文件特別條款第(a)(i)(I)款提供的住宅車位總數應是根據本批地文件特別條款第(a)(i)(I)款的表格列明每個住宅單位的面積計算各個車位數目的總數。就此等批地條款而言，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總和：

- (I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，惟為免生疑，不包括該單位內沒有列入本批地文件特別條款第(5)(c)款指定的總樓面面積的所有樓面面積；及
- (II) 與每個住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積，即在住宅單位外圍牆外面供該地段已建或擬建一座或多座建築物的所有住戶共同使用與享用的住宅公用地方的所有總樓面面積（該住宅公用地方在下文簡稱「住宅公用地方」），為免生疑，不包括沒有列入計算

本批地文件特別條款第(5)(c)款指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的所有總樓面面積} \times \frac{\text{按本批地文件特別條款第(a)(ii)(I)款計算的有關住宅單位的總樓面面積}}{\text{按本批地文件特別條款第(a)(ii)(I)款計算所有住宅單位的所有總樓面面積}}$$

(a)(iii)額外車位必須使署長滿意，根據以下的比率提供數目不少於兩個停車位，供該地段已建或擬建的一座或多座建築物住戶的真正來賓、訪客或受邀者停泊他們擁有按《道路交通條例》，其下的任何規例及任何修訂法例領有牌照的車輛：

- (I) 如果在該地段已建或擬建的任何住宅單位大廈有超過75個住宅單位，分配比率為每座住宅單位大廈一至五個停車位；或
- (II) 採用署長批准的其他比率。

為免生疑，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不屬於本批地文件特別條款第(a)(iii)條提述的一座住宅單位，署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否構成或擬供一個單獨家庭住宅用途的決定為最終及對買方有約束力。

(a)(iv)按本批地文件特別條款第(a)(i)款（可按本批地文件特別條款第(22)條修訂）和(a)(iii)款提供的車位不得用作本特別條款指定以外的任何用途，及特別是上述車位不得用作存放、陳列或展覽車輛作銷售或其他用途或用作提供車輛清潔及美容服務。

(b)(i)從依照本批地文件特別條款第(a)(i)(I)款（可根據本批地文件特別條款第(22)條更改）及本批地文件特別條款第(a)(iii)款提供的車位中，買方須保留及指定建築事務監督可要求及批准的車位數目供《道路交通條例》、任何其下的規例及任何修訂立法所定義之傷殘人士停泊汽車（如此保留和指定車位下稱「傷殘人士停車位」）惟須從根據本批地文件特別條款第(a)(iii)款提供的車位之中保留和指定最少一個車位，且買方不得將所有按照本批地文件特別條款第(a)(iii)款提供的車位全部保留或指定作為傷殘人士停車位。

(b)(ii)傷殘人士停車位不可用作供傷殘人士停泊按《道路交通條例》，其下的規例及任何修訂法例領有牌照，並屬於該地段已興建或擬建的一座或多座建築物之住戶及其真正來賓、訪客或受邀者的車輛以外的任何用途，該等車位尤其不可用作存放、陳列或展示車輛作銷售或其他用途或用作提供汽車清潔及美容服務。

(c)(i)該地段內須提供車位，用作停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照屬於該地段上已建或擬建的一座或多座建築物之住戶和他們的真正來賓、訪客或被邀請者的電單車，以使署長滿意，比率為該地段已建或擬建的一座或多座建築物每100個住宅單位或其部份提供一個車位（下稱「住宅電單車停車位」），除非處長同意採用其他比率。但假若依照本批地文件特別條款第(c)(i)款提供的車位的數目是小數，則須上調至下一個整數。在本批地文件特別條款第(c)(i)款中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為一個住宅單位。署長對獨立屋、半獨立屋或排屋的定義和該房屋是否作為單獨家庭住宅用途的決定為最終及對買方具約束力。

(c)(ii)住宅電單車停車位（可根據本批地文件特別條款第(22)條更改）不可用作本批地文件特別條款第(c)(i)款指定的用途以外的任何用途，該等車位尤其不可用作存放、陳列或展覽車輛作銷售或其他用途或用作提供汽車清潔及美容服務。

...

22. 批地文件特別條款第(21)條規定：

(a) 必須按該地段已建或擬建的一座或多座建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內提供裝卸區供貨車裝卸，以使署長滿意，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個裝卸區，該裝卸區須設在每座住宅單位大廈旁邊或之內。在本(a)款中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不能視作一座住宅單位大廈，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否作為單獨家庭住宅用途的決定為最終及對買方具約束力。

(b) 按第(a)款之規定（可根據本批地文件特別條款第(22)款更改）提供的裝卸區面積應為：3.5米闊 × 11.0米長 × 至少4.7米高。上述裝卸區不能用作該地段已建或擬建的一座或多座建築物有關的貨車裝卸以外的任何用途。

23. 批地文件特別條款第(24)條第(a)款規定：

即使已遵守與履行此等批地條款以使署長滿意，住宅車位及住宅電單車車位不能：

- (i) 轉讓，除非
  - (I) 連同該地段的不分割份數及獨家使用及管有該地段已建或擬建的一座或多座建築物內住宅單位的權利；或
  - (II) 給已經是該地段的不分割份數及獨家使用及管有該地段已建或擬建的一座或多座建築物內住宅單位的權利的業主之人士；或

(ii) 分租，除非給該地段已建或擬建的一座或多座建築物內住宅單位的住戶。

惟在任何情況下，不得轉讓或分租總數超過3個住宅車位和住宅電單車車位給予該地段已建或擬建的一座或多座建築物內任何一個住宅單位的業主或住戶。

...

24. 批地文件特別條款第(26)條規定：

買方須向署長提交一份經署長批核並且顯示將會根據本批地文件特別條款第(20)條（可根據本批地文件特別條款第(22)條更改）及第(21)條（可根據本批地文件特別條款第(22)條更改）於該地段範圍內提供所有車位及上落客貨車位的圖則，或經認可人士（釋義依《建築物條例》，其任何附屬規例及任何相關修訂法例）核證的圖則副本。交妥圖則之前，不可進行任何影響該地段或其任何部份或現已或將會建於該處任何建築物或其任何部份的交易（本批地文件特別條款第(16)條第(c)款所指的租約、租契或該等租約或租契的協議、本批地文件特別條款第(16)條第(d)款所指的建築按揭或署長批准的其他交易除外）。上述核准圖則顯示的上述停車位及上落客貨車位除作本批地文件特別條款第(20)及(21)條分別訂明的用途外，不可作任何其他用途。買方應遵照上述核准圖則維持車位、上落車位及其他位置，包括但不限於升降機、樓梯平台及運轉和通道地方，及不可更改布局設計，除非事先獲署長書面同意。除上述核准圖則顯示的停車位外，該地段或該處任何建築物或構築物的任何部份均不可作停泊車輛用途。

25. 批地文件特別條款第(27)條規定：

除通過本批地文件所夾附圖則顯示及標記的X及Y點之間的Z點或署長書面批准的其他地點之外，買方無權以車輛進出該地段。如該地段進行發展或重建，建築工程的車輛可獲批准使用署長指定位置的臨時通道，但須受制於署長施加的條款。當完成發展或重建，買方需自費在署長指定的時限內將臨時通道的一個或多個範圍恢復原狀，以使署長全面滿意。

## 26. 批地文件特別條款第(28)條規定：

買方不可在任何毗鄰或鄰連該地段的政府土地進行削土移土或土地後移工程，或在政府土地進行任何建造工程、填土工程或任何類型的斜坡處理工程，除非事先獲署長書面同意，而署長可全權酌情在給予同意時制訂彼認為恰當的條款與條件，包括收取其指定的地價額外增批政府土地作為該地段的增批地段。

## 27. 批地文件特別條款第(29)條規定：

(a) 如該地段或任何政府土地現時或以往曾經配合或因應該地段或其任何部分的構建、平整或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等批地條款等規定買方執行的任何其他工程，不論事先是否獲署長書面同意，買方亦須於當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。買方應在本批地文件協定的整個批租期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，以使署長滿意。

(b) 本批地文件特別條款第(a)款概毋損此等批地條款賦予政府的權利，其中特別以本批地文件特別條款第(28)條為要。

(c) 無論何時，如因買方進行構建、平整、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，買方須自費還原並修葺該處，以使署長滿意，同時就政府直接或間接因滑土、山泥傾瀉或地陷蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序（不論任何及如何引致）作出賠償，並確保其免責。

(d) 除享有本文訂明可就違反此等批地條款追討之任何其他權利或補償權外，署長另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知訂明的期限內以署長滿意的方式完成通知的指示，署長可即時執行及進行任何必要的工程。買方必須在接獲通知時向政府償還有關的費用，以及任何行政及專業收費與費用。

## 28. 批地文件特別條款第(30)條規定：

未經署長事先書面同意，該地段之上不得使用碎石機。

## 29. 批地文件特別條款第(31)條規定：

如果在發展或重建該地段或其中任何部分時已安裝預應力地樁，買方須在預應力地樁的服務年限期間自費定期保養與檢驗預應力地樁，以使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果買方不理會或未能進行上述要求的檢驗工程，署長可立即執行與進行該檢驗工程，而買方須在要求時歸還政府因此產生的費用。

## 30. 批地文件特別條款第(32)條規定：

(a) 買方應依照署長全權酌情指定，自費以使署長滿意的方式在本批地文件隨附圖則以綠色間黑斜線顯示的範圍（「綠色黑斜線範圍」）進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程。此外，買方並須在本文協定的整個批租期內，自費以使署長滿意的方式維修綠色黑斜線範圍，以保持其維修充足及狀態良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本批地文件協定的批租期內任何時間於綠色黑斜線範圍發生山泥傾瀉、地陷或滑土，買方須以使署長滿意的方式自費還原及修復綠色黑斜線範圍和署長認為（其決定為最終及對買方具約束力）同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土直接或間接招致或引起任何

責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序（不論任何及如何引致），買方須向政府作出賠償，並確保其免責。此外，買方並須時刻確保無任何人等在綠色黑斜線範圍非法挖掘或傾倒廢物。如事先獲署長書面批准，買方可在綠色黑斜線範圍架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反此等批地條款的情況，署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知買方執行此等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘買方疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可即時執行及進行任何必要工程，買方須在政府通知時償付相關的費用。

(b) 儘管本批地文件特別條款第(a)款另有規定，買方按本批地文件特別條款就綠色黑斜線範圍或其任何部分的責任及權利將於政府向買方給予相關通知時完全終止。買方不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府索償。然而，權責終止概不妨礙政府就任何之前已發生的違反、不遵守或不履行本特別條款(a)款規定事件行使任何應有的權利或補償權。

## 31. 批地文件特別條款第(33)條規定：

(a) 買方現確認並承認，鑒於天然地勢的性質，該地段可能受該地段範圍內及本批地文件隨附圖則以綠色虛線顯示作識別的該地段外地方（以下簡稱「綠色邊界虛線範圍」）的山泥傾瀉及礫石瀉墜影響。

(b)(i) 買方應自費以使署長全面滿意的方式，在該地段及綠色邊界虛線範圍內執行和完成土力勘測工程（以下簡稱「勘測工程」），以研探天然地形山泥傾瀉及礫石瀉墜的危險。

(b)(ii) 勘測結果應包括但不限於建議以署長全面滿意的方式在該地段內及綠色邊界虛線範圍上進行、完成和維修所有必要的緩解及穩定工程和相關工程，包括進行工程建造通道以供日後維修已完竣緩解及穩定工程和相關工程使用（該通道以下簡稱「維修通道」）（經署長批准的建議以下簡稱「核准緩解工程建議」），從而保障該地段任何已建或擬建的一座或多座建築物或構築物和該處的住戶及佔用人和彼等各真正來賓、訪客及受邀者免受該地段及綠色邊界虛線範圍的山泥傾瀉及礫石瀉墜危害。如建議供日後維修已完竣緩解及穩定工程和相關工程使用的通道位於該地段綠色邊界虛線範圍外，事先須獲署長書面批准。一旦批准即構成維修通道一部分，而經署長批准施工建造上述通道的建議工程將納入核准緩解建議一部分。

(c) 完成勘測工程後，買方應在2026年3月31日或署長批准的其他日期或之前，自費以使署長全面滿意的方式，依照署長全權酌情批准或指定，依照核准緩解工程建議在該地段範圍內進行和完成緩解及穩定工程和相關工程（包括「維修通道」工程）（以下統稱「內部工程」）及於綠色邊界虛線範圍或任何其他政府土地進行上述工程（以下統稱「外部工程」）。如經勘測工程發現該地段任何部分、該地段任何已建或擬建的一座或多座建築物或構築物有受山泥傾瀉及礫石瀉墜影響的危險，於內部工程及外部工程完成之前，任何住戶或佔用人和彼等各真正來賓、訪客及受邀者不得佔用相關範圍。

(d) 為免生疑，受限於本批地文件特別條款(f)款之規定，本批地文件特別條款(b)(i)及(c)款分別載述的勘測工程及外部工程以使署長全面滿意的方式完成後，買方毋須在綠色邊界虛線範圍或其他政府土地再進行土地勘測、緩解及穩定工程和相關工程。

(e) 買方應自費在土地註冊處就該地段註冊經署長批核的圖則，顯示內部工程及外部工程的位置、性質和範圍，以及買方須按規定在該地段及政府土地進行的維修工程之位置和規模，包括署長規定或可能規定買方遵照本批地文件特別條款(f)款在該地段及政府土地清理山泥傾瀉碎礫或礫石的工程（上述圖則以下簡稱「天然地勢危險緩解及穩定工程圖則」）。內部工程現已或將會施工的地方或樓層，將劃為並且構成公用地方一部分。註冊圖則之前，不可進行任何影響該地段或其任何部分或該地段任何已建或擬建建築物或其任何部分的交易（本批地文件特別條款第(16)(d)款所訂的建築按揭或署長批准的其他交易除外）。

(f)(i)買方須在本批地文件協定的整個批租期內，自費維修內部工程及外部工程，以保持其狀況良好及修繕妥當，全面以使署長滿意，確保內部工程和外部工程可持續按既定設計運作。維修工程應包括但不限於清理墜落內部工程、外部工程或該地段各地方或本特別條款第(e)款所載天然地形危險緩解及穩定工程圖則所示政府土地的山泥傾瀉碎礫或礫石。

(f)(ii)除政府可就買方失責不遵照本文規定維修內部工程及外部工程行使任何權利和補償權外，署長亦有權發出書面通知要求買方於其全權酌情視為恰當的期限內，執行所有和任何關乎內部工程及外部工程的維修工程。如買方疏忽或未能於通知指定的期限內執行通知的規定以全面以使署長滿意，署長可即時執行及進行所需的維修工程，買方須在接獲通知時向政府支付相關工程費用的款項，以及任何督導費用和間接費用。有關款項的金額由署長或其正式授權的人員釐定，其決定為最終及對買方具約束力。

(g)茲只限於為進行勘測工程和執行、完成、檢查及維修內部工程和外部工程，買方有權進出通行及往返綠色邊界虛線範圍及其須按規定執行維修工程的其他政府土地，包括清理落入內部工程或外部工程、該地段各地方或本批地文件特別條款第(e)款所述天然地勢危險緩解及穩定工程圖則顯示的政府土地範圍的山泥傾瀉碎礫或礫石，惟須受限於署長全權酌情制訂的條款及條件。

(h)倘因進行勘測工程或執行、檢查、檢驗、監督和維修內部工程或外部工程導致或引致綠色邊界虛線範圍或任何其他政府土地受損，買方應在署長全權酌情指定的期限內，自費以署長全面滿意的方式修復損害。倘買方不在上述期限內履行本款訂明的責任，署長可即時執行及進行所需的維修工程，買方須在接獲通知時向政府支付相關工程費用的款項，以及任何督導費用與間接費用。有關款項的金額由署長或其正式授權的人員釐定，其決定為最終及對買方具約束力。

(i)買方時刻均須允許署長、其官員、承辦商和代理及任何其他獲其授權人等，不論攜帶工具、設備、機器、機械或駕車與否，行使權利進出通行、往返及行經該地段或其任何部分和該地段任何已建或擬建建築物，以便檢查、檢驗和監督買方遵照本批地文件特別條款第(b)、(c)、(f)及(h)款執行的任何工程，以及執行、檢查、檢驗和監督本批地文件特別條款第(f)(ii)及(h)款訂明的工程或署長視為必要的任何其他工程。

(j)倘因買方履行本批地文件特別條款第(b)、(c)、(f)及(h)款所訂責任或行使本批地文件特別條款第(g)款所載的權利或因政府行使本批地文件特別條款第(f)(ii)、(h)及(i)款所訂的任何權利等引起或連帶造成買方或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，政府概毋須就此承擔義務或責任，買方不可就此等損失、損害、滋擾或騷擾向政府提出任何索償。

(k)如因買方遵照本特別條款的規定擬進行或已進行任何工程，或因買方執行勘測工程或於設計、建造和維修內部工程或外部工程時遺漏、疏忽或失責，以致直接或間接引起或連帶造成任何責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序（不論任何及如何引致），包括但不限於財物損壞或損失或人身傷亡，買方須向政府作出賠償，並確保其免責。

(l)儘管有本批地文件特別條款第(b)、(c)、(f)、(g)及(h)款之規定，當政府向買方發出相關通知後，買方按照本批地文件特別條款就綠色邊界虛線範圍及任何其他政府土地或其任何部分擁有的責任和權利將絕對終止，買方不得鑒於因其責任或權利終止而招致或蒙受的任何損失、損害或滋擾或任何開支向政府索取賠償。然而，買方的責任或權利終止概毋損政府可就任何之前違反、不履行或不執行前述第(b)、(c)、(f)、(g)及(h)款事件行使任何權利或補償權。

32. 批地文件特別條款第(34)條規定：

(a)如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料（以下統稱「廢物」）腐蝕、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海

床、污水管、雨水渠或明渠或其他政府物業（下稱「政府物業」），買方應自費移除廢物並將政府物業蒙受的任何損毀修復。買方須就該等腐蝕、沖下或傾倒廢物導致私人物業蒙受損毀或滋擾而引起的一切責任、索償、損失、損害、支出、費用、成本、要求、訴訟及司法程序（不論任何及如何引致）向政府作出賠償，並確保其免責。

(b)儘管本特別條款第(a)款有所規定，署長可以（但沒有責任）應買方的要求從政府物業清理該等廢料並修復對政府物業造成的任何損壞。買方須在要求時向政府支付因此產生的費用。

33. 批地文件特別條款第(35)條規定：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程期間（以下統稱「工程」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，以避免對該地段、綠色黑斜線範圍，及綠色邊界虛線範圍或其任何部分之上、上面、之下或毗鄰的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、行人路、街道設施、污水渠、明渠、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。買方在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的位置及水平，並提交處理可能受上述工程影響的任何服務一切方面的書面建議給署長，供彼審批，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。買方須履行署長於批出上述審批時對服務施加的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復進行上述工程對該地段、綠色黑斜線範圍及綠色邊界虛線範圍或其任何部份或該等服務以任何方式造成的任何損壞、干擾或阻塞（除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非彼另作選擇，買方須在要求時向政府支付該等工程的費用），以使署長滿意。如果買方未能對該地段、綠色黑斜線範圍，及綠色邊界虛線範圍或其任何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，以使署長滿意，署長可進行彼認為必要的上述改道、重鋪、維修、彌補及修復工程，買方須應要求向政府支付該等工程的費用。

34. 批地文件特別條款第(36)條規定：

(a)買方須自費建造及保養署長認為有需要的排水渠及渠道（不論是否位於該地段範圍內或政府土地上），以將落在或流經該地段上的暴雨或雨水截流並排送至就近的河道、集水井、渠道或政府雨水渠，以使署長滿意；且買方須就因該等暴雨或雨水造成的任何損壞或滋擾直接或間接而引起的一切責任、索償、損失、損害、支出、費用、成本、要求、訴訟及司法程序（不論任何及如何引致）向政府作出賠償，並確保其免責。

(b)將該地段任何排水渠及污水渠與政府雨水渠及污水渠（若已鋪設及投入運作）連接的工程，可由署長進行，而署長對買方就任何由此而起的損失或損壞並無責任，且買方須應要求向政府支付該接駁工程之費用。另一選擇是，買方可自費進行該連接工程以使署長滿意，而在此情況下，上述接駁工程於政府土地上的任何部分須由買方自費保養，且須應要求由買方交回政府以供政府自費進行將來的保養；買方亦須應要求向政府繳付該接駁工程技術審核的費用。倘若買方沒有維修建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的維修工程，而買方須應要求向政府支付上述工程費用。

35. 批地文件特別條款第(37)條規定：

政府主管道將提供淡水供應。買方接受在提供此項供應方面可能會有延遲，如在向該地段提供淡水供應時有任何延遲，買方不得就此向政府提出任何索償。

36. 批地文件特別條款第(38)條規定：

受制於有關延遲供應的條件，水務署署長同意買方使用臨時食水總水管作沖廁之用，但買方須安裝適用於鹹水的水管並在日後有鹹水供應時使用鹹水，以使水務署署長滿意。

## 37. 批地文件特別條款第(39)條規定：

(a)政府已豁除及保留在本批地文件隨附圖則上以紫色邊界虛線範圍顯示的範圍內並處於香港主水平基準以上40米與香港主水平基準以上75米之間之地層（上述水平基準間之該地層以下簡稱為「雨水排放隧道保留區域」），以興建、運作、檢查、維修、更改、更新及保養一條命為「港島西雨水排放隧道」之雨水排放隧道（「雨水排放隧道」），以及進行署長認為就雨水排放隧道有需要或與之有關的任何其他工程。

(b)買方就雨水排放隧道保留區域並無擁有、管有或使用之權利或業權。

(c)買方或任何其他人士均不得因按本批地文件特別條款第(39)(a)款下豁除及保留之權利或因存在及使用雨水排放隧道或雨水排放隧道保留區域而起的或隨之而來直接或間接對買方或任何其他人士造成或買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何及如何引致），以任何成文法則或其他方式向政府就以下事項提出任何反對或有權提出任何索償。

(d)若署長認為（該意見為最終及對買方具約束力）經由買方或其承建商、代理、工人或買方授權的任何人士對雨水排放隧道或雨水排放隧道保留區域或兩者造成的破壞、干擾或阻礙，須由買方自費於署長指明時間內修復，並全面以使署長滿意。如買方未能於署長指明時間內修復對雨水排放隧道或雨水排放隧道保留區域或兩者造成的破壞、干擾或阻礙或情況緊急所需，則署長有權進行所需要的工程，並由買方承擔該等費用。買方須於政府要求時向政府支付相等於工程之費用，該金額由署長決定（該決定為最終及對買方具約束力）。

(e)政府、署長及其授權官員、承建商、代理、工人或署長授權的任何人士（不論攜帶同工具、設備、機械、機器或駕車與否）有權隨時自由且不受阻礙地進出、往返及穿越該地段或其任何部分及任何於其上已建或擬建之建築物，以興建、營運、檢查、維修、更改、更新及保養雨水排放隧道或任何已經或將會搭建或放置或提供於其內的裝置或構築物及進行署長認為就雨水排放隧道或雨水排放隧道保留區域或兩者有需要或與其有關的任何其他工程。

(f)政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或義務，不論是否由政府、署長、其官員、承辦商、代理、工人或署長授權的任何其他人士因直接或間接性進行本批地文件特別條款第(d)款和第(e)款賦予的任何權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

(g)買方須向政府賠償因本批地文件特別條款(d)款的破壞、干擾或阻礙直接或間接引起或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序，並使政府持續得到彌償。

## 38. 批地文件特別條款第(41)條第(b)(i)款規定：

買方不可在渠務專用範圍之內興建任何建築物或構築物。

## 39. 批地文件特別條款第(41)條第(c)款條規定：

政府、署長、其官員、承辦商、代理、工人或署長授權的任何其他人士現獲賦予權利，不論攜帶工具、設備、機器、機械或駕車與否，在任何時間均可不受限制地通行、進出、往返和行經該地段，以便鋪設、檢查、維修、保養、更換及更新署長可能要求或批准的公用服務設施。渠務專用範圍內不可放置任何可能阻礙出入或招致公用服務設施超出負荷的物件或物料。如署長認為（其意見為最終及對買方具約束力）渠務專用範圍內存在可能阻礙出入或招致公用服務設施超出負荷的物件或物料，署長有權以書面通知買方自費移走或清拆此等物件或物料並還原渠務專用範圍，以令署長全面滿意。倘買方疏忽不執行或未於通知書訂明的期限內執行規定，又或發生緊急事故，署長可自行實施其視為必要的移走、清拆及還原工程，買方須在接獲通知時向政府支付此等工程的費用，該金額由署長決定，其決定為最終局及對買方具有約束力。

## 40. 批地文件特別條款第(42)條規定：

(a)買方須在本協議之日期起的六個曆月內(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發展該地段的排污影響評估（以下簡稱「排污影響評估」）予環境保護署署長作出書面審批，在一切方面使環境保護署署長滿意。除其他事項外，上述排污影響評估須載有環境保護署署長要求的資料及詳情，包括但不限於開發該地段可能產生的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。

