



ECHO

H O U S E

瑜悅

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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

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

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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:

	Website	Telephone	Email	Fax
Consumer Council	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
Estate Agents Authority	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
Real Estate Developers Association of Hong Kong	—	2826 0111	—	2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部

分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 -

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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

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

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- ◆ 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：

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

一手住宅物業銷售監管局
2023年3月

Name of Development

ECHO HOUSE ("the Development")

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

No. 28 Tonkin Street

The Development consists of one multi-unit building

The total number of storeys of the multi-unit building

28 Storeys (excluding Basement Floor, Roof, Intermediate Roof, Upper Roof and Top Roof)

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

Basement Floor, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F, Roof, Intermediate Roof, Upper Roof and Top Roof

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

4/F, 13/F, 14/F and 24/F

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

Roof

Estimated material date for the Development as provided by the Authorized Person for the Development

18th June 2025

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

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the 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).

發展項目的名稱

瑜悅 (「發展項目」)

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

東京街28號

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層的總數

28層(不包括地庫、天台、中層天台、上層天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至31樓、天台、中層天台、上層天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

4樓、13樓、14樓及24樓

該幢多單位建築物的底護層(如有的話)

天台

由發展項目的認可人士提供的發展項目的預計關鍵日期

2025年6月18日

預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明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

Urban Renewal Authority (as “Owner”)
Wider Loyal Limited (as “Person so engaged”)

Notes:

“Owner” means the legal or beneficial owner of the Development.

“Person so engaged” means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development

Holding Company of the Vendor (Owner)

Not applicable

Holding Companies of the Vendor (Person so engaged)

Chinachem Properties Holding Company Limited
Chinachem Group Holdings Limited

Authorized Person for the Development

Cheung Man Ching Anthony

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

Ronald Lu & Partners (Hong Kong) Limited

Building Contractor for the Development

Gammon Engineering & Construction Company Limited

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

Mayer Brown

Woo Kwan Lee & Lo

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

United Overseas Bank Limited

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

Chinachem Group Holdings Limited

賣方

市區重建局 (作為「擁有人」)
添誼有限公司 (作為「如此聘用的人」)

備註：

「擁有人」指發展項目的法律上的擁有人或實益擁有人。

「如此聘用的人」指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

賣方的控權公司(擁有人)

不適用

賣方(如此聘用的人)控權公司

華懋物業控股有限公司

華懋集團控股有限公司

發展項目的認可人士

張文政

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

呂元祥建築師事務所(香港)有限公司

發展項目的承建商

Gammon Engineering & Construction Company Limited

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

孖士打律師行

胡關李羅律師行

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

大華銀行有限公司

已為發展項目的建造提供貸款的任何其他人

華懋集團控股有限公司

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development.	Not applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person.	No
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person.	No
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not applicable
(l) The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m) The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor.	Not applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	Not applicable
(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

Note:

A reference to the Vendor in this section is a reference to either Urban Renewal Authority (as "Owner") or Wider Loyal Limited (as "Person so engaged").

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

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	不適用
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

備註：

在本節提述賣方即提述市區重建局(作為「擁有人」)或添誼有限公司(作為「如此聘用的人」)。

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

There are curtain walls forming part of the enclosing walls of the Development.

The range of thickness of the curtain walls of the building is 200mm.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

建築物的幕牆的厚度範圍為200毫米。

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

Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m) 每個住宅物業的幕牆的總面積(平方米)
7/F - 12/F, 15/F - 23/F & 25/F - 31/F 7樓至12樓、15樓至23樓及25樓至31樓	A	0.970
	B	0.287
	C	0.287
	D	0.287
	E	0.644
	F	0.450
	G	0.287
	H	0.287
	J	0.988

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

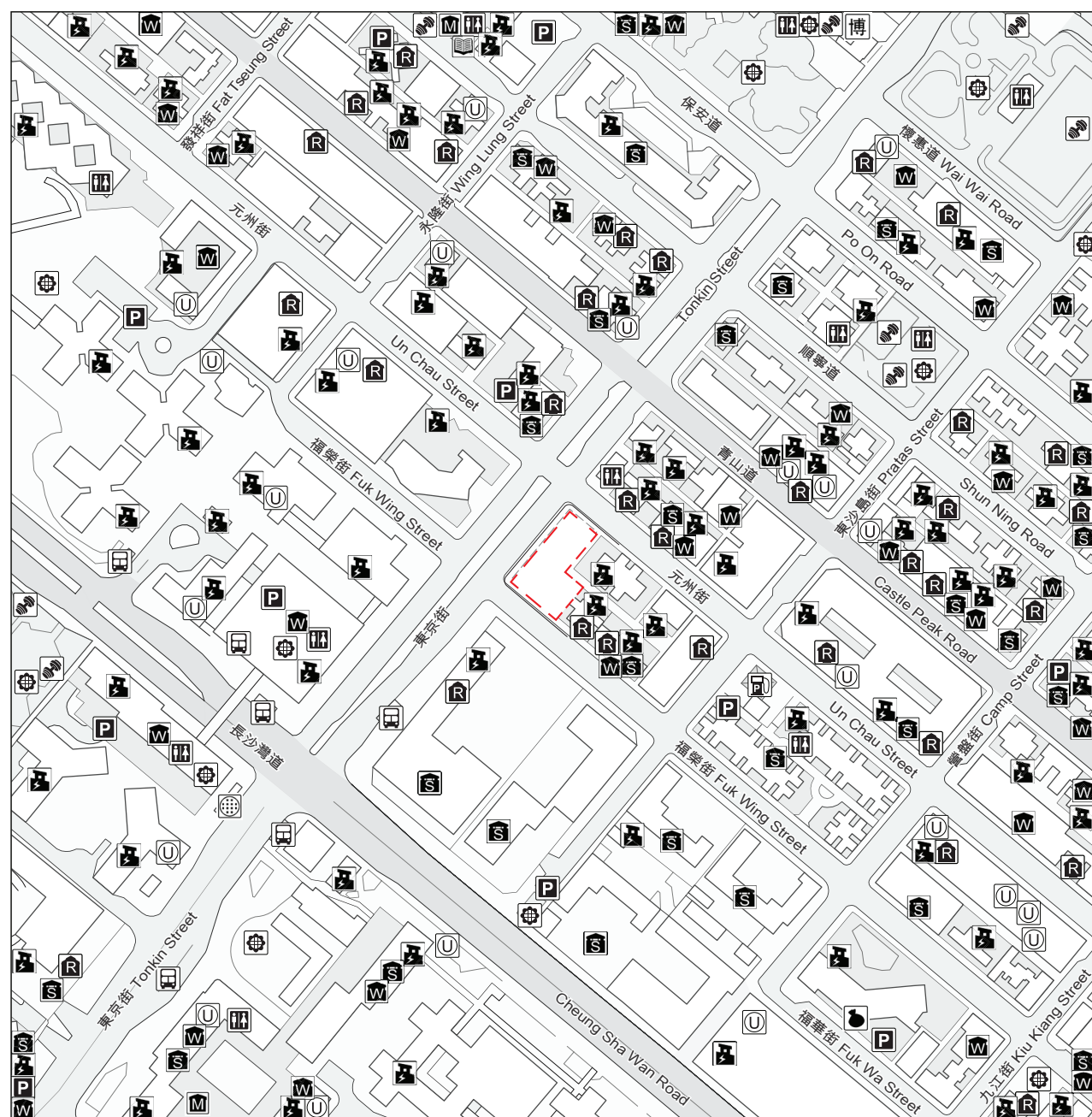
備註：
 不設13樓、14樓及24樓。

The latest draft of Deed of Mutual Covenant and Management Agreement of the Development does not provide the name of the manager of the Development, and the Vendor intends to appoint Together Management Company Limited as the manager of the Development upon the execution of the Deed of Mutual Covenant and Management Agreement.

發展項目的公契及管理協議的最新擬稿未有提供發展項目的管理人的名稱，而賣方擬在簽立公契及管理協議時委任合眾物業管理有限公司為發展項目的管理人。

7 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Location of the Development
發展項目的位置

Scale 比例: 0 50 100 150 200 250M(米)

The map is provided by the Common Spatial Data Infrastructure Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。



This Location Plan is made with reference to the Digital Topographic Map No. T11-NW-B dated 12th September 2024 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此所在位置圖是參考地政總署測繪處之於2024年9月12日出版之數碼地形圖，圖幅編號T11-NW-B，有需要之處經修正處理。

NOTATION 圖例

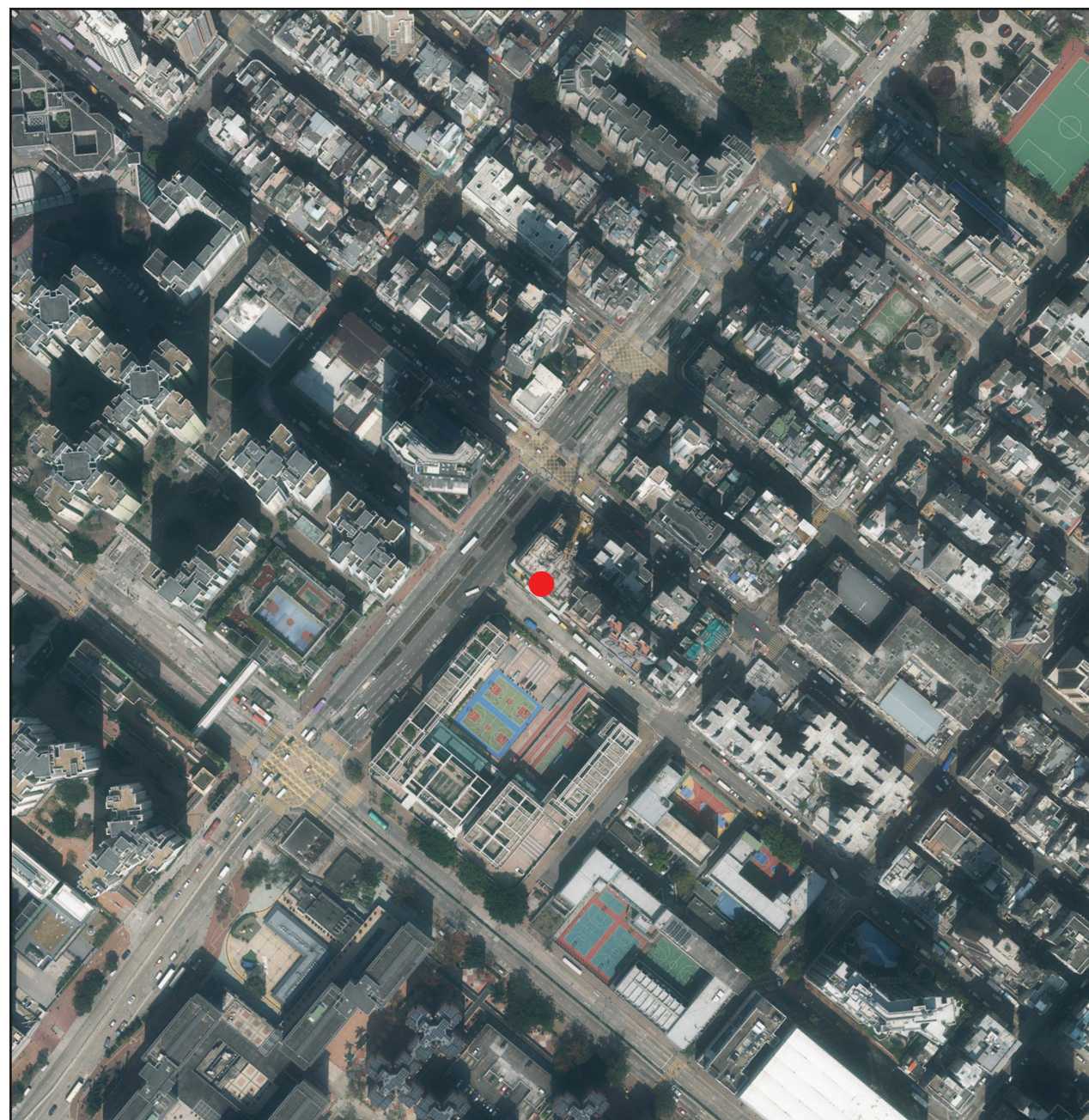
	Ventilation Shaft for Mass Transit Railway 香港鐵路的通風井		Public Convenience 公廁
	Library 圖書館		Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
	Museum 博物館		Public Utility Installation 公用事業設施裝置
	Petrol Filling Station 油站		Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂，廟宇及祠堂)
	Power Plant (including electricity sub-stations) 發電廠 (包括電力分站)		School (including Kindergarten) 學校 (包括幼稚園)
	Refuse Collection Point 垃圾收集站		Social Welfare Facilities (including elderly centre and home for mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
	Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)		Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
	Public Carpark (including Lorry Park) 公眾停車場 (包括貨車停泊處)		Public Park 公園

Notes:

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

備註：

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



● Location of the Development
發展項目的位置

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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。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E195407C, date of flight: 1st March 2023.

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E195407C，飛行日期：2023年3月1日。

Notes:

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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



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



● Location of the Development
發展項目的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E197236C, date of flight: 2nd March 2023.

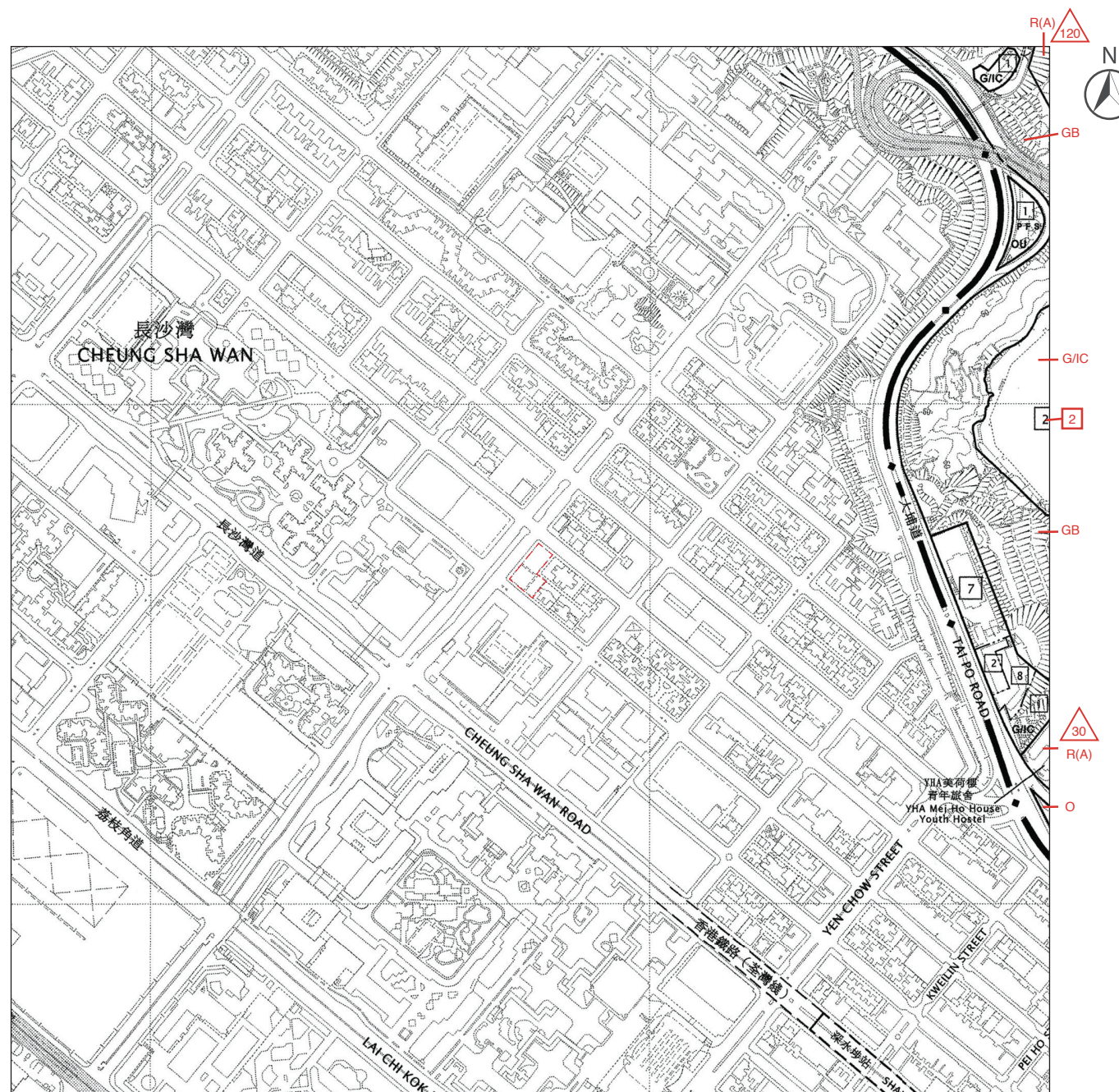
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E197236C，飛行日期：2023年3月2日。

Notes:

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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



Location of the Development
發展項目的位置

Scale 比例 : 0 500M(米)

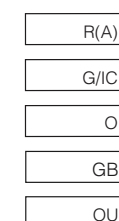
Adopted from part of the Approved Shek Kip Mei Outline Zoning Plan No. S/K4/31, gazetted on 23rd September 2022 with adjustments where necessary as shown in red.