(b)買方須在環境保護署署長指定的時限內自費進行及實施經環境保護署署長批准的排污影響評估的建議，在一切方面使環境保護署署長滿意。

(c)排污影響評估的技術方面須由具有土木工程專業學科資格的香港工程師學會的會員或特許土木工程師進行。

(d)在環境保護署署長沒有書面批准排污影響評估之前，不得在該地段或其中任何部分展開建築工程（拆卸及移除工程及地盤平整工程除外）。

(e)為免生疑和在不影響本批地文件一般條款第5條的概括性原則的情況下，買方特此明文承認及同意彼須獨自負責並自費進行及實施排污影響評估內經環保署署長批准的建議，在一切方面使環境保護署署長滿意。政府對買方履行本批地文件特別條款或其他條款的責任所產生或附帶和造成買方或任何其他人士蒙受任何損失、損害、滋擾或干擾（不論任何及如何引致）無須承擔任何責任或義務，以及買方無權就上述損失、損害、滋擾或干擾向政府提出索償。

## 41. 批地文件特別條款第(43)條規定：

(a)買方須在本協議之日期起的6個曆月(或署長可批准的其他期限)內自費提交或安排他人提交一份開發該地段的噪音影響評估（以下稱為「噪音影響評估」）予署長作書面審批，在一切方面使署長滿意。該評估除了其他事項外，須載有署長可要求的資料及詳情，包括但不限於開發該地段的一切不利的噪音影響和建議採取適當的噪音緩解措施、改善工程及其他措施及工程（以下為稱「噪音緩解措施」）。

(b)買方須在署長指定的期限內自費進行與實施噪音影響評估建議並經環境保護署署長根據本批地文件特別條款第(a)款所規定批准的噪音緩解措施（以下稱為「經批准噪音緩解措施」），在一切方面使署長滿意。

(c)在署長沒有書面批准噪音影響評估之前，不得在該地段或其中任何部分展開建築工程（拆卸及移除工程及地盤平整工程除外）。

(d)為免生疑和在不影響本批地文件一般條款第5條的概括性的原則的情況下，買方特此明文承認與同意，彼須自行負責自費履行已批准的噪音緩解措施，在一切方面以使署長滿意。政府對買方履行本批地文件特別條款或其他條款的責任所產生或附帶和造成買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何及如何引致）無須承擔任何責任或義務。買方不得對任何損失、損害、滋擾或干擾向政府提出索償。

## 42. 批地文件特別條款第(44)條規定：

倘若已批准的噪音緩解措施包括在該地段上搭建或興建伸展超出該地段的邊界和在毗鄰政府土地任何部分之上及上方的隔音屏障（以下稱為「隔音屏障」），下列條款適用：

(a)買方須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合建築物條例、其下的任何法例及任何修訂條例；

(b)不可在任何毗鄰該地段的政府土地之上、上方或之下搭建噪音屏障的地基或承建物；

(c)未經署長的事先書面批准，不得在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、更換或連接；

(d)買方須在任何時候自費維護、保養及維修隔音屏障或（若署長批准）更換，使其處於良好的維修狀態，在一切方面以使署長滿意。如果按本(d)款進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；

(e)隔音屏障不得用作隔音屏障之用途以外的任何用途。未經署長的事先書面同意，買方不得使用或准許或容許他人使用隔音屏障或其中任何部分作張貼廣告或展示任何標誌、通告或海報之用；

(f)經署長的事先書面批准，買方、其承建商、代理、工人或買方授權的任何其他人士可不論攜帶工具、設備、機械、機器或駕車與否進入該地段毗鄰的政府土地，旨在按本特別條款進行伸展到政府土地上的隔音屏障之部分的任何工程；

(g)買方須在任何時候採取必要的預防措施，防止因為搭建、建造、進註、視察、維修、保養、清潔、更新、更換、更改、使用、拆除或移除隔音屏障對毗鄰該地段的政府土地和隔音屏障或進入或使用毗鄰該地段的政府土地和隔音屏障的任何人士或車輛造成的任何損害或損傷；

(h)署長有權在任何時候完全酌情向買方發出一封書面通知，要求買方在收到該書面通知後，在通知日起的六個曆月內拆除與移除伸展到政府土地上面的隔音屏障的部分，不得作出任何更換。買方須在上述書面通知指定的時間內自費拆除與移除上述隔音屏障部分，在一切方面使署長滿意；

(i)如果買方不履行其在本特別條款的義務，署長可進行所需工程，費用一概由買方承擔，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終局及對買方具有約束力；

(j)買方須在無償條件下，准許署長、其官員、承辦商、代理、工人或署長授權的任何其他人士在任何時間內不論攜帶工具、設備、機械、機器或駕車與否有權自由及不受限制地出入、經過及往返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，旨在視察、檢查及監管按本批地文件特別條款第(a)、(d)及(h)款進行的任何工程和按本批地文件特別條款第(i)款進行的任何工程或署長認為必要的任何其他工程；

(k)政府對買方履行在本批地文件特別條款下的責任、署長行使本批地文件特別條款第(j)款的進入權或按本批地文件特別條款第(i)款進行的任何工程直接或間接產生或附帶和造成買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何及如何引致）無須承擔任何責任。買方無權就上述損失、損害、滋擾或干擾向政府索償；及

(l)買方進行本批地文件特別條款第(i)款規定的工程直接或間接有關或造成的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟或司法程序向政府作出賠償，並使政府持續得到彌償。

備註：

1. 本節提及的「買方」一詞指簽署及訂立批地文件的人及在文意允許或要求的情況下，包括其遺囑執行人、遺產管理人及承讓 人及（如為法團）包括其繼承人及承讓人。

2. 欲悉詳情請參考本批地文件。批地文件的文本已在售樓處提供以供公眾免費閱覽。

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

1. Description

(a) The Public Passage Area as referred to in Special Condition No. (12)(b) of the Land Grant.

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

**B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development**

1. The Public Passage Area as referred to in Special Condition No. (12)(b) of the Land Grant.

2. The Drainage Tunnel Reserve Areas as referred to in Special Condition No. (39)(a) of the Land Grant.

3. The Drainage Reserve Area as referred to in Special Condition No. (41)(a)(i) of the Land Grant.

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

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

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

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

Not Applicable

**D. Part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the building (planning) regulations (cap 123 sub. Leg. F)**

Not Applicable

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

Please refer to the plan set out at the end of this Section.

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

The Public Passage Area as referred to in Special Condition No. (12)(b)

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

(a) Subject to Special Condition No. (41)(b) hereof, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected or constructed within the area shown edged blue on the plan annexed hereto (hereinafter

referred to as "the Edged Blue Area") at the ground level or within the air space extending upwards from the ground level of the Edged Blue Area to a height of 5.1 metres.

(b) The Purchaser shall on or before the 31st day of March, 2026 at his own expense and in all respects to the satisfaction of the Director lay, form, construct and provide a passageway at and along the ground level of the Edged Blue Area (hereinafter referred to as "Public Passage Area") in such manner, with such materials and to such standards, levels, alignment, width and designs as may be approved or required by the Director.

(c) The Purchaser shall throughout the term hereby agreed to be granted keep the Public Passage Area open for the use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption.

(d) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the Public Passage Area in good and substantial condition and repair in all respects to the satisfaction of the Director.

(e) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance, disturbance, death or injury whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise of the right of passage by members of the public conferred under sub-clause (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance, disturbance, death or injury.

(f) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligation under subclauses (b), (c) or (d) of this Special Condition.

(g) For the purposes of sub-clauses (a) and (b) of this Special Condition, the decision of the Director as to what constitutes the ground level of the Edged Blue Area shall be final and binding on the Purchaser.

(h) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clause (c) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Public Passage Area to the public for the right of passage.

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

The Drainage Tunnel Reserve Areas as referred to in Special Condition No. (39)(a)

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

(a) For the purposes of constructing, operating, inspecting, repairing, altering, renewing and maintaining a drainage tunnel known as “the Hong Kong West Drainage Tunnel” (hereinafter referred to as “the Drainage Tunnel”) and carrying out of any other works which the Director may consider necessary for or in connection with the Drainage Tunnel, there shall be excepted and reserved unto the Government the strata of land between the levels at 40 metres above the Hong Kong Principal Datum and 75 metres above the Hong Kong Principal Datum within the areas shown edged pecked purple on the plan annexed hereto (which strata of land excepted and reserved in this Special Condition are hereinafter referred to as “the Drainage Tunnel Reserve Areas”).

(b) The Purchaser shall have no right of or title to the ownership, possession or use of the Drainage Tunnel Reserve Areas.

(c) The Purchaser and any other person shall have no right to object to or make any claim for compensation whatsoever against the Government whether under any enactment or otherwise in respect of the exception and reservation under sub-clause (a) of this Special Condition or for any loss, damage, nuisance, disturbance, annoyance or detriment whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the presence and use of the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both.

(d) Any damage, disturbance or obstruction which in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) has been caused by the Purchaser or his contractors, agents, workmen or any persons authorized by the Purchaser to the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both shall be made good by the Purchaser at his own expense, within such time limit as may be specified by and in all respects to the satisfaction of the Director. If the Purchaser fails to make good any damage, disturbance or obstruction caused to the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both within the specified time limit or as required in an emergency, the Director may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(e) The Purchaser shall at all times permit the Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, the right of ingress, egress and regress to, from and through the Lot or any part thereof and any building erected or to be erected thereon for the purposes of constructing, operating, inspecting, repairing, altering, renewing and maintaining the Drainage Tunnel or any installations or structures or services erected or placed or provided or to be erected or placed or provided therein and carrying out any other works which the Director may consider necessary for or in connection with the Drainage Tunnel or the Drainage Tunnel Reserve Areas or both.

(f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director of the rights conferred under sub-clauses (d) and (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the damage, disturbance or obstruction referred to in sub-clause (d) of this Special Condition.

The Drainage Reserve Area as referred to in Special Condition No. (41)(a)(i)

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

(i) The Purchaser hereby acknowledges that as at the date of this Agreement, there are drains, sewers, channels, drainage facilities and other services (hereinafter collectively referred to as “the Utilities”) running across, through or under those portions of the lot respectively shown coloured pink hatched black and pink hatched black hatched green and marked “D.R.” on the plan annexed hereto (hereinafter collectively referred to as “the Drainage Reserve Area”).

(ii) Without prejudice to the generality of the provisions of General Condition No.5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot existing as at the date of this Agreement subject to the presence of the Utilities, and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same.

(iii) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser by reason of or arising whether directly or indirectly out of or incidental to the presence of the Utilities or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of the Utilities.

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

No building, structure or support for any building or structure shall be erected within the Drainage Reserve Area.



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

Notwithstanding sub-clause (b)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Purchaser may erect or permit to be erected buildings or structures or support for such buildings or structures or any part thereof within the Drainage Reserve Area provided that there is a clear space extending upwards from the ground level of the Drainage Reserve Area to a height of not less than 5.1 meters. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Drainage Reserve Area shall be final and binding on the Purchaser.

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

The Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, shall have the right of ingress, egress and regress at all times to, from and through the Lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing the Utilities which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein or as required in an emergency, the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

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

Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers under sub-clause (c) of this Special Condition, the Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director, his officers, contractors, agents, workmen and any persons authorized by the Director of the right of ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities conferred under sub-clause (c) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(1) The definitions of the Deed of Mutual Covenant stipulate that:

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

"Drainage System"

means the drainage system serving the Development situate within the Drainage Reserve Area (as defined in Special Condition No.(41)(a)(i) of the Conditions) with the consent of the Director of Lands;

"Pedestrian Passageway"

means such passageway as the Director of Lands may require to be constructed in accordance with Special Condition No.(12)(b) of the Conditions and required to be kept open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption.

(2) Clause 15(a)(xvii) of the Deed of Mutual Covenant stipulates that:

The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing: -

the cost of maintaining the Pedestrian Passageway under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands.

(3) Clause 37 of the Deed of Mutual Covenant stipulates that:

The management of the Lot and the Development and the Common Areas and Facilities therein shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 10 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised in accordance with the provisions of this Deed and to enforce and carry into effect all provisions of this Deed subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the Common Areas and Facilities therein and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing: -

(bh) to uphold, maintain and repair the Pedestrian Passageway in good and substantial repair and condition to the satisfaction of the Director of Lands;

(bi) To permit the Government and all members of the public at all times and for all lawful purposes free of cost and without hindrance to pass and repass on foot or by wheelchair over, along, on, by and through the Pedestrian Passageway;

(bp) To maintain the Drainage System to the satisfaction of the Director of the Lands;

(bq) To divert the Drainage System if and when required by the Director of Lands to the satisfaction of the Director of Lands and other Government authorities;

(4) Clause 43 of the Third Schedule of the Deed of Mutual Covenant stipulates that:

The Owners shall at all times throughout the term granted by the Conditions,

(a) permit all members of the public at all times and for all lawful purposes free of cost and without interruption to pass and repass on foot or by wheelchair over, along, on, by and through the Pedestrian Passageway; and

(b) uphold, maintain and repair the Pedestrian Passageway in good and substantial repair and condition to the satisfaction of the Director of Lands.

**A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施**

1. 描述

(a) 批地文件特別條款第(12)(b)條所述的公共通道範圍。

2. 公眾有權依據批地文件規定使用上述所載的各項設施。

**B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施**

1. 批地文件特別條款第(12)(b)條所述的公共通道範圍。

2. 批地文件特別條款第(39)(a)條所述的雨水排放隧道保留區域。

3. 批地文件特別條款第(41)(a)(i)條所述的渠務專用範圍。

4. 公眾有權按照批地文件使用設施。

5. 該等設施按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。

6. 發展項目中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

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部分**

不適用

**E. 顯示上述設施、休憩用地及該土地各部分的圖則**

見本節最後附上的圖則。

**F. 關於各項設施和休憩用地及該土地各部分的批地文件條文**

批地文件特別條款第(12)(b)條所述的公共通道範圍

批地文件特別條款第(12)條規定：

(a)除本批地文件特別條款第(41)(b)款另有規定外，不得在本批地文件隨附圖則以藍色邊界顯示的範圍（下稱「藍色邊界範圍」）內由地面水平向上延伸達5.1米的空間內興建或建造建築物、構築物、為任何建築物或構築物而設的支撐、或伸展物。

(b)買方須在2026年3月31號前按署長批准及要求的方式、物料、標準、水平、定線、寬度及設計，在各方面均令署長滿意的方式，自費鋪設、構建、建造及提供一條位於及沿經藍色邊界範圍之地面上的通道（下稱「公共通道範圍」）。

(c)買方須在批租年期期間維持公共通道範圍，以供公眾在免費及不受干擾的情況下於一天24小時所有時間為了一切合法目的於公共通道範圍以徒步或乘坐輪椅的方式使用公共通道範圍經過。

(d)買方須在批租年期期間自費保養公共通道範圍於良好和修繕妥當的狀態，並在各方面使署長滿意。

(e)政府無須就由於或伴隨公眾人士行使本批地文件特別條款第(c)款或以其他方式授予之通行權而直接或間接以任何方式造成買方或任何其他人士（或招致買方或任何其他人士蒙受）之任何損失、損害、滋擾、騷擾、死亡或人身傷害承擔任何義務或責任，而買方不得就任何該等損失、損害、滋擾、騷擾、死亡或人身傷害向政府提出索償。

(f)買方須就其履行或不履行於本批地文件特別條款第(b)、(c)及(d)款下的義務而直接或間接以任何方式衍生（或與該等義務的履行或不履行直接地或間接地以任何方式有關連）之任何責任、索償、損失、損害、費用、成本、收費、要求、法律行動及司法程序向政府作出賠償，並使政府持續得到彌償。

(g)就本批地文件特別條款第(a)及(b)款而言，藍色邊界範圍的地面水平將由署長決定，其決定為最終決定及對買方具約束力。

(h)現明文同意、聲明及規定，對買方施加本批地文件特別條款第(c)款的責任並不代表買方有意或政府同意就通行權將「公共通道範圍」訂為公眾專用。

(i)現明文同意、聲明及規定，買方於本批地文件特別條款第(c)款的責任不會引致有關額外上蓋面積或地積比率的任何寬免或權利的期望或申索或有關者（不論是根據《建築物（規劃）規例》第22(1)條，其任何修訂或取代條文或其他條文）。為免生疑問，買方明文放棄根據《建築物（規劃）規例》第22(1)條，其任何修訂或取代條文提出有關額外上蓋面積或地積比率的任何及所有申索或任何寬免或權利。

批地文件特別條款第(39)(a)條所述的雨水排放隧道保留區域

批地文件特別條款第(39)條規定：

(a)政府已豁除及保留在本批地文件隨附圖則上以紫色邊界虛線範圍顯示的範圍內並處於香港主水平基準以上40米與香港主水平基準以上75米之間之地層（上述水平基準間之該地層以下簡稱為「雨水排放隧道保留區域」），以興建、運作、檢查、維修、更改、更新及保養一條名為「港島西雨水排放隧道」之雨水排放隧道（「雨水排放隧道」），以及進行署長認為就雨水排放隧道有需要或與之有關的任何其他工程。

(b)買方就雨水排放隧道保留區域並無擁有、管有或使用之權利或業權。

(c)買方或任何其他人士均不得因按本批地文件特別條款第(39)(a)款下豁除及保留之權利或因存在及使用雨水排放隧道或雨水排放隧道保留區域而起的或隨之而來直接或間接對買方或任何其他人士造成或買方或任何其他人士蒙受的任何損失、損害、滋擾或干擾（不論任何及如何引致），以任何成文法則或其他方式向政府就以下事項提出任何反對或有權提出任何索償。

(d)若署長認為（該意見為最終及對買方具約束力）經由買方或其承建商、代理、工人或買方授權的任何人士對雨水排放隧道或雨水排放隧道保留區域或兩者造成的破壞、干擾或阻礙，須由買方自費於署長指明時間內修復，並全面以使署長滿意。如買方未能於署長指明時間內修復對雨水排放隧道或雨水排放隧道保留區域或兩者造成的破壞、干擾或阻礙或情況緊急所需，則署長有權進行所需要的工程，並由買方承擔該等費用。買方須於政府要求時向政府支付相等於工程之費用，該金額由署長決定（該決定為最終及對買方具約束力）。

(e)政府、署長及其授權官員、承建商、代理、工人或署長授權的任何人士（不論攜帶同工具、設備、機械、機器或駕車與否）有權隨時自由且不受阻礙地進出、往返及穿越該地段或其任何部分及任何於其上已建或擬建之建築物，以興建、營運、檢查、維修、更改、更新及保養雨水排放隧道或任何已經或將會搭建或放置或提供於其內的裝置或構築物及進行署長認為就雨水排放隧道或雨水排放隧道保留區域或兩者有需要或與其有關的任何其他工程。

(f)政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或義務，不論是否由政府、署長、其官員、承建商、代理、工人或署長授權的任何其他人士因直接或間接性進行本批地文件特別條款第(d)款和第(e)款賦予的任何權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

(g)買方須向政府賠償因本批地文件特別條款(d)款的破壞、干擾或阻礙直接或間接引起或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序，並使政府持續得到彌償。

#### 批地文件特別條款第(41)(a)(i)條所述的渠務專用範圍

批地文件特別條款第(41)(a)條規定：

(i)買方確認於本批地文件訂立日，該地段中本文所夾附圖則分別以粉紅色加黑斜線及粉紅色加黑斜線加綠斜線及標有“D.R.”的部份（以下簡稱「渠務專用範圍」）有現存的排水渠、污水渠、渠道、排水設施及其他設備（以下簡稱「公用服務設施」）穿過、經過或位於其下方。

(ii)茲毋損本批地文件一般條款第(5)條規定，買方將被視作接受及已滿意該地段於本批地文件訂立日的現狀及情況，並受制於公用服務設施的存在，而買方不得因此或就此提出或作出任何性質的異議或索償。

(iii)政府無須就由於或伴隨公用服務設施的存在而直接或間接以任何方式造成買方（或招致買方蒙受）之任何損失、損害、滋擾、騷擾承擔任何義務或責任，而買方不得就任何該等損失、損害、滋擾、騷擾向政府提出索償。買方須就其履行或不履行伴隨公用服務設施的存在而直接或間接以任何方式衍生（或與該等義務的履行或不履行直接地或間接地以任何方式有關連）之任何責任、索償、損失、損害、費用、成本、收費、要求、法律行動及司法程序向政府作出賠償，並使政府持續得到彌償。

批地文件特別條款第(41)條第(b)(i)款規定：

買方不可在渠務專用範圍之內興建任何建築物或構築物。

批地文件特別條款第(41)條第(b)(ii)款規定：

儘管有上述本特別條款第(b)(i)條的規定，如獲署長事先書面同意及受其施加的條款及條件限制下，可允許建築物、構築物或任何建築物或構築物的支撐物設置於渠務專用範圍之內，惟於渠務專用範圍地面水平起計向上須有不少於5.1米高的淨空間；就本特別條款而言，署長對何謂渠務專用範圍的地面水平之決定為最終論，且對買方具有約束力。

批地文件特別條款第(41)條第(c)款條規定：

政府、署長、其官員、承建商、代理、工人或署長授權的任何其他人士現獲賦予權利，不論攜帶工具、設備、機械、機器或駕車與否，在任何時間均可不受限制地通行、進出、往返和行經該地段，以便鋪設、檢查、維修、保養、更換及更新署長可能要求或批准的公用服務設施。渠務專用範圍內不可放置任何可能阻礙出入或招致公用服務設施超出負荷的物件或物料。如署長認為(其意見為最終及對買方具約束力)渠務專用範圍內存在可能阻礙出入或招致公用服務設施超出負荷的物件或物料，署長

有權以書面通知買方自費移走或清拆此等物件或物料並還原渠務專用範圍，以令署長全面滿意。倘買方疏忽不執行或未於通知書訂明的期限內執行規定，又或發生緊急事故，署長可自行實施其視為必要的移走、清拆及還原工程，買方須在接獲通知時向政府支付此等工程的費用，該金額由署長決定，其決定為最終局及對買方具有約束力。

批地文件特別條款第(41)條第(d)款條規定：

除因行使上述本特別條款第(c)條所述權利和權力而須將挖掘的坑道恢復原狀的情況外，政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或義務，不論是否由政府、署長、其官員、承建商、代理、工人或署長授權的任何其他人士因直接或間接性進行上述本特別條款第(c)款賦予鋪設、檢查、維修、保養、更換及更新公用服務設施的權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

#### G. 公契中關於各項設施的條文

(1)公契的定義規定：

在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：-

“雨水排放系統”

指在地政總署署長同意下位於批地文件特別條款第(41)(a)(i)條所述雨水排放隧道保留區域為發展項目提供服務的雨水排放系統。

“行人通道”

指地政總署署長可能要求按照批地文件特別條款第(12)條第(b)款所建造的通道，並要求每天24小時開放供公眾為所有合法目的的步行或乘坐輪椅免費使用且不受任何干擾。

(2)公契第15(a)(xvii)條規定：

第一部分應涵蓋所有管理人認為應該為所有業主的利益或為發展項目和其中的發展項目公用地方及設施的適當管理而支出的費用，但不排除一般性的規定，管理人的決定除非明顯錯誤，否則應是決定性的，包括但不限於：

本公契和/或根據批地條款的良好維修和狀況並以達至地政總署署長滿意所需的費用。

(3)公契第37條規定：

該地段、發展項目和公用地方及設施的管理將由管理人負責，最初期限不超過兩(2)年，並將繼續進行，直到根據本公契第10條所規定的終止，每位業主在此不可撤銷地指定管理人為代理，代表所有業主處理有關公用地方及設施以及根據本公契規定的所有其他事項，並根據建築物管理條例（第344章）執行和實施本公契的所有條款。除本公契明文規定的其他權力外，管理人還有權代表所有業主進行與該地段、發展項目、公用地方及設施以及其管理有關的一切必要或適當的行為和事項，特別是但不限於：

(bh) 使行人通道保持良好和修繕妥當的狀態，以達致地政總署署長滿意的程度；

(bi) 允許政府和所有公眾隨時為所有合法目的的免費及無阻礙地步行或乘坐輪椅通行行人通道。

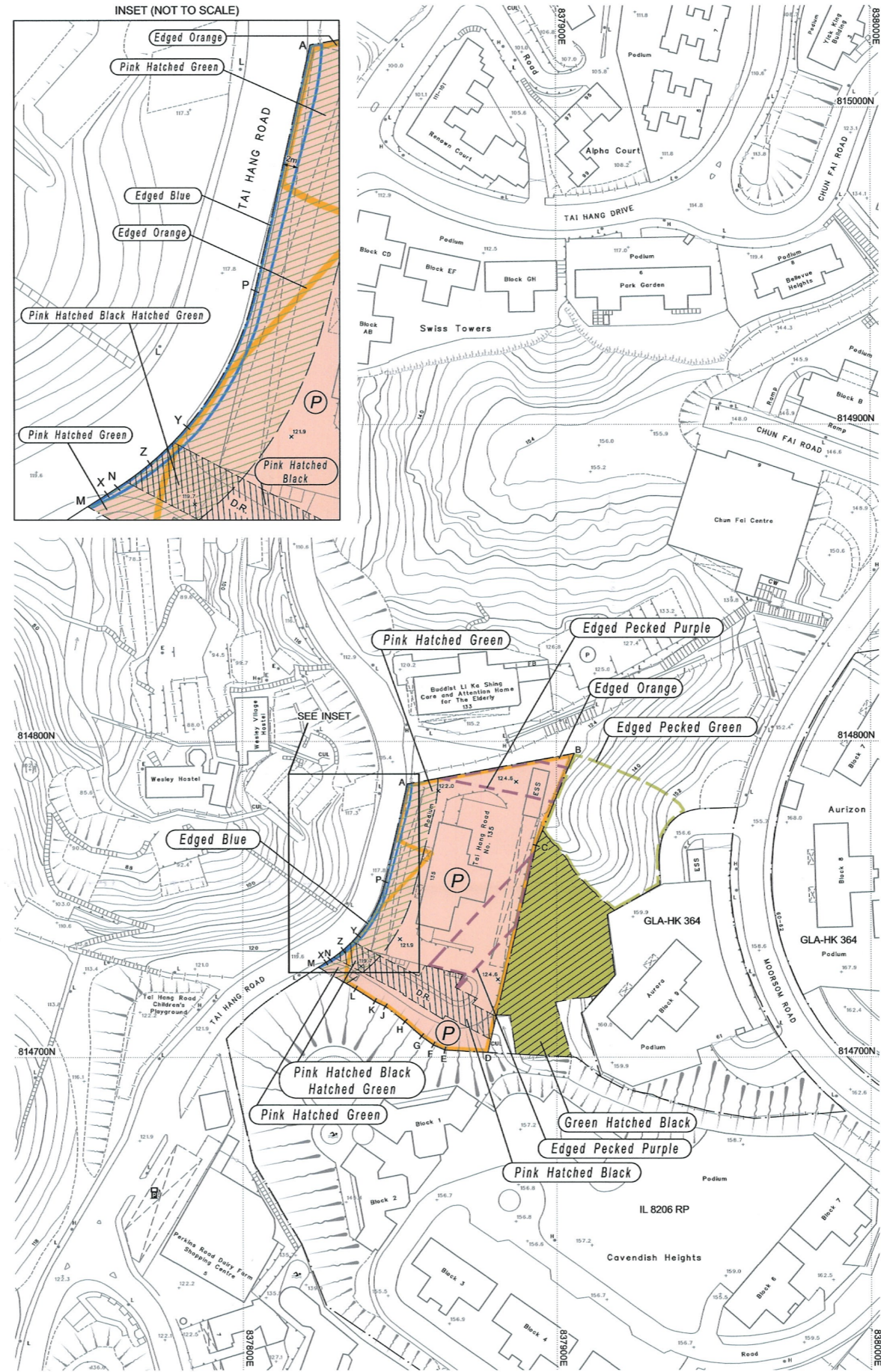
(bp) 代表所有業主保養雨水排放系統，須令地政總署署長滿意。

(bq) 如地政總署署長要求，代表所有業主為雨水排放系統作出分流，令地政總署署長及其他政府部門滿意。







(4)公契第43條規定：

業主應在批地條款條件授予的整個期限內，

- (a) 容許公眾人士有權隨時為所有合法目的免費及不受干擾地步行或乘坐輪椅通行行人通道；和
- (b) 維護，保養及維修行人通道，使其保持良好和修繕妥當的狀態，以達至地政總署署長滿意的程度。



Legend 圖例

-  Edged Blue 藍色邊界
-  Edged Pecked Purple 紫色邊界
-  Pink Hatched Black 粉紅色加黑斜線
-  Pink Hatched Black Hatched Green 粉紅色加黑斜線加綠斜線
-  Pink Hatched Black
-  D.R. DRAINAGE RESERVE 渠務專用

## WARNING TO PURCHASERS

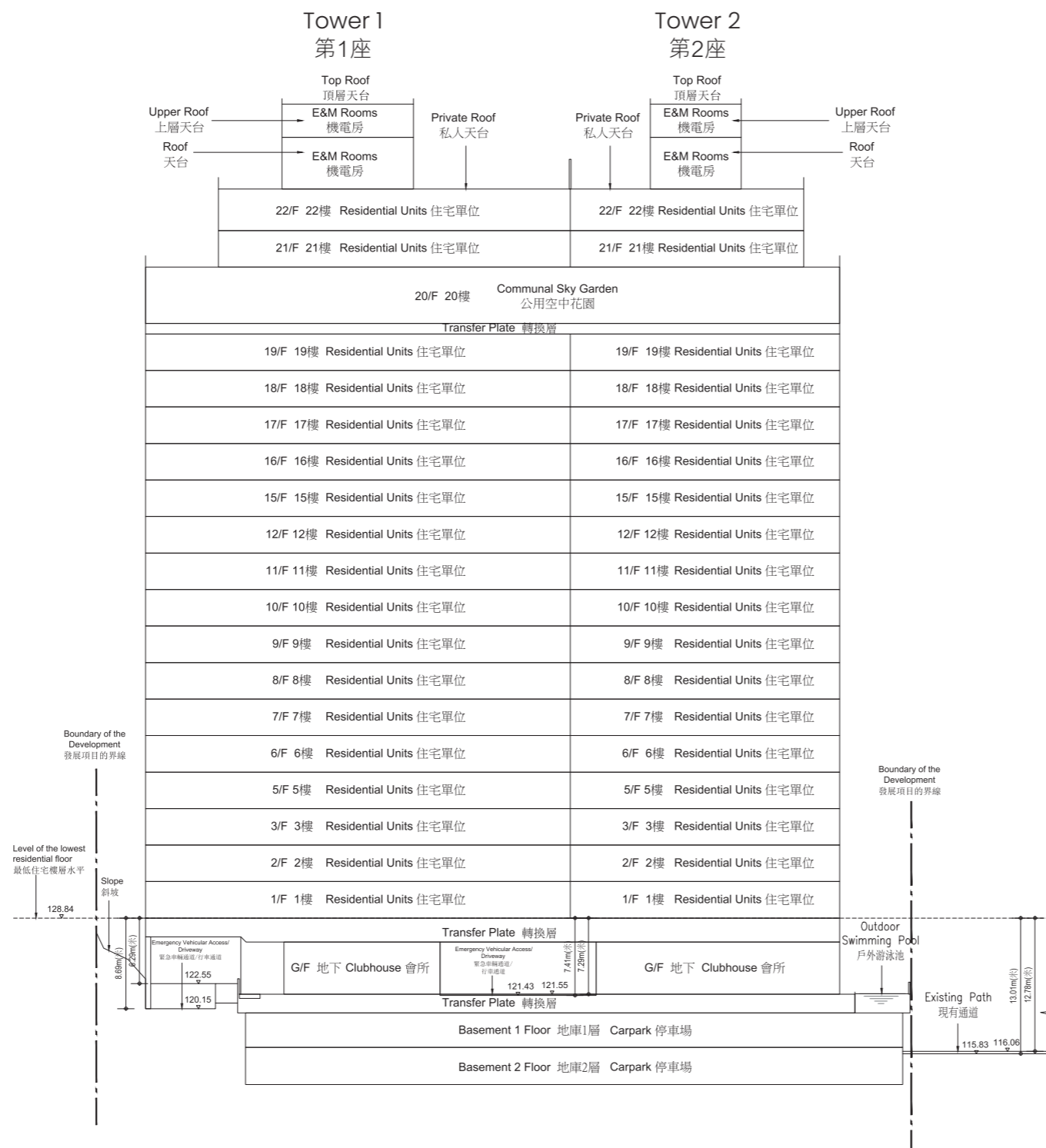
## 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the 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.
  4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
  2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而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。
  4. 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所須支付的費用。

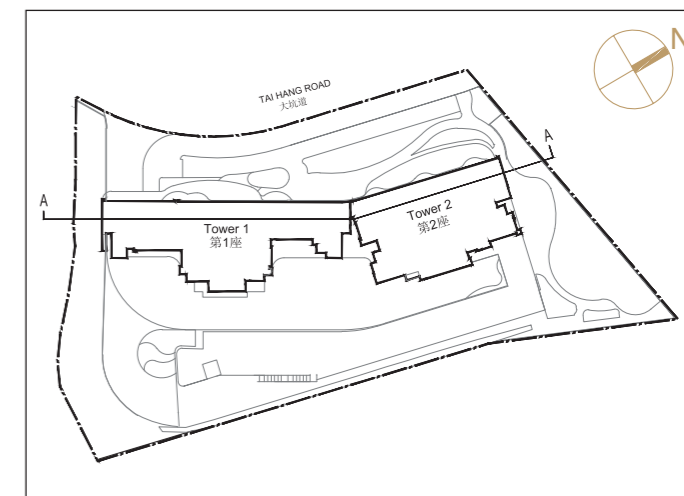
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

# 發展項目中的建築物的橫截面圖

## Section A-A 橫截面圖 A-A



## Key Plan 索引圖



1. The part of Existing Path adjacent to the Tower 2 is 115.83 meters to 116.06 meters above the Hong Kong Principal Datum.
2. The part of Emergency Vehicular Access/Driveway adjacent to the Tower 1 and Tower 2 is 121.43 meters to 121.55 meters above the Hong Kong Principal Datum.
3. The part of Emergency Vehicular Access/Driveway adjacent to the Tower 1 is 120.15 meters to 122.55 meters above the Hong Kong Principal Datum.
4. Dotted line (---) denotes the level of the lowest residential floor.
5. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

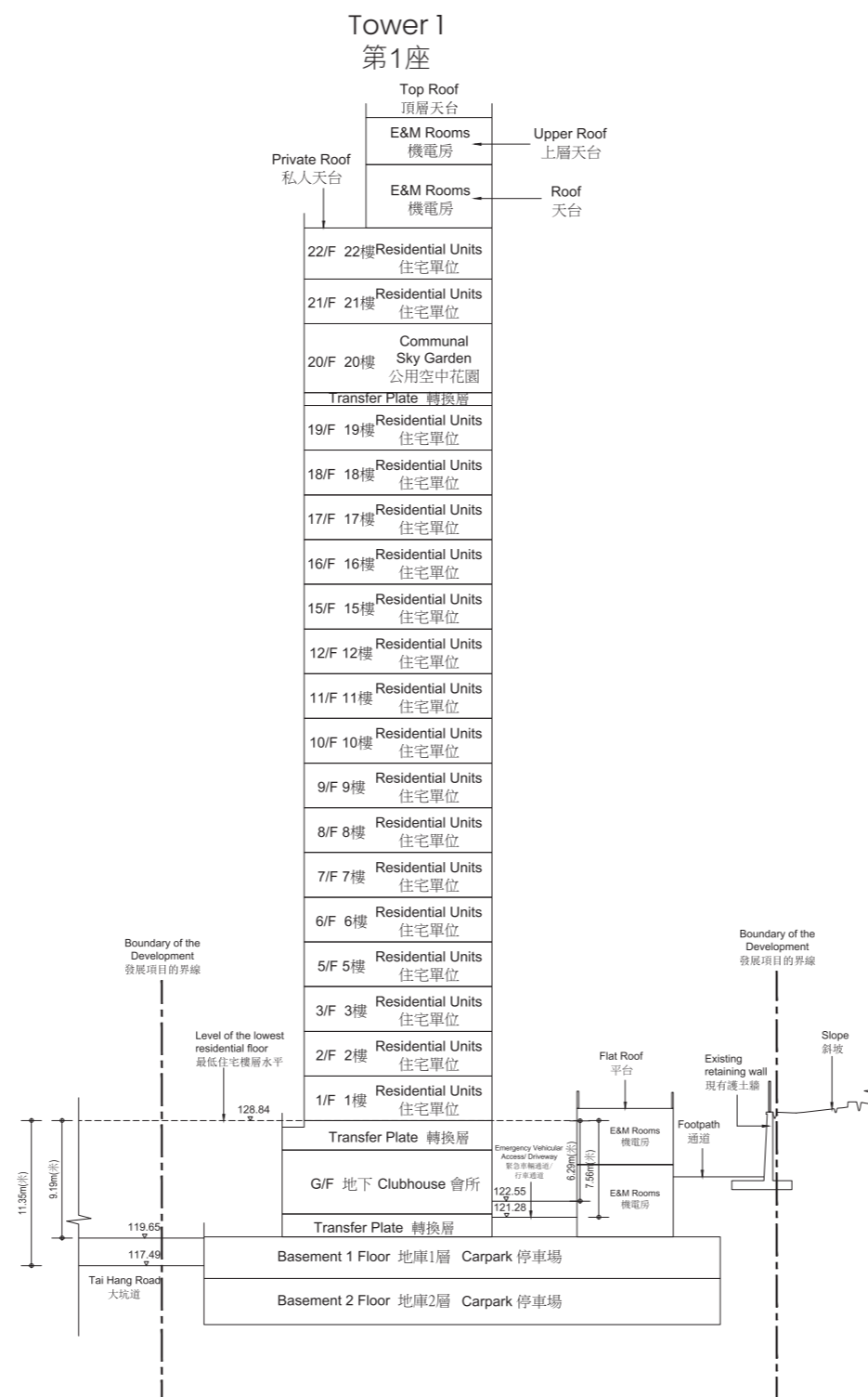
1. 毗連第2座一段現有通道為香港主水平基準以上115.83米至116.06米。
2. 毗連第1座及第2座一段緊急車輛通道/行車通道為香港主水平基準以上121.43米至121.55米。
3. 毗連第1座一段緊急車輛通道/行車通道為香港主水平基準以上120.15米至122.55米。
4. 虛線 (---) 為最低住宅樓層水平。
5. (▽)代表香港主水平基準以上的高度 (米)。



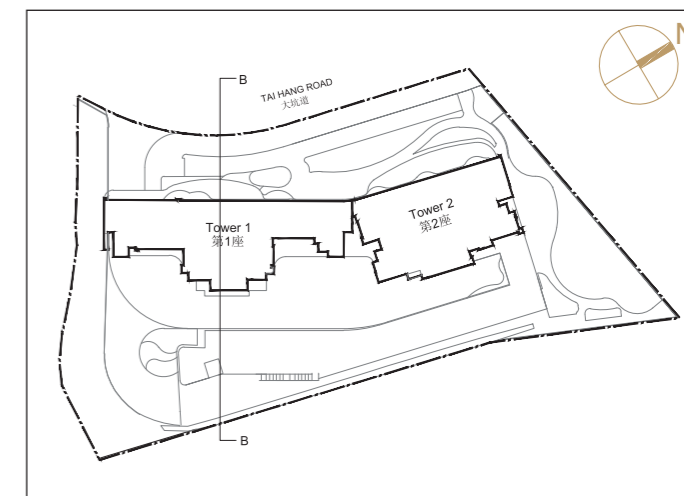
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

# 發展項目中的建築物的橫截面圖

## Section B-B 橫截面圖 B-B



## Key Plan 索引圖



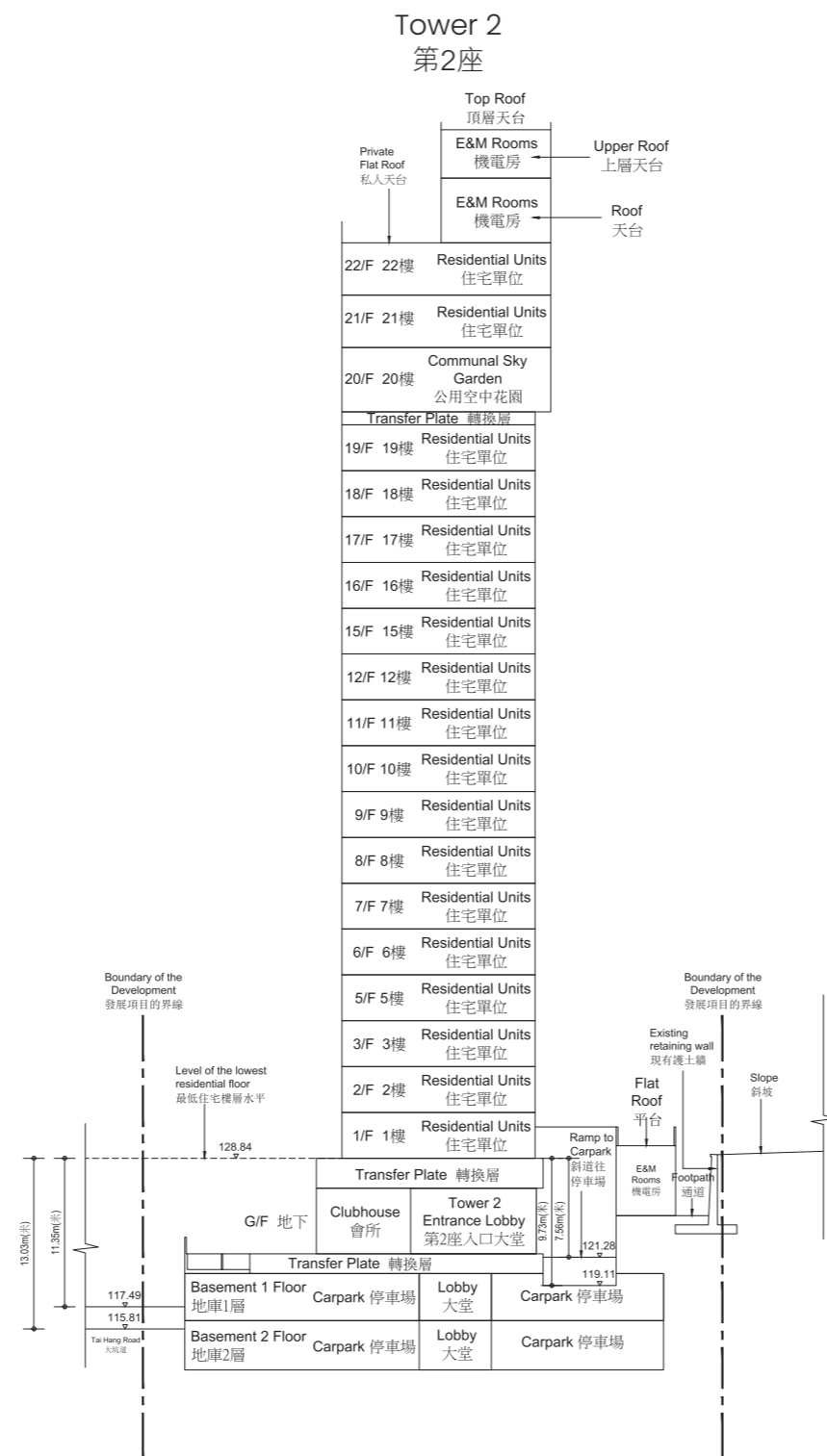
1. The part of Tai Hang Road adjacent to the Tower 1 is 117.49 meters to 119.65 meters above the Hong Kong Principal Datum.
2. The part of Emergency Vehicular Access/Driveway adjacent to the building is 121.28 meters to 122.55 meters above the Hong Kong Principal Datum.
3. Dotted line (---) denotes the level of the lowest residential floor.
4. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

1. 毗連第1座一段大坑道為香港主水平基準以上117.49米至119.65米。
2. 毗連建築物一段緊急車輛通道/行車通道為香港主水平基準以上121.28米至122.55米。
3. 虛線 (---) 為最低住宅樓層水平。
4. (▽) 代表香港主水平基準以上的高度 (米)。

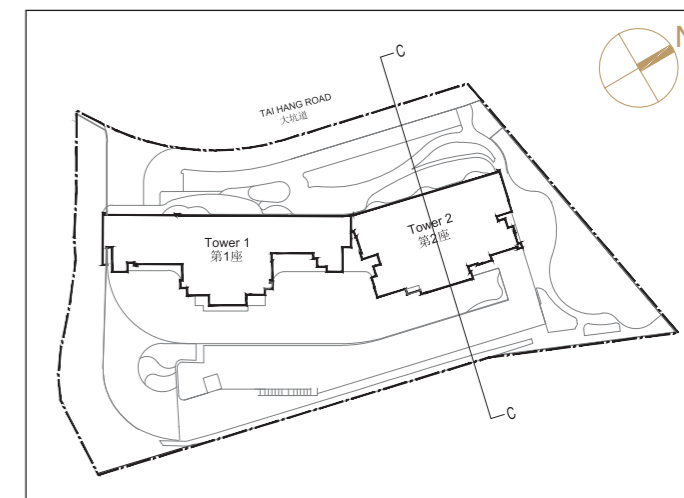
# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

# 發展項目中的建築物的橫截面圖

Section C-C  
橫截面圖 C-C



Key Plan  
索引圖

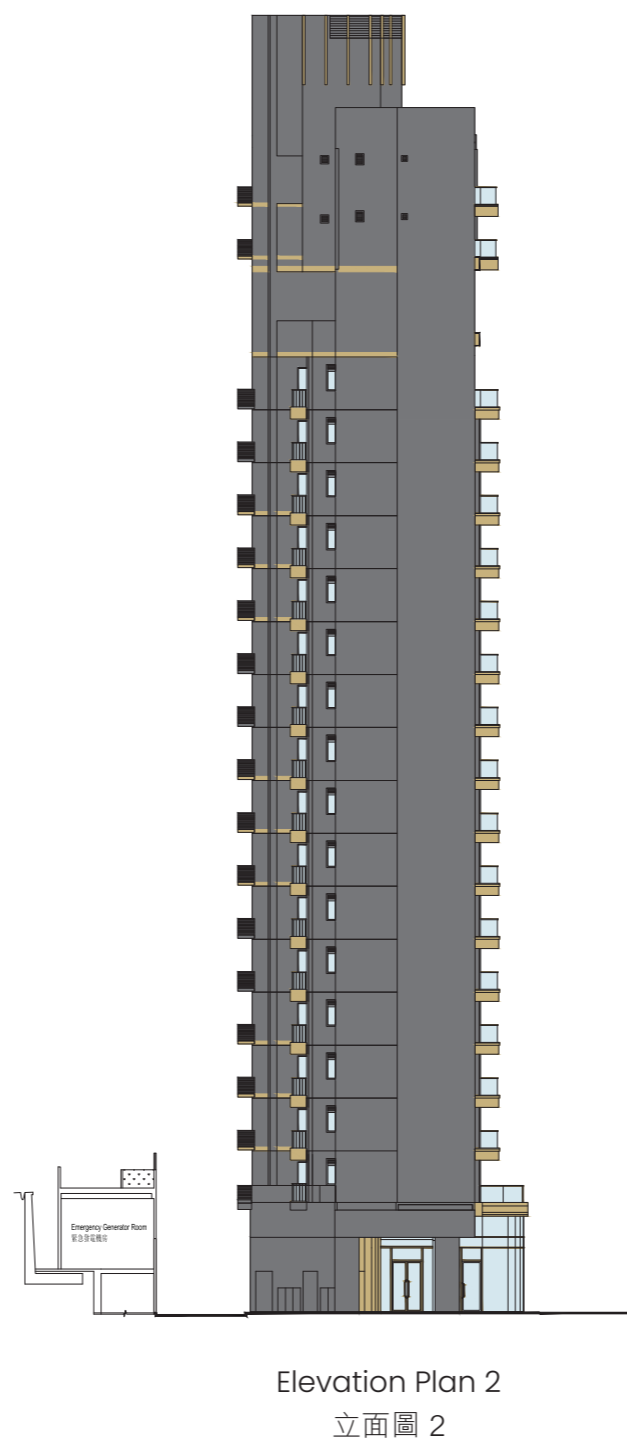
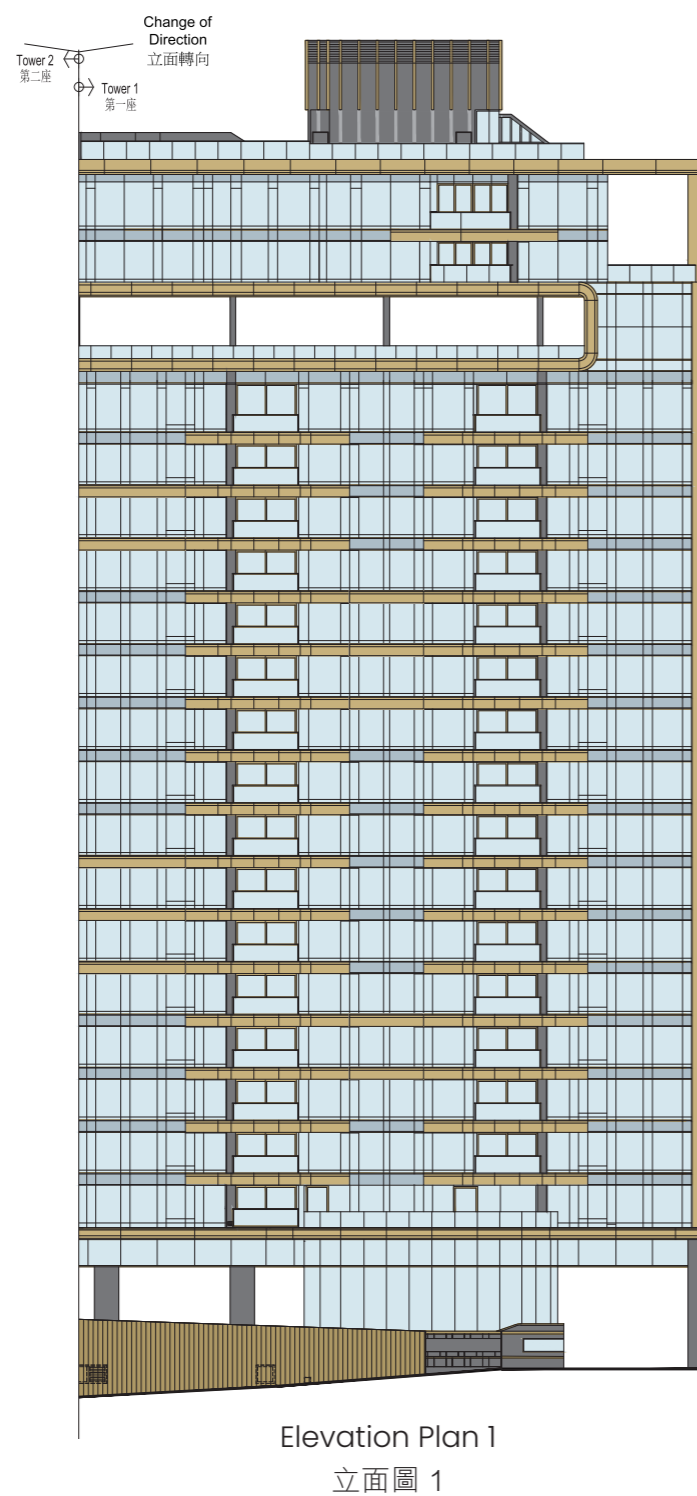


1. The part of Tai Hang Road adjacent to the Tower 2 is 115.81 to 117.49 meters above the Hong Kong Principal Datum.
2. The part of Ramp to Carpark adjacent to the Tower 2 is 119.11 meters 121.28 meters above the Hong Kong Principal Datum.
3. Dotted line (---) denotes the level of the lowest residential floor.
4. (▽) denotes height (in metres) above the Hong Kong Principal Datum.