摘錄自2022年9月23日刊憲之石硤尾分區計劃大綱核准圖編號S/K4/31，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP A)
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
GREEN BELT
OTHER SPECIFIED USES

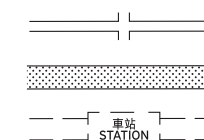


地帶

住宅(甲類)
政府、機構或社區
休憩用地
綠化地帶
其他指定用途

COMMUNICATIONS

MAJOR ROAD AND JUNCTION
ELEVATED ROAD
RAILWAY AND STATION (UNDERGROUND)

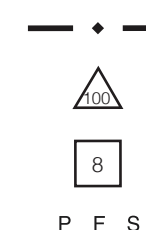


交通

主要道路及路口
高架道路
鐵路及車站(地下)

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)
PETROL FILLING STATION



其他

規劃範圍界線
最高建築物高度
(在主水平基準上若干米)
最高建築物高度 (樓層數目)
加油站

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.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. @The Government of Hong Kong SAR.

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。
- 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

此區的土地用途地帶見市區重建局昌華街/長沙灣道發展計劃圖。

FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/ CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME PLAN.

Adopted from part of the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39, gazetted on 17th February 2023 with adjustments where necessary as shown in red.

摘錄自2023年2月17日刊憲之長沙灣分區計劃大綱核准圖編號S/K5/39，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES

COMMERCIAL

GREEN BELT

OTHER SPECIFIED USES

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP E)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

地帶

商業

綠化地帶

其他指定用途

住宅(甲類)

住宅(戊類)

政府、機構或社區

休憩用地

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

交通

鐵路及車站(地下)

主要道路及路口

高架道路

MISCELLANEOUS

URBAN RENEWAL AUTHORITY
DEVELOPMENT SCHEME PLAN AREA

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL
ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

PETROL FILLING STATION

其他

市區重建局
發展計劃圖範圍

規劃範圍界線

建築物高度管制區界線

最高建築物高度
(在主水平基準上若干米)

最高建築物高度(樓層數目)

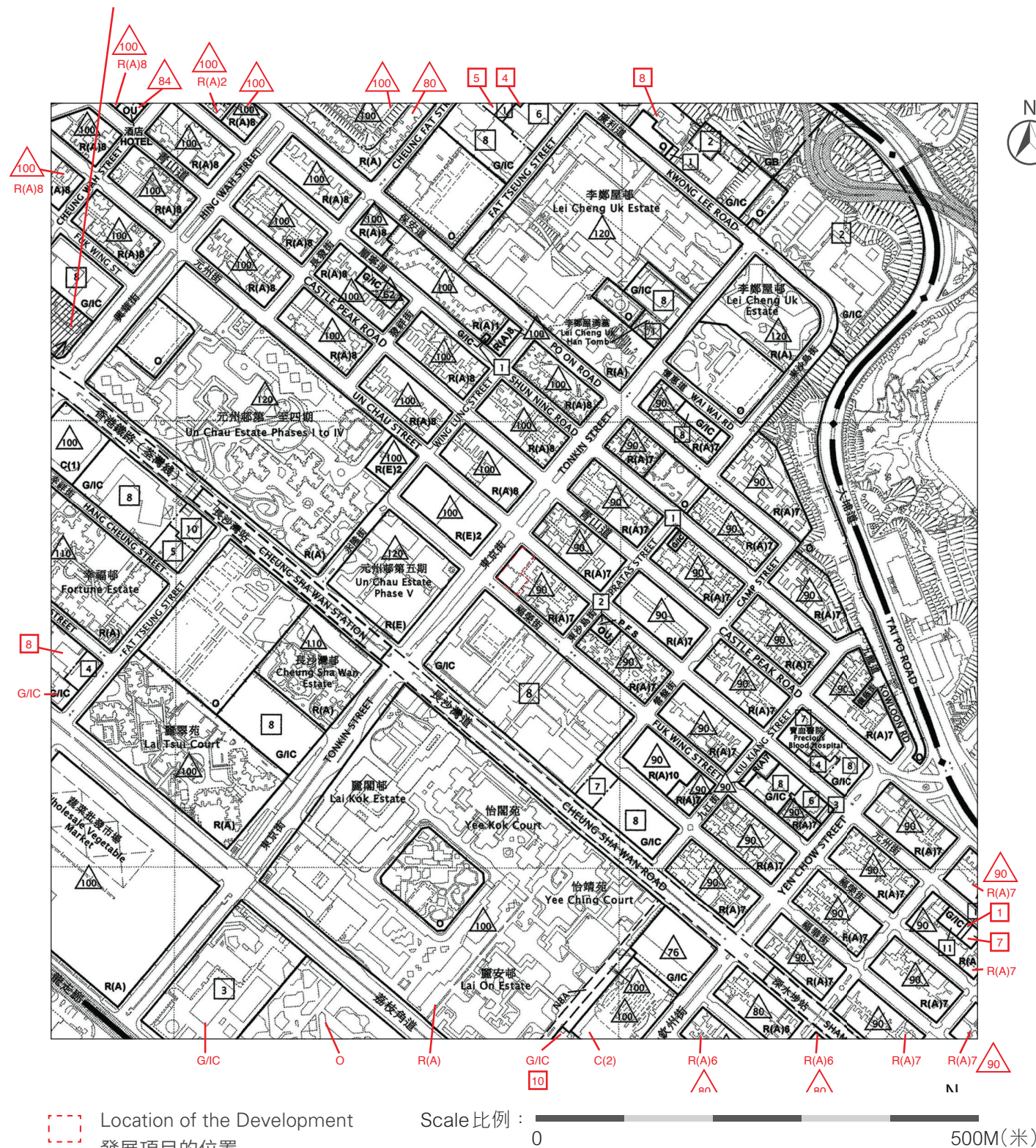
加油站

Notes:

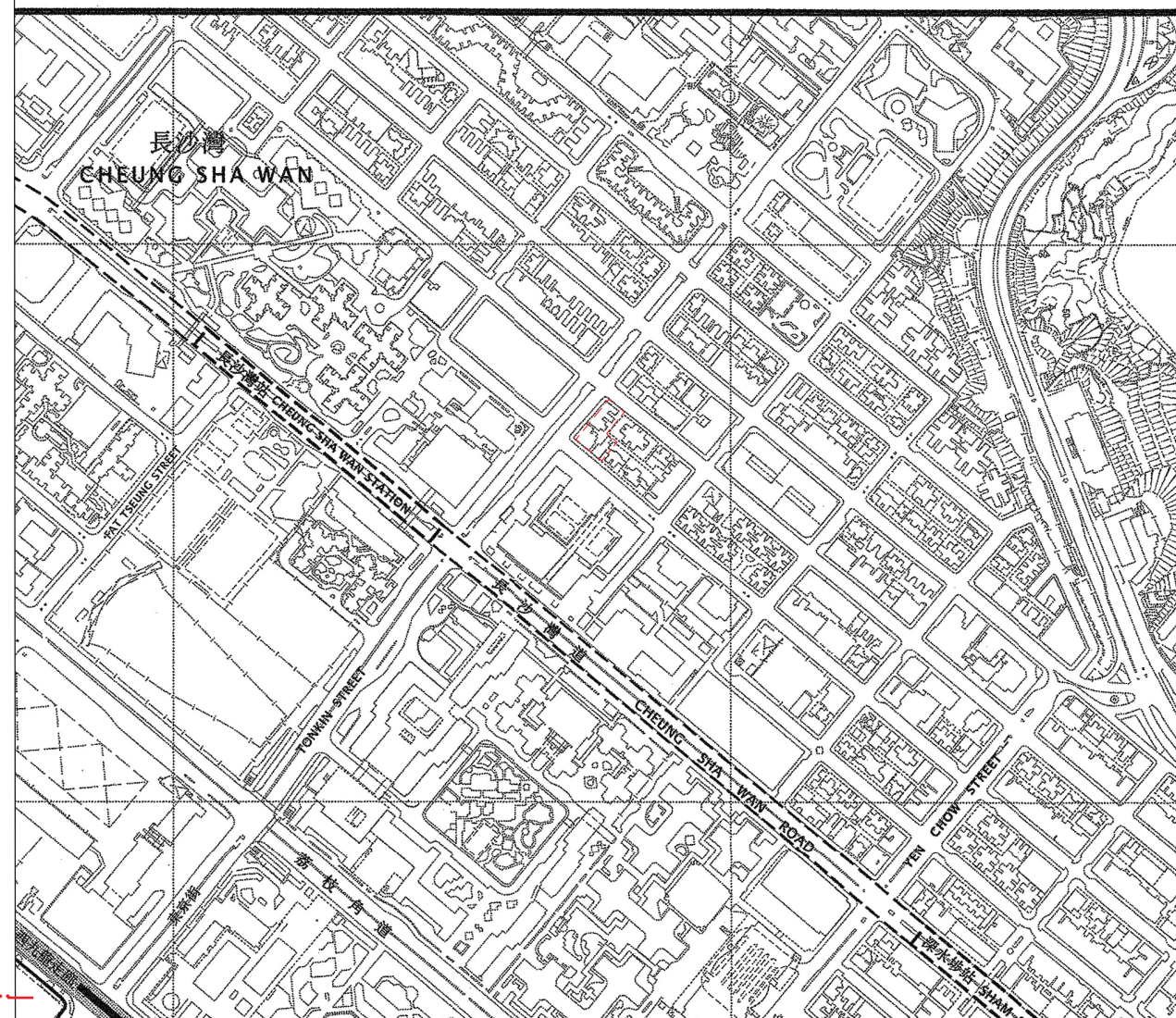
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. @The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



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



Location of the Development
發展項目的位置

Scale 比例 : 0 500M(米)



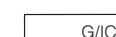
Adopted from part of the Approved South West Kowloon Outline Zoning Plan No. S/K20/30, gazetted on 3rd October 2014 with adjustments where necessary as shown in red.

摘錄自2014年10月3日刊憲之西南九龍分區計劃大綱核准圖編號S/K20/30，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES••

GOVERNMENT, INSTITUTION OR COMMUNITY

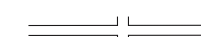


地帶

政府、機構或社區

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



主要道路及路口

ELEVATED ROAD



高架道路

RAILWAY AND STATION (UNDERGROUND)



鐵路及車站(地下)

MISCELLANEOUS••

BOUNDARY OF PLANNING SCHEME



其他

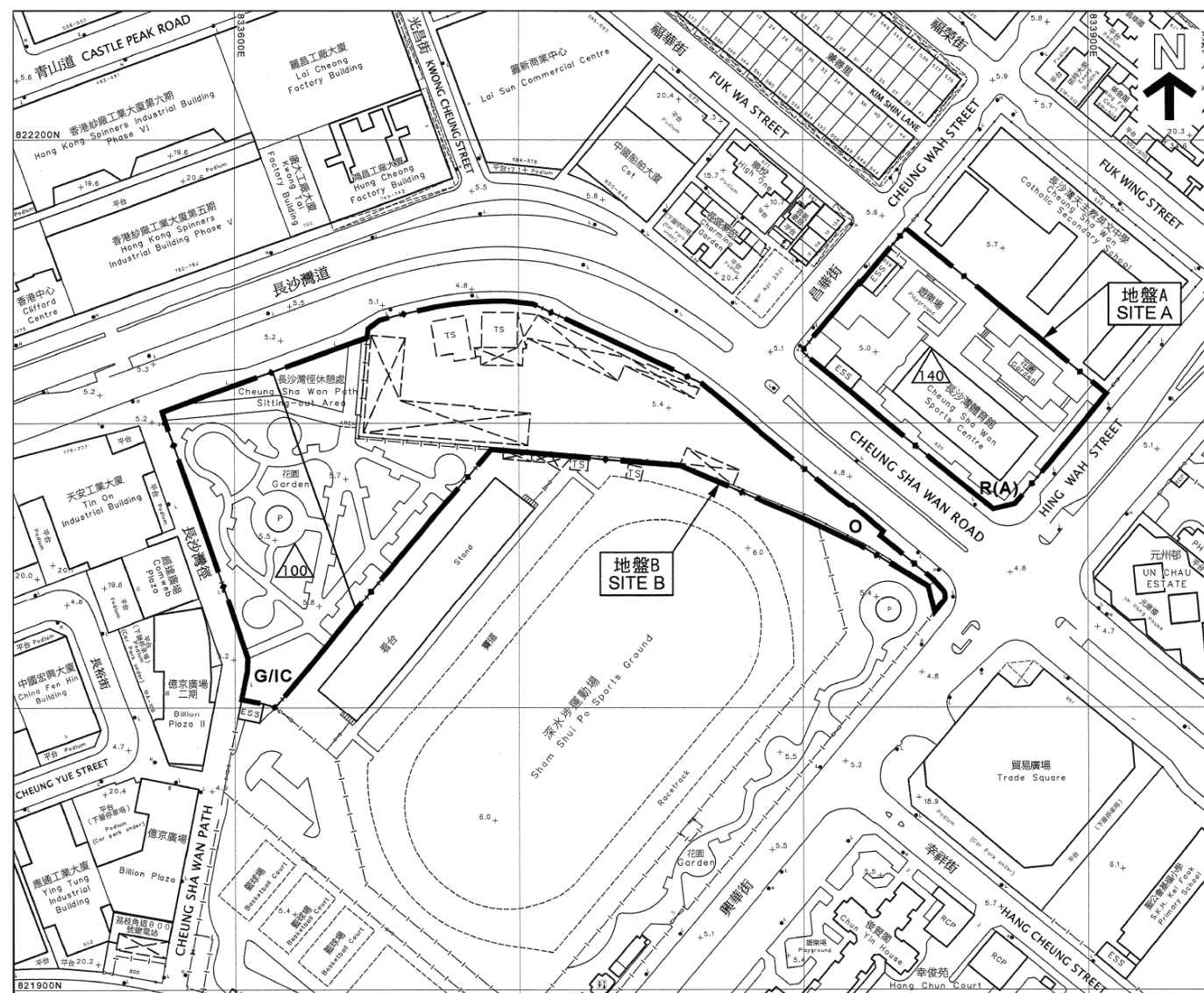
規劃範圍界線

Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. @The Government of Hong Kong SAR.

備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Scale 比例：0 30 60 90 120M(米)

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計劃圖版權屬香港特別行政區政府，經地政總署准許複印。

Extracted from Approved Urban Renewal Authority Cheung Wah Street / Cheung Sha Wan Road Development Scheme Plan No. S/K5/URA3/2 gazetted on 17th February 2023.

摘錄自2023年2月17日刊憲之市區重建局昌華街/長沙灣道發展計劃核准圖，圖則編號S/K5/URA3/2。

NOTATION 圖例

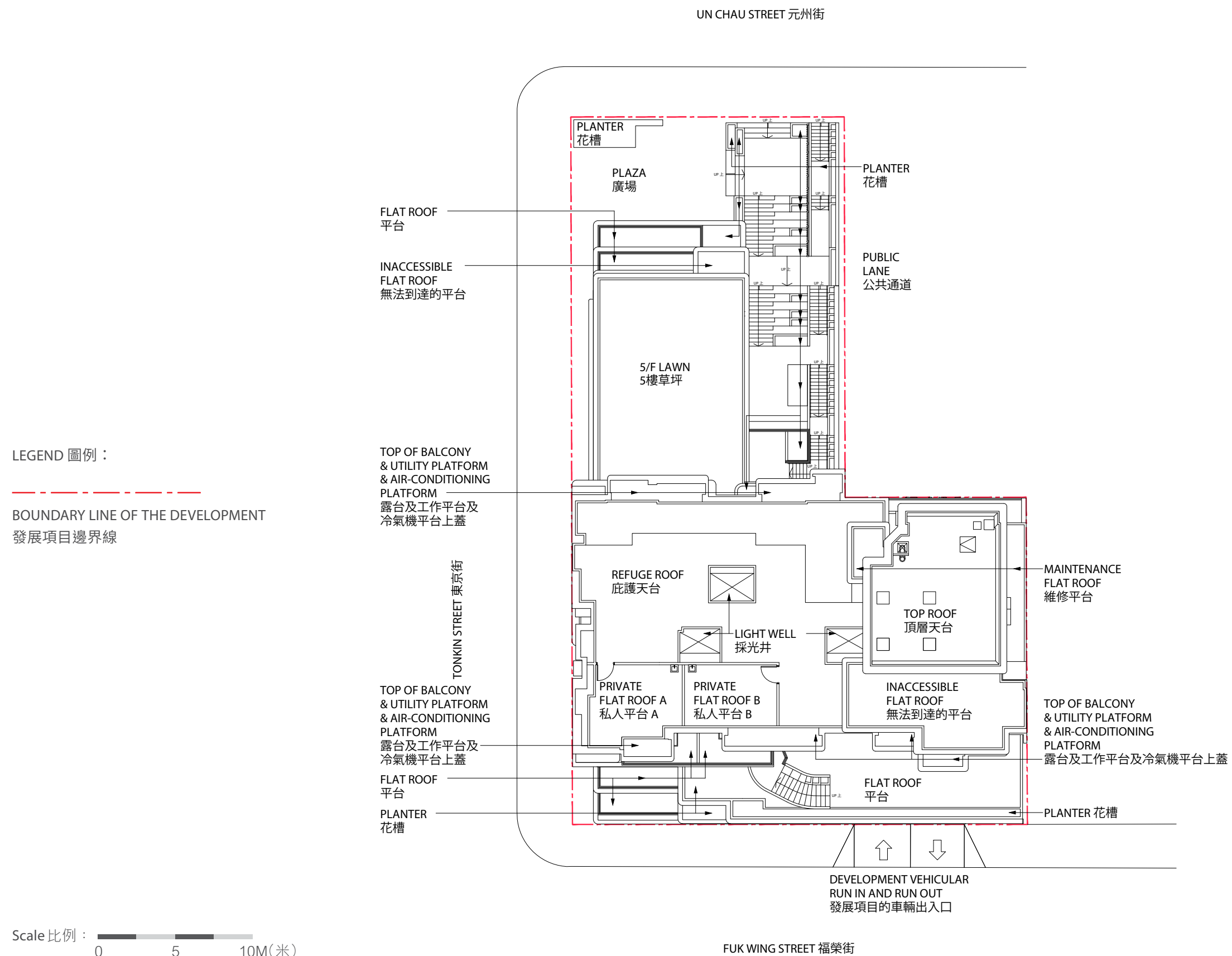
BOUNDARY OF DEVELOPMENT SCHEME	— ◆ —	發展計劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△ 140	最高建築物高度 (在主水平基準上若干米)

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

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。
- 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此發展計劃核准圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 此發展計劃核准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。





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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".