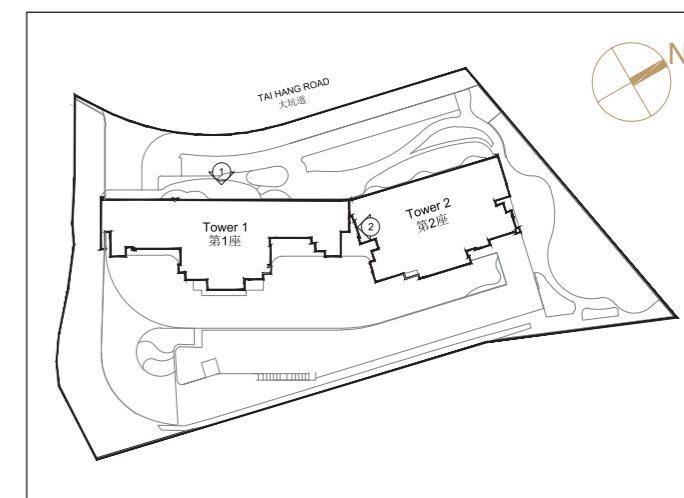
1. 毗連第2座一段大坑道為香港主水平基準以上115.81米至117.49米。
2. 毗連第2座一段斜道往停車場為香港主水平基準以上119.11米至121.28米。
3. 虛線 (---) 為最低住宅樓層水平。
4. (▽) 代表香港主水平基準以上的高度 (米)。

# ELEVATION PLAN | 立面圖

## Tower 1 第1座



## Key Plan 索引圖



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

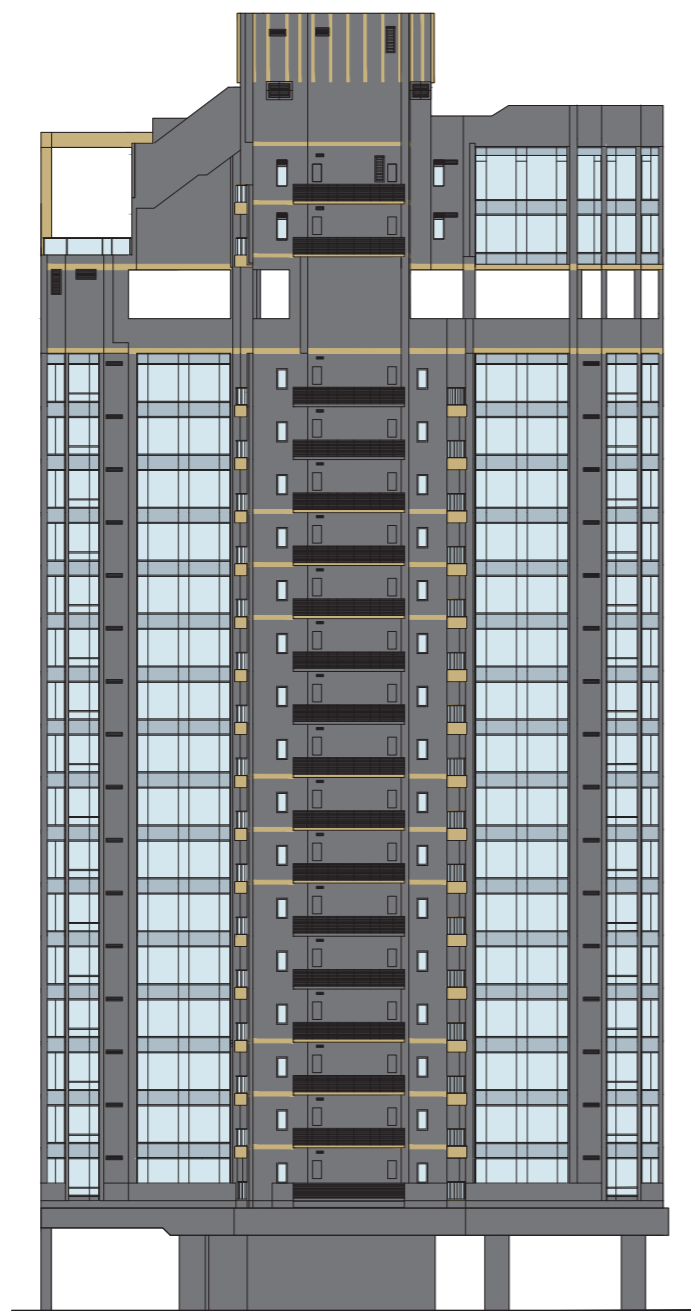
- are prepared on the basis of the approved building plans for the Development as of 30 January 2024; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

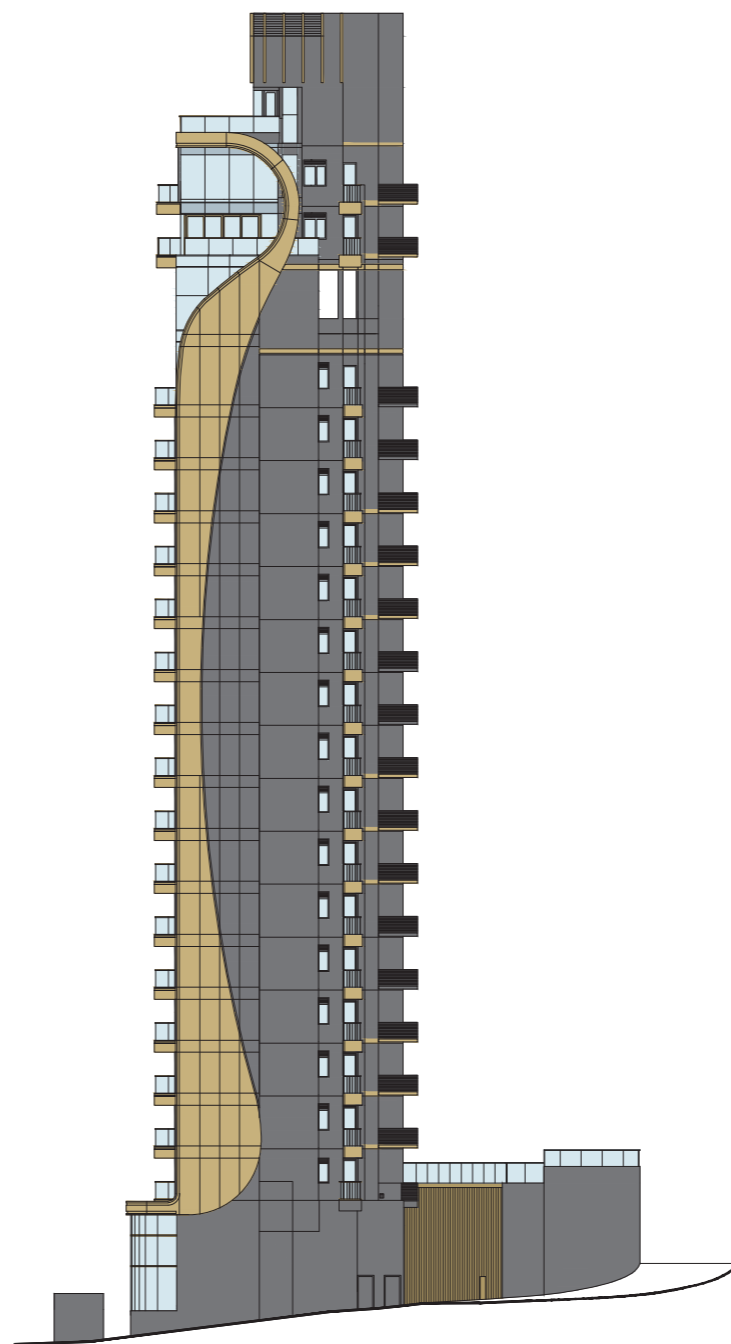
- 以2024年1月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

# ELEVATION PLAN | 立面圖

## Tower 1 第1座

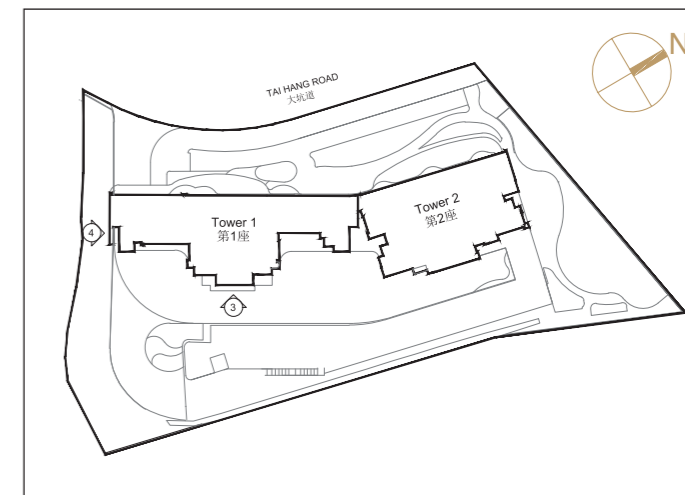


Elevation Plan 3  
立面圖 3



Elevation Plan 4  
立面圖 4

## Key Plan 索引圖



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

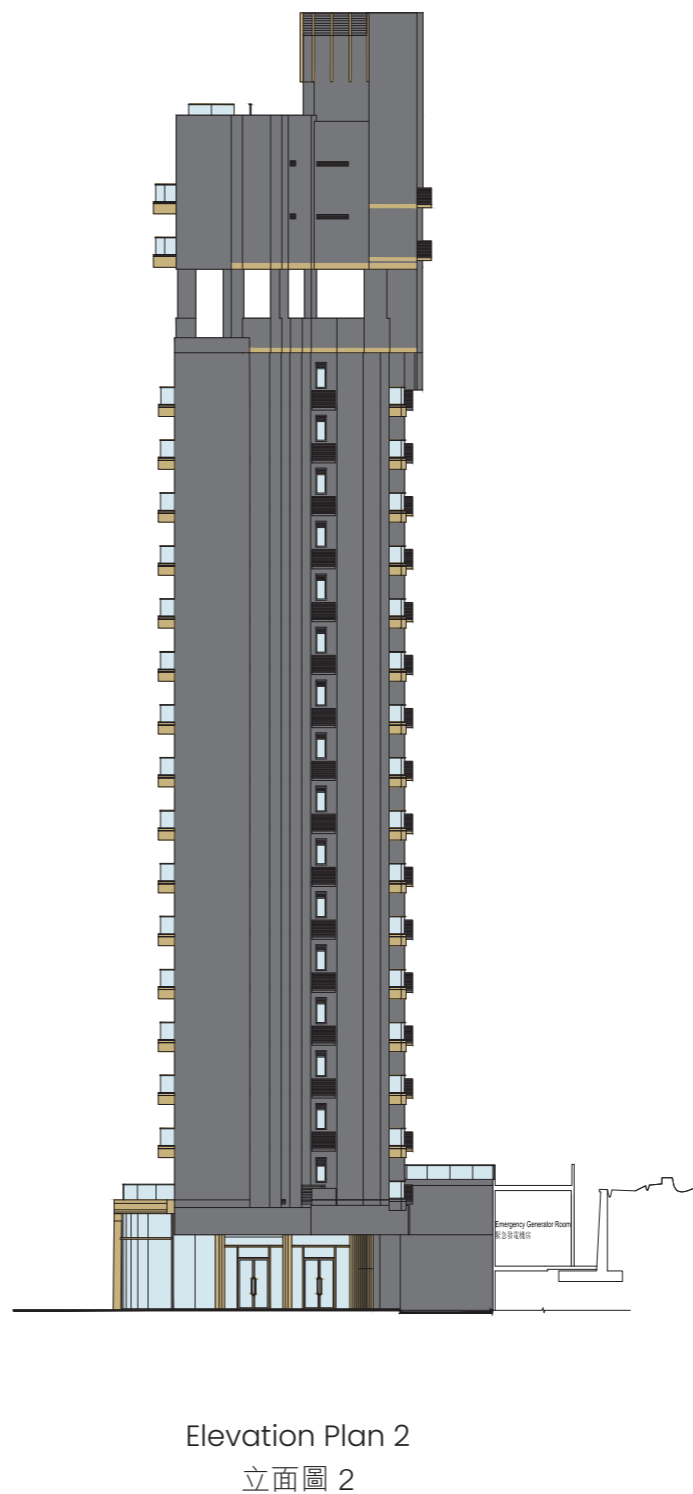
- are prepared on the basis of the approved building plans for the Development as of 30 January 2024; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

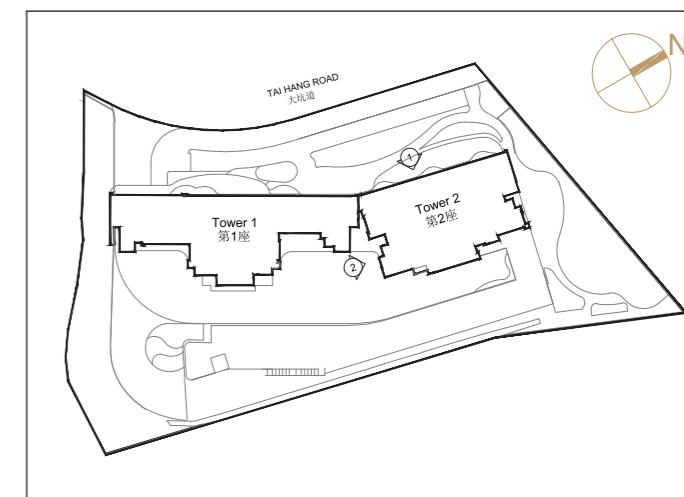
- 以2024年1月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

# ELEVATION PLAN | 立面圖

## Tower 2 第2座



## Key Plan 索引圖



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

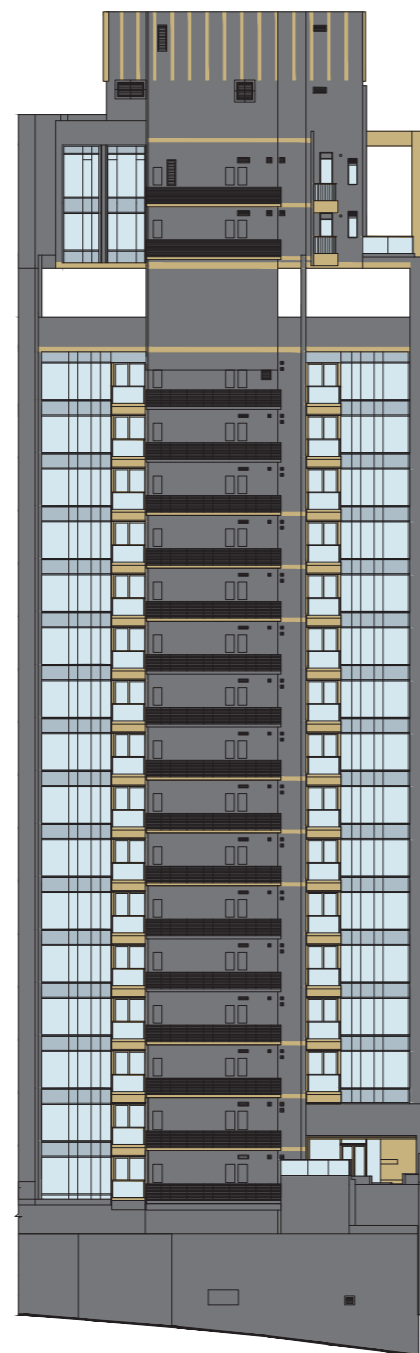
- are prepared on the basis of the approved building plans for the Development as of 30 January 2024; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

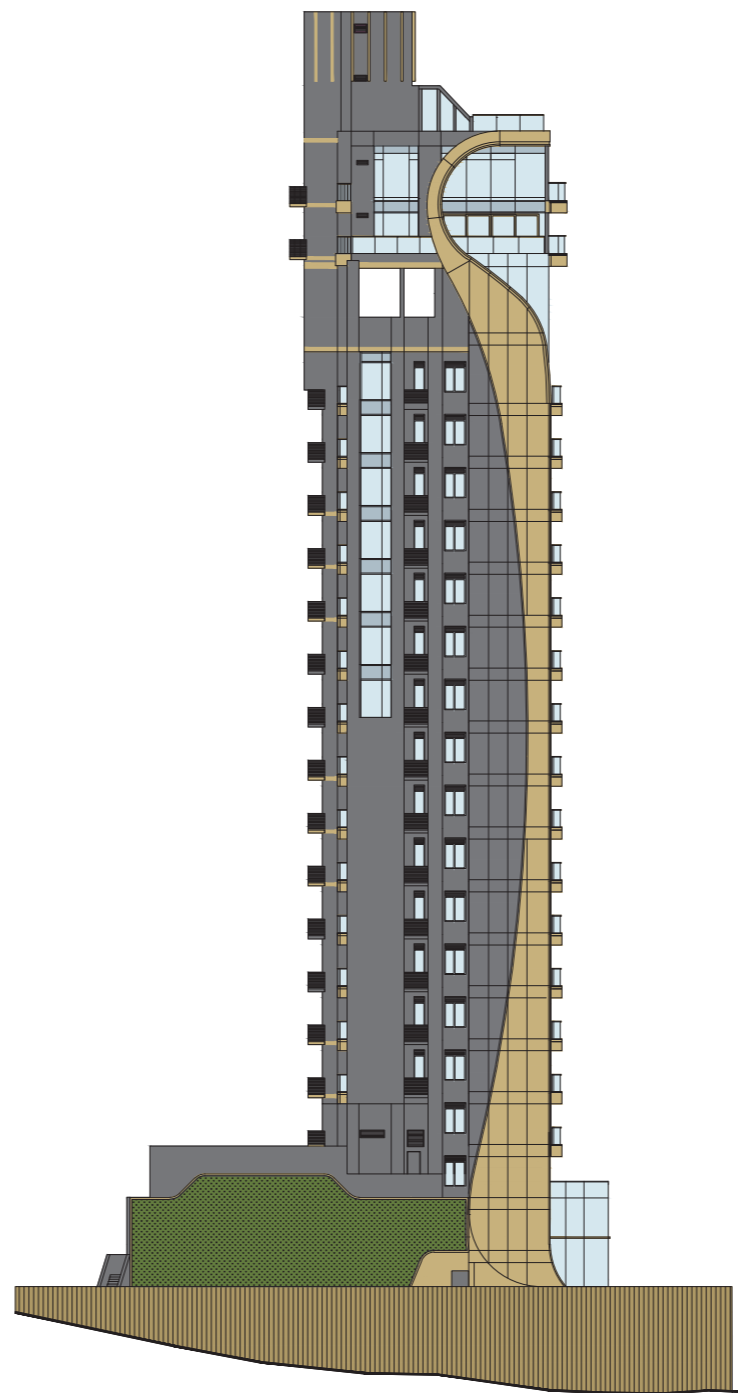
- 以2024年1月30日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- 大致上與發展項目的外觀一致。

# ELEVATION PLAN | 立面圖

## Tower 2 第2座

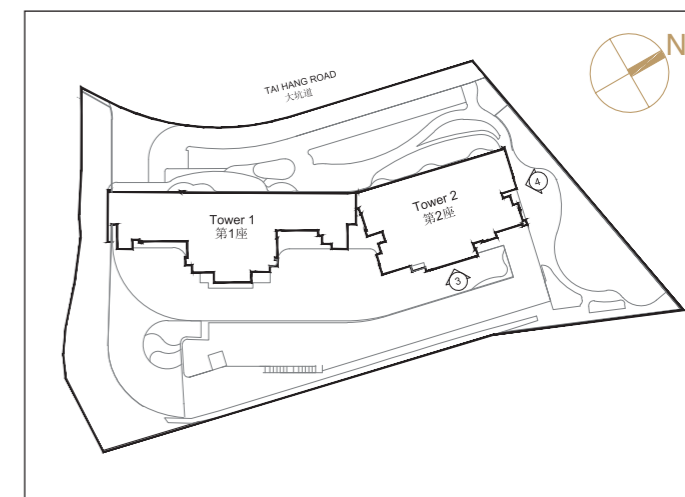


Elevation Plan 3  
立面圖 3



Elevation Plan 4  
立面圖 4

## Key Plan 索引圖



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

1. are prepared on the basis of the approved building plans for the Development as of 30 January 2024; 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圖顯示的立面：

1. 以2024年1月30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。

Common facilities 公用設施	Area 面積	Covered Area 有蓋範圍	Uncovered Area 無蓋範圍	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所之面積 (包括供住客使用的康樂設施)	sq. ft. 平方呎	5,048	4,196	9,244
	sq. m. 平方米	468.978	389.843	858.821
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 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其他名稱)	sq. ft. 平方呎	5,249	Not applicable 不適用	5,249
	sq. m. 平方米	487.626		487.626
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其他名稱)	sq. ft. 平方呎	1,776	6,284	8,059
	sq. m. 平方米	164.979	583.753	748.732

Note:

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註：

以平方呎顯示之面積以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

- Copies of outline zoning plan relating to the Development are available at [www.ozp.tpb.gov.hk](http://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.

- 備有關乎本發展項目的分區計劃大綱圖的副本供閱覽的網址為 [www.ozp.tpb.gov.hk](http://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存放在指明住宅物業的售樓處，以供閱覽。
- 無須為閱覽付費。

1. EXTERIOR FINISHES

Item	Description		
(a) External wall	Type of finishes	Tiles, aluminium cladding, aluminium louvre, aluminium grille, aluminium feature, spray paint, curtain wall, natural stone, natural and artificial vertical green wall	
(b) Window	Material of frame	Aluminium	
	Material of glass	Living Room, Dining Room, Bedroom	Insulated Glazing Unit (IGU) with low-emissivity coating glass on one side
		Bathroom 1, Flat D and Flat E of Tower 2 on 1/F-3/F, 5/F-12/F, 15/F-19/F	Single glazed textured glass
		Other locations	Single glazed clear glass
(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	Balcony	Glass balustrade with aluminium top rail
		Floor	Composite wood decking
		Wall	Aluminium panel Except the following flats: Balcony wall is finished with tiles Flat E on 3/F, 5/F-12/F, 15/F-19/F of Tower 2
		Ceiling	Aluminium panel installed in covered balconies
	Whether balcony is covered	Balcony is covered	Except the following flats: Balconies are partially covered for the following units: Flat A on 19/F of Tower 1 Flat C and Flat E on 19/F of Tower 2 Balconies are not covered for the following units: Flat B on 19/F of Tower 1 Flat A on 22/F of Tower 1 Flat A and Flat B on 19/F of Tower 2 Flat D on 19/F of Tower 2 Flat A on 22/F of Tower 2
	Type of finishes of verandah	No verandah	
(f) Drying facilities for clothing	Type	Not applicable	
	Material	Not applicable	

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

1. 外部裝修物料

細項	描述		
(a) 外牆	裝修物料的類型	瓷磚、鋁質飾面、鋁質百葉、鋁質格柵、鋁質裝飾、噴漆、玻璃幕牆、天然石、天然及仿真垂直綠牆	
(b) 窗	框的用料	鋁質	
	玻璃的用料	客廳、飯廳、睡房	雙層中空透明玻璃，其中一面塗低輻射膜塗料
		第2座（1樓至3樓、5樓至12樓、15樓至19樓）D及E單位之浴室1	單層花紋玻璃
		其他位置	單層透明玻璃
(c) 窗台	窗台的用料	不適用	
	窗台板的裝修物料	不適用	
(d) 花槽	裝修物料的類型	不適用	
(e) 陽台或露台	露台裝修物料的類型	露台	玻璃圍欄及鋁質扶手
		地板	複合木地板
		牆壁	鋁板 以下單位： 露台牆壁鋪砌瓷磚 第2座3樓、5樓至12樓、15樓至19樓E單位
		天花板	有蓋露台裝設鋁板
	露台是否有蓋	露台均有蓋	除了以下單位： 以下單位露台部分有蓋： 第1座19樓A單位 第2座19樓C及E單位  以下單位露台沒有蓋： 第1座19樓B單位 第1座22樓A單位 第2座19樓A及B單位 第2座19樓D單位 第2座22樓A單位
	陽台裝修物料的類型	不設陽台	
(f) 乾衣設施	類型	不適用	
	用料	不適用	

備註：  
不設4樓、13樓及14樓。



2. INTERIOR FINISHES

Item	Description	Description		
		Wall	Floor	Ceiling
(a) Lobby	Type of Finishes of Basement Carpark Lift Lobby on B1/F and B2/F	Porcelain tiles, plastic laminate, metal and glass	Porcelain tiles	False ceiling with plastic laminate and locally with metal trimmings
	Type of Finishes of Main Entrance Lobby on G/F	Natural stone, reconstituted stone, wood veneer, plastic laminate, metal and glass	Natural stone	Gypsum board false ceiling with paint, false ceiling with wood veneer and locally with metal trimmings
	Type of Finishes of Clubhouse Lobby on 1/F	Plastic laminate and metal	Porcelain tiles	False ceiling with plastic laminate and metal
	Type of Finishes of Private Lift Lobby on Tower 1 residential floors	Porcelain tiles, wood veneer and metal	Porcelain tiles	Gypsum board false ceiling with paint
	Type of Finishes of Lift Lobby on Tower 2 residential floors	Plastic laminate, wood veneer, metal and glass	Reconstituted stone and locally with metal trimming	Gypsum board false ceiling with paint and locally with metal trimmings
		Wall	Ceiling	
(b) Internal wall and ceiling	Type of Finishes of Living Room, Dining Room and Bedroom	All Flats of Tower 1 and 21/F-22/F of Tower 2: Emulsion paint on exposed surfaces in Bedroom; Emulsion paint, plastic laminate and tiles on exposed surfaces in Living Room and Dining Room; 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2: Emulsion paint on exposed surfaces in Bedroom; Emulsion paint, plastic laminate, glass, metal and tiles in Living Room and Dining Room.		Emulsion paint on exposed surfaces, gypsum board bulkheads and false ceilings and locally with metal trimmings
		Floor	Skirting	
(c) Internal floor	Material of Living Room, Dining Room and Bedroom	Engineered timber flooring Reconstituted stone border and metal strip provided at the side of Balcony door, Private Flat Roof door and Private Roof door (if provided) All Flats of Tower 1 and 21/F-22/F of Tower 2: Engineered timber flooring Natural stone and metal strip adjacent to kitchen		Wood Veneer

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

2. 室內裝修物料

細項	描述	描述		
		牆壁	地板	天花板
(a) 大堂	地庫1樓及地庫2樓停車場升降機大堂裝修物料的類型	瓷磚、膠板、金屬及玻璃	瓷磚	膠板假天花及局部帶金屬圍邊
	地下入口大堂裝修物料的類型	天然石材、複合石材、木皮、膠板、金屬及玻璃	天然石材	石膏板假天花髹上油漆、木皮假天花及局部帶金屬圍邊
	1樓會所大堂裝修物料的類型	膠板及金屬	瓷磚	膠板及金屬假天花
	第1座住宅樓層私人升降機大堂裝修物料的類型	瓷磚、木皮及金屬	瓷磚	石膏板假天花髹上油漆
	第2座住宅樓層升降機大堂裝修物料的類型	膠板、木皮、金屬及玻璃	複合石材及局部帶金屬圍邊	石膏板假天花髹上油漆及局部帶金屬圍邊
		牆壁	天花板	
(b) 內牆及天花板	客廳、飯廳及睡房裝修物料的類型	第1座所有單位及第2座21樓至22樓： 睡房外露部分髹上乳膠漆； 客廳及飯廳外露部分髹上乳膠漆及配有膠板及瓷磚  第2座1樓至3樓、5樓至12樓及15樓至19樓： 睡房外露部分髹上乳膠漆； 客廳及飯廳外露部分髹上乳膠漆及配有膠板、玻璃、金屬及瓷磚		外露部分、石膏板假陣及假天花髹上乳膠漆及局部帶金屬圍邊
		地板	牆腳線	
(c) 內部地板	客廳、飯廳及睡房的用料	複合木地板 另鋪砌複合石材圍邊及金屬條於近露台門、私人平台門及私人天台門位置（如有） 第1座所有單位及第2座21樓至22樓： 複合木地板 近廚房位置另鋪砌天然石材及金屬條		木皮

備註：  
不設4樓、13樓及14樓。

2. INTERIOR FINISHES

Item	Description				
	Type of finishes		Wall	Floor	Ceiling
(d) Bathroom	Master Bathroom of Tower 1		Natural stone on exposed surfaces	Natural stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Bathroom 1 of Tower 1		Natural stone and reconstituted stone on exposed surfaces	Natural stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Bathroom 2 of Tower 1		Reconstituted stone on exposed surfaces	Reconstituted stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Bathroom 3 on 21/F-22/F of Tower 1		Reconstituted stone on exposed surfaces	Reconstituted stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Master Bathroom on 1/F-3/F, 5/F-12/F and 15/F-19/F of Tower 2		Reconstituted stone and glass on exposed surfaces	Reconstituted stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Bathroom 1 on 1/F-3/F, 5/F-12/F and 15/F-19/F of Tower 2		Reconstituted stone on exposed surfaces	Reconstituted stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings
	Master Bathroom on 21/F-22/F of Tower 2		Natural stone on exposed surfaces	Natural stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings

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

2. 室內裝修物料

細項	描述				
	裝修物料的類型		牆壁	地板	天花板
(d) 浴室	第1座之主人浴室		外露部分鋪砌天然石材	外露部分鋪砌天然石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第1座之浴室1		外露部分鋪砌天然石材及複合石材	外露部分鋪砌天然石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第1座之浴室2		外露部分鋪砌複合石材	外露部分鋪砌複合石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第1座（21樓至22樓）之浴室3		外露部分鋪砌複合石材	外露部分鋪砌複合石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第2座（1樓至3樓、5樓至12樓及15樓至19樓）之主人浴室		外露部分鋪砌複合石材及玻璃	外露部分鋪砌複合石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第2座（1樓至3樓、5樓至12樓及15樓至19樓）之浴室1		外露部分鋪砌複合石材	外露部分鋪砌複合石材	石膏板髹上乳膠漆及局部帶金屬圍邊
	第2座（21樓至22樓）之主人浴室		外露部分鋪砌天然石材	外露部分鋪砌天然石材	石膏板髹上乳膠漆及局部帶金屬圍邊

備註：  
不設4樓、13樓及14樓。

2. INTERIOR FINISHES

Item	Description					
			Wall	Floor	Ceiling	
(d) Bathroom	Type of finishes	Bathroom 1, 2 and 3 on 21/F-22/F of Tower 2	Reconstituted stone on exposed surfaces	Reconstituted stone on exposed surfaces	Gypsum board finished with emulsion paint and locally with metal trimmings	
		Lavatory	Porcelain tiles on exposed surfaces	Porcelain tiles on exposed surfaces	Aluminium false ceiling	
	Whether the wall finishes run up to the ceiling		Up to level of false ceiling			
(e) Kitchen	Type of finishes	All flats of Tower 1 and 21/F-22/F of Tower 2	Natural stone and metal panels on exposed surface	Natural stone on exposed surface	Gypsum board with emulsion paint and locally with metal trimming	Reconstituted stone
		Flats A, B and C of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2	Glass, plastic laminate and porcelain tiles on exposed surface	Porcelain tiles and metal strip on exposed surface	Gypsum board with emulsion paint and locally with metal trimming	Reconstituted stone
		Flats D and E of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2	Glass, plastic laminate and porcelain tiles on exposed surface	Porcelain tiles and metal strip on exposed surface	Gypsum board with emulsion paint	Reconstituted stone
	Whether the wall finishes run up to the ceiling		Up to level of false ceiling			

2. 室內裝修物料

細項	描述					
			牆壁	地板	天花板	
(d) 浴室	裝修物料 的類型	第2座21樓至22樓之浴室1、2及3	外露部分鋪砌複合石材	外露部分鋪砌複合石材	石膏板髹上乳膠漆及局部帶金屬圍邊	
		洗手間	外露部分鋪砌瓷磚	外露部分鋪砌瓷磚	鋁質假天花	
	牆壁的裝修物料是否鋪至天花板		鋪至假天花水平			
(e) 廚房	裝修物料 的類型	第1座所有單位及第2座(21樓至22樓)	外露位置鋪砌天然石材及金屬板	外露位置鋪砌天然石材	石膏板髹上乳膠漆及局部帶金屬圍邊	複合石材
		第2座(1樓至3樓、5樓至12樓、15樓至19樓之A、B及C單位)	外露位置鋪砌玻璃、膠板及瓷磚	外露位置鋪砌瓷磚及金屬條	石膏板髹上乳膠漆及局部帶金屬圍邊	複合石材
		第2座(1樓至3樓、5樓至12樓、15樓至19樓之D及E單位)	外露位置鋪砌玻璃、膠板及瓷磚	外露位置鋪砌瓷磚及金屬條	石膏板髹上乳膠漆	複合石材
	牆壁的裝修物料是否鋪至天花板		鋪至假天花水平			

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

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description				
		Material	Finishes	Accessories	
(a) Doors	Flat Main Entrance door	1/F-3/F, 5/F-12/F and 15/F-19/F of Tower 1 21/F-22/F of Tower 2	Fire-rated solid core timber door	Wood veneer	Lockset with door handle, door closer and door stopper
		1/F-3/F, 5-12/F and 15/F-19/F of Tower 2	Fire-rated solid core timber door	Wood veneer and plastic laminate	Lockset with door handle, door closer and door stopper
	Bedroom door	All flats of Tower 1 and Tower 2	Hollow core timber door	Plastic laminate	Lockset with door handle and door stopper
	Bathroom doors	Master Bathroom and Bathroom 2 on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 1	Hollow core timber door	Plastic laminate	Lockset with door handle and door stopper
		Bathroom 1 on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 1	Metal frame glass door	Back-painted glass	Lockset with door handle and sliding track
		Master Bathroom on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2	Hollow core timber door	Plastic laminate	Lockset with door handle and sliding track
		Bathroom 1 on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2	Hollow core timber door	Plastic laminate	Lockset with door handle and door stopper
		Master Bathroom on 21/F-22/F of Tower 1	Hollow core timber door	Plastic laminate	Lockset with door handle and sliding track
		Bathroom 1, Bathroom 2 and Bathroom 3 on 21/F-22/F of Tower 1	Hollow core timber door	Plastic laminate	Lockset with door handle
		Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3 on 21/F-22/F of Tower 2	Hollow core timber door	Plastic laminate	Lockset with door handle

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

3. 室內裝置

細項	描述				
		用料	裝修物料	配件	
(a) 門	單位主入口門	第1座（1樓至3樓、5樓至12樓、15樓至19樓）及第2座（21樓至22樓）	防火實心木門	木皮	門鎖連拉手、氣鼓及門擋
		第2座（1樓至3樓、5樓至12樓、15樓至19樓）	防火實心木門	木皮及膠板	門鎖連拉手、氣鼓及門擋
	睡房門	第1座所有單位及第2座所有單位	空心木門	膠板	門鎖連拉手及門擋
	浴室門	第1座（1樓至3樓、5樓至12樓、15樓至19樓）之主人浴室及浴室2	空心木門	膠板	門鎖連拉手及門擋
		第1座（1樓至3樓、5樓至12樓、15樓至19樓）之浴室1	金屬框玻璃門	背漆玻璃	門鎖連拉手及路軌
		第2座（1樓至3樓、5樓至12樓、15樓至19樓）之主人浴室	空心木門	膠板	門鎖連拉手及路軌
		第2座（1樓至3樓、5樓至12樓、15樓至19樓）之浴室1	空心木門	膠板	門鎖連拉手及門擋
		第1座（21樓及22樓）主人浴室	空心木門	膠板	門鎖連拉手及路軌
		第1座（21樓及22樓）浴室1、浴室2及浴室3	空心木門	膠板	門鎖連拉手
		第2座（21樓及22樓）主人浴室、浴室1、浴室2及浴室3	空心木門	膠板	門鎖連拉手

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description			
		Material	Finishes	Accessories
(a) Doors	Powder Room door	Hollow core timber door	Plastic laminate	Lockset with door handle and door stopper and sliding track
	Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Plastic laminate	Door handle, door closer and door stopper
	Kitchen back door (exit door)	Fire-rated solid core timber door	Plastic laminate	Lockset with door handle, door closer and door stopper
	Kitchen back door	Fire-rated solid core timber door	Plastic laminate	Door handle, door closer and door stopper
	Lavatory door	Aluminium framed glass door	Frosted glass	Door handle and sliding track
	Utility Room door	Hollow core timber door	Plastic laminate	Lockset with door handle and door stopper
	Private lift lobby exit door	Fire-rated solid core timber door	Wood veneer	Lockset with door handle, door closer and door stopper
	Balcony door and Private flat roof door	Aluminium framed glass door	Glass and fluorocarbon coated aluminium frame	Lockset with door handle and sliding track
	Utility platform door and Door to private roof	Aluminium framed glass door	Glass and fluorocarbon coated aluminium	Lockset with door handle
	Utility Room 1 door	Hollow core timber door	Plastic laminate	Lockset with door handle and sliding track
	Utility Room 2 door	Hollow core timber door	Plastic laminate	Lockset with door handle
	Utility Room 2 door (exit door)	Fire-rated solid core timber door	Wood veneer	Lockset with door handle
	Walk-in Closet door	Hollow core timber door	Plastic laminate	Lockset with door handle

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

3. 室內裝置

細項	描述			
		用料	裝修物料	配件
(a) 門	化粧室門	空心木門	膠板	門鎖連拉手、門擋及路軌
	廚房門	防火實心木門連防火玻璃視窗	膠板	拉手、氣鼓及門擋
	廚房後門（出口門）	防火實心木門	膠板	門鎖連拉手、氣鼓及門擋
	廚房後門	防火實心木門	膠板	拉手、氣鼓及門擋
	洗手間門	鋁框玻璃門	磨砂玻璃	拉手及路軌
	工作間門	空心木門	膠板	門鎖連拉手及門擋
	私人升降機大堂出口門	防火實心木門	木皮	門鎖連拉手、氣鼓及門擋
	露台門及私人平台門	鋁框玻璃門	玻璃及氟化碳塗層鋁門框	門鎖連拉手及路軌
	工作平台門及通往私人天台門	鋁框玻璃門	玻璃及氟化碳塗層鋁門框	門鎖連拉手
	工作間1門	空心木門	膠板	門鎖連拉手及路軌
	工作間2門	空心木門	膠板	門鎖連拉手
	工作間2門（出口門）	防火實心木門	木皮	門鎖連拉手
	衣帽間門	空心木門	膠板	門鎖連拉手

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description		
		Type	Material
(b) Bathroom	(i) Fittings & Equipment	Wash basin	Vitreous china
		Water closet	Vitreous china
		Towel rod	Chrome plated Provided in the following Flats: - Master Bathroom and Bathroom 1 of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 1 - Master Bathroom of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2
		Electric Towel Warmer	Chrome plated Provided in the following Flats: - Master Bathroom of 21-22/F of Tower 1 - Master Bathroom of 21-22/F of Tower 2
		Robe Hook	Chrome plated Provided in the following Flats: - Bathroom 2 of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 1 - Bathroom 1 and Bathroom 2 of 21/F-22/F of Tower 1 - Bathroom 1 of 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2 - Bathroom 1 and Bathroom 2 of 21/F-22/F of Tower 2
		Paper holder	Chrome plated
		Mixer	Chrome plated
		Shower set	Chrome plated
		Basin countertop	Natural stone countertop in the following Flats: Master bathroom on 1/F-3/F, 5/F-12/F, 15/F-19/F, 21/F-22/F of Tower 1 and; Master bathroom on 21/F-22/F of Tower 2  Reconstituted stone countertop in the following Flats: Bathroom 1, Bathroom 2, Bathroom 3 of Tower 1 Master bathroom and Bathroom 1 on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2 Bathroom 1, Bathroom 2, Bathroom 3 on 21/F-22/F of Tower 2

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

3. 室內裝置

細項	描述		
		類型	用料
(b) 浴室	(i) 裝置及設備	洗手盆	陶瓷
		坐廁	陶瓷
		毛巾桿	鍍鉻 於以下單位提供： - 第1座1樓至3樓、5樓至12樓、15樓至19樓之主人浴室及浴室1 - 第2座1樓至3樓、5樓至12樓、15樓至19樓之主人浴室
		電熱毛巾架	鍍鉻 於以下單位提供： - 第1座21樓至22樓之主人浴室 - 第2座21樓至22樓之主人浴室
		掛勾	鍍鉻 於以下單位提供： - 第1座1樓至3樓、5樓至12樓、15樓至19樓之浴室2 - 第1座21樓至22樓之浴室1及浴室2 - 第2座1樓至3樓、5樓至12樓、15樓至19樓之浴室1 - 第2座21樓至22樓之浴室1及浴室2
		廁紙架	鍍鉻
		水龍頭	鍍鉻
		淋浴套裝	鍍鉻
		洗手盆枱面	以下單位提供天然石材枱面： 第1座1樓至3樓、5樓至12樓、15樓至19樓、21樓至22樓主人浴室 第2座21樓至22樓主人浴室  以下單位提供複合石材枱面： 第1座之浴室1、浴室2、浴室3 第2座1樓至3樓、5樓至12樓、15樓至19樓主人浴室及浴室1 第2座21樓至22樓之浴室1、浴室2、浴室3

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description		
		Type	Material
(b) Bathroom	(i) Fittings & Equipment	Basin cabinet	Timber veneer, plastic laminate, glass and metal
		Mirror cabinet	Mirror, Wood veneer, plastic laminate and metal
		Manual window blind	<p>Vinyl and aluminium Provided in the following Flats: Master bathroom and Bathroom 1 on 1/F-3/F, 5/F-12/F, 15/F-19/F, 21/F-22/F of Tower 1 Master bathroom on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2 Flat A and Master bathroom on 21/F-22/F of Tower 2</p> <p>Wood Veneer Provided in the following Flats: Bathroom 1 on 1/F-3/F, 5/F-12/F, 15/F-19/F of Tower 2 Flat D &amp; E</p>
	(ii) Type and material of water supply system	See "Water Supply" below for type and material of water supply system	

3. 室內裝置

細項	描述		
		類型	用料
(b) 浴室	(i) 裝置及設備	洗手盆櫃	木皮、膠板、玻璃及金屬
		鏡櫃	鏡、木皮、膠板及金屬
		手動窗簾	<p>塑料及鋁 於以下單位提供： 第1座1樓至3樓、5樓至12樓、15樓至19樓、21樓至22樓主人浴室及浴室1 第2座1樓至3樓、5樓至12樓、15樓至19樓A單位及第2座21樓至22樓主人浴室</p> <p>木皮 於以下單位提供： 第2座1樓至3樓、5樓至12樓、15樓至19樓D單位及E單位浴室1</p>
	(ii) 供水系統的類型及用料	供水系統的類型及用料見下文「供水」一欄	

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

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description				
(b) Bathroom	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower cubicle The following bathrooms are fitted with tempered glass shower cubicle:			
		Tower	Location	Flat	
		1	Master Bathroom, Bathroom 1 & Bathroom 2 on 1/F-3/F, 5/F-12/F, 15-19/F and 21-22/F	A & B	
		2	Bathroom 1 on 1/F-3/F, 5/F-12/F and 15/F-19/F	A, B, C, D & E	
			Master Bathroom, Bathroom 1, Bathroom 2 and Bathroom 3 on 21/F-22/F	A	
	(iv) Size of bath tub (if applicable)	Bathtubs The following bathrooms are fitted with bathtubs:			
		Tower	Location	Material & Size	Flat
		1	Master Bathroom on 1/F-3/F, 5/F-12/F and 15/F-19/F	Enamelled cast iron 1700mm(L) x 800mm(W) x 465mm(H)	A & B
			Bathroom 1 on 1/F-3/F, 5/F-12/F and 15/F-19/F	Enamelled cast iron 1700mm(L) x 700mm(W) x 426mm(H)	A & B
		2	Master Bathroom on 1/F-3/F, 5/F-12/F and 15/F-19/F	Enamelled cast iron 1500mm(L) x 700mm(W) x 430mm(H)	A, B & C
		1 & 2	Master Bathroom on 21/F-22/F	Reconstituted Stone 1800mm(L) x 985mm(W) x 550mm(H)	A
		1 & 2	Bathroom 3 on 21/F-22/F	Enamelled cast iron 1600mm(L) x 750mm(W) x 400mm(H)	A
	Lavatory in Utility Room	Sanitary wares and fittings include vitreous china water closet, vitreous china wash basin, chrome plated wash basin & shower mixer with hand shower			

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

3. 室內裝置

細項	描述				
(b) 浴室	(iii) 沐浴設施類型及用料(包括花灑或浴缸(如適用))	淋浴間 以下浴室配備強化玻璃淋浴間:			
		座數	位置	單位	
		1	1樓至3樓、5樓至12樓、15樓至19樓及21樓至22樓之主人浴室、浴室1及浴室2	A及B	
		2	1樓至3樓、5樓至12樓及15樓至19樓之浴室1	A、B、C、D及E	
			21樓至22樓之主人浴室、浴室1、浴室2及浴室3	A	
	(iv) 浴缸大小(如適用的話)	浴缸 以下浴室配備浴缸:			
		座數	位置	物料及尺寸	單位
		1	1樓至3樓、5樓至12樓及15樓至19樓之主人浴室	搪瓷鑄鐵浴缸 1700毫米(長) x 800毫米(闊) x 465毫米(深)	A及B
			1樓至3樓、5樓至12樓及15樓至19樓之浴室1	搪瓷鑄鐵浴缸 1700毫米(長) x 700毫米(闊) x 426毫米(深)	A及B
		2	1樓至3樓、5樓至12樓及15樓至19樓之主人浴室	搪瓷鑄鐵浴缸 1500毫米(長) x 700毫米(闊) x 430毫米(深)	A、B及C
		1及2	21樓至22樓之主人浴室	合成石材浴缸 1800毫米(長) x 985毫米(闊) x 550毫米(深)	A
		1及2	21樓至22樓之浴室3	搪瓷鑄鐵浴缸 1600毫米(長) x 750毫米(闊) x 400毫米(深)	A
	工作間內之洗手間	潔具及裝置包括陶瓷座廁、陶瓷洗手盆、鍍鉻洗手盆水龍頭及花灑			

備註:  
不設4樓、13樓及14樓。



3. INTERIOR FITTINGS

Item	Description			
			Material	
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	See "Water Supply" below for material of water supply system		
	(iii) Material and finishes of kitchen cabinet	Location	Material	Finishes
		Tower 1 (All floors) and 21/F-22/F of Tower 2	Wood, medium-density fibreboard	Lacquer, plastic laminate and metal
	1/F-3/F, 5/F-12/F and 15/F-19/F of Tower 2	Wood, medium-density fibreboard	Glass, plastic laminate and metal	
(iv) Type of all other fittings and equipment	Kitchen	Chrome plated mixer and metal hanging rack in all Kitchens		
	Open Kitchen	Chrome plated mixer, metal hanging rack and metal lifting rack are provided in all Open Kitchens  The fire service installations and equipment including sprinkler head and smoke detector are installed in or near open kitchen		
		Type	Material	
(d) Bedroom	Type and material of Fittings (including built-in wardrobe)	For Master bedrooms of Flats A, B and C on 1/F-3/F, 5/F-12/F and 15/F-19/F of Tower 2: Built-in wardrobe	Metal, plastic laminate, glass and Vinyl	
(e) Telephone	Location and number of connection points	For the location and number of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Properties"		
(f) Aerials	Location and number of connection points	For the location and number of connection points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Properties"		