Legends of the Floor Plans 樓面平面圖圖例

ACOUSTIC BALCONY	= 減音露台 Acoustic Balcony
ACOUSTIC WINDOW (TOP HUNG TYPE) WITH ACOUSTIC FIN	= 減音窗戶(上懸式)配隔音簷 Acoustic Window (Top Hung Type) with Acoustic Fin
A/C P.	= 冷氣機平台 Air-conditioning Platform
A/C UNIT	= 單位冷氣機 Air-conditioning Unit
A.D.	= 風管槽 Air Duct
A.D. & E.L.	= 風管槽及電力管道 Air Duct and Electric Cable Duct
ARCH. FEATURE	= 建築裝飾 Architectural Feature
AREA FOR A/C	= 冷氣機位置 Area for Air-conditioning Unit
BAL. & U.P.	= 露台及工作平台 Balcony and Utility Platform
BATH	= 浴室 Bathroom
B.R.1	= 睡房 1 Bedroom 1
B.R.2	= 睡房 2 Bedroom 2
COMBINED BAL., U.P. & A/C P. ABOVE	= 合併露台、工作平台及冷氣機平台置上 Combined Balcony, Utility Platform & Air-conditioning Platform above
DIN.	= 飯廳 Dining Room
DN	= 落 Down
DOG HOUSE	= 室外管道房 Dog House
E.L.	= 電力管道 Electric Cable Duct
ELV.	= 低壓電力管道 Extra-Low Voltage Duct
E.L.V. EQUIPMENT ROOM	= 低壓電力設備房 Extra-Low Voltage Cable Equipment Room
E.M.C.	= 電錶櫃 Electric Meter Cabinet
E.P.D.	= 外牆管道 External Pipe Duct

Notes:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. 13/F, 14/F and 24/F are omitted.

在本頁上的備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁面。

F.LIFT LOBBY	= 消防員電梯大堂 Fireman Lift Lobby
FLAT ROOF	= 平台 Flat Roof
H.R.	= 消防喉轆 Hose Reel
INACCESSIBLE FLAT ROOF	= 無法到達的平台 Inaccessible Flat Roof
KIT.	= 廚房 Kitchen
LIV.	= 客廳 Living Room
LIFT 1/LIFT 2/LIFT 3	= 升降機1/升降機2/升降機3 Lift 1/Lift 2/Lift 3
LIFT SHAFT	= 電梯井 Lift Shaft
LIGHT WELL	= 採光井 Light Well
M.B.R.	= 主人房 Master Bedroom
M.BATH	= 主人浴室 Master Bathroom
OPEN KIT.	= 開放式廚房 Open Kitchen
P.D.	= 管道 Pipe Duct
PRIVATE FLAT ROOF	= 私人平台 Private Flat Roof
REFUGE ROOF	= 庇護天台 Refuge Roof
R.S.M.R.R.	= 垃圾及物料回收房 Refuse Storage And Material Recovery Room
TOP OF BAL. & U.P. & A/C P.	= 露台及工作平台及冷氣機平台上蓋 Top of Balcony and Utility Platform & Air-conditioning Platform
T.R.S.	= 臨時庇護處 Temporary Refuge Space
UP	= 上 Up
WATER PUMP ROOM	= 水泵房 Water Pump Room
W.M.C.	= 水錶櫃 Water Meter Cabinet
W.M.C. AT L/L	= 低位之水錶櫃 Water Meter Cabinet at Low Level

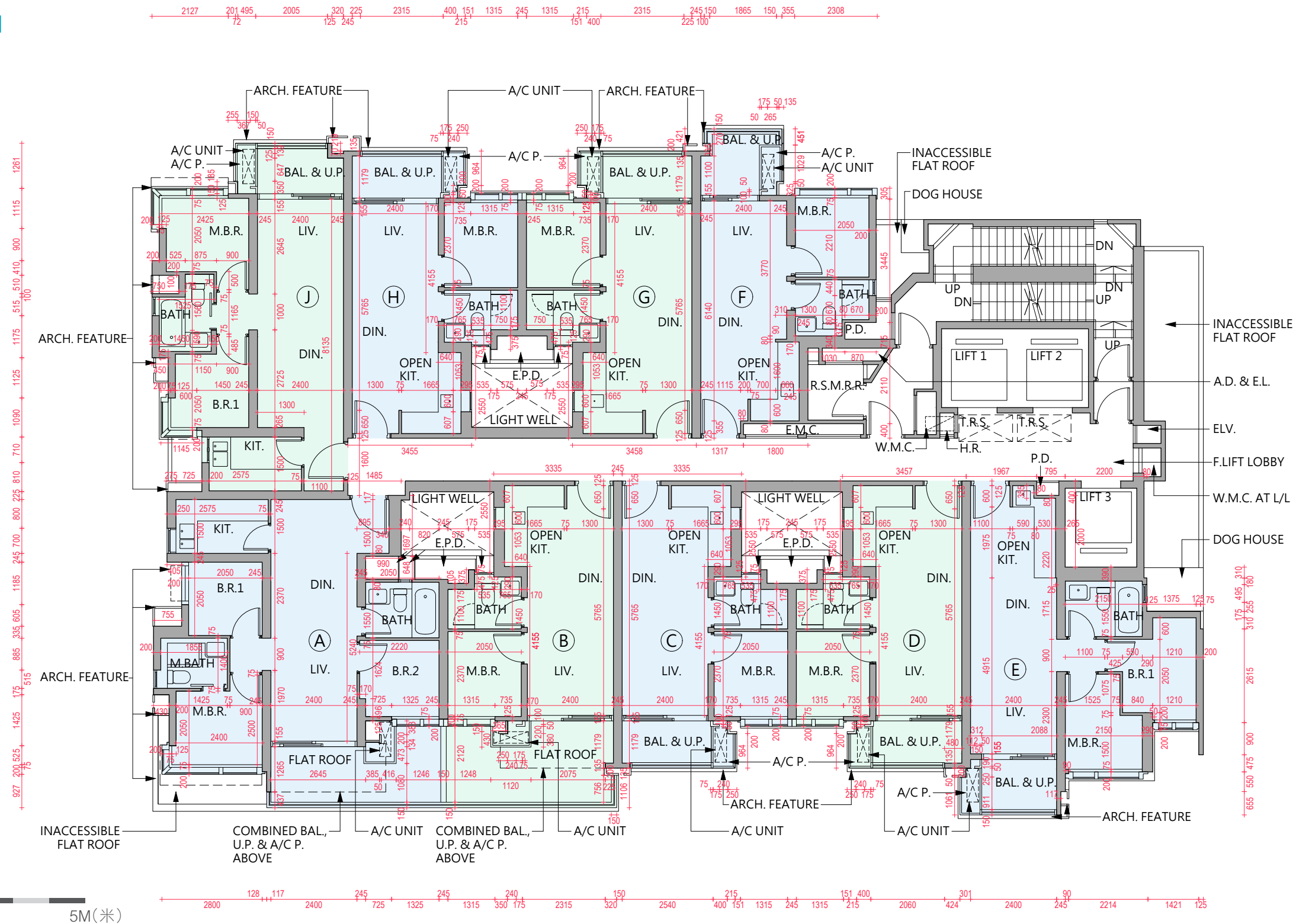
備註：

1. 部份住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管或內藏於裝飾板內之公用喉管。
2. 部份住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部份住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 不設13樓、14樓及24樓。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

7/F FLOOR PLAN 7樓樓面平面圖



Scale 比例 : 0 5M(米)

Remarks:

Please refer to page 22 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註：

請參閱本售樓說明書第22頁為住宅物業的樓面平面圖而設之備註及圖例。

7/F FLOOR PLAN

7樓樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
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)	7/F 7樓	235								
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)		3260								

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 as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

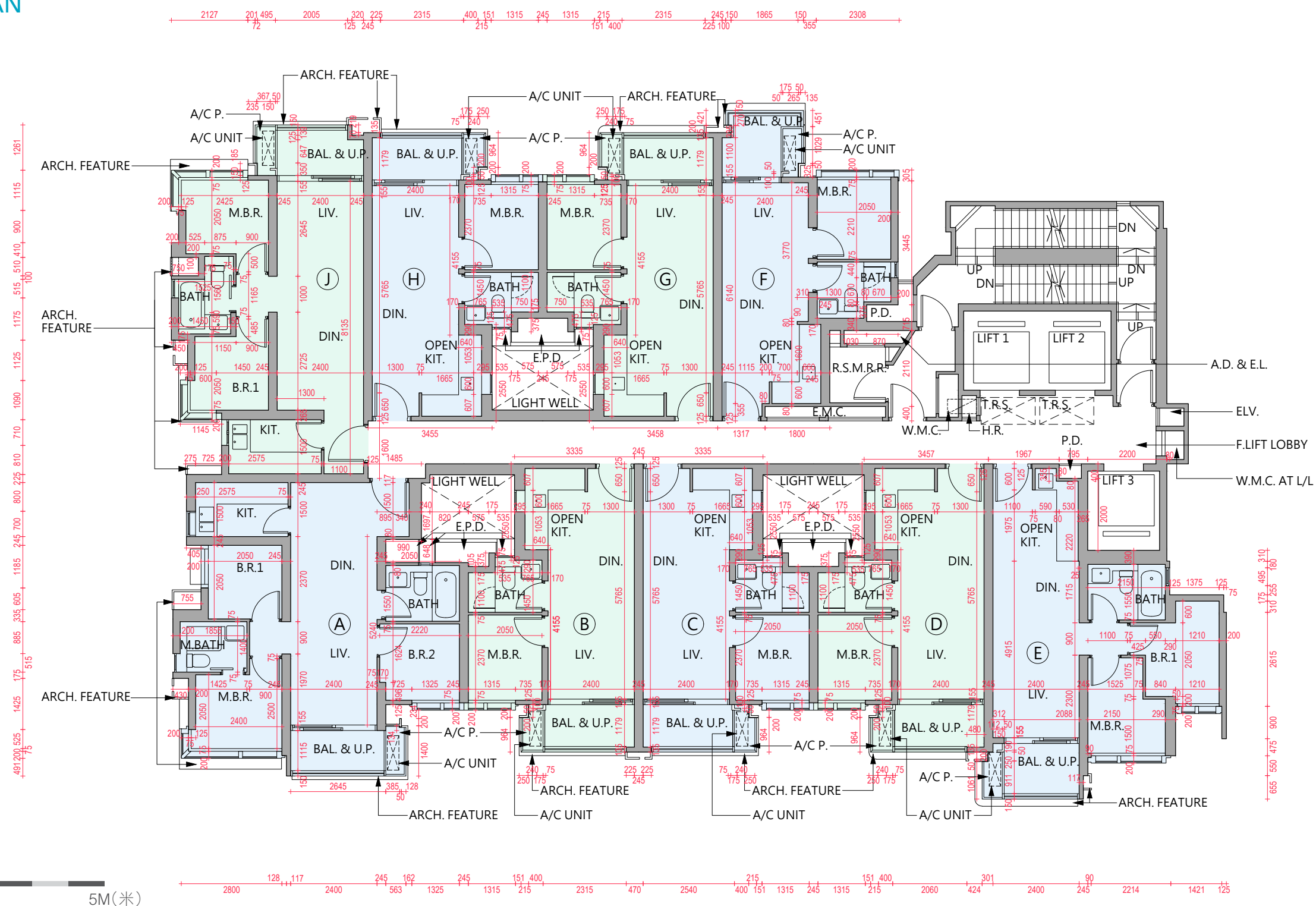
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

8/F FLOOR PLAN

8樓樓面平面圖



Remarks:
Please refer to page 22 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註:
請參閱本售樓說明書第22頁為住宅物業的樓面平面圖而設之備註及圖例。

8/F FLOOR PLAN

8樓樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	8/F 8樓	235								
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)		3260								

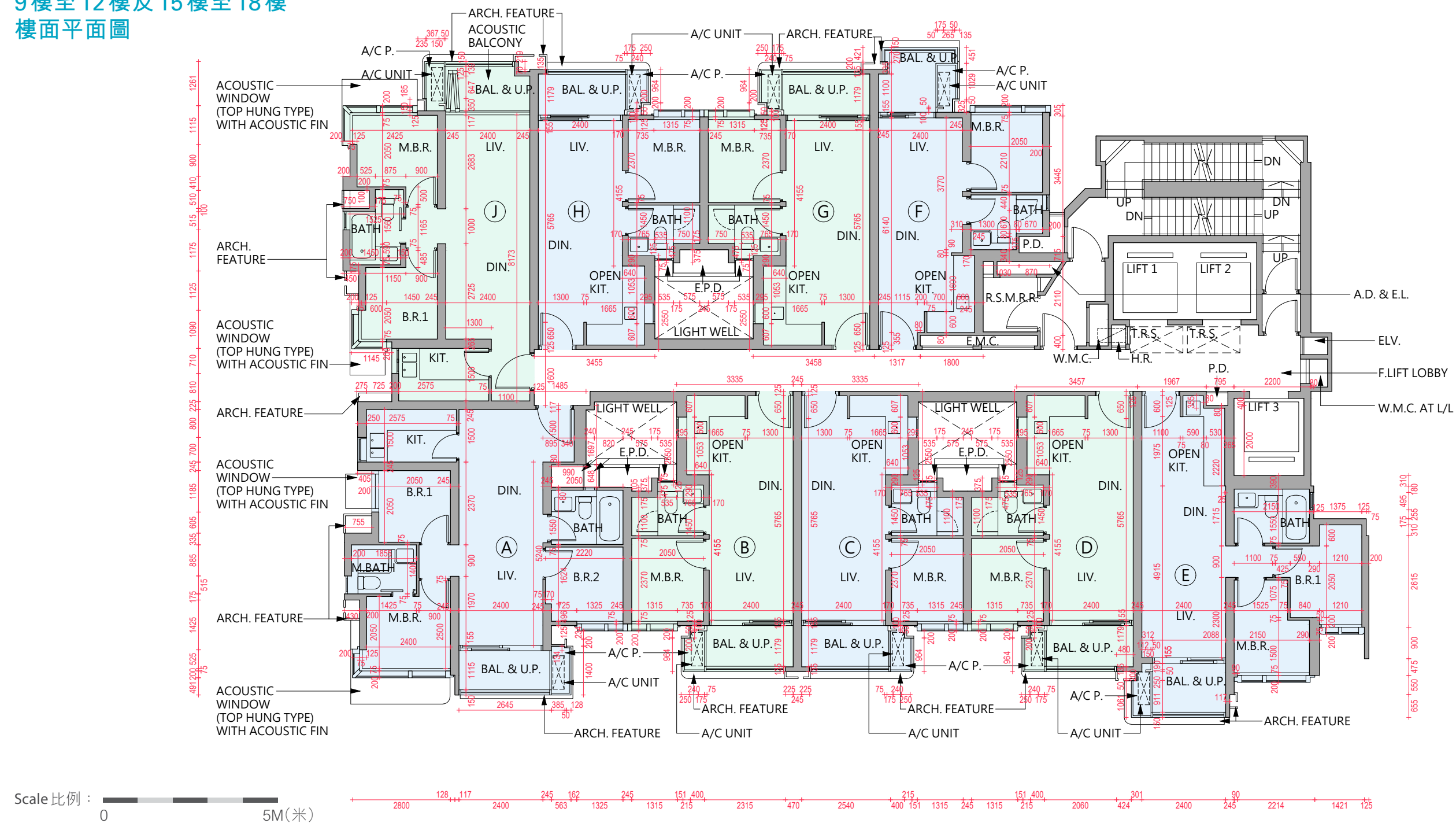
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

9/F - 12/F & 15/F - 18/F FLOOR PLAN 9樓至12樓及15樓至18樓 樓面平面圖



9/F - 12/F & 15/F - 18/F
FLOOR PLAN
9樓至12樓及15樓至18樓
樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	9/F - 12/F & 15/F - 18/F 9樓至12樓及 15樓至18樓	235								
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)		3260								

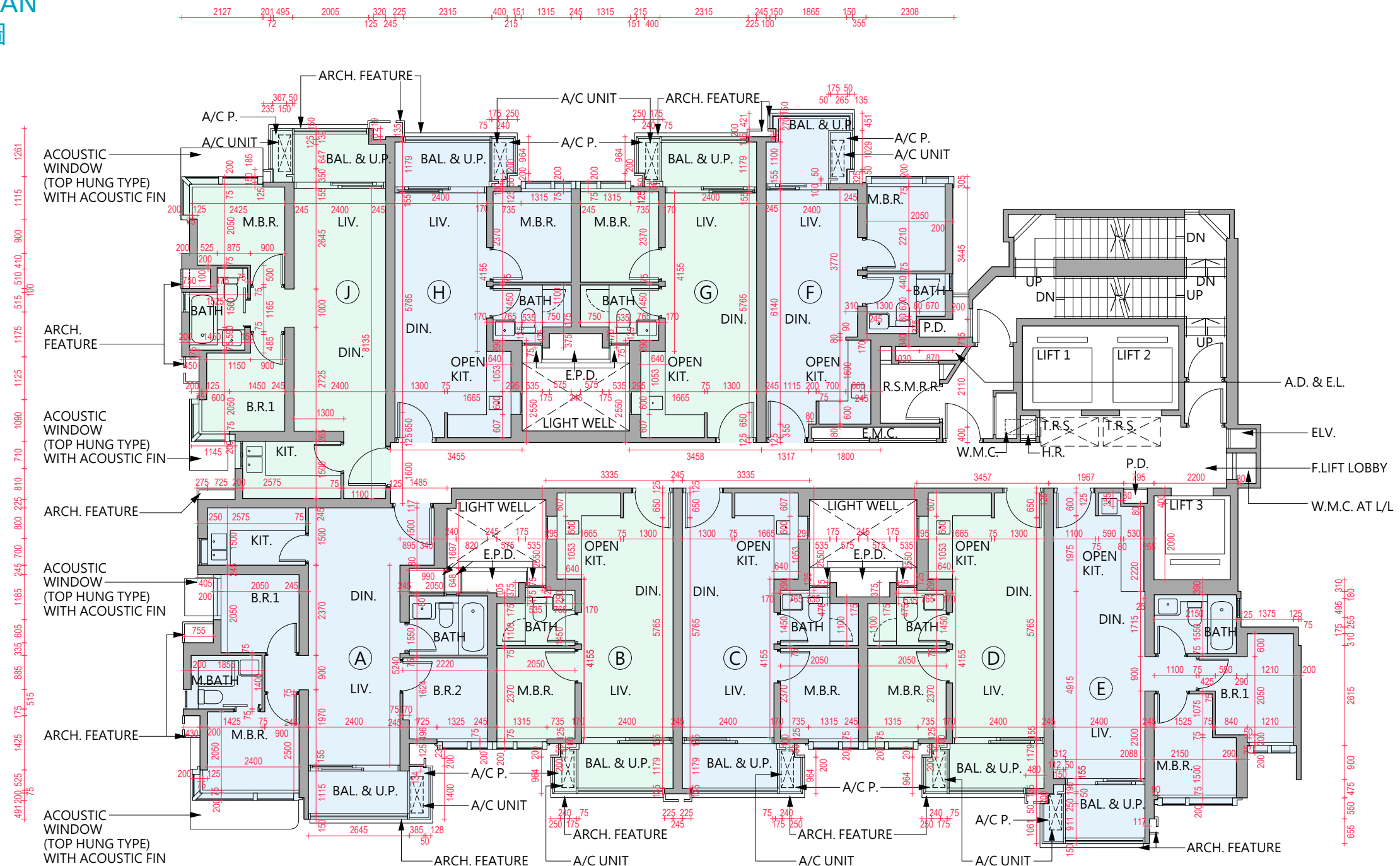
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

19/F FLOOR PLAN 19樓樓面平面圖



Scale 比例 : 0 5M(米)

Remarks:

Please refer to page 22 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註：

請參閱本售樓說明書第22頁為住宅物業的樓面平面圖而設之備註及圖例。

19/F FLOOR PLAN

19樓樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
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)	19/F 19樓	235								
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)		3260								

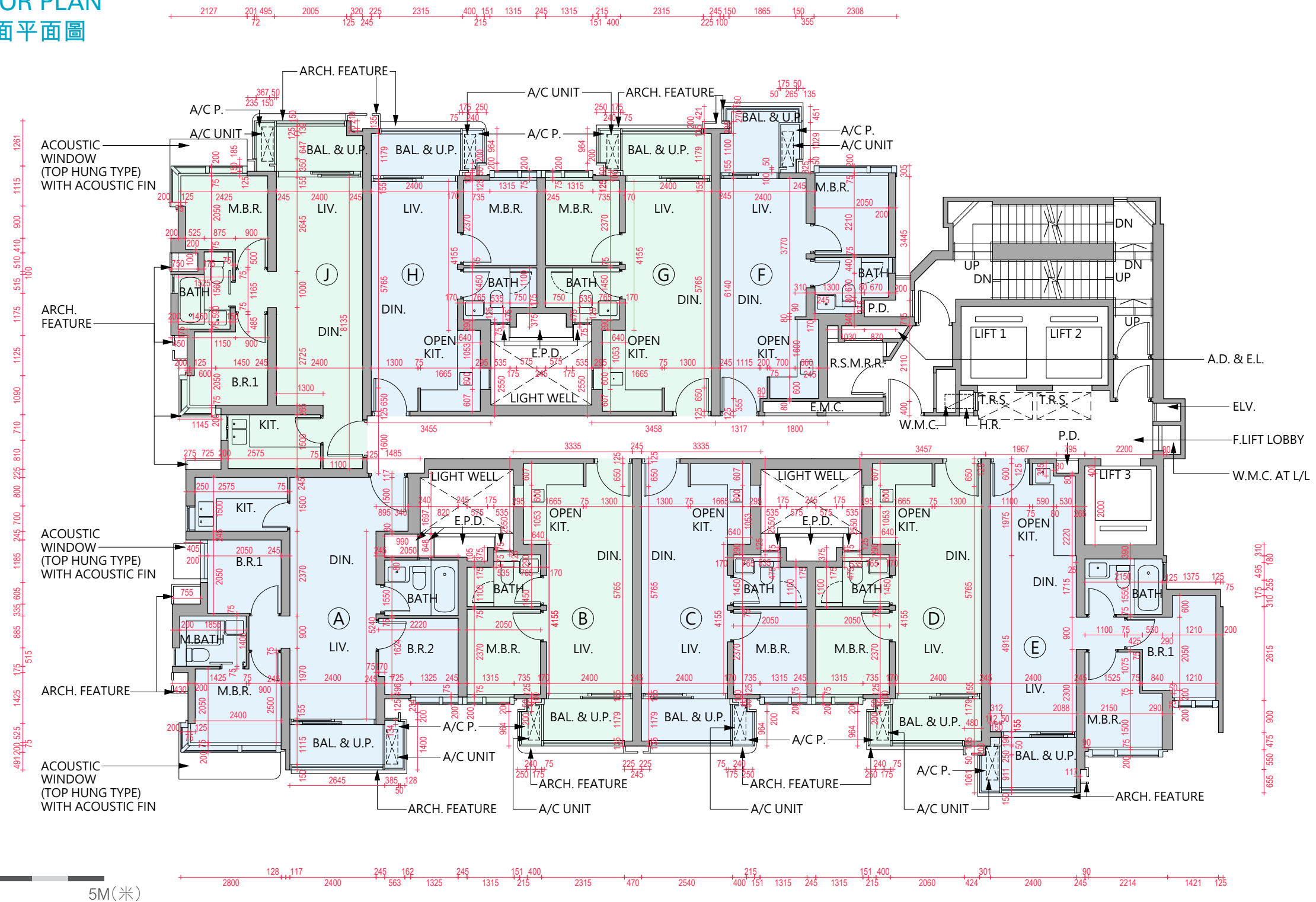
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

20/F - 21/F FLOOR PLAN 20樓至21樓樓面平面圖



Scale 比例 : 0 5M(米)

Remarks:

Please refer to page 22 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註：

請參閱本售樓說明書第22頁為住宅物業的樓面平面圖而設之備註及圖例。

20/F - 21/F FLOOR PLAN

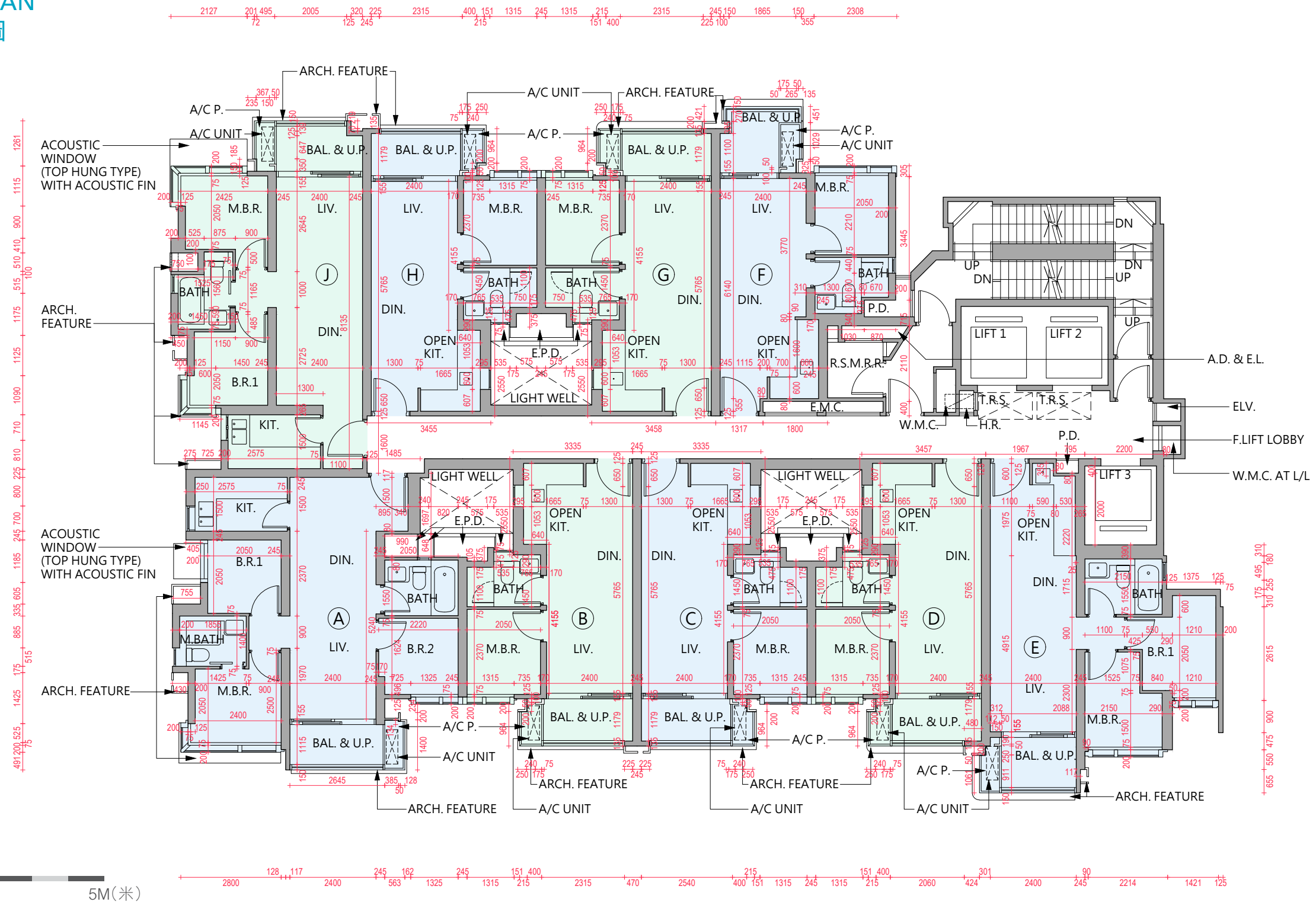
20樓至21樓樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
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)	20/F - 21/F 20樓至21樓	235								
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)		3260								

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 as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

22/F FLOOR PLAN 22樓樓面平面圖



22/F FLOOR PLAN

22樓樓面平面圖

	Floor 樓層	Flat 單位								
		A	B	C	D	E	F	G	H	J
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	235								
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)		3260								

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 as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

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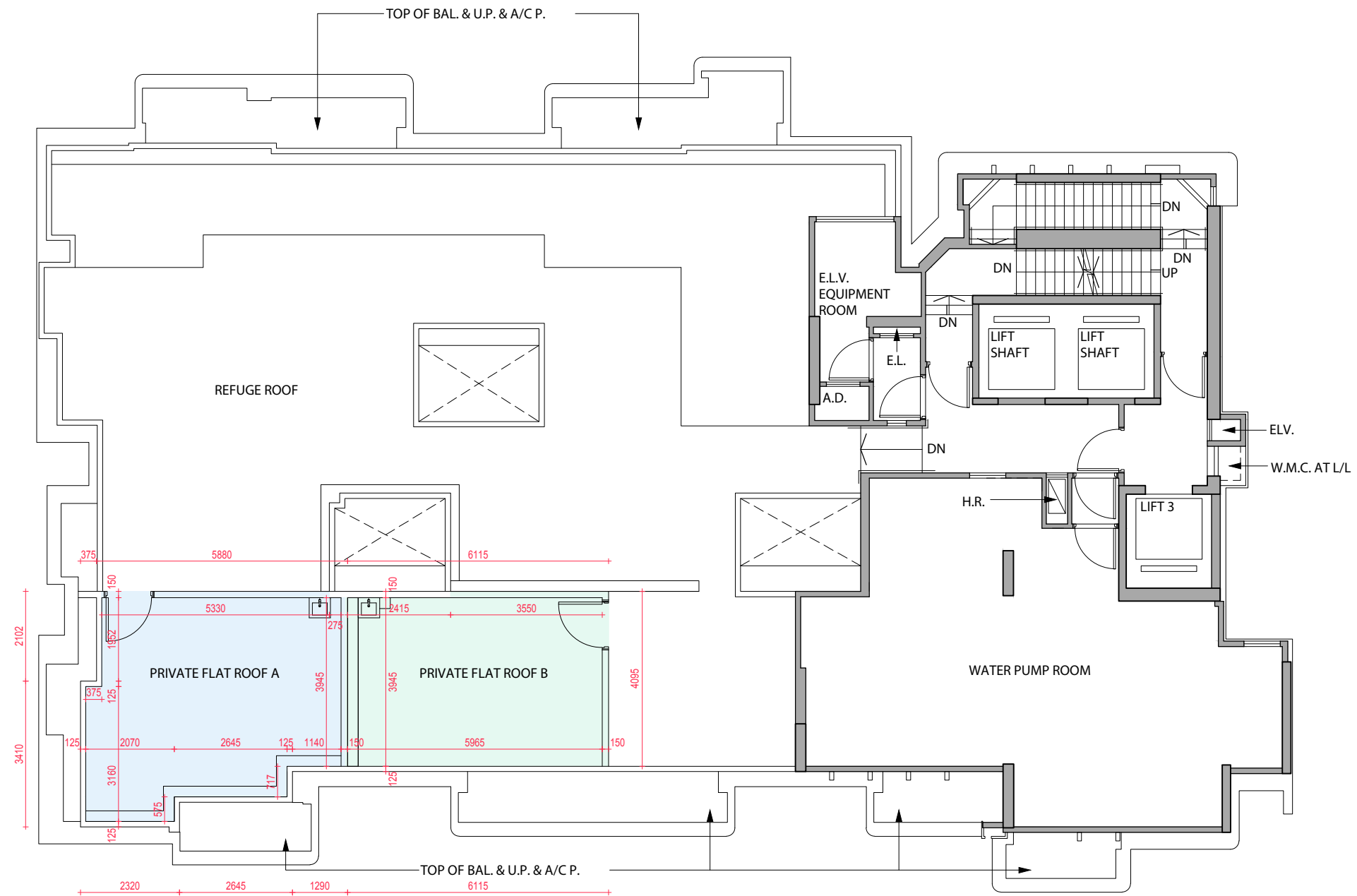
23/F & 25/F - 31/F
 FLOOR PLAN
 23樓及25樓至31樓
 樓面平面圖

	Floor 樓層	Flat 單位									
		A	B	C	D	E	F	G	H	J	
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)	23/F & 25/F - 30/F 23樓及25樓至30樓	235									
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)		3260									
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)	31/F 31樓	225									
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)		3250									

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 as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

ROOF FLOOR PLAN



Scale 比例：
0 5M(米)

Remarks:

Please refer to page 22 of this sales brochure for the notes and legends for the floor plans of residential properties.