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

3. 室內裝置

細項	描述			
			用料	
(c) 廚房	(i) 洗滌盆	不銹鋼		
	(ii) 供水系統	供水系統的用料見下文「供水」一欄		
	(iii) 廚櫃的用料及裝修物料	位置	用料	裝修物料
		第1座所有單位及第2座之21樓至22樓	木材、中密度纖維板	漆油、膠板及金屬
第2座之1樓至3樓、5樓至12樓及15樓至19樓	木材、中密度纖維板	玻璃、膠板及金屬		
(iv) 所有其他裝置及設備的類型	廚房	所有廚房提供鍍鉻水龍頭及金屬掛架		
	開放式廚房	所有開放式廚房提供鍍鉻水龍頭、金屬掛架及金屬升降架  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感應器		
		類型	用料	
(d) 睡房	裝置（包括嵌入式衣櫃）的類型及用料	第2座1樓至3樓、5樓至12樓及15樓至19樓A、B及C單位之主人房：嵌入式衣櫃	金屬、膠板、玻璃及塑料	
(e) 電話	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅物業的機電裝置數量說明表」		
(f) 天線	接駁點的位置及數目	有關接駁點的位置及數目，請參考「住宅物業的機電裝置數量說明表」		

備註：  
不設4樓、13樓及14樓。

3. INTERIOR FITTINGS

Item	Description		
		Type	Material
(g) Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
		Safety devices	Three phases electricity supply with distribution boards are provided in all Flats
	(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 the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	(iii) Location and number of power points and air-conditioner points	For the location and number of power points and air-conditioner points, please refer to "Schedule of Mechanical and Electrical Provisions of Residential Units"	
(h) Gas supply	Type	Towngas	
	System	Gas supply pipe is provided and connected to gas equipment inside all flats in Tower 1 and all flats on 21/F and 22/F in Tower 2.	
	Location	Gas connection points are located in kitchen.	
(i) Washing machine connection point	Location	Water supply and drainage connection point are located at Kitchen and Open Kitchen	
	Design	Water supply point of a design of 22mm diameter and drainage point of a design of 40mm in diameter	
(j) Water supply	(i) Material of water pipes	Copper water pipes are provided for cold water supply pipe. Copper water pipes with thermal insulation are provided for hot water supply pipe. uPVC pipes are provided for flushing water supply system.	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
	(iii) Whether hot water is available	Hot water supply to Kitchens, Open Kitchens, Bathrooms, Powder Rooms and Lavatories	

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

3. 室內裝置

細項	描述	類型	用料
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	所有開關掣及插座之面板
		安全裝置	三相電力供應並裝妥配電箱提供於所有單位
	(ii) 導管是隱藏或外露	導管部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物件遮蓋或暗藏	
	(iii) 電插座及空調機接駁點的位置及數目	有關電插座及空調機接駁點的位置及數目，請參考「住宅單位的機電裝置數量說明表」	
(h) 氣體供應	類型	煤氣	
	系統	於第1座所有單位及第2座21樓及22樓所有單位提供煤氣喉接駁煤氣裝置。	
	位置	煤氣接駁點位於廚房。	
(i) 洗衣機接駁點	位置	廚房及開放式廚房設有來去水位	
	設計	設計直徑為22毫米來水接駁喉位及設計直徑為40毫米去水喉位	
(j) 供水	(i) 水管的用料	冷水喉採用銅喉。熱水喉採用配有隔熱絕緣的銅喉。沖廁供水系統採用膠喉管。	
	(ii) 水管是隱藏或外露	所有喉管均用明及暗喉管安裝方法。除部分隱藏於混凝土內之喉管外，其他部分的喉管均為外露。外露的導管可能被假天花、假陣、櫃、面板、非混凝土間隔牆、指定之管導槽位或其他物件遮蓋或暗藏。	
	(iii) 有否熱水供應	廚房、開放式廚房、浴室、化粧間及洗手間有熱水供應	

備註：  
不設4樓、13樓及14樓。

4. MISCELLANEOUS

Item	Description			
(a) Lifts	(i) Brand name and model number	Brand Name	Otis	Otis
		Model Number	Arise	GeN3-MRL
(a) Lifts	(ii) Number and floors served by them	Number of lifts	6	2
		Floor served by the lifts	1 lift serving Tower 1 B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-20/F & 22/F  1 lift serving Tower 1 B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-21/F  2 lifts serving Tower 2 B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F  1 lift serving Tower 1 B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F  1 lift serving Tower 2 B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F and 15/F-22/F	1 lift serving Clubhouse G/F and 1/F  1 lift serving B1/F and UG/F
(b) Letter box	Material	Metal		
(c) Refuse collection	(i) Means of refuse collection	Refuse is collected and removed by cleaner		
	(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floors  Refuse Collection and Material Recovery Chamber is provided at UG/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.

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

4. 雜項

細項	描述			
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯	奧的斯
		產品型號	Arise	GeN3-MRL
(a) 升降機	(ii) 升降機的數目及到達的樓層	升降機的數目	6部	2部
		到達的樓層	1部升降機到達第1座地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至20及22樓  1部升降機到達第1座地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至21樓  2部升降機到達第2座地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至22樓  1部升降機到達第1座地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至22樓  1部升降機到達第2座地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓及15樓至22樓	1部升降機到達到達會所地下及會所1樓  1部升降機到達地庫1層及高層地下
(b) 信箱	用料	金屬		
(c) 垃圾收集	(i) 垃圾收集的方法	垃圾由清潔工人收集及運走		
	(ii) 垃圾房的位置	垃圾及物料回收房位於大廈每層之公用地方  垃圾收集及物料回收房設於高層地下		

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。

備註：  
不設4樓、13樓及14樓。

4. MISCELLANEOUS

Item	Description												
		Water meter	Electricity meter	Gas meter									
(d) Water meter, electricity meter and gas meter	(i) Location	Water meter cabinet on each residential floor	Electric meter room on each residential floor	Location of Towngas meter (A) Separate Towngas meter is located at the kitchen of the following Flats: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Tower</th> <th>Floor</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/F-3/F, 5/F-12/F, 15/F-19/F, 21/F-22/F</td> <td>A&amp;B</td> </tr> <tr> <td>2</td> <td>21/F-22/F</td> <td>A</td> </tr> </tbody> </table>	Tower	Floor	Flat	1	1/F-3/F, 5/F-12/F, 15/F-19/F, 21/F-22/F	A&B	2	21/F-22/F	A
	Tower	Floor	Flat										
1	1/F-3/F, 5/F-12/F, 15/F-19/F, 21/F-22/F	A&B											
2	21/F-22/F	A											
(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter										

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

4. 雜項

細項	描述												
		水錶	電錶	氣體錶									
(d) 水錶、電錶及氣體錶	(i) 位置	各住宅樓層之水錶櫃	各住宅樓層之電錶房	煤氣錶之安置位置 (A) 獨立煤氣錶安置於以下單位之廚房內： <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>座數</th> <th>樓層</th> <th>單位</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1樓至3樓、 5樓至12樓、 15樓至19樓、 21樓至22樓</td> <td>A及B</td> </tr> <tr> <td>2</td> <td>21樓至22樓</td> <td>A</td> </tr> </tbody> </table>	座數	樓層	單位	1	1樓至3樓、 5樓至12樓、 15樓至19樓、 21樓至22樓	A及B	2	21樓至22樓	A
	座數	樓層	單位										
1	1樓至3樓、 5樓至12樓、 15樓至19樓、 21樓至22樓	A及B											
2	21樓至22樓	A											
(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶										

備註：  
不設4樓、13樓及14樓。

5. SECURITY FACILITIES

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	<p>CCTV cameras are provided at Lift Lobbies/Service Lift Lobbies/ Entrance Lobby of B2/F, B1/F and G/F, exit doors to upper roofs, Clubhouses, Emergency Vehicular Access, footpath, carpark, Temporary Refuge Space (T.R.S.) and lift cars.</p> <p>Images of CCTV cameras are connected to the security console system at G/F Caretaker's Office and the Caretaker's Counter at G/F Entrance Lobby of corresponding tower.</p> <p>Visitor panel with smart card access control system and security door lock are provided at Lift Lobbies of B2/F, B1/F and G/F. Video door phone at each flat is connected to the handsets at Caretaker's Counter at G/F Entrance Lobby of corresponding tower.</p> <p>Panic alarm push button at accessible toilets/swimming pool is connected to G/F Caretaker's Office. Panic alarm push button is also provided on the video door phone of the flats and connected to the panel at Caretaker's counter at G/F Entrance Lobby of corresponding tower.</p>

6. APPLIANCES

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

The Vendor undertakes that if lifts 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.

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

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>地庫2層、地庫1層及地下之客用升降機大堂/服務升降機大堂/入口大堂、往天台層之出口、會所、緊急車輛通道、小徑、停車場、臨時避難處及升降機內均設有閉路電視攝像機，影像信號連接至地下管理處的保安系統及該大廈地下入口大堂的管理台。</p> <p>位於地庫2層、地庫1層及地下之升降機大堂均設有訪客對講機連智能卡出入控制系統及防盜門鎖。每戶設有視像對講機，連接至該大廈地下入口大堂的管理台電話。</p> <p>暢通易達洗手間/泳池緊急警報按鈕連接至地下管理處。單位內視像對講機備有緊急警報按鈕並連接至該大廈地下入口大堂的管理台。</p>

6. 設備

細項	描述
品牌名稱及產品型號	有關設備的品牌名稱及產品型號，請參考「設備說明表」。

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。

備註：  
不設4樓、13樓及14樓。

APPLIANCES SCHEDULE 設備說明表

Tower 1 第1座							
Description of Residential Property 物業的描述	Appliances 設備	1/F 1樓		2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓
	Flat 單位	A	B	A	B	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Gas Hob (Single Burner) 單頭氣體煮食爐	Gaggenau VG231320	Gaggenau VG231320	Gaggenau VG231320	Gaggenau VG231320	Gaggenau VG231320	Gaggenau VG231320
	Gas Hob (Double Burner) 雙頭氣體煮食爐	Gaggenau VG232320	Gaggenau VG232320	Gaggenau VG232320	Gaggenau VG232320	Gaggenau VG232320	Gaggenau VG232320
	Induction Hob 電磁爐	Gaggenau VI232121	Gaggenau VI232121	Gaggenau VI232121	Gaggenau VI232121	Gaggenau VI232121	Gaggenau VI232121
	Oven 焗爐	Gaggenau BOP211112	Gaggenau BOP210112	Gaggenau BOP211112	Gaggenau BOP210112	Gaggenau BOP210112	Gaggenau BOP210112
	Combi-Steamer Oven 蒸焗爐	Gaggenau BSP251111	Gaggenau BSP250111	Gaggenau BSP251111	Gaggenau BSP250111	Gaggenau BSP250111	Gaggenau BSP250111
	Cooker Hood 抽油煙機	Gaggenau AW240191	Gaggenau AW240191	Gaggenau AW240191	Gaggenau AW240191	Gaggenau AW240191	Gaggenau AW240191
	Refrigerator 雪櫃	Sub-Zero ICBCL3650UFDID/S	Sub-Zero ICBCL3650UFDID/S	Sub-Zero ICBCL3650UFDID/S	Sub-Zero ICBCL3650UFDID/S	Sub-Zero ICBCL3650UFDID/S ICBID-24RO	Sub-Zero ICBCL3650UFDID/S ICBID-24RO
	Dishwasher 洗碗碟機	Gaggenau DF210110	Gaggenau DF210110	Gaggenau DF210110	Gaggenau DF210110	Gaggenau DF210110	Gaggenau DF210110
	Warming Drawer 暖櫃	Gaggenau WSP221112	Gaggenau WSP221112	Gaggenau WSP221112	Gaggenau WSP221112	Gaggenau WSP221112	Gaggenau WSP221112
	Food Waste Disposer 廚餘機	-	-	-	-	InSinkErator Evolution 100	InSinkErator Evolution 100

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

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設備，便會安裝品質相若的設備。

Notes:

- 4/F, 13/F and 14/F are omitted.
- "-"denotes "not provided".

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 1 第1座							
Description of Residential Property 物業的描述	Appliances 設備	1/F 1樓		2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓
	Flat 單位	A	B	A	B	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Washing Machine 洗衣機	Gaggenau WM260164	Gaggenau WM260164	Gaggenau WM260164	Gaggenau WM260164	Gaggenau WM260164	Gaggenau WM260164
	Tumble Dryer 烘乾機	Gaggenau WT260110	Gaggenau WT260110	Gaggenau WT260110	Gaggenau WT260110	Gaggenau WT260110	Gaggenau WT260110
	Wine Cellar 酒櫃	Gaggenau RW414364	Gaggenau RW414364	Gaggenau RW414364	Gaggenau RW414364	Sub-Zero ICBIW-24	Sub-Zero ICBIW-24
	Wine Glass Chiller 凍酒杯機	-	-	-	-	Thrill Vortex SBI	Thrill Vortex SBI
	Electric Towel Warmer 電熱毛巾架	-	-	-	-	CEA EQBI4	CEA EQBI4
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMW-E
	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK
	Heat Exchanger 換熱器	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE

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

Notes:

- 4/F, 13/F and 14/F are omitted.
- "-"denotes "not provided".

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設備，便會安裝品質相若的設備。

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 1 第1座								
Description of Residential Property 物業的描述	Appliances 設備	1/F 1樓		2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
	Flat 單位	A	B	A	B	A	A	
Brand Name and Model Number of Appliance 設備品牌及型號	Indoor Air-conditioner Unit 室內空調機	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P40VMSI PEFY-P63VMSI PEFY-P80VMA PKFY-P20VLME PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P40VMSI PEFY-P63VMSI PEFY-P80VMA PKFY-P20VLME PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P40VMSI PEFY-P63VMSI PEFY-P80VMA PKFY-P20VLME PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P40VMSI PEFY-P63VMSI PEFY-P80VMA PKFY-P20VLME PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P40VMSI PEFY-P63VMSI PEFY-P80VMA PKFY-P20VLME PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P50VMSI PEFY-P63VMSI PEFY-P80VMA and 及 PKFY-P20VLME	Mitsubishi Electric 三菱電機 PEFY-P50VMSI PEFY-P63VMSI PEFY-P80VMA and 及 PKFY-P20VLME
	Outdoor Air-conditioner Unit 室外空調機	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI40VKM	Mitsubishi Electric 三菱電機 PUMY-SPI40VKM
	Gas Water Heater 煤氣熱水爐	TGC TNJW221TFQL	TGC TNJW221TFQL	TGC TNJW221TFQL	TGC TNJW221TFQL	TGC TNJW221TFQL	TGC TNJW161TFQL	TGC TNJW161TFQL
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB-E 2ILCD	Stiebel Eltron 斯寶亞創 DHB-E 2ILCD	Stiebel Eltron 斯寶亞創 DHB-E 2ILCD	Stiebel Eltron 斯寶亞創 DHB-E 2ILCD	Stiebel Eltron 斯寶亞創 DHB-E 2ILCD	Stiebel Eltron 斯寶亞創 DHB-E 18LCD DHB-E 2ILCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 18LCD DHB-E 2ILCD and 及 DHM-6
	Video Door Phone 視像對講機	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567
	Door Chime 門鈴	Hager 海格 WXEDC01	Hager 海格 WXEDC01	Hager 海格 WXEDC01	Hager 海格 WXEDC01	Hager 海格 WXEDC01	-	-

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

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設備，便會安裝品質相若的設備。

Notes:

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- "-"denotes "not provided".

備註：

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- 符號 "-" 表示 "不提供"。



APPLIANCES SCHEDULE 設備說明表

Tower 2 第2座					
Description of Residential Property 物業的描述	Appliances 設備	1/F-2/F 1樓至2樓			
	Flat 單位	A	B	C	D
Brand Name and Model Number of Appliance 設備品牌及型號	Induction Hob 電磁爐	Gaggenau CI262115	Gaggenau CI262115	Gaggenau CI262115	Gaggenau CI262115
	Combi-Steamer Oven 蒸焗爐	Gaggenau BSP250111	Gaggenau BSP251111	Gaggenau BSP251111	Gaggenau BSP250111
	Cooker Hood 抽油煙機	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AF210162
	Refrigerator 雪櫃	Gaggenau RB280304	Gaggenau RB280304	Gaggenau RB280304	Gaggenau RB280304
	Dishwasher 洗碗碟機	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF264100
	Integrated Washer Dryer 洗衣乾衣機	Gaggenau WD200140	Gaggenau WD200140	Gaggenau WD200140	Gaggenau WD200140
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E
	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK
	Indoor Air-conditioner Unit 室內空調機	Mitsubishi Electric 三菱電機 PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P40VMSI PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P40VMSI PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PKFY-P25VLME PKFY-P32VLME and 及 PEFY-P63VMSI
	Outdoor Air-conditioner Unit 室外空調機	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM

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

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設備，便會安裝品質相若的設備。

Notes:

- 4/F, 13/F and 14/F are omitted.
- "-"denotes "not provided".

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 2 第2座					
Description of Residential Property 物業的描述	Appliances 設備	1/F-2/F 1樓至2樓			
	Flat 單位	A	B	C	D
Brand Name and Model Number of Appliance 設備品牌及型號	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6
	Video Door Phone 視像對講機	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562

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

Notes:

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- "-"denotes "not provided".

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設備，便會安裝品質相若的設備。

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 2 第2座								
Description of Residential Property 物業的描述	Appliances 設備	3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
	Flat 單位	A	B	C	D	E	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Gas Hob (Single Burner) 單頭氣體煮食爐	-	-	-	-	-	Gaggenau VG231320	Gaggenau VG231320
	Gas Hob (Double Burner) 雙頭氣體煮食爐	-	-	-	-	-	Gaggenau VG232320	Gaggenau VG232320
	Induction Hob 電磁爐	Gaggenau CI262115	Gaggenau CI262115	Gaggenau CI262115	Gaggenau CI262115	Gaggenau CI262115	Gaggenau VI232121	Gaggenau VI232121
	Oven 焗爐	-	-	-	-	-	Gaggenau BOP210112	Gaggenau BOP210112
	Combi-Steamer Oven 蒸焗爐	Gaggenau BSP250111	Gaggenau BSP251111	Gaggenau BSP251111	Gaggenau BSP250111	Gaggenau BSP251111	Gaggenau BSP250111	Gaggenau BSP250111
	Cooker Hood 抽油煙機	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AF210162	Gaggenau AW240191	Gaggenau AW240191
	Refrigerator 雪櫃	Gaggenau RB280304	Gaggenau RB280304	Gaggenau RB280304	Gaggenau RB280304	Gaggenau RB280304	Sub-Zero ICBCL3650UFDID/S and 及 ICBID-24RO	Sub-Zero ICBCL3650UFDID/S and 及 ICBID-24RO
	Dishwasher 洗碗碟機	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF264100	Gaggenau DF210110	Gaggenau DF210110
	Warming Drawer 暖櫃	-	-	-	-	-	Gaggenau WSP221112	Gaggenau WSP221112
	Food Waste Disposer 廚餘機	-	-	-	-	-	InSinkErator Evolution 100	InSinkErator Evolution 100
	Washing Machine 洗衣機	-	-	-	-	-	Gaggenau WM260164	Gaggenau WM260164

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

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設備，便會安裝品質相若的設備。

Notes:

- 4/F, 13/F and 14/F are omitted.
- "-"denotes "not provided".

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 2 第2座								
Description of Residential Property 物業的描述	Appliances 設備	3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
	Flat 單位	A	B	C	D	E	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Tumble Dryer 烘乾機	-	-	-	-	-	Gaggenau WT260110	Gaggenau WT260110
	Wine Cellar 酒櫃	-	-	-	-	-	Sub-Zero ICBIW-24	Sub-Zero ICBIW-24
	Wine Glass Chiller 凍酒杯機	-	-	-	-	-	Thrill Vortex SB1	Thrill Vortex SB1
	Integrated Washer Dryer 洗衣乾衣機	Gaggenau WD200140	Gaggenau WD200140	Gaggenau WD200140	Gaggenau WD200140	Gaggenau WD200140	-	-
	Electric Towel Warmer 電熱毛巾架	-	-	-	-	-	CEA EQB14	CEA EQB14
	Exhaust Fan 抽氣扇	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMWP-E	Mitsubishi Electric 三菱電機 V-15ZMWP-E and 及 V-18ZMWP-E
	Thermo Ventilator 浴室寶	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK	Mitsubishi Electric 三菱電機 V-251BZ-HK
	Heat Exchanger 換熱器	-	-	-	-	-	Mitsubishi Electric 三菱電機 LGH-15RVXE	Mitsubishi Electric 三菱電機 LGH-15RVXE

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

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設備，便會安裝品質相若的設備。

Notes:

- 4/F, 13/F and 14/F are omitted.
- "-"denotes "not provided".

備註：

- 不設4樓、13樓及14樓。
- 符號 "-" 表示 "不提供"。

APPLIANCES SCHEDULE 設備說明表

Tower 2 第2座								
Description of Residential Property 物業的描述	Appliances 設備	3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
	Flat 單位	A	B	C	D	E	A	A
Brand Name and Model Number of Appliance 設備品牌及型號	Indoor Air-conditioner Unit 室內空調機	Mitsubishi Electric 三菱電機 PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P40VMSI PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P40VMSI PEFY-P50VMSI and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P63VMSI PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P63VMSI PKFY-P25VLME and 及 PKFY-P32VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P32VMSI PEFY-P40VMSI PEFY-P50VMSI PEFY-P63VMSI PEFY-P80VMA and 及 PKFY-P20VLME	Mitsubishi Electric 三菱電機 PEFY-P20VMSI PEFY-P32VMSI PEFY-P40VMSI PEFY-P50VMSI PEFY-P63VMSI PEFY-P80VMA and 及 PKFY-P20VLME
	Outdoor Air-conditioner Unit 室外空調機	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI00VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI25VKM	Mitsubishi Electric 三菱電機 PUMY-SPI40VKM	Mitsubishi Electric 三菱電機 PUMY-SPI40VKM
	Gas Water Heater 煤氣熱水爐	-	-	-	-	-	TGC TNJW161TFQL	TGC TNJW161TFQL
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 18LCD DHB-E 21LCD and 及 DHM-6	Stiebel Eltron 斯寶亞創 DHB-E 18LCD DHB-E 21LCD and 及 DHM-6
	Video Door Phone 視像對講機	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S562	Akuvox 睿雲聯 S567	Akuvox 睿雲聯 S567
	Door Chime 門鈴	-	-	-	-	-	Hager 海格 WXEDC01	Hager 海格 WXEDC01

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

- Notes:
- 4/F, 13/F and 14/F are omitted.
  - "-"denotes "not provided".