備註：
請參閱本售樓說明書第22頁為住宅物業的樓面平面圖而設之備註及圖例。

ROOF FLOOR PLAN
天台樓面平面圖

	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)	ROOF 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)		Not applicable 不適用	

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 as required under section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance 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。(備註：《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的此陳述不適用於發展項目)

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
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
7/F 7樓	A	51.746 (557) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	9.458 (102)	-	-	-	-	-	-
	B	29.014 (312) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-)	-	-	-	11.427 (123)	-	-	-	-	-	-
	C	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	43.648 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	31.832 (343) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	46.197 (497) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that they form part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area in square metres.
- 13/F, 14/F and 24/F are omitted.
- There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及在構成住宅物業的一部分的範圍內的露台、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。

2. 在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，因此與以平方米表述之面積可能有些微差異。
- 不設13樓、14樓及24樓。
- 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
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
8/F - 12/F, 15/F - 23/F & 25/F - 30/F 8樓至12樓、 15樓至23樓及 25樓至30樓	A	55.161 (594) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	32.514 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	43.648 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	31.832 (343) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	46.197 (497) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that they form part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area in square metres.
- 13/F, 14/F and 24/F are omitted.
- There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及在構成住宅物業的一部分的範圍內的露台、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。

2. 在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，因此與以平方米表述之面積可能有些微差異。
- 不設13樓、14樓及24樓。
- 發展項目的住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 住宅物業的描述		Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台, 工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
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
31/F 31樓	A	55.161 (594) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	30.187 (325)	-	-	-	-	-	-
	B	32.514 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	26.122 (281)	-	-	-	-	-	-
	C	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	43.648 (470) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	31.832 (343) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	32.502 (350) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	46.197 (497) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

1. The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that they form part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

- Areas in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, which may be slightly different from the area in square metres.
- 13/F, 14/F and 24/F are omitted.
- There is no verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及在構成住宅物業的一部分的範圍內的露台、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。

2. 在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，因此與以平方米表述之面積可能有些微差異。
- 不設13樓、14樓及24樓。
- 發展項目的住宅物業並無陽台。

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

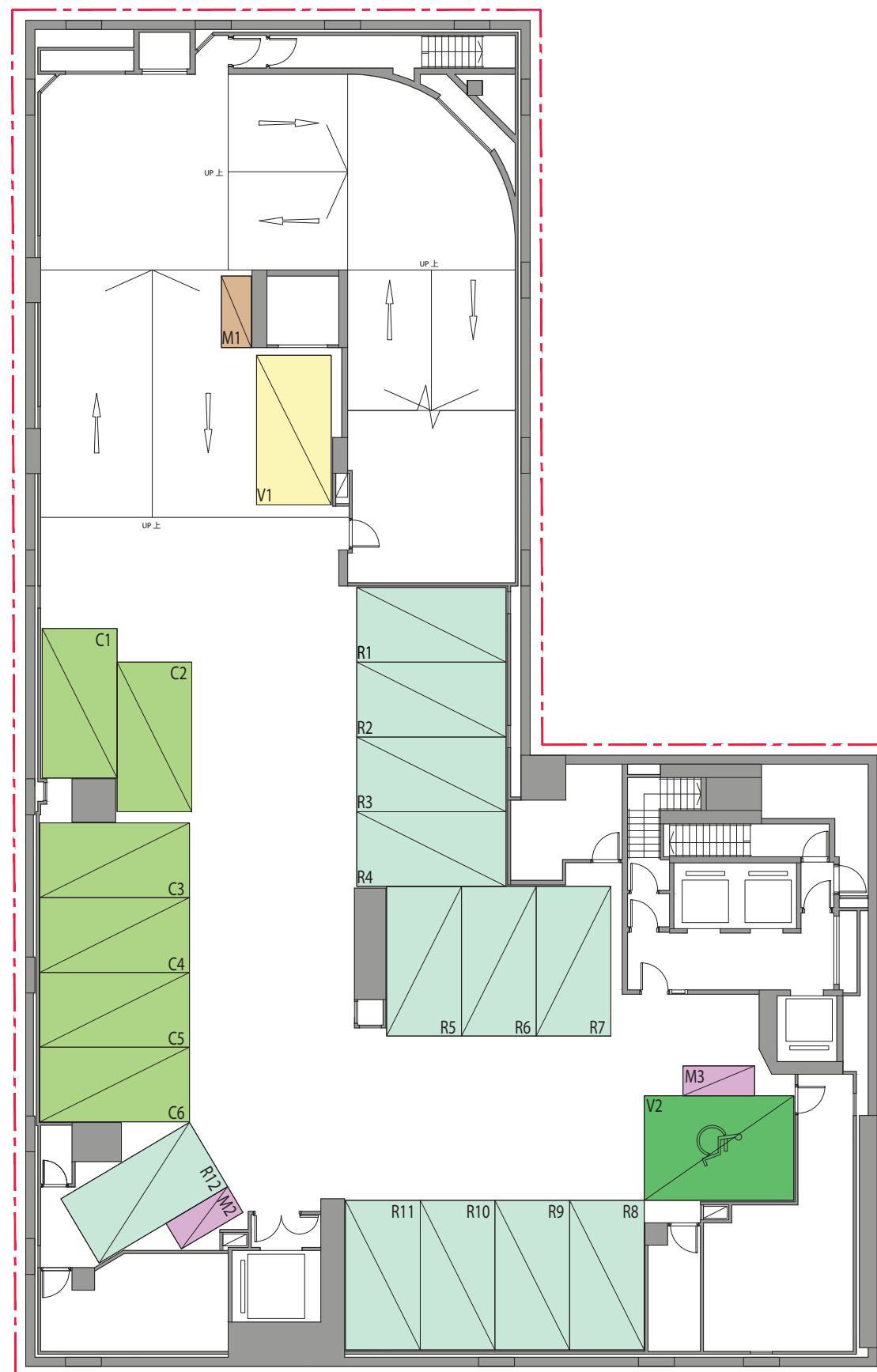
BASEMENT FLOOR PLAN 地庫平面圖

LEGEND 圖例：

- RESIDENTIAL CAR PARKING SPACE
住宅停車位
- COMMERCIAL CAR PARKING SPACE
商業停車位
- RESIDENTIAL MOTOR CYCLE PARKING SPACE
住宅電單車停車位
- COMMERCIAL MOTOR CYCLE PARKING SPACE
商業電單車停車位
- VISITOR PARKING SPACE
訪客停車位
- VISITOR PARKING SPACE (WHICH IS ALSO AN ACCESSIBLE CAR PARKING SPACE)
訪客停車位 (亦作為暢通易達停車位)

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

Scale 比例：0 5M(米)





13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

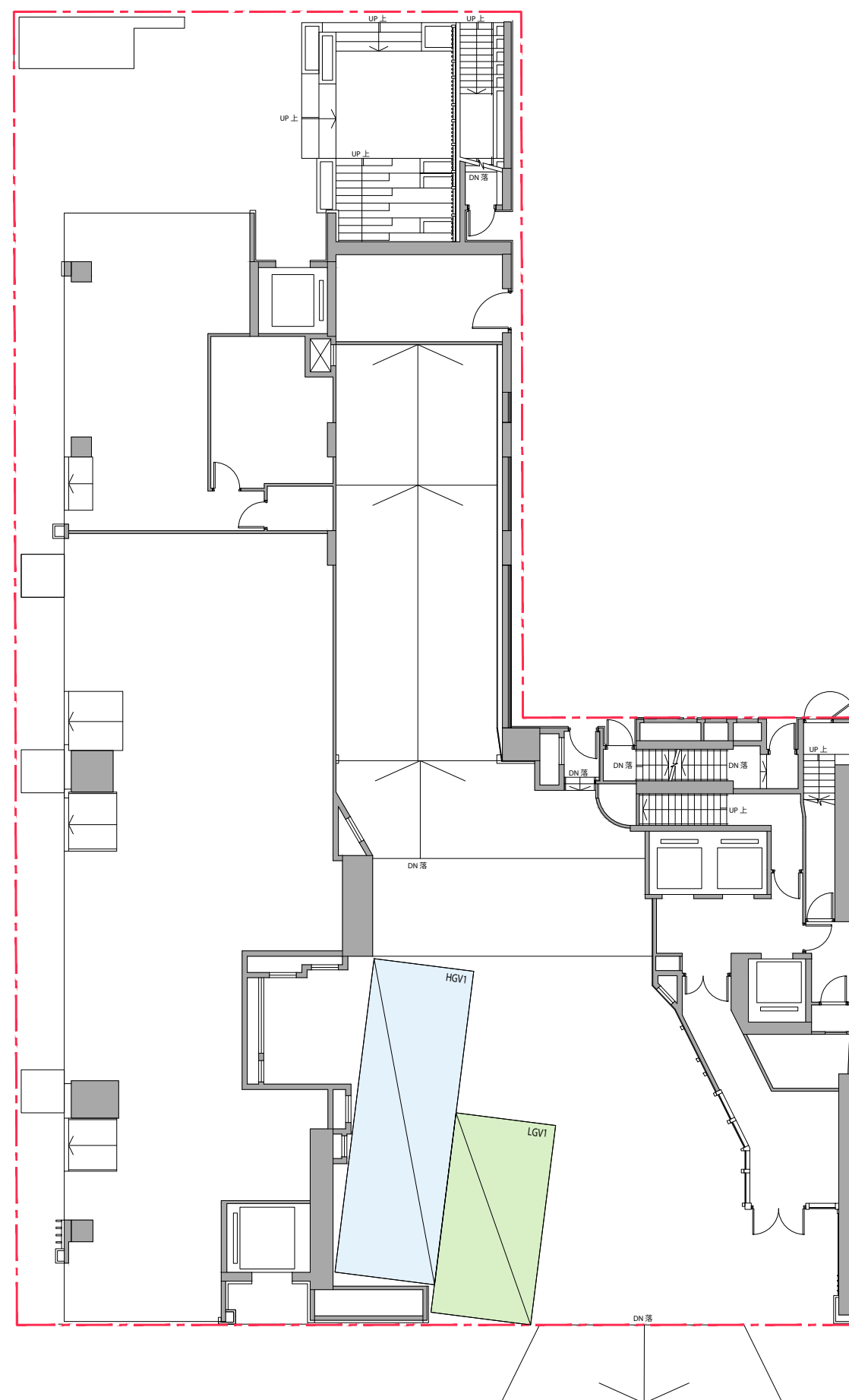
GROUND FLOOR PLAN 地下平面圖

LEGEND 圖例：

-  LOADING AND UNLOADING SPACE FOR HEAVY GOODS VEHICLE
重型貨車上落貨停車位
-  LOADING AND UNLOADING SPACE FOR LIGHT GOODS VEHICLE
輕型貨車上落貨停車位

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

Scale 比例：  5M(米)



13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Location, Number, Dimensions and Area of Parking Spaces:-
停車位位置、數目、尺寸及面積：-



BASEMENT FLOOR

地庫

Location 位置	Type of Parking Space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions of Each Parking Space (Length x Width) (m) 每個停車位尺寸 (長 X 闊)(米)	Area of Each Parking Space (sq. m) 每個停車位面積 (平方米)
B/F 地庫	 Residential Car Parking Space 住宅停車位	R1 - R12	12	5.0 x 2.5	12.5
	 Commercial Car Parking Space 商業停車位	C1 - C6	6	5.0 x 2.5	12.5
	 Residential Motor Cycle Parking Space 住宅電單車停車位	M2 - M3	2	2.4 x 1.0	2.4
	 Commercial Motor Cycle Parking Space 商業電單車停車位	M1	1	2.4 x 1.0	2.4
	 Visitor Parking Space 訪客停車位	V1	1	5.0 x 2.5	12.5
	 Visitor Parking Space (which is also an Accessible Car Parking Space) 訪客停車位(亦作為暢通易達停車位)	V2	1	5.0 x 3.5	17.5

GROUND FLOOR

地下

Location 位置	Type of Parking Space 停車位類別	Parking Space Number 停車位編號	Number 數目	Dimensions of Each Parking Space (Length x Width) (m) 每個停車位尺寸 (長 X 闊)(米)	Area of Each Parking Space (sq. m) 每個停車位面積 (平方米)
G/F 地下	 Loading and Unloading Space for Heavy Goods Vehicle 重型貨車上落貨停車位	HGV1	1	11.0 x 3.5	38.5
	 Loading and Unloading Space for Light Goods Vehicle 輕型貨車上落貨停車位	LGV1	1	7.0 x 3.5	24.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").
2. The preliminary deposit paid by the purchaser on the signing of 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。

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

A. Common Parts of the Development

1. **"Common Areas and Facilities"** means the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities.

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

- (a) the whole of the Carpark (except the Parking Spaces, the Accessible Car Parking Space (which is also the Visitor Parking Space numbered "V2") and the Visitor Parking Space numbered "V1") including but not limited to ramps, driveway, ELE (electrical) room, P.D. (pipe duct), H.R. (hose reel), such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner which for the purposes of identification are shown coloured Indigo on the DMC Plans;
- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Carpark Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) (the **"Ordinance"**) of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner

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

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

- (a) the Greenery Areas (in so far as they form part of the Commercial Common Areas and Facilities) and vertical greenings and green wall which for the purposes of identification are shown coloured Orange Hatched Black on the DMC Plans;
- (b) such areas and facilities to be designated under any Sub-Deed of the Commercial Accommodation for the common use and benefit of the Commercial Accommodation as a whole, and
- (c) the common parts specified in Schedule 1 to the Ordinance of and in the Land and the Development intended for common use and benefit of the Commercial Accommodation as a whole or otherwise not of any individual Owner

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

4. **"Development Common Areas and Facilities"** means and includes:-

- (a) Loading and Unloading Spaces, AMR room (automatic meter reading room), W.M.C.s (water metre cabinets), Grey Water Pump Room, cavity wall, sprinkler transfer pump room, H.R.s (hose reels), lift lobbies, F.S. (fire service) transfer pump room, P.D.s (pipe ducts), flushing water transfer pump room, fresh water transfer pump room, refuse storage and material recovery chamber, FTNS (fixed telecommunications network services) lead-in risers, towngas chamber, F.S. (fire service) control room, E.M.C. (electricity meter cabinet), cable riser rm. (solely for TX (transformer) room), guard house, F.S. (fire service) inlets, F.S. (fire service) sprinkler inlets and sprinkler control valves, E.L. (electrical), E.L.V.s (extra low voltages), flushing water plant room, A.D.s (air ducts), E.L. (electrical) riser rooms, cable riser rooms, potable pump room, TBE (telecommunications and broadcasting equipment) room, sprinkler water tank, corridor, E.L.V. (extra low voltage) equipment room, A/C (air conditioner) plant room, TX (transformer) room, L.V. (low voltage) switch room, FH/HR (fire hydrant/hose reel) water tank, F.S. (fire service)

& sprinkler water pump room, lift numbered "L3", lift pit numbered "L3", lift overrun, maintenance flat roof, Owners' Corporation Office, Management Office, CCTV Imaging Device, access and working space required for the operation of CCTV Imaging Device, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification are shown coloured Green on the DMC Plans;

- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Development Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Ordinance of and in the Land and the Development intended for common use and benefit of the Development as a whole

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

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

- (a) the Residential Recreational Facilities, the Greenery Areas (in so far as they form part of the Residential Common Areas and Facilities), the Visitor Parking Space numbered "V1", the Accessible Car Parking Space (which is also the Visitor Parking Space numbered "V2"), electric vehicle charging facilities serving the Visitor Parking Space and the Accessible Car Parking Space, lifts numbered "L1" and "L2", lift pits numbered "L1" and "L2", inaccessible flat roofs, maintenance flat roof, covered landscaped areas, E.L.V.s (extra low voltages), E.L.V. (extra low voltage) riser rooms, A.D. (air duct) and E.L. (electric cable duct), E.L. (electric cable duct), dog house, E.L. (electrical) riser room, W.M.C.s (water meter cabinet), H.R.s (hose reels), P.D.s (pipe ducts), function room, game room, sitting area/ lounge, children play area, lift lobbies, GYM (gymnasium), LAV. (lavatory), M. (male)/accessible toilet, terrace, arch. (architectural) features, acoustic fins, R.S.M.R.R.s (refuse storage and material recovery chambers and refuse chutes), E.M.C.s (electricity meter cabinets), W.M.C.s at L/L (water meter cabinets at low level), E.L.V. (extra low voltage) equipment room, R.C. (reinforced concrete) plinth for gondola, water pump room, refuge roof, lift shafts, FSI (fire service installations) genset room, cat ladder with safety cage, top of combined BAL. (Balcony), U.P. (Utility Platform) & A/C (air-conditioner) Platform, lift overruns, lift machine room, top roof, Curtain Wall (including the non-openable windows on the Curtain Wall but excluding the openable windows on the Curtain Wall enclosing the Residential Units), such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification are shown coloured Yellow, Yellow Hatched Black and Yellow Dashed Black on the DMC Plans;

- (b) such other areas and facilities of and in the Land and the Development as may at any time be designated as Residential Common Areas and Facilities by the Owners in accordance with the DMC; and
- (c) the common parts specified in Schedule 1 to the Ordinance of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner

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

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

Floor	Flat	Undivided Shares
7/F	A	53
	B	30
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	Sub-Total:	337
8/F to 12/F, 15/F to 23/F and 25/F to 30/F (20 storeys)	A	55
	B	33
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	Sub-Total:	342 x 20 = 6,840
31/F	A	58
	B	35
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	Sub-Total:	347
	Total:	7,524

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

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

The Manager of the Development is appointed for an initial period of two (2) years from the date of the DMC and shall continue until terminated as provided under Clause 4.1 of the DMC.

D. Basis on which the Management Expenses are shared among the Owners of the residential properties in the Development

Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

- Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development. The said first part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Land and the Development, the Development Common Areas and Facilities and the Slopes and Retaining Walls (if any).
- Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units. The said second part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities.
- The Owners of the Residential Units shall contribute a fraction of a fair proportion of the budgeted Management Expenses under the fourth part of the annual budget, in which, (A) the numerator of the said fraction shall be the Management Shares of his Residential Unit and the denominator shall be the total Management Shares of all Residential Units; and (B) the said fair proportion shall be 11.44% (i.e. the numerator of the said fair proportion shall be the total of the gross floor area of the Visitor Parking Space numbered "V1" and the Accessible Car Parking Space (which is also the Visitor Parking Space numbered "V2"), and the denominator shall be the total gross floor area of all Parking Spaces, the Visitor Parking Space numbered "V1" and the Accessible Car Parking Space (which is also the Visitor Parking Space numbered "V2")). The said fourth part of the annual budget shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities.

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3/12th of the first year's budgeted Management Expenses payable in respect of his Unit.

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

There is no area in the Development which is retained by the Owner for that Owner's own use as referred to in section 14(2)(f) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

Note:

1. Unless otherwise defined, the capitalized terms used in this section shall have the same meaning given to them under the DMC.
2. For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

根據「發展項目」的公契及管理協議(「公契」):-

A. 「發展項目」的公用部分

1. 「**公用地方及設施**」指「發展項目公用地方及設施」、「住宅公用地方及設施」、「商業公用地方及設施」及「停車場公用地方及設施」。

2. 「**停車場公用地方及設施**」指並包括:-

- (a) 整個「停車場」(「停車位」、「暢通易達停車位」(亦是編號為「V2」之「訪客停車位」)及編號為「V1」之「訪客停車位」除外)，包括但不限於坡道、車道、ELE(電)房、P.D.(管道)、H.R.(消防喉轆)，以及「該地段」和「發展項目」中供「停車場」整體而非任何個別「業主」享用的地方及設施，並在「公契圖則」上以靛藍色標明，僅供識別；
- (b) 在任何時候由「業主」按照「公契」的規定指定為「停車場公用地方及設施」的「該地段」及「發展項目」內其他地方及設施；以及
- (c) 根據《建築物管理條例》(第344章)(「**該條例**」)附表1所指明，「該地段」及「發展項目」擬供「停車場」整體，而並非個別「業主」享用的公用部分

但不包括「發展項目公用地方及設施」、「住宅公用地方及設施」及「商業公用地方及設施」。

3. 「**商業公用地方及設施**」指並包括:-

- (a) 「綠化地方」(以構成「商業公用地方及設施」一部分而言)及垂直綠化及綠色牆壁，於「公契圖則」上以橙色加黑色斜線標明，僅供識別；
- (b) 任何「副公契」指定供「商業樓宇」整體公用與共享的地方和設施；以及
- (c) 根據該條例附表1所指明，「該地段」及「發展項目」擬供「商業樓宇」整體，而並非個別「業主」所公共使用及享用的公用部分

但不包括「發展項目公用地方及設施」、「住宅公用地方及設施」及「停車場公用地方及設施」。

4. 「**發展項目公用地方及設施**」指並包括:-

- (a) 「上落貨停車位」、AMR房(自動讀錶房)、W.M.C.s(水錶櫃)、洗盥污水泵房、空心牆、花灑轉換泵房、H.R.s(消防喉轆)、升降機大堂、F.S.(消防)轉換泵房、(P.D.s)管道、沖廁水轉換泵房、食水轉換泵房、垃圾及物料回收房、FTNS(固網電訊服務)引入立管、煤氣室、F.S.(消防)控制室、E.M.C.(電錶櫃)、電纜立管室(僅用於TX(變壓器)室)、警衛室、F.S.(消防)入口、F.S.(消防)灑水入口和灑水控制閥、E.L.(電力)管道、E.L.V.s(低壓電力)管道、沖廁水處理房、A.D.s(風管槽)、E.L.(電力)立管室、電纜立管室、飲用水泵房、TBE(電信和廣播設備)房、灑水水箱、走廊、E.L.V.(低壓電力)設備房、A/C(冷氣)處理房、TX(變壓器)房、L.V.(低壓)開關室、FH/HR(消防栓/消防喉轆)水箱、F.S.(消防)及灑水水泵房、編號為「L3」之升降機、編號為「L3」之升降機井底、升降機槽頂部、維修平台、業主法團管理處、物業管理處、閉路電視影像設備、操作閉路電視影像設備的通道及工作空間、於「該地段」和「發展項目」中供「發展項目」整體共同使用和受益的地方及設施，在「公契圖則」上以綠色標明，僅供識別；

(b) 在任何時候「業主」按照「公契」的規定指定為「發展項目公用地方及設施」的「該地段」及「發展項目」內其他地方及設施；以及

(c) 根據該條例附表1所指明，「該地段」及「發展項目」擬供「發展項目」整體公共使用及享用的公用部分

但不包括「住宅公用地方及設施」、「商業公用地方及設施」及「停車場公用地方及設施」。

5. 「**住宅公用地方及設施**」指並包括:-

- (a) 「**住宅休憩設施**」、「綠化地方」(作為「住宅公用地方及設施」的部分而言)、編號為「V1」之「訪客停車位」、「暢通易達停車位」(亦是編號為「V2」之「訪客停車位」)、供「訪客停車位」及「暢通易達停車位」所用之電動車充電設施、編號為「L1」及「L2」之升降機、編號為「L1」及「L2」之升降機井底、無法進入的平台、維修平台、有蓋綠化範圍、E.L.V.s(低壓電力)管道、E.L.V.s(低壓電力)立管房、A.D.(風管槽)及E.L.(電力管道)、E.L.(電力管道)、室外管道房、E.L.(電力)立管室、W.M.C.s(水錶櫃)、H.R.s(消防喉轆)、P.D.s(管道)、活動室、遊戲室、休息區/休息室、兒童遊樂區、升降機大堂、GYM(健身房)、LAV.(洗手間)、M.(男)洗手間/無障礙洗手間、陽台、arch.(建築)裝飾、隔聲簷、R.S.M.R.R.s(垃圾及物料回收房及垃圾槽)、E.M.C.s(電錶櫃)、W.M.C.s at L/L(低層之水錶櫃)、E.L.V.(低壓電力)設備房、R.C.(鋼筋混凝土)底座供吊船使用、水泵房、庇護天台、升降機槽、FSI(消防裝備)發電機房、豎梯連安全圍欄、BAL.(露台)及U.P.(工作平台)及A/C(冷氣)平台之頂蓋、升降機槽頂部、升降機機房、頂層天台、「幕牆」(包括幕牆上不可開閉的窗戶但圍封住宅單位的幕牆上可開閉的窗戶除外)、於「該地段」和「發展項目」中供「住宅樓宇」整體而非任何個別「業主」受益的地方和設施，在「公契圖則」上以黃色、黃色加黑色斜線和黃色加黑色虛線標明，僅供識別；

(b) 在任何時候「業主」按照「公契」的規定指定為「住宅公用地方及設施」的「該地段」及「發展項目」內其他地方及設施；以及

(c) 根據「該條例」附表1所指明，「該地段」及「發展項目」擬供「住宅樓宇」，而並非個別「業主」享用的公用部分

但不包括「發展項目公用地方及設施」、「商業公用地方及設施」及「停車場公用地方及設施」。

B. 分配予「發展項目」中的每個住宅物業的不分割份數的數目

樓層	單位	不分割份數
7樓	A	53
	B	30
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	小計：	337
8樓至12樓， 15樓至23樓； 及 25樓至30樓 (20層)	A	55
	B	33
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	小計：	342 x 20 = 6,840
31樓	A	58
	B	35
	C	33
	D	33
	E	44
	F	32
	G	33
	H	33
	J	46
	小計：	347
總和：		7,524

備註：不設13樓、14樓及24樓。

C. 「發展項目」的「管理人」的委任年期

「發展項目」的「管理人」的初始任期為「公契」日期起計最初兩(2)年，並於期滿後繼續委任，直至按「公契」第4.1條規定終止其委任。

D. 「發展項目」各住宅物業的擁有人之間分擔「管理開支」的基準

每名「業主」須按下列方式分擔預算「管理開支」：-

- 每名「單位」的「業主」須按應佔比例分擔年度預算案第一部分所列的預算「管理開支」，有關比例應相等於其「單位」之「管理份數」除以「發展項目」中所有「管理份數」之總數。上述年度預算案第一部分應涵蓋「管理人」認為(其決定如無明顯錯誤將作終論)乃本着所有「業主」受益或就完善管理「該地段」及「發展項目」、「發展項目公用地方及設施」和「斜坡及護土牆」(如有)而招致的所有開支。
- 每名「住宅單位」的「業主」須按應佔比例分擔年度預算案第二部分所列的預算「管理開支」，有關比例應相等於其「住宅單位」之「管理份數」除以所有「住宅單位」的「管理份數」之總數。上述年度預算案第二部分應涵蓋「管理人」認為(其決定如無明顯錯誤將作終論)具體關乎「住宅公用地方及設施」的所有開支。
- 「住宅單位」的「業主」須分擔其在年度預算第四部分規定的預算「管理開支」中一個公平比例的分數，(A)該分數的分子是其「住宅單位」的「管理份數」，分母則為所有「住宅單位」的「管理份數」總數，而(B)所述的公平比例為11.44%(即所述的公平比例的分子為編號為「V1」之「訪客停車位」及「暢通易達停車位」(亦是編號為「V2」之「訪客停車位」)的總樓面面積之總和，分母則為所有「停車位」、編號為「V1」之「訪客停車位」及「暢通易達停車位」(亦是編號為「V2」之「訪客停車位」)的總樓面面積之總和)。上述年度預算案第四部分應涵蓋「管理人」認為(其決定如無明顯錯誤將作終論)具體關乎「停車場公用地方及設施」的所有開支。

E. 釐定管理費按金的基準

管理費按金的金額相等於每個「單位」應繳的首年預算「管理開支」的十二份之三。

F. 擁有人在「發展項目」中保留作自用的範圍(如有)

「發展項目」中並無《一手住宅物業銷售條例》(第621章)附表1第1部14(2)(f)條所提及之擁有人在「發展項目」中保留作自用的範圍。

15

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

備註：

1. 除非另有定義，本節內所用之專有詞語具有在「公契」內所賦予的相同意義。
2. 請查閱「公契」的最新擬稿以了解全部詳情。「公契」的最新擬稿已備存於售樓處，於開放時間可供免費查閱，並可在支付必要之影印費後取得「公契」的最新擬稿之副本。

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

1. The Development is situated on The Remaining Portion of New Kowloon Inland Lot No. 6627 (**"the lot"**).

B. Term of years

2. The lot is granted under the Conditions of Grant No. 20364 (**"the Land Grant"**) for a term of 50 years commencing from 2nd July 2020.

C. User restrictions applicable to the land

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

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

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

- (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel, and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
- (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
- (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (21) and (22) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee.

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

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

4. Pink Hatched Blue Area

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

"(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses at his absolute discretion), no tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Structures as defined in sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as **"the Pink Hatched Blue Area"**).

(b) The Grantee shall:

(i) on or before the 30th day of September, 2025 (or such other extended date as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay, form and surface the Pink Hatched Blue Area; and

(II) provide and construct such culverts, pavements, sewers, drains, water mains or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the Structures"**)

so that pedestrian traffic may be carried on the Pink Hatched Blue Area; and

(ii) manage and maintain at his own expense the Pink Hatched Blue Area together with the Structures in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under sub-clause (f) of this Special Condition.

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

(d) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f) of this Special Condition permit the Government, the Director, his officers, contractors and any persons authorized by him or them, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and for the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Government may consider necessary in the Pink Hatched Blue Area.

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

(f) The Grantee shall at his own expense on or before the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction surrender and deliver up vacant possession

of the Pink Hatched Blue Area together with the Structures to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

- (g) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause (g) shall not apply to a building mortgage as provided under Special Condition No. (16)(d) hereof. Prior to such carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.
- (h) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Hatched Blue Area or any part thereof or any interest therein or enter into any agreement so to do provided that this sub-clause (h) shall not apply to the surrender and carving out of the Pink Hatched Blue Area as provided respectively in sub-clauses (f) and (g) of this Special Condition and a building mortgage as provided in Special Condition No. (16)(d) hereof.
- (i) After the works referred to in sub-clause (b)(i) of this Special Condition have been completed to the satisfaction of the Director, the Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than as a public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.
- (j) The Grantee shall, after the works referred to in sub-clause (b)(i) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f) of this Special Condition, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the Pink Hatched Blue Area.
- (k) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (j) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (l) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (j) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage.
- (m) (i) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (j) 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 and substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto and substitution therefor.

- (ii) It is further expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (f) 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(2) of the Building (Planning) Regulations, any amendment thereto and substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto and substitution therefor.
- (n) Without prejudice to Special Condition No. (8)(c)(iv) hereof, the Grantee further agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the whole of the Pink Hatched Blue Area thereof pursuant to sub-clause (f) of this Special Condition, due to the reduction of the area of the lot or otherwise, the Grantee may not be able to attain the respective maximum gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or payment of whatsoever nature against the Government in the event that the respective maximum gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) or (8)(c)(iii) hereof cannot be attained.
- (o) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Blue Area."

5. Diversion of the Existing Drainage Pipes

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

- "(a) The Grantee hereby acknowledges that as at the date of this Agreement, there are existing drainage pipes within the lot, the alignments of which are shown and marked by red lines on the plan annexed hereto (hereinafter referred to as "**the Existing Drainage Pipes**"). Without prejudice to the generality of the provisions of General Condition Nos. 2, 3 and 4 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Drainage Pipes and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Drainage Pipes. Subject to sub-clause (b) of this Special Condition, the Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drainage Pipes.
- (b) Without prejudice to the provisions of Special Condition Nos. (32) and (33) hereof, prior to commencement of any building works on the lot (other than ground investigation, site formation works and demolition works), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Drainage Services

carry out diversion works for or in connection with the Existing Drainage Pipes (hereinafter referred to as **"the Drainage Diversion Works"**) to such location or locations with such materials and to such standard, specification and design as the Director of Drainage Services may approve or require and complete the Drainage Diversion Works in accordance with the proposal approved by the Director of Drainage Services under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director of Drainage Services. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Drainage Pipes and the carrying out of the Drainage Diversion Works or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

- (c) Prior to commencement of the Drainage Diversion Works, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit to the Director of Drainage Services for his written approval a proposal for the Drainage Diversion Works and shall not carry out the Drainage Diversion Works until the Director of Drainage Services shall have given his written approval to the proposal.
- (d) Upon completion of the Drainage Diversion Works, the Grantee shall at his own expense operate and maintain the drainage pipes, drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Drainage Diversion Works (hereinafter collectively referred to as **"the Diverted Drainage Pipes"**) in good condition and in all respects to the satisfaction of the Director of Drainage Services until the Diverted Drainage Pipes shall be handed over by the Grantee in accordance with sub-clauses (e) and (f) of this Special Condition.
- (e) Subject to sub-clause (f) of this Special Condition, the Diverted Drainage Pipes shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Drainage Pipes shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event that the Diverted Drainage Pipes or parts thereof falls within the Pink Hatched Blue Area, the Diverted Drainage Pipes shall be deemed to have been handed over to the Government by the Grantee free of cost upon the surrender of the whole of the Pink Hatched Blue Area under Special Condition No. (9)(f) hereof.
- (g) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Drainage Services whose determination shall be final and shall be binding upon the Grantee.
- (h) The Grantee shall at all times permit the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized by the Director of Drainage Services with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of:
 - (i) inspecting, operating, maintaining and repairing the Existing Drainage Pipes prior to the completion of the Drainage Diversion Works; and
 - (ii) carrying out, inspecting, checking and supervising the Drainage Diversion Works and the works under sub-clause (g) of this Special Condition.

- (i) The Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons duly authorized under sub-clause (h) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition by the Grantee in respect of any loss, damage, nuisance or disturbance.
- (j) The Grantee shall at all times 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 carrying out of the Drainage Diversion Works or the erection, construction, presence, repair or maintenance of the Diverted Drainage Pipes or the works under sub-clause (g) of this Special Condition."