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設備，便會安裝品質相若的設備。

- 備註：
- 不設4樓、13樓及14樓。
  - 符號 "-" 表示 "不提供"。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Private Lift Lobby 私人升降機大堂	Lighting Point 燈位	3	3	3	3	/	/
	Lighting Switch 燈掣	2	2	2	2	/	/
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	/	/
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	/	/
	Door Chime Button 門鈴按鈕	1	1	1	1	/	/
	Motion Sensor 動態感應器	1	1	1	1	/	/
	Smoke Detector 煙霧感應器	1	1	1	1	/	/
Living Room / Dining Room 客廳/飯廳	Lighting Point 燈位	13	13	13	13	23	25
	Lighting Switch 燈掣	15	16	15	15	15	15
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	1	-	-
	Switch for Exhaust Fan 開關掣供抽氣扇	1	1	1	1	1	1
	Isolator for Combi-Steam Oven 開關掣供蒸焗爐	-	-	-	-	1	1
	Single Socket Outlet for Wine Glass Chiller 單位電插座供凍酒杯機	-	-	-	-	1	1
	Single Socket Outlet for Wine Cellar 單位電插座供酒櫃	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	-	-	-	-	1	1
	Single Socket Outlet 單位電插座	1	1	1	1	4	4
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	2	2	2	2	2	2
Twin Socket Outlet 雙位電插座	1	1	1	1	2	2	

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Living Room / Dining Room 客廳/飯廳	TV Outlet 電視插座	2	2	2	2	2	2
	Reserved Connection Point for Telephone and Data 預留接駁位供固網電話及數據	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	2	2
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	2	2	2	2	4	4
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	2	2	2	2	6	6
	Smoke Detector 煙霧感應器	-	-	-	-	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Point 燈位	3	3	3	3	6	6
	Lighting Switch 燈掣	2	2	2	2	4	4
	Switch for Thermo Ventilator 開關掣供浴室寶	-	-	-	-	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	2	2	2	2	2	2
	Twin Socket Outlet 雙位電插座	1	1	1	1	2	2
	TV Outlet 電視插座	1	1	1	1	1	1
	Reserved Connection Point for Telephone 預留接駁位供固網電話	1	1	1	1	1	1
	Single Data Outlet 單位數據插座	1	1	1	1	-	-
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1
	Fused Spur Unit for Heat Exchanger 接線座連保險絲供換熱器	1	1	1	1	1	1
	Heat Exchange Controller 換熱器控制器	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	2	2	2	2	2	2
Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	2	2	

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Walk-in Closet 衣帽間	Lighting Point 燈位	2	2	2	2	/	/
	Lighting Switch 燈掣	2	2	2	2	/	/
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	1	/	/
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	/	/
Master Bathroom 主人浴室	Lighting Point 燈位	4	4	4	4	7	7
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	2	2
	Fused Spur Unit for Electric Towel Warmer 接線座連保險絲供電熱毛巾架	-	-	-	-	1	1
Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	1	

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註：

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。



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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Bedroom 1 睡房 1	Lighting Point 燈位	1	1	1	1	2	2
	Lighting Switch 燈掣	3	3	3	3	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	-	-	-	-	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Point 燈位	1	1	1	1	3	3
	Lighting Switch 燈掣	3	3	3	3	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	-	-	-	-	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Bedroom 3 睡房 3	Lighting Point 燈位	1	1	1	1	3	3
	Lighting Switch 燈掣	1	1	1	1	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	-	-	-	-	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1
Bathroom 1 浴室 1	Lighting Point 燈位	4	4	4	4	3	3
	Connection Unit for Light 接線座供燈	1	1	1	1	-	-
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	-	-
	Switch for Exhaust Fan 開關掣供抽氣扇	1	1	1	1	-	-
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	-	-
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	-	-
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Bathroom 2 浴室 2	Lighting Point 燈位	3	3	3	3	3	3
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	1	1	-	-
Bathroom 3 浴室 3	Lighting Point 燈位	/	/	/	/	2	2
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	/	/	/	/	1	1
Powder Room 化粧室	Lighting Point 燈位	/	/	/	/	2	2
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided", "/" denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Kitchen 廚房	Lighting Point 燈位	8	8	8	8	13	13
	Lighting Switch 燈掣	5	5	5	5	5	5
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1
	Isolator for Induction Hob 開關掣供電磁爐	1	1	1	1	1	1
	Isolator for Combi-Steam Oven 開關掣供蒸焗爐	1	1	1	1	1	1
	Isolator for Oven 開關掣供焗爐	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob (Single Burner) 接線座連保險絲供單頭氣體煮食爐	1	1	1	1	1	1
	Fused Spur Unit for Gas Hob (Double Burner) 接線座連保險絲供雙頭氣體煮食爐	1	1	1	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1
	Reserved Fused Spur Unit for Indoor Air-conditioner Unit 預留接線座連保險絲供室內空調機	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1
	Single Socket Outlet for Dishwasher 單位電插座供洗碗碟機	1	1	1	1	1	1
	Single Socket Outlet for Warming Drawer 單位電插座供暖櫃	1	1	1	1	1	1
	Provision of Single Socket Outlet for Food Waste Disposer 預留單位電插座供廚餘機	-	-	-	-	1	1
	Single Socket Outlet for Washing Machine 單位電插座供洗衣機	1	1	1	1	1	1
	Single Socket Outlet for Tumble Dryer 單位電插座供烘乾機	1	1	1	1	1	1
Twin Socket Outlet 雙位電插座	2	2	2	2	3	3	

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註:

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Kitchen 廚房	Twin Socket Outlet for Home Equipment 雙位電插座供家居設備	2	2	2	2	2	2
	Switch for Gas Water Heater 開關掣供煤氣熱水爐	1	1	1	1	1	1
	Single Data Outlet 單位數據插座	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1
	Water Inlet & Outlet for Washing Machine 來去水接駁喉位供洗衣機	1	1	1	1	1	1
	Water Inlet & Outlet for Dishwasher 來去水接駁喉位供洗碗碟機	1	1	1	1	1	1
	Door Chime 門鈴	1	1	1	1	1	1
	Gas Meter 氣體錶	1	1	1	1	1	1
	Gas Point for Gas Hob 氣體煮食爐接駁點	2	2	2	2	2	2
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	1	1	1	1	1	1
	Gas Water Heater Controller 煤氣熱水爐控制器	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	1	1	1	1	1	1
Utility Room 工作間	Lighting Point 燈位	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2
	Switch for Exhaust Fan 開關掣供抽氣扇	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	1	1	1	1
	Isolator for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	1	-

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-" denotes "not provided", "/" denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註:

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 1 第1座					
		Floor 樓層					
		1/F 1樓	2/F-3/F, 5/F-12/F & 15/F-19/F 2樓至3樓、5樓至12樓及15樓至19樓		21/F 21樓	22/F 22樓	
		Flat 單位					
		A	B	A	B	A	A
Balcony 露台	Connection Unit for Light 接線座供燈	/	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	1	1	/	/	-	/
	Connection Unit for Light 接線座供燈	1	1	/	/	2	/
	Weatherproof Type Single Socket Outlet 防水單位電插座	1	1	/	/	1	/
Private Roof 私人天台	Lighting Point 燈位	/	/	/	/	/	4
	Lighting Switch 燈掣	/	/	/	/	/	4
	Connection Unit for Light 接線座供燈	/	/	/	/	/	6
	Weatherproof Type Single Socket Outlet 防水單位電插座	/	/	/	/	/	2
	Weatherproof Type Isolator for Electric Water Heater 防水開關掣供電熱水爐	/	/	/	/	/	1
	Weatherproof Type Isolator for Filtration System 防水開關掣供過濾系統	/	/	/	/	/	1
	In-wall Weatherproof Type Wifi Access Point with Data Outlets 嵌牆式防水無線存取點連數據插座	/	/	/	/	/	2
Air-conditioning Platform 空調機平台	Isolator for Outdoor Air-Conditioner Unit 開關掣供室外空調機	3	3	3	3	6	6

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註:

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座							
		Floor 樓層							
		1/F 1樓				2/F 2樓			
		Flat 單位							
		A	B	C	D	A	B	C	D
Living Room / Dining Room 客廳/飯廳	Lighting Point 燈位	7	6	7	5	7	6	7	5
	Lighting Switch 燈掣	10	10	10	10	10	10	10	10
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	3	3	3	3	3	3	3	3
	TV Outlet 電視插座	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone and Data 預留接駁位供固網電話及數據	1	1	1	1	1	1	1	1
	Single Data Outlet 單位數據插座	1	1	1	1	1	1	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	2	2	2	1	2	2	2	1
	Smoke Detector 煙霧感應器	1	1	1	2	1	1	1	2
Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	
Miniature Circuit Breaker Board 總電掣箱	1	1	1	1	1	1	1	1	

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座							
		Floor 樓層							
		1/F 1樓				2/F 2樓			
		Flat 單位							
		A	B	C	D	A	B	C	D
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	1	2	2	2	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	2	2	2	1	2	2	2	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone 預留接駁位供固網電話	1	1	1	-	1	1	1	-
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	-	-	-	1	-	-	-	1
Walk-in Closet 衣帽間	Lighting Switch 燈掣	2	2	2	/	2	2	2	/
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	/	1	1	1	/
	Twin Socket Outlet for Home Equipment 雙位電插座供家居設備	2	2	2	/	2	2	2	/
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	/	1	1	1	/
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	/	1	1	1	/
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	/	1	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位	2	2	2	/	2	2	2	/
	Connection Unit for Light 接線座供燈	1	1	1	/	1	1	1	/
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	/	1	1	1	/
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	/	1	1	1	/
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	/	1	1	1	/
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	/	1	1	1	/
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	/	1	1	1	/

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。



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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座							
		Floor 樓層							
		1/F 1樓				2/F 2樓			
		Flat 單位							
		A	B	C	D	A	B	C	D
Bedroom 1 睡房 1	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	-	1	1	1	-
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	-	1	1	1	-
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	-	1	1	1	-
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	Lighting Point 燈位	3	3	3	3	3	3	3	3
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	-	-	1	1	-	-
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1	1	1
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Fused Spur Unit for Light 接線座連保險絲供燈	2	2	2	2	2	2	2	2
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	1	1	1
	Isolator for Induction Hob 開關掣供電磁爐	1	1	1	1	1	1	1	1
	Isolator for Combi-Steam Oven 開關掣供蒸焗爐	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座							
		Floor 樓層							
		1/F 1樓				2/F 2樓			
		Flat 單位							
		A	B	C	D	A	B	C	D
Open Kitchen 開放式廚房	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1
	Single Socket Outlet for Dishwasher 單位電插座供洗碗碟機	1	1	1	1	1	1	1	1
	Single Socket Outlet for Integrated Washer Dryer 單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1
	Single Socket Outlet for Home Equipment 單位電插座供家居設備	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	2	2	2	2	2	2	2	2
	Twin Socket Outlet for Home Equipment 雙位電插座供家居設備	1	1	1	1	1	1	1	1
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	1	1	1
	Water Inlet & Outlet for Integrated Washer Dryer 來去水接駁喉位供洗衣乾衣機	1	1	1	1	1	1	1	1
	Water Inlet & Outlet for Dishwasher 來去水接駁喉位供洗碗碟機	1	1	1	1	1	1	1	1
	Fire Sprinkler Head 消防花灑頭	3	3	3	3	3	3	3	3
	Smoke Detector 煙霧感應器	1	1	1	1	1	1	1	1
	Wireless Charger 無線充電器	1	1	1	1	1	1	1	1
Pop Up Socket 手動提高電插座	1	1	1	1	1	1	1	1	
Balcony 露台	Connection Unit for Light 接線座供燈	/	/	/	1	1	1	1	1
Private Flat Roof 私人平台	Lighting Point 燈位	1	2	1	/	/	/	/	/
	Connection Unit for Light 接線座供燈	1	1	1	/	/	/	/	/
	Weatherproof Type Single Socket Outlet 防水單位電插座	1	1	1	/	/	/	/	/
Air-conditioning Platform 空調機平台	Isolator for Outdoor Air-Conditioner Unit 開關掣供室外空調機	2	2	2	1	2	2	2	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Private Lift Lobby 私人升降機大堂	Lighting Point 燈位	/	/	/	/	/	8	8
	Lighting Switch 燈掣	/	/	/	/	/	2	2
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	/	1	1
	Door Chime Button 門鈴按鈕	/	/	/	/	/	1	1
	Motion Sensor 動態感應器	/	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	/	1	1
Living Room / Dining Room 客廳/飯廳	Smoke Detector 煙霧感應器	/	/	/	/	/	1	1
	Lighting Point 燈位	7	6	7	5	5	15	15
	Lighting Switch 燈掣	10	10	10	10	10	13	13
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	-	-
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	1	1	-	-
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	-	-
	Switch for Exhaust Fan 開關掣供抽氣扇	-	-	-	-	-	1	1
	Isolator for Combi-Steam Oven 開關掣供蒸焗爐	-	-	-	-	-	1	1
	Single Socket Outlet for Wine Glass Chiller 單位電插座供凍酒杯機	-	-	-	-	-	1	1
	Single Socket Outlet for Wine Cellar 單位電插座供酒櫃	-	-	-	-	-	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	-	-	-	-	-	1	1
	Single Socket Outlet 單位電插座	1	1	1	1	1	2	2
Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	2	2	
Twin Socket Outlet 雙位電插座	3	3	3	3	3	1	1	

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層					21/F 21樓	22/F 22樓
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓						
		Flat 單位						
		A	B	C	D	E	A	A
Living Room / Dining Room 客廳/飯廳	TV Outlet 電視插座	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone and Data 預留接駁位供固網電話及數據	1	1	1	1	1	1	1
	Single Data Outlet 單位數據插座	1	1	1	1	1	-	-
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	2	2
	Reserved of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	3	3
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	2	2	2	1	1	4	4
	Fire Sprinkler Head 消防花灑頭	-	-	-	-	-	-	-
	Smoke Detector 煙霧感應器	1	1	1	2	2	-	-
	Video Door Phone 視像對講機	1	1	1	1	1	1	1
	Miniature Circuit Breaker Board 總電掣箱	1	1	1	1	1	6	6
Master Bedroom 主人睡房	Lighting Point 燈位	1	1	1	1	1	4	4
	Lighting Switch 燈掣	2	2	2	1	1	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	2	2	2	1	1	2	2
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	4	4
	TV Outlet 電視插座	1	1	1	1	1	1	1
	Reserved Connection Point for Telephone 預留接駁位供固網電話	1	1	1	-	-	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	1	1	1	1
	Fused Spur Unit for Heat Exchanger 接線座連保險絲供換熱器	-	-	-	-	-	1	1
	Heat Exchange Controller 換熱器控制器	-	-	-	-	-	1	1
	Reserved of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	-	-	-	1	1	2	2

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Walk-in Closet 衣帽間	Lighting Point 燈位	-	-	-	/	/	5	5
	Lighting Switch 燈掣	2	2	2	/	/	2	2
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	/	/	-	-
	Twin Socket Outlet for Home Equipment 雙位電插座供家居設備	2	2	2	/	/	-	-
	Switch for Thermo Ventilator 開關掣供浴室寶	1	1	1	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	1	1	1	/	/	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	/	/	-	-
Master Bathroom 主人浴室	Lighting Point 燈位	2	2	2	/	/	6	6
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	/	/	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	-	-	-	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	-	-	-	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	/	/	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	/	/	1	1
	Twin Socket Outlet 雙位電插座	-	-	-	/	/	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	/	/	1	1
	Reserved of Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	-	-	/	/	2	2
	Fused Spur Unit for Electric Towel Warmer 接線座連保險絲供電熱毛巾架	-	-	-	/	/	1	1
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	/	/	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Bedroom 1 睡房 1	Lighting Point 燈位	1	1	1	1	1	2	2
	Lighting Switch 燈掣	1	1	1	1	1	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	-	-	-	-	-	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	-	-	-	-	-	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	-	-	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1	1
	TV Outlet 電視插座	1	1	1	-	-	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	1	1	1	-	-	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	1	1	1	1	1	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Point 燈位	/	/	/	/	/	2	2
	Lighting Switch 燈掣	/	/	/	/	/	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	/	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	/	1	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	/	1	1
	TV Outlet 電視插座	/	/	/	/	/	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	/	/	/	/	/	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	/	/	/	/	/	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	/	/	/	/	/	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Bedroom 3 睡房 3	Lighting Point 燈位	/	/	/	/	/	2	2
	Lighting Switch 燈掣	/	/	/	/	/	3	3
	Switch for Thermo Ventilator 開關掣供浴室寶	/	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	/	1	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	2	2
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	/	1	1
	TV Outlet 電視插座	/	/	/	/	/	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	/	/	/	/	/	1	1
	Reserved Fused Spur Unit for Electric Curtain 預留接線座連保險絲供電動窗簾	/	/	/	/	/	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	/	/	/	/	/	1	1
Bathroom 1 浴室 1	Lighting Point 燈位	3	3	3	3	3	3	3
	Fused Spur Unit for Light 接線座連保險絲供燈	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	1	1	-	-	-	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	1	1	1	1	1	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	1	1	1	1	1	1	1
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	-	-

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註:

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Bathroom 2 浴室 2	Lighting Point 燈位	/	/	/	/	/	5	5
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	/	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	/	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	/	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	/	1	1
Bathroom 3 浴室 3	Lighting Point 燈位	/	/	/	/	/	5	5
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	/	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	/	1	1
	Connection Unit for Thermo Ventilator 接線座供浴室寶	/	/	/	/	/	1	1
	Switch for Electric Water Heater 開關掣供電熱水爐	/	/	/	/	/	1	1
Powder Room 化粧室	Lighting Point 燈位	/	/	/	/	/	2	2
	Fused Spur Unit for Light 接線座連保險絲供燈	/	/	/	/	/	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	/	1	1
	Twin Socket Outlet with USB Port 雙位電插座連USB接口	/	/	/	/	/	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	/	/	/	/	/	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。



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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位	1	1	1	1	1	9	10
	Lighting Switch 燈掣	1	-	-	-	-	3	3
	Fused Spur Unit for Light 接線座連保險絲供燈	2	2	2	2	2	1	1
	Fused Spur Unit for Home Equipment 接線座連保險絲供家居設備	1	1	1	1	1	-	-
	Isolator for Induction Hob 開關掣供電磁爐	1	1	1	1	1	1	1
	Isolator for Combi-Steam Oven 開關掣供蒸焗爐	1	1	1	1	1	1	1
	Isolator for Oven 開關掣供焗爐	-	-	-	-	-	1	1
	Fused Spur Unit for Gas Hob (Single Burner) 接線座連保險絲供單頭氣體煮食爐	-	-	-	-	-	1	1
	Fused Spur Unit for Gas Hob (Double Burner) 接線座連保險絲供雙頭氣體煮食爐	-	-	-	-	-	1	1
	Fused Spur Unit for Cooker Hood 接線座連保險絲供抽油煙機	1	1	1	1	1	1	1
	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	-	-	-	-	-	1	1
	Fused Spur Unit for Gas Water Heater 接線座連保險絲供煤氣熱水爐	-	-	-	-	-	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	-	-	-	-	-	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1
	Single Socket Outlet for Dishwasher 單位電插座供洗碗碟機	1	1	1	1	1	1	1
	Single Socket Outlet for Warming Drawer 單位電插座供暖櫃	-	-	-	-	-	1	1
	Single Socket Outlet for Food Waste Disposer 單位電插座供廚餘機	-	-	-	-	-	1	1
	Single Socket Outlet for Integrated Washer Dryer 單位電插座供洗衣乾衣機	1	1	1	1	1	-	-
Single Socket Outlet for Home Equipment 單位電插座供家居設備	1	1	1	1	1	-	-	

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Kitchen / Open Kitchen 廚房 / 開放式廚房	Wireless Charger 無線充電器	1	1	1	1	1	-	-
	Pop Up Socket 手動提高電插座	1	1	1	1	1	-	-
	Twin Socket Outlet 雙位電插座	2	2	2	1	1	3	3
	Twin Socket Outlet for Home Equipment 雙位電插座供家居設備	1	1	1	1	1	2	2
	Isolator for Electric Water Heater 開關掣供電熱水爐	1	1	1	1	1	-	-
	Switch for Gas Water Heater 開關掣供煤氣熱水爐	-	-	-	-	-	1	1
	In-wall Wifi Access Point with Data Outlets 嵌牆式無線存取點連數據插座	-	-	-	-	-	1	1
	Water Inlet & Outlet for Integrated Washer Dryer 來去水接駁喉位供洗衣乾衣機	1	1	1	1	1	-	-
	Water Inlet & Outlet for Dishwasher 來去水接駁喉位供洗碗碟機	1	1	1	1	1	1	1
	Fire Sprinkler Head 消防花灑頭	3	3	3	3	3	-	-
	Smoke Detector 煙霧感應器	1	1	1	1	1	-	-
	Door Chime 門鈴	-	-	-	-	-	1	1
	Gas Meter 氣體錶	-	-	-	-	-	1	1
	Gas Point for Gas Hob 氣體煮食爐接駁點	-	-	-	-	-	2	2
	Gas Point for Gas Water Heater 煤氣熱水爐接駁點	-	-	-	-	-	2	2
Utility Room 1 工作間 1	Lighting Point 燈位	/	/	/	/	/	1	1
	Lighting Switch 燈掣	/	/	/	/	/	2	2
	Switch for Exhaust Fan 開關掣供抽氣扇	/	/	/	/	/	1	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	1	1
	Fused Spur Unit for Indoor Air-conditioner Unit 接線座連保險絲供室內空調機	/	/	/	/	/	1	1

- Notes:
- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
  - 4/F, 13/F and 14/F are omitted.
- 備註：
- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
  - 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Utility Room 2 工作間 2	Lighting Point 燈位	/	/	/	/	/	3	3
	Lighting Switch 燈掣	/	/	/	/	/	1	1
	Reserved Fused Spur Unit for Indoor Air-conditioner Unit 預留接線座連保險絲供室內空調機	/	/	/	/	/	1	1
	Single Socket Outlet for Washing Machine 單位電插座供洗衣機	/	/	/	/	/	1	1
	Single Socket Outlet for Tumble Dryer 單位電插座供烘乾機	/	/	/	/	/	1	1
Lavatory 洗手間	Miniature Circuit Breaker Board 總電掣箱	/	/	/	/	/	1	1
	Lighting Point 燈位	/	/	/	/	/	1	1
Balcony 露台	Fused Spur Unit for Exhaust Fan 接線座連保險絲供抽氣扇	/	/	/	/	/	1	1
	Connection Unit for Light 接線座供燈	1	1	1	1	1	1	1
Private Flat Roof 私人平台	Connection Unit for Light 接線座供燈	/	/	/	/	/	2	/
	Weatherproof Type Single Socket Outlet 防水單位電插座	/	/	/	/	/	1	/

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註：

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 不設4樓、13樓及14樓。

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

Location 位置	Mechanical and Electrical Provisions 機電裝置	Tower 2 第2座						
		Floor 樓層						
		3/F, 5/F-12/F & 15/F-19/F 3樓、5樓至12樓及15樓至19樓					21/F 21樓	22/F 22樓
		Flat 單位						
		A	B	C	D	E	A	A
Private Roof 私人天台	Lighting Point 燈位	/	/	/	/	/	/	4
	Lighting Switch 燈掣	/	/	/	/	/	/	4
	Connection Unit for Light 接線座供燈	/	/	/	/	/	/	6
	Weatherproof Type Single Socket Outlet 防水單位電插座	/	/	/	/	/	/	2
	Weatherproof Type Isolator for Electric Water Heater 防水開關掣供電熱水爐	/	/	/	/	/	/	1
	Weatherproof Type Isolator for Filtration System 防水開關掣供過濾系統	/	/	/	/	/	/	1
	In-wall Weatherproof Type Wifi Access Point with Data Outlets 嵌牆式防水無線存取點連數據插座	/	/	/	/	/	/	2
Air-conditioning Platform 空調機平台	Isolator for Outdoor Air-Conditioner Unit 開關掣供室外空調機	2	2	2	1	1	6	6

Notes:

- The number in the above table denotes the quantity of such mechanical & electrical provision(s) that is/are installed in the unit. "-"denotes "not provided", "/"denotes "not applicable".
- 4/F, 13/F and 14/F are omitted.

備註：

- 上表內之數字表示安裝於單位內機電裝置的數量。符號 "-" 表示 "不提供"、符號 "/" 表示 "不適用"。
- 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.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hong Kong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

## GOVERNMENT RENT

## 地稅

The Vendor (the owner) is liable for the Government rent of a specified residential property up to and including the date of completion of the sale and purchase of that specified residential property.

賣方（擁有人）有法律責任繳付指明住宅物業的地稅直至指明住宅物業買賣完成日（包括該日）為止。

## 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 Vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the Vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

### Note:

The purchaser should pay to the manager and not the Vendor (the owner) of the Development the debris removal fee under the Deed of Mutual Covenant, and where the Vendor (the owner) has paid the debris removal fee, the purchaser shall reimburse the Vendor (the owner) 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，買方須向賣方（擁有人）補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方（擁有人）支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

### 備註：

買方須根據公契向發展項目管理人而非賣方（擁有人）繳付清理廢料的費用。而如賣方（擁有人）已支付清理廢料的費用，買方則須向賣方（擁有人）補還清理廢料的費用。

## DEFECT LIABILITY WARRANTY PERIOD

## 欠妥之處的保養責任期

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

按買賣合約的規定，凡售出指明住宅物業或於買賣合約列出裝設於指明住宅物業內的裝置、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。

1. The Land Grant requires the owners in the Development to maintain the slopes at their own costs.
2. Special Condition No. (29) of the Land Grant stipulates that:
  - (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands ("the Director"), either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
  - (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.
  - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.
  - (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
3. Special Condition No. (32) of the Land Grant stipulates that:
  - (a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide

preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at the Purchaser's own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever incurred by reason of or arising whether directly or indirectly out of or in connection with such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.
4. Special Condition No.(33) of the Land Grant stipulates that:
  - (a) The Purchaser hereby acknowledges and accepts that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and the area outside the lot shown edged by a pecked green line for identification purpose on the plan annexed to the Land Grant (hereinafter referred to as "the Edged Pecked Green Area") due to the nature of the natural terrain.