6. Diversion of the Existing Water Mains

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

- "(a) The Grantee hereby acknowledges that as at the date of this Agreement, there are existing water mains within the lot, the alignments of which are shown and marked by green lines on the plan annexed hereto (hereinafter referred to as **"the Existing Water Mains"**). Without prejudice to the generality of the provisions of General Condition Nos. 2, 3 and 4 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Water Mains and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Water Mains. Subject to sub-clause (b) of this Special Condition, the Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Water Mains.
- (b) Without prejudice to the provisions of Special Condition No. (32) hereof, prior to commencement of any building works on the lot (other than ground investigation, site formation works and demolition works), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies carry out diversion works for or in connection with the Existing Water Mains (hereinafter referred to as **"the Water Mains Diversion Works"**) to such location or locations with such materials and to such standard, specification and design as the Director of Water Supplies may approve or require and complete the Water Mains Diversion Works in accordance with the proposal approved by the Director of Water Supplies under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director of Water Supplies. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Water Mains and the carrying out of the Water Mains Diversion Works or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c) Prior to commencement of the Water Mains Diversion Works, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies submit to the Director of Water Supplies for

his written approval a proposal for the Water Mains Diversion Works and shall not carry out the Water Mains Diversion Works until the Director of Water Supplies shall have given his written approval to the proposal.

- (d) Upon completion of the Water Mains Diversion Works, the Grantee shall at his own expense maintain the water mains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Water Mains Diversion Works (hereinafter collectively referred to as "**the Diverted Water Mains**") in good condition and in all respects to the satisfaction of the Director of Water Supplies until the Diverted Water Mains shall be handed over by the Grantee in accordance with sub-clause (e) of this Special Condition.
- (e) Subject to sub-clause (f) of this Special Condition, the Diverted Water Mains shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Water Mains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event that the Diverted Water Mains or any part or parts thereof fall within the Pink Hatched Blue Area, the Diverted Water Mains or the relevant part(s) thereof shall be deemed to have been handed over to the Government by the Grantee free of cost upon the surrender of the Pink Hatched Blue Area under Special Condition No. (9)(f) hereof.
- (g) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Water Supplies whose determination shall be final and shall be binding upon the Grantee.
- (h) The Grantee shall at all times permit the Government, the Director and his officers, contractors, agents and workmen and any persons authorized by the Director of Water Supplies with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of:
 - (i) inspecting, operating, maintaining and repairing the Existing Water Mains prior to the completion of the Water Mains Diversion Works; and
 - (ii) carrying out, inspecting, checking and supervising the Water Mains Diversion Works and the works under sub-clause (g) of this Special Condition.
- (i) The Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons duly authorized under sub-clause (h) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition by the Grantee in respect of any loss, damage, nuisance or disturbance.
- (j) The Grantee shall at all times 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 carrying out of the Water Mains Diversion Works or the erection, construction, presence, repair or maintenance of the Diverted Water Mains or the works under sub-clause (g) of this Special Condition."

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

7. Maintenance

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

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

- (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and
- (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

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

8. Building covenant

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

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September, 2025."

9. Landscaping

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

"The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot 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."

10. Greenery Area

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

"(i) the Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as "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 Submission"). The decision of the D of B as to what constitutes the provision of greening under the Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. For the purpose of this Special Condition, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;

- (ii) the Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the approved 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 Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B; and
- (iii) except with the prior written approval of the D of B, the Greenery Area as shown in the approved Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(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 Submission."

11. Pink Hatched Black Area

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

- "(a) The Grantee hereby acknowledges that as at the date of this Agreement, there are two existing lanes within that portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "**the Pink Hatched Black Area**").
- (b) Unless and until the Existing Utilities shall have been removed, relayed or diverted out of the Pink Hatched Black Area pursuant to Special Condition No. (3)(b) hereof and the Grantee has fulfilled his obligations under Special Condition Nos. (34)(b) and (35)(b) hereof in all respects to the satisfaction of the Director, the Grantee shall:
 - (i) permit the Government and all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the Pink Hatched Black Area; and
 - (ii) manage and maintain at his own expense the Pink Hatched Black Area in all respects to the satisfaction of the Director.
- (c) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.
- (d) Unless and until the Existing Utilities shall have been removed, relayed or diverted out of the Pink Hatched Black Area pursuant to Special Condition No. (3)(b) hereof and the Grantee has fulfilled his obligations under Special Condition Nos. (34)(b) and (35)(b) hereof in all respects to the satisfaction of the Director, the Grantee shall at all reasonable times permit:
 - (i) the Government, the Director, his officers, contractors and any persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purposes of:

- (I) inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition;
 - (II) carrying out, inspecting, checking and supervising the works under sub-clause (c) of this Special Condition; and
 - (III) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as hereinafter defined in Special Condition No.(32) hereof) being or running upon, over or under the Pink Hatched Black Area and carrying out any other works which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Black Area.
- (ii) the public utility companies authorized by the Government for the purposes of these Conditions, their respective officers, contractors and agents and any persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area.
- (e) The Government, the Director, his officers, contractors, agents and any persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents and any persons authorized by him or them of the rights conferred under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government, the Director, his officers, contractors, agents and any persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance.
 - (f) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (b)(i) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.
 - (g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b)(i) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.
 - (h) Unless and until the Existing Utilities shall have been removed, relayed or diverted out of the Pink Hatched Black Area pursuant to Special Condition No. (3)(b) hereof and the Grantee has fulfilled his obligations under Special Condition Nos. (34)(b) and (35)(b) hereof in all respects to the satisfaction of the Director, the Pink Hatched Black Area shall not be used for any purpose other than for all members of the public to pass and repass freely in accordance with sub-clause (b)(i) of this Special Condition.
 - (i) It is expressly agreed and declared that the obligations on the part of the Grantee contained in sub-clause (b)(i) 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 and substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto and substitution therefor.

- (j) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Black Area."

12. Recreational Facilities

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

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

- (b) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof, subject to Special Condition No. (40)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

- (i) The Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof;
- (ii) The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons."

13. Office accommodation for watchmen or caretakers

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

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

- (i) that such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;
- (ii) that such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.

- (b) (i) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof, subject to Special Condition No. (40)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot; or
- (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Grantee.

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

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

- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) hereof."

14. Quarters for watchmen or caretakers

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

- (b) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition Nos. 8(c)(i), 8(c)(ii) and 8(c)(iii) 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. (18)(a)(v) hereof."

15. Owners' Corporation / Owners' Committee office

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 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 respective total gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof, subject to Special Condition No. (40)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided 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. (18)(a)(v) hereof.”

16. Parking requirements

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

“(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Residential Parking Spaces"**) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below).

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 22.2 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12.7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4.2 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.6 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	One space for every 0.9 residential unit or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a) (i) of this Special Condition. For the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the respective gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof; and

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

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

- (iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of one space for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of two spaces being provided.
- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (23) hereof) 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 or beauty services.
- (b) (i) One space for every 300 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot used or to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes or such other number of spaces as may be approved by the Director shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (23) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.
- (iii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning or beauty services.
- (c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (23) hereof), the Grantee shall reserve and designate such number of space(s) for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation (which space(s) to be so

reserved and designated are hereinafter referred to as **“the Parking Space(s) for the Disabled Persons”**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Space(s) for the Disabled Persons.

- (ii) The Parking Space(s) for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning or beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate:
 - (I) One space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as **“the Residential Motor Cycle Parking Spaces”**); and
 - (II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition;

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (23) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning or beauty services.
- (iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purpose stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning or beauty services."
- (e) (i) Subject to sub-clause (e)(ii) of this Special Condition, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres or such other dimension as may be approved by the Director.
- (ii) The dimension of each of the Parking Space(s) for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be varied under Special Condition No. (23) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

17. Loading and unloading requirements

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

- “(a) Two spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles.
- (b) Out of the spaces provided under sub-clause (a) of this Special Condition, one space shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres or such other dimension as may be approved by the Director and the other space shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres or such other dimension as may be approved by the Director. 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.”

18. Construction of drains and channels

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

- “(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers 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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

19. Noise barrier

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

“In the event 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 portion of the adjoining Government land (hereinafter referred to as **“the Noise Barrier”**), the following conditions shall apply:

- (a) the Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, 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 Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or 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 noise barrier and the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;
- (f) subject to the prior written approval of the Director, the Grantee, his contractors, workmen or any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove 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 Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfilment of any of the Grantee's obligations under this Special Condition, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee;
- (k) the Grantee shall at all times throughout the term hereby agreed to be granted permit the Director, his officers, contractors, agents, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress,

egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon free of cost for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

- (l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Grantee shall at all times indemnify and keep indemnified the Government, the Director, his officers, contractors, agents, his or their workmen and any other person authorized by the Director from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

F. Lease conditions that are onerous to a purchaser

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

- "(a) The Grantee acknowledges that as at the date of this Agreement there are some buildings and structures erected on the lot and parts of the said buildings and structures project over the adjacent Government lands (the said buildings and structures are hereinafter collectively referred to as **"the Existing Buildings and Structures"**). Prior to the date specified in Special Condition No. (4) hereof, the Grantee shall at his own expense demolish and remove the Existing Buildings and Structures other than the Encroachment as hereinafter defined in Special Condition No. (3)(c) hereof. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee arising whether directly or indirectly out of or in connection with the use, presence or subsequent demolition and removal of the Existing Buildings and Structures and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the use, presence or subsequent demolition and removal of the Existing Buildings and Structures.
- (b) The Grantee acknowledges that as at the date of this Agreement, there are some utilities existing on, over, under, above or within the Pink Hatched Blue Area (as hereinafter defined in Special Condition No. (9)(a) hereof) and the Pink Hatched Black Area (as hereinafter defined in Special Condition No. (10)(a) hereof) (the said utilities are hereinafter referred to as **"the Existing Utilities"**). The Grantee undertakes to remove, relay and divert at his own expense the Existing Utilities in all respects to the satisfaction of the Director on or before the date specified in Special Condition No. (4) hereof. The Grantee shall at all reasonable times prior to the removal, relaying and diversion of all the Existing Utilities to the satisfaction of the Director permit the Government and the public utility companies authorized by the Government for the purposes of these Conditions the right of ingress, egress and regress to, from and through the lot as the Government or the said public utility companies may require for the purpose of maintaining, removing, relaying and

diverting the Existing Utilities. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee arising whether directly or indirectly out of or in connection with the use, presence, maintenance or subsequent removal, relaying and diversion of the Existing Utilities or the exercise of the rights under this sub-clause (b) by the Government and the said public utility companies or otherwise and the Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the use, presence, maintenance or subsequent removal, relaying and diversion of the Existing Utilities.

- (c) Without prejudice to the generality of sub-clause (a) of this Special Condition, the Grantee acknowledges that as at the date of this Agreement, certain structures including but not limited to the external wall protrude from the building erected on that piece or parcel of land registered in the Land Registry as the Remaining Portion of Section F of New Kowloon Inland Lot No. 435 shown and marked "NKIL 435 S.F RP" for identification purposes only on the plan annexed hereto (hereinafter referred to as **"the Adjoining Lot"**) onto the lot (the said structures are hereinafter referred to as **"the Encroachment"**) and the grant of the lot is subject to the existence of the Encroachment. The Government gives no warranty, expressed or implied, as to the physical condition, state or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment or the presence, maintenance, repair, demolition or removal of the Encroachment or for any damage, nuisance or disturbance caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment or the presence, maintenance, repair, demolition or removal of the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lot or any other persons in respect thereof. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the Encroachment or the presence, maintenance, repair, demolition or removal of the Encroachment.
- (d) For the avoidance of doubt, the existence of the Existing Buildings and Structures and the Encroachment and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions."

21. Preservation of trees

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

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

22. Vehicular access

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

"The Grantee 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 Grantee 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."

23. Restriction on alienation of Residential Parking Spaces and Residential Motor Cycle Parking Spaces

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

"The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

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

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

24. Deposit of car park layout plan

Special Condition No. (27) 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 Condition Nos. (21) (as may be varied under Special Condition No. (23) hereof) and (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 said 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 Condition Nos. (21) and (22) hereof. The Grantee shall maintain the parking, loading and unloading spaces and other spaces, 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. Set back

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

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

26. Cutting away

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (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 Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, its agents and contractors 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, landslide or subsidence.

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

27. Anchor maintenance

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

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

28. Spoil or debris

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

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

29. Damage to Services

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

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

Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

30. Sewerage Impact Assessment

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

- "(a) The Grantee shall within six calendar months from the date of this Agreement (or such other period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Environmental Protection (hereinafter referred to as **"the DEP"**) submit or cause to be submitted to the DEP for his approval in writing a sewerage impact assessment (hereinafter referred to as **"SIA"**) containing, among others, such information and particulars as the DEP may require including but not limited to all adverse sewerage impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Grantee shall at his own expense implement the recommendations in the SIA as approved by the DEP in all respects to the satisfaction of the DEP and within such time limit as may be stipulated by the DEP.
- (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 (except ground investigation, site formation works and demolition works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the DEP. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition Nos. 2, 3 and 4 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the SIA as approved by the DEP in all respects to the satisfaction of the DEP. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss."

31. Noise Impact Assessment

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

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

- (b) The Grantee shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as **"the Approved Noise Mitigation Measures"**) in all respects to the satisfaction of the Director.
- (c) No building works (except ground investigation, site formation works and demolition works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (d) For the avoidance of doubt and without prejudice to the generality of General Condition Nos. 2, 3 and 4 hereof, the Grantee hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss."

32. No grave or columbarium permitted

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

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

Notes:

1. Where the context so admits or requires, the expression "Grantee" as mentioned in this section includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopying charges.

A. 發展項目所位於的土地的地段編號

- 發展項目位於新九龍內地段6627號餘段(「**該地段**」)。

B. 批地年期

- 該地段根據批地條件第20364號(「**批地文件**」)承批，批地年期為50年，由2020年7月2日起計。

C. 適用於該土地的用途限制

- 批地文件特別條款第(5)條規定：-

「(a) 在本特別條款第(b)款的規限下，該地段或其任何部分或在該地段或其任何部分上已建或擬建的任何建築物不得用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

(b) 除以下用途外，在該地段上已建或擬建的建築物或其任何部分不得作任何其他用途：

- 最低三層用作非工業(不包括倉庫、酒店及加油站)用途；但為免疑問，就本特別條款而言，地庫層(如有興建)不論其大小或樓面面積須算作一層，而有關任何地庫層的用途須受本特別條款第(b)(iii)款進一步限制；
- 其餘樓層(若有超過三層地庫層，則不包括最低三層之上的任何一層或多層地庫層(如有興建))作私人住宅用途；及
- 任何地庫層(如有興建)，不論是最低三層的其中一層或最低三層之上的地庫層，則用作非工業(不包括住宅、倉庫、酒店及加油站)用途。

(c) 根據本批地文件特別條款第(21)及(22)條提供僅用作泊車、上落客貨車位、或機房或兩者的任何樓層，不得算作本特別條款第(b)款所指的其中一層。署長就某一層的用途是否屬於本款之下的准許用途而作的決定為最終並對承批人具有約束力。

(d) 就本特別條款而言，署長就一層或多層的定義及某一層或某多層是否構成一層或多層地庫層而作的決定為最終並對承批人具有約束力。」

D. 按規定須興建並提供予政府或供公眾使用的設施

4. 粉紅色加藍色斜線區域

批地文件特別條款第(9)條規定：-

「(a) 未經署長事先書面批准(署長可以自行酌情根據他認為合適的條款及條件給予同意或拒絕給予同意)，不能在本批地文件夾附的圖則上以粉紅色加藍色斜線標示該地段的該等部分(以下稱為「**粉紅色加藍色斜**

線區域」)之上、上方、之下、上面、下面或之內種植任何樹木或灌木，亦不得搭建、興建或安置任何建築物或構築物或任何建築物或構築物的承托物(本特別條款第(b)款界定的該構築物除外)。

(b) 承批人須：

(i) 於2025年9月30日(或署長可能批准之其他延長日期)或之前，自費以署長批准的方式、物料、標準、水平、位置和設計以全面令署長滿意：

(I) 進行鋪設、構建和平整粉紅色加藍色斜線區域；及

(II) 提供及興建排溝渠、行人路、下水道、水渠、總喉或署長運用絕對酌情權所要求的其它構築物(以下統稱為「**該構築物**」)

以便行人可在粉紅色加藍色斜線區域往來；及

(ii) 自費管理及保養粉紅色加藍色斜線區域，連同該構築物，以全面令署長滿意，直至整個粉紅色加藍色斜線區域按照本特別條款第(f)款交還予政府為止。

(c) 若承批人未有履行本特別條款第(b)款所定的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時支付相等於該工程費用的金額，該金額由政府決定，其決定為最終並對承批人有約束力。

(d) 承批人須在按本特別條款第(f)款交還整個粉紅色加藍色斜線區域給政府之前的所有合理時間，准許政府、署長及其官員、承建商、及其或彼等授權的任何人士帶上或不帶工具、設備、機器或車輛有權自由及不受限制地出入、經過及往返該地段及其任何部份，旨在視察、檢查及監管按本特別條款第(b)款進行的任何工程並進行、視察、檢查和監管本特別條款第(c)款下的工程及政府認為必要在粉紅色加藍色斜線區域進行的任何其他工程。