- (b)(i) The Purchaser shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Investigation") within the lot and the Edged Pecked Green Area for the purpose of studying the natural terrain landslide and boulder fall hazards.
- (b)(ii) The findings of the Investigation shall include but not limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as "the Maintenance Access"), to be constructed within the lot and on the Edged Pecked Green Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as "the Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the lot and the residents and occupiers therein and their bona fide guests, visitors or invitees from landslide and boulder fall hazards arising from the lot or the Edged Pecked Green Area. Any access proposed outside the lot and the Edged Pecked Green Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.
- (c) The Purchaser shall on or before the 31st day of March, 2026 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the lot (hereinafter collectively referred to as "the Inside Works") and on the Edged Pecked Green Area or any other Government land (hereinafter collectively referred to as "the Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the lot, building or buildings and structure or structures erected or to be erected on the lot which may be affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors or invitees before completion of the Inside Works and the Outside Works.
- (d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition, the Purchaser shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Edged Pecked Green Area or other Government land on completion of the Investigation and the Outside Works as defined in subclauses (b)(i) and (c) respectively of this Special Condition in all respects to the satisfaction of the Director.
- (e) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (16)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such registration.
- (f) (i) The Purchaser shall at all times during the term hereby agreed to be granted, maintain at his own expense the Inside Works and the Outside Works in good and substantial repair and conditions in all respects to the satisfaction of the Director to ensure that the Inside Works and the Outside Works shall continue to perform their designated functions. The maintenance works shall include but not be limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition.
- (f) (ii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.
- (g) For the purposes only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from the Edged Pecked Green Area and any other Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition, subject to such terms and conditions as may be imposed by the Director at his sole discretion.
- (h) In the event that as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Edged Pecked Green Area or any other Government land, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause within the time



limit as aforesaid, the Director may forthwith execute and carry out the required works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

- (i) The Purchaser shall at all times permit the Director, his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, machinery, plant or motor vehicles, the right of ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (b), (c), (f) and (h) of this Special Condition and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition or any other works which the Director may consider necessary.
- (j) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (f) and (h) of this Special Condition or the exercise of the Purchaser's right under sub-clause (g) of this Special Condition or the exercise of any of the rights by the Government under sub-clauses (f)(ii), (h) and (i) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (k) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any works being carried out or having been carried out by the Purchaser pursuant to the terms of this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.
- (l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition, the obligations and rights of the Purchaser in respect of the Edged Pecked Green Area and any other Government land or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clauses (b), (c), (f), (g) and (h) of this Special Condition.

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

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

- 6. Each of the owners is obliged to contribute towards the costs of the maintenance work of the Slopes and Retaining Structures.
- 7. The plan for the slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the development is situated is set out on page 154 for the purpose of identification only.
- 8. Under the draft Deed of Mutual Covenant incorporating a Management Agreement of the Development, the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the slope and retaining structures as required by the Land Grant, and where applicable, in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the slope structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

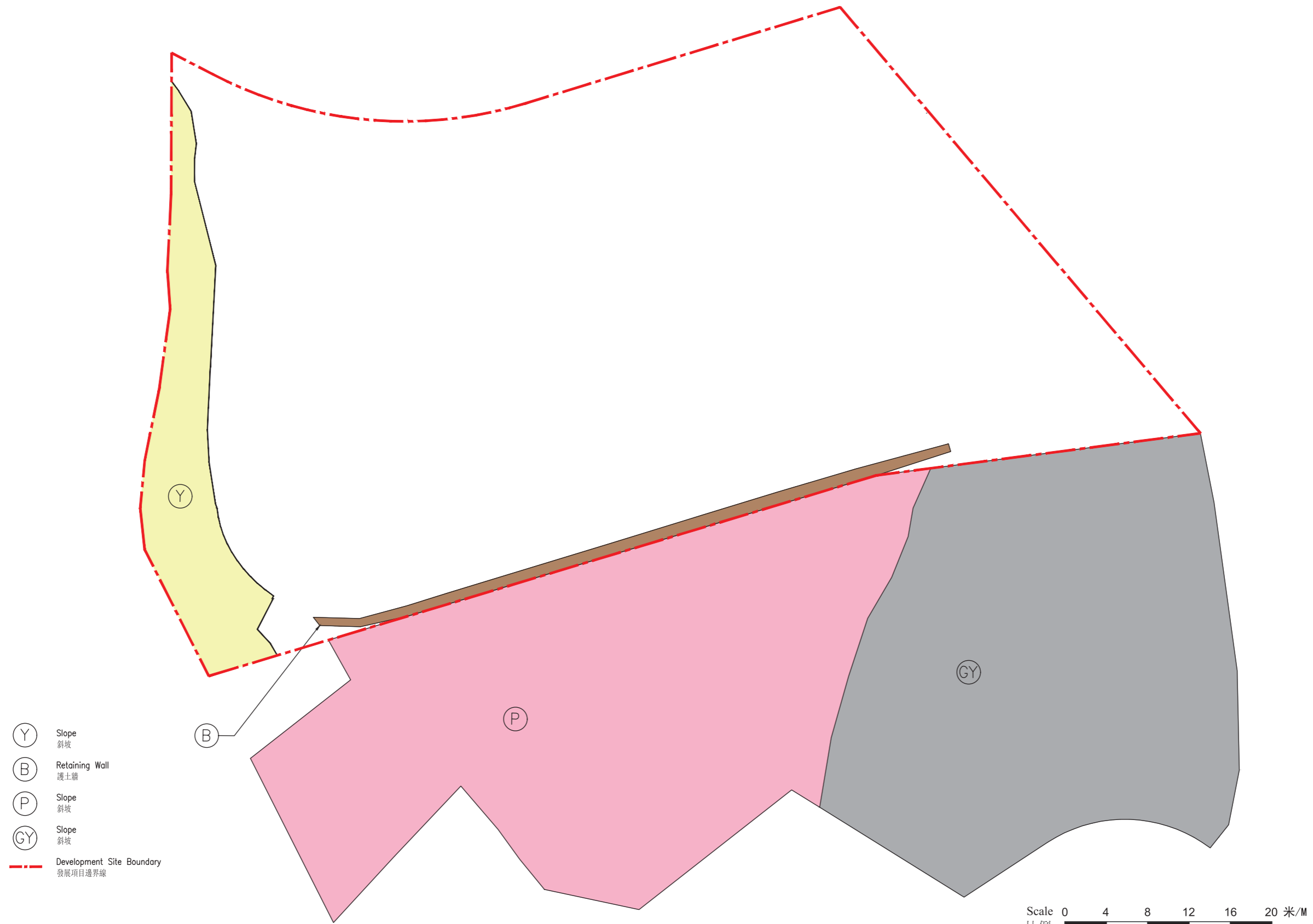
Note:

Under the Deed of Mutual Covenant all owners of the development are obliged to contribute towards the costs of the maintenance work of the slope structures.

1. 「批地文件」規定發展項目的擁有人須自費維修斜坡。
2. 批地文件特別條款第(29)條規定：
  - (a) 如該地段或任何政府土地現時或以往曾經配合或因應該地段或其任何部分的構建、平整或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等批地條款等規定買方執行的任何其他工程，不論事前是否獲地政總署署長（「署長」）書面同意，買方亦須於當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。買方應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。
  - (b) 本特別條款第(a)款概毋損此等批地條款賦予政府的權利，其中特別以本批地文件特別條款第(28)條為要。
  - (c) 無論何時，如因買方進行構建、平整、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，買方須自費還原並修葺該處，以令署長滿意，同時就政府直接或間接因滑土、山泥傾瀉或地陷蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序(不論任何及如何引致)作出賠償，並確保其免責。
  - (d) 除享有本文訂明可就違反此等批地條款追討之任何其他權利或補償權外，署長另有權向買方發出書面通知，要求買方進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知訂明的期限內以署長滿意的方式完成通知的指示，署長可即時執行及進行任何必要的工程。買方必須在接獲通知時向政府償還有關的費用，以及任何行政及專業收費與費用。
3. 批地文件特別條款第(32)條規定：
  - (a) 買方應依照署長全權酌情指定，自費以署長滿意的方式在本批地文件隨附圖則以綠色間黑斜線顯示的範圍（「綠色黑斜線範圍」）進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程。此外，買方並須在本文協定的整個批租年期內，自費以署長滿意的方式維修綠色黑斜線範圍，以保持其維修充足及狀態良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文協定的批租年期內任何時間於綠色黑斜線範圍發生山泥傾瀉、地陷或滑土，買方須以署長滿意的方式自費還原及修復綠色黑斜線範圍和署長認為（其決定為最終對買方具約束力）同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土招致或引起任何責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序(不論任何及如何引致)，買方須向政府作出賠償，並確保其免責。此外，買方並須時刻確保無任何人等在綠色黑斜線範圍非法挖掘或傾倒廢物。如事前獲署長書面批准，買方可在綠色黑斜線範圍架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反此等批地條款的情況，署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知買方執行此等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘買方疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可即時執行及進行任何必要工程，買方須在政府通知時償付相關的費用。
  - (b) 儘管本特別條款(a)款另有規定，買方按本特別條款就綠色黑斜線範圍或其任何部分的責任及權利將於政府向買方給予相關通知時完全終止。買方不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府索償。然而，權責終止概不妨礙政府就任何之前已發生的違反、不遵守或不履行本特別條款(a)款規定事件行使任何應有的權利或補償權。
4. 批地文件特別條款第(33)條規定：
  - (a) 買方現確認並承認，鑒於天然地勢的性質，該地段可能受該地段範圍內及本文隨附圖則以綠色虛線顯示作識別的該地段外地方（以下簡稱「綠色邊界虛線範圍」）的山泥傾瀉及礫石瀉墜影響。
  - (b) (i) 買方應自費以署長全面滿意的方式，在該地段及綠色邊界虛線範圍內執行和完成土力勘測工程（以下簡稱「勘測工程」），以研探天然地形山泥傾瀉及礫石墜瀉的危險。
  - (b) (ii) 勘測結果應包括但不限於建議以署長全面滿意的方式在該地段內及綠色邊界虛線範圍上進行、完成和維修所有必要的緩解及穩定工程和相關工程，包括進行工程建造通道以供日後維修已完竣緩解及穩定工程和相關工程使用（該通道以下簡稱「維修通道」）（經署長批准的建議以下簡稱「核准緩解工程建議」），從而保障該地段任何已建或擬建的一座或多座建築物或構築物和該處的住戶及佔用人和彼等各真正賓客、訪客及獲邀人士免受該地段及綠色邊界虛線範圍的山泥傾瀉及礫石瀉墜危害。如建議供日後維修已完竣緩解及穩定工程和相關工程使用的通道位於該地段綠色邊界虛線範圍外，事前須獲署長書面批准。一旦批准即構成維修通道一部分，而經署長批准施工建造上述通道的建議工程將納入核准緩解建議一部分。
  - (c) 完成勘測工程後，買方應在2026年3月31日或署長批准的其他日期或之前，自費以署長全面滿意的方式，依照署長全權酌情批准或指定，依照核准緩解工程建議在該地段範圍內進行和完成緩解及穩定工程和相關工程（包括「維修通道」工程）（以下統稱「內部工程」）及於綠色邊界虛線範圍或任何其他政府土地進行上述工程（以下統稱「外部工程」）。如經勘測工程發現該地段任何部分該地段任何已建或擬建的一座或多座建築物或構築物有受山泥傾瀉及礫石瀉墜影響的危險，於內部工程及外部工程完成之前，任何住戶或佔用人和彼等各真正賓客、訪客及獲邀人士不得佔用相關範圍。
  - (d) 為免生疑問，受限於本特別條款(f)款之規定，本特別條款(b)(i)及(c)款分別載述的勘測工程及外部工程以署長全面滿意的方式完成後，買方毋須在綠色邊界虛線範圍或其他政府土地再進行土地勘測、緩解及穩定工程和相關工程。
  - (e) 買方應自費在土地註冊處就該地段註冊經署長批核的圖則，顯示內部工程及外部工程的位置、性質和範圍，以及買方須按規定在該地段及政府土地進行的維修工程之位置和規模，包括署長規定或可能規定買方遵照本特別條款(f)款在該地段及政府土地清理山泥傾瀉碎礫或礫石的工程（上述圖則以下簡稱「天然地勢危險緩解及穩定工程圖則」）。內部工程現已或將會施工的地方或樓層，將劃為並且構成公用地方一部分。註冊圖則之前，不可進行任何影響該地段或其任何部分或該地段任何已建或擬建建築物或其任何部分的交易（本文特別條款第(16)(d)款所訂的建築按揭或署長批准的其他交易除外）。
  - (f) (i) 買方須在本文協定的整個批租年期內，自費維修內部工程及外部工程，以保持其狀況良好及修繕妥當，全面令署長滿意，確保內部工程和外部工程可持續按既定設計運作。維修工程應包括但不限於清理墜落內部工程、外部工程或該地段各地方或本特別條款(e)款所載天然地形危險緩解及穩定工程圖則所示政府土地的山泥傾瀉碎礫或礫石。

- (f) (ii) 除政府可就買方失責不遵照本文規定維修內部工程及外部工程行使任何權利和補償權外，署長亦有權發出書面通知要求買方於其全權酌情視為恰當的期限內，執行所有和任何關乎內部工程及外部工程的維修工程。如買方疏忽或未能於通知指定的期限內執行通知的規定以全面令署長滿意，署長可即時執行及進行所需的維修工程，買方須在接獲通知時向政府支付相等相關工程費用的款項，以及任何督導費用和間接費用。有關款項的金額由署長或其正式授權的人員釐定，其決定將作終論並對買方具約束力。
- (g) 茲只限於為進行勘測工程和執行、完成、檢查及維修內部工程和外部工程，買方有權進出通行及往返綠色邊界虛線範圍及其須按規定執行維修工程的其他政府土地，包括清理落入內部工程或外部工程、該地段各地方或本特別條款(e)款所述天然地勢危險緩解及穩定工程圖則顯示的政府土地範圍的山泥傾瀉碎礫或礫石，惟須受限於署長全權酌情制訂的條款及條件。
- (h) 倘因進行勘測工程或執行、檢查、檢驗、監督和維修內部工程或外部工程導致或引致綠色邊界虛線範圍或任何其他政府土地受損，買方應在署長全權酌情指定的期限內，自費以署長全面滿意的方式修復損害。倘買方不在上述期限內履行本款訂明的責任，署長可即時執行及進行所需的維修工程，買方須在接獲通知時向政府支付相關工程費用的款項，以及任何督導費用與間接費用。有關款項的金額由署長或其正式授權的人員釐定，其決定將作終論並對買方具約束力。
- (i) 買方時刻均須允許署長、其人員、承辦商、代理和工人及任何其他獲其授權人等，不論攜帶工具、設備、機器、機械或駕車與否，行使權利進出通行、往返及行經該地段或其任何部分和該地段任何已建或擬建建築物，以便檢查、檢驗和監督買方遵照本特別條款(b)、(c)、(f)及(h)款執行的任何工程，以及執行、檢查、檢驗和監督本特別條款(f)(ii)及(h)款訂明的工程或署長視為必要的任何其他工程。
- (j) 倘因買方履行本特別條款(b)、(c)、(f)及(h)款所訂責任或行使本特別條款(g)款所載的權利或因政府行使本特別條款(f)(ii)、(h)及(i)款所訂的任何權利等引起或連帶造成買方或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，政府概毋須就此承擔義務或責任，買方不可就此等損失、損害、滋擾或騷擾向政府提出任何索償。
- (k) 如因買方遵照本特別條款的規定擬進行或已進行任何工程，或因買方執行勘測工程或於設計、建造和維修內部工程或外部工程時遺漏、疏忽或失責，以致直接或間接引起或連帶造成任何責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序（不論任何及如何引致），包括但不限於財物損壞或損失或人身傷亡，買方須向政府作出賠償並確保其免責。
- (l) 儘管有本特別條款(b)、(c)、(f)、(g)及(h)款之規定，當政府向買方發出相關通知後，買方按照本特別條款就綠色邊界虛線範圍及任何其他政府土地或其任何部分擁有的責任和權利將絕對終止，買方不得鑒於因其責任或權利終止而招致或蒙受的任何損失、損害或滋擾或任何開支向政府索取賠償。然而，買方的責任或權利終止概毋損政府可就任何之前違反、不履行或不執行前述(b)、(c)、(f)、(g)及(h)款事件行使任何權利或補償權。
5. 批地文件特別條款第(28)條規定：  
買方不可在任何毗鄰或鄰連該地段的政府土地進行削土移土或土地後移工程，或在政府土地進行任何建造工程、填土工程或任何類型的斜坡處理工程，除非事前獲署長書面同意，而署長可全權酌情在給予同意時制訂其認為恰當的條款與條件，包括收取其指定的地價額外增批政府土地作為該地段的增批地段。
6. 每名住宅物業擁有人均須分擔維修斜坡及護土結構工程的費用。
7. 第154頁之圖則顯示已經或將會在發展項目所位於的土地之內或之外建造的斜坡、護土牆及有關構築物，謹供識別。
8. 根據發展項目公契及管理協議擬稿，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」（以不時的修訂本為準）和斜坡保養手冊及有關政府部門不時發出有關保養斜坡、護土牆及相關構築物的其他指引（視乎情況適用），視察、維持及保養批地文件要求的斜坡及護土構築物於修繕妥當及良好的保養狀態並對其進行一切必要的工程。

備註：根據公契，發展項目的全部擁有人均須分擔維修斜坡結構工程的費用。



- Ⓨ Slope  
斜坡
- Ⓟ Retaining Wall  
護土牆
- Ⓟ Slope  
斜坡
- Ⓜ Slope  
斜坡
- Development Site Boundary  
發展項目邊界線

Slopes and Retaining Walls Plan  
斜坡及護土牆示意圖

Scale 0 4 8 12 16 20 米/M  
比例

No application is made by the Vendor to the Government for a modification of the Land Grant.

賣方並沒有向政府提出申請修訂批地文件。

## RELEVANT INFORMATION

## 有關資料

### 1. Gondola Systems

The Manager has the power to operate the gondola systems in the Development and for the avoidance of doubt the Manager may move and use a gondola in or through the airspace over, or in or on any balcony, utility platform, flat roof, roof, garden or any other area forming part of any residential property.

### 2. External wall lighting

LED lighting on the external walls of the Development may be turned on. The said LED lighting is located at the periphery of the underside of the balcony and building edge. Prospective purchasers should note the impact (if any) of the illumination of the said LED lighting on individual residential property.

### 3. Floodlights

Outdoor floodlights at the residents' clubhouse swimming pool may be turned on. Prospective purchasers should note the impact (if any) of the illumination of the floodlights on individual residential property.

### 4. Open top culvert

Open culvert runs along the inside edge of northern site boundary adjacent to an open space maintained by the Government. Prospective purchasers should note that maintenance of the culvert will be performed by maintenance personnel.

### 5. Tai Hang Road pavement

There are underground utilities under the pavement of Tai Hang Road. Prospective purchaser should note that maintenance/ repair/ replacement works may be performed by utility undertakers.

### 6. Public Pedestrian Passage

Under Special Condition No.(12)(c) of the Land Grant, a Public Passage Area along Tai Hang Road shown edged blue on the lease plan is required to remain open for public use 24 hours a day on foot or by wheelchair for all lawful purposes free of charge and without any interruption.

### 7. Antenna

Antennas are provided and installed at the top roofs of the Development. Prospective purchasers should note the impact (if any) of the above facilities on individual residential property.

### 1. 吊船系統

管理人有權操作發展項目之吊船系統及為免生疑問，管理人可能會在屬於任何住宅物業一部分之露台、工作平台、平台、天台、花園及其他地方之上、內或通過其上空移動及使用吊船。

### 2. 外牆裝飾燈

發展項目的外牆LED裝飾燈可能開啟。上述LED裝飾燈的位置設於單位之露台底端外圍及建築物邊緣。請準買家注意上述LED裝飾燈之燈光對個別住宅物業造成之影響（如有）。

### 3. 泛光燈

住客會所游泳池的室外泛光燈可能開啟。請準買家注意上述泛光燈之燈光對個別住宅物業造成之影響（如有）。

### 4. 露天排水溝

露天排水溝沿毗鄰政府維護的空地的北側邊界內側通行。請準買家注意上述排水溝的維護將由維護人員進行。

### 5. 大坑道行人道

大坑道行人道地底設有地下公用設施。請準買家注意上述設施的維護/修理/更換工作將由公用事業承辦商進行。

### 6. 公眾行人通道

根據批地文件的特殊條款(12)(c)，在批地平面圖中以藍色邊緣界顯示的沿大坑道邊的公共通道區域須維持24小時免費且沒有任何中斷地開放，供公眾以步行或輪椅出入，以便進行所有合法目的之活動。

### 7. 天線

在發展項目的頂層天台提供及裝置天線。請準買家注意上述設施對個別住宅物業造成之影響（如有）。

## 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:

[www.jardini.com.hk](http://www.jardini.com.hk)

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

[www.jardini.com.hk](http://www.jardini.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

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

		Area (m <sup>2</sup> ) 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)	3870.550
2	<b>Plant rooms and similar services</b> 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	277.251
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1432.530
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	2.775

## 總樓面面積寬免項目的面積

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。

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	198.158
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	487.626
6	Acoustic fin 隔聲鳍	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	142.358
9	Utility platform 工作平台	31.510
10	Noise barrier 隔音屏障	Not applicable 不適用
Amenity Features 適意設施		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	38.067
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	468.978

## 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		
13	Covered landscaped and play area 有蓋園景區及遊樂場地	164.979
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not applicable 不適用
15	Larger lift shaft 擴大升降機槽	284.326
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及氣槽	199.439
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23 (#)	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	Not applicable 不適用

Other Exempted Items 其他項目		
25 (#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	11.740
27	Public transport terminus 公共交通總站	Not applicable 不適用
28 (#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	276.881
30	Public passage 公眾通道	Not applicable 不適用
31	Covered set back area 有蓋的後移部分	Not applicable 不適用
Bonus GFA 額外總樓面面積		
32	Bonus GFA 額外總樓面面積	Not applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第8號）提供的額外環保設施		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

**Note:**

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

**備註：**

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。



The Environmental Assessment of the Building

有關建築物的環境評估

**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 UNCLASSIFIED**



Application no.: PAU0086/23

**綠色建築認證**

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

**暫定評級  
不予評級**



申請編號: PAU0086/23

Estimated Energy Performance or Consumption for the Common Parts of the Development

發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部份					
Provision of Central Air Conditioning 提供中央空調		Not applicable 不適用			
Provision of Energy Efficient Features 提供具能源效益的設施		Not applicable 不適用			
Energy Efficient Features proposed 擬安裝的具能源效益的設施		Not applicable 不適用			
Part II : The predicted annual energy use of the proposed building/ part of building <sup>(Note 1)</sup> : - 第II部份：擬興建樓宇/部分樓宇預計每年能源消耗量 <sup>(備註1)</sup> ：-					
Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>(Note 2)</sup> 基線樓宇每年能源消耗量 <sup>(備註2)</sup>		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh /m <sup>2</sup> /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m <sup>2</sup> /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation <sup>(Note 3)</sup> 有使用中央屋宇裝備裝置 <sup>(備註3)</sup> 的部份	454.89	494.04	Not applicable 不適用	323.4	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

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部份：以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	Yes 是	No 否	Not applicable 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/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the development by the internal floor area served, where:

- "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
  - "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)" in the BEAM Plus New Buildings (current version).
  - "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

## 備註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量 [ 以耗電量 (千瓦小時/平方米/年) 及煤氣/石油氣消耗量 (用量單位/平方米/年) 計算 ]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

- “每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及
  - 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）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”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
  2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
  3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
  4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
  5. For information and requirements relating to the "Public Passage Area" (as referred to in Special Condition No. (12)(b) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.
  6. For information and requirements relating to the "Green Hatched Black Area" (as referred to in Special Condition No. (32)(a) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Maintenance of Slopes" of this sales brochure.
  7. For information and requirements relating to the "Edged Pecked Green Area" (as referred to in Special Condition No. (33)(a) of the Government Grant) and the "Maintenance Access" (as referred to in Special Condition No. (33)(b)(ii) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Maintenance of Slopes" of this sales brochure..
  8. For information and requirements relating to the "Drainage Tunnel Reserve Areas" (as referred to in Special Condition No. (39)(a) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.
  9. For information and requirements relating to the "Drainage Reserve Area" (as referred to in Special Condition No. (41)(a)(i) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.
1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益，或訂立任何有關上述提名、轉售或轉移權益之協議。
  2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價百分之五(5%)之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
  3. 賣方將會或已經（視屬何情況而定）支付所有關於發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。
  4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。
  5. 有關「公共通道範圍」（批地文件特別條款第(12)(b)條提及）的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。
  6. 有關「綠色黑斜線範圍」（批地文件特別條款第(32)(a)條提及）的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「斜坡維修」各節。
  7. 有關「綠色邊界虛線範圍」（批地文件特別條款第(33)(a)條提及）及「維修通道」（批地文件特別條款第(33)(b)(ii)條提及）的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「斜坡維修」各節。
  8. 有關「雨水排放隧道保留區域」（批地文件特別條款第(39)(a)條提及）的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。
  9. 有關「渠務專用範圍」（批地文件特別條款第(41)(a)(i)條提及）的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

There may be future changes to the Development and the surrounding areas.  
發展項目及其周邊地區日後可能出現改變。

Date of printing of this Sales Brochure: 10<sup>th</sup> April, 2024  
本售樓說明書印製日期：2024年4月10日