(e) 政府、署長、其官員、承辦商、代理人及其或彼等授權的任何人士，對不論因為承批人履行本特別條款第(b)款規定承批人的責任，或政府、署長、其官員、承辦商、代理人及其或彼等授權的任何人士行使本特別條款第(c)款及第(d)款賦予的權利或其他，或其連帶關係而導致承批人或任何人士所遭受或蒙受的任何損失、損害、滋擾或干擾，毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長及其官員、承辦商、及其或彼等授權的任何人士要求補償或其他賠償。

(f) 承批人須在署長以書信形式通知承批人該等條款已獲遵從並署長認為滿意當天或之前，自費將粉紅色加藍色斜線區域連同該構築物以不帶任何產權負擔、及不向政府收取任何代價、付款或補償的條件下交還及移交空置管有權給政府，但政府沒有責任應承批人的要求接受交還粉紅色加藍色斜線區域或其任何部分，而是在其認為合適的情況下接受。就此而言，承批人須按署長批准或要求的格式及條件自費簽訂交還契據及任何其他必要的文件。

(g) 承批人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於該地段或其中任何部份或其權益或在其上的建築物或其中任何部份或訂立此類協議，除非及直至承批人已自費從該地段分割粉紅色加藍色斜線區域，使署長滿意，惟本(g)款不適用於按特別條款第(16)(d)條規定的建築按揭。在上述分割之前，承批人須自費提交分割文件給署長作書面審批。

- (h) 承批人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於粉紅色加藍色斜線區域或其中任何部份或其權益或訂立此類協議，惟本(h)款不適用於按特別條款第(f)款和第(g)款分別規定的交還及分割粉紅色加藍色斜線區域以及按特別條款第(16)(d)條規定的建築按揭。
- (i) 在完成本特別條款第(b)(i)款提及的工程，使署長滿意之後，承批人不能將粉紅色加藍色斜線區域或其中任何部分用作供步行或乘輪椅通過的公共行人通道或署長自行酌情批准的其他用途之外的任何用途。不准在粉紅色加藍色斜線區域或其中任何部分內存放貨物或停泊車輛。
- (j) 在完成本特別條款第(b)(i)款提及的工程，使署長滿意之後，和按本特別條款第(f)款交還整個粉紅色加藍色斜線區域給政府之前，承批人須准許一切公眾人士為了一切合法目的在白天及晚上任何時間及毋須繳交任何性質的費用的情況下自由地步行或乘輪椅以沿、往、返、經過、穿過及越過之方式，通過及再通過粉紅色加藍色斜線區域。
- (k) 政府對不論因為承批人履行本特別條款第(j)款規定承批人的責任或其連帶關係而導致承批人或任何其他人士所遭受或蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長或其官員要求補償或其他賠償。
- (l) 特此明文同意、聲明及規定，對承批人施加本特別條款第(j)款的責任，並非承批人擬奉獻，亦不是政府同意奉獻粉紅色加藍色斜線區域或其中任何部份作公眾享用之道路權。
- (m) (i) 特此明文同意及聲明，不得因本特別條款第(j)款規定承批人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(1)條，對其的任何修訂、替代還是其他規定。為免存疑，承批人明文放棄按《建築物(規劃)規例》第22(1)條、對其的任何修訂或替代就額外上蓋面積或地積比的任何優惠或權利的任何或所有申索。
- (ii) 特此進一步明文同意及聲明，不得因本特別條款第(f)款規定承批人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(2)條，對其的任何修訂、替代還是其他規定。為免存疑，承批人明文放棄按《建築物(規劃)規例》第22(2)條、對其的任何修訂或替代就額外上蓋面積或地積比的任何優惠或權利的任何或所有申索。
- (n) 在不影響特別條款第(8)(c)(iv)條的權利下，承批人進一步同意並接受在按本特別條款第(f)款交還整個粉紅色加藍色斜線區域後，因為該地段的面積減少或其他原因，在開發或重建該地段或其任何部份時，承批人可能無法取得本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別准許的最大總樓面面積。政府對此沒有責任和承批人不得對未能取得本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別准許的最大總樓面面積向政府要求補償或退還地價或任何性質的費用。
- (o) 承批人須對承批人、其傭工、工人及承辦商不論直接或間接有關履行或不履行本特別條款規定承批人的責任或有關粉紅色加藍色斜線區域不管如何所引起或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟以及司法程序，向政府作出彌償，並確保其獲彌償保障。」

5. 現有排水渠的改道

批地文件特別條款第(34)條規定：-

- 「(a) 承批人特此承認在本協議之日在該地段上存在排水渠、其定線於批地文件夾附圖則中，以紅線顯示及標記(下稱「**現有排水渠**」)。在不影響批地文件一般條款第2、3及4條一般性的原則下，承批人應被視作已信納和接受該地段於本協議之日的狀況及狀態，且受現有排水渠的存在所限，以及承批人不得就此或對此作出或提出任何性質的異議或索償。倘因現有排水渠令承批人遭受或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務。在本特別條款第(b)款的規限下，承批人不得干擾、阻塞、移除或遷移或者允許或被干擾或阻塞、移除或遷移現有排水渠。
- (b) 在不影響批地文件特別條款第(32)及(33)條的規定下，在該地段上的任何建築工程動工前(除土地勘察、地盤平整工程及拆遷工程外)，承批人須自費按渠務署署長可批准或要求的位置、材料、標準、規格及設計為現有排水渠進行改道工程(下稱「**排水渠改道工程**」)，在一切方面使渠務署署長滿意，並按照渠務署署長根據本特別條款第(c)款批准的建議，在一切方面良好且熟練地完成排水渠改道工程，使渠務署署長滿意。政府對現有排水渠的存在和開展排水渠改道工程或其他原因導致承批人遭受或蒙受任何損失、損害、滋擾或干擾，毋需承擔任何責任或義務。承批人不能對任何損失、損害、滋擾或干擾向政府要求任何索償。就本特別條款而言，「**建築工程**」、「**土地勘察**」及「**地盤平整工程**」按《建築物條例》、其下的任何規例及任何修訂法例界定。
- (c) 在開始排水渠改道工程前，承批人須自費向渠務署署長提交排水渠改道工程建議，供他書面審批，及在一切方面使渠務署署長滿意，但必須在取得渠務署署長對該建議作出的書面批准後才能進行排水渠改道工程。
- (d) 在完成排水渠改道工程後，承批人須自費操作和保養污水管、排水渠、集水井、有蓋暗渠或沙井及作為排水渠改道工程一部份而搭建或建造的其他構築物(下稱「**改道排水渠**」)，使之處於良好狀況，並在一切方面使渠務署署長滿意，直至承批人根據本特別條款第(e)和(f)款移交改道排水渠為止。
- (e) 在本特別條款第(f)款的規限下，改道排水渠須在政府要求時由承批人免費移交予政府，且在任何情況下，於署長致函予承批人當日，說明承批人已以其滿意的方式遵從此等條件，即視作承批人已免費移交改道排水渠予政府。
- (f) 倘若改道排水渠或其部份位於粉紅色加藍色斜線區域內，則在根據本批地文件特別條款第(9)(f)條交還粉紅色加藍色斜線區域後，即視作承批人已免費移交改道排水渠予政府。
- (g) 倘若承批人未能履行本特別條款第(b)及(d)款所定的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由渠務署署長決定，其決定為最終並對承批人有約束力。
- (h) 承批人須在所有時間准許政府、渠務署署長、彼等官員、承建商、代理人、工人及渠務署署長授權的任何人士帶上或不帶工具、設備、機械、機器或車輛有權自由及不受限制地出入、經過、往返及穿過該地段或其中任何部份、旨在：-

- (i) 在排水渠改道工程完成前，視察、營運、維護及維修現有排水渠；及
- (ii) 進行、視察、檢查及監管排水渠改道工程以及按本特別條款第(g)款進行的工程。

- (i) 政府、渠務署署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士，對政府、渠務署署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款正式授權的任何人士行使權利所導致或附帶造成承批人或任何人士遭受或蒙受任何損失、損害、滋擾或干擾毋需承擔任何責任。承批人不能對任何損失、損害、滋擾或干擾向政府、署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士要求索償。
- (j) 承批人須在所有時間對進行排水渠改道工程或者搭建、建造、存在、維修或保養改道排水渠或本特別條款第(g)款規定的工程直接或間接產生或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及其他司法程序向政府作出彌償，並確保其獲彌償保障。」

6. 現有總喉的改道

批地文件特別條款第(35)條規定：-

- 「(a) 承批人特此承認在本協議之日在該地段上存在總喉，其定線於批地文件夾附圖則中，以綠線顯示及標記（下稱「**現有總喉**」）。在不影響批地文件一般條款第2、3及4條一般性的原則下，承批人應被視作已信納和接受該地段於本協議之日的狀況及狀態，且受現有總喉的存在所限，以及承批人不得就此或對此作出或提出任何性質的異議或索償。倘因現有總喉令承批人遭受或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務。在本特別條款第(b)款的規限下，承批人不得干擾、阻塞、移除或遷移或者允許或被干擾或阻塞、移除或遷移現有總喉。
- (b) 在不影響批地文件特別條款第(32)條的規定下，在該地段上的任何建築工程動工前（除土地勘察、地盤平整工程及拆遷工程外），承批人須自費按水務署署長可批准或要求的位置、材料、標準、規格及設計為現有總喉進行改道工程（下稱「**總喉改道工程**」），在一切方面使水務署署長滿意，並按照水務署署長根據本特別條款第(c)款批准的建議，在一切方面良好且熟練地完成總喉改道工程，使水務署署長滿意。政府對因現有總喉的存在和開展總喉改道工程或其他原因導致承批人遭受或蒙受任何損失、損害、滋擾或干擾，毋需承擔任何責任或義務。承批人不能對任何損失、損害、滋擾或干擾向政府要求任何索償。就本特別條款而言，「建築工程」、「土地勘察」及「地盤平整工程」按《建築物條例》、其下的任何規例及任何修訂法例界定。
- (c) 在開始總喉改道工程前，承批人須自費向水務署署長提交總喉改道工程建議，供他書面審批，及在一切方面使水務署署長滿意，但不得進行總喉改道工程直至取得水務署署長對該建議作出書面批准。
- (d) 在完成總喉改道工程後，承批人須自費保養總喉、集水井、有蓋暗渠或沙井及作為總喉改道工程一部分而搭建或建造的其他構築物（下稱「**改道總喉**」），使之處於良好狀況，並在一切方面使水務署署長滿意，直至承批人根據本特別條款第(e)款移交改道總喉為止。
- (e) 在本特別條款第(f)款的規限下，改道總喉須在政府要求時由承批人免費移交予政府，且在任何情況下，於署長致函予承批人當日，說明承批人已以其滿意的方式遵從此等條件，即視作承批人已免費移交改道總喉予政府。

- (f) 倘若改道總喉或其部份位於粉紅色加藍色斜線區域內，則在根據本批地文件特別條款第(9)(f)條交還粉紅色加藍色斜線區域後，即視作承批人已免費移交改道總喉予政府。

- (g) 倘若沒有履行本特別條款(b)及(d)款所規定的承批人的責任，政府可進行必要的工程，而承批人須在要求時向政府繳付一筆相等於上述工程費用的金額，該金額由水務署署長決定，該決定為最終並對承批人有約束力；
- (h) 承批人須在所有時間准許政府、水務署署長及其官員、承建商、代理人、工人及水務署署長授權的任何人士帶上或不帶工具、設備、機械、機器或車輛有權自由及不受限制地出入、經過、往返及穿過該地段或其中任何部份、旨在：-
 - (i) 在總喉改道工程完成前，視察、營運、維護及維修現有總喉；和
 - (ii) 進行、視察、檢查及監管總喉改道工程以及按本特別條款第(g)款進行的工程。

- (i) 政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士，對政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款正式授權的任何人士行使權利所導致或附帶造成承批人或任何人士遭受或蒙受任何損失、損害、滋擾或干擾毋需承擔任何責任。承批人不能對任何損失、損害、滋擾或干擾向政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士要求索償。
- (j) 承批人須在所有時間對進行總喉改道工程或者搭建、建造、存在、維修或保養改道總喉或本特別條款第(g)款規定的工程直接或間接產生或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及其他司法程序向政府作出彌償，並確保其獲彌償保障。」

E. 有關承批人在該土地內外鋪設、塑造或作環境美化的任何範圍或興建或維修任何構築物或設施的責任

7. 維修

批地文件一般條款第(6)條規定：-

- (a) 「承批人須在整個租約期間根據該等條款建造或重建（該詞指本一般條件(b)款所指的重建）：
 - (i) 按任何經批准的建築圖則保養所有建築物，不能對其作出更改或修改；及
 - (ii) 按該等條款或任何其後合約性變更，保養已建或在批地文件之日期後擬建的所有建築物使之在妥善與充足維修及狀況，並在此等妥善與充足維修及狀況下，於租約期屆滿或提前終止時交還上述建築物。
- (b) 如在租約期內任何時間拆卸當時位於該地段或其任何部分的任何建築物，承批人須以同類型和總樓面面積沒有減少的完好及穩固的一棟或多棟建築物作為替代，又或以類型及價值經署長批准的一棟或多棟建築物作為替代。如按以上所述進行拆卸，承批人須在該拆卸工作的一個曆月內向署長申請同意其進行該地段重建的建築工程，並須在收到該同意後三個曆月內展開重建的必要工程，以及在署長指定的時限內完成該工程使署長滿意。」

8. 建築契諾

批地文件特別條款第(4)條規定：-

「承批人須開發該地段，在其上興建一棟或多棟建築物，並須於2025年9月30日或之前完成建築和使其適合佔用，在一切方面符合該等條款和當時或任何時候在香港對建築、衛生及規劃實施的一切條例、附例及規例。」

9. 園景美化

批地文件特別條款第(7)條規定：-

「承批人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，其後並須保養及保持該處安全、清潔、整齊及健康，以令署長滿意。」

10. 綠化區

批地文件特別條款第(8)(d)條規定：-

- 「(i) 承批人須自費向屋宇署署長(下稱「署長」)提交一份圖則顯示在該地段將提供或維持綠化(包括但不限於提供帶土基的活植物)(下稱「綠化區」)的部分或多個部分或已建或將建於該地段的一棟或多棟建築物、綠化區的佈局及大小以及署長全權酌情決定而可能要求或指定的其他資訊(包括但不限於為綠化區進行的建築工程的地點及細節)，供署長書面批准(附有圖則的提交書下稱「提交書」)。署長就提交書下何物構成提供綠化及哪個部分或多個部分或一棟或多棟建築物構成綠化區而作的決定為最終並對承批人具有約束力。就本特別條款而言，「建築工程」採用《建築物條例》(第123章)、任何其下的規例及任何修訂立法所定義之建築工程；
- (ii) 承批人須根據獲批的提交書自費進行及完成綠化區的建築工程，並往後將其保養，以全面令署長滿意。除非獲得署長的事先書面批准，否則不得修正、更改、變更、修改或替代獲批的提交書或顯示綠化區的圖則；及
- (iii) 除非獲得署長的事先書面批准，否則顯示在獲批的提交書的綠化區將被指定為本批地文件特別條款第(18)(a)(v)條提及的公用地方，並構成該公用地方的一部分，及不得用作根據獲批的提交書內列出的佈局、大小、地點及細節的綠化區以外的任何其他用途。」

11. 粉紅色加黑色斜線區域

批地文件特別條款第(10)條規定：-

- 「(a) 承批人確認於本批地文件之日期，該地段之部分現有兩條路徑，並在批地文件夾附的圖則上以粉紅色加黑色斜線標示(下稱「粉紅色加黑色斜線區域」)。
- (b) 除非及直至根據本批地文件特別條款第(3)(b)條將現存公共設施從粉紅色加黑色斜線區域拆卸、重鋪或改道且承批人已經履行其於本批地文件特別條款第(34)(b)條及第(35)(b)條下的責任，並在一切方面使署長滿意，則承批人須：

(i) 准許政府及一切公眾人士為了一切合法目的在白天及晚上任何時間及毋須繳交任何性質的費用的情況下自由地步行或乘輪椅以沿、往、返、經過、穿過及越過之方式，通過及再通過粉紅色加黑色斜線區域；以及

(ii) 自費管理及保養粉紅色加黑色斜線區域，在一切方面以令署長滿意。

(c) 若承批人未能履行本特別條款第(b)款所定的責任，政府可進行必要的工程，費用由承批人承擔，承批人須在接獲要求時支付相等於該工程費用的金額，該金額由署長決定，其決定為最終並對承批人有約束力。

(d) 除非或直至根據本批地文件特別條款第(3)(b)條將現存公共設施從粉紅色加黑色斜線區域拆卸、重鋪或改道完成前及承批人已履行其於本批地文件特別條款第(34)(b)條及第(35)(b)條下的責任，並在一切方面使署長滿意，承批人必須在所有合理時間允許：-

(i) 政府、署長及其官員、承建商及其或彼等授權的任何人士在帶上或不帶工具、設備、機器或車輛的情況下有權自由及不受限制地進入、離開、往返及穿過該地段或其任何部分，旨在：

(I) 視察、檢查及監管任何按本特別條款第(b)款執行的任何工程；

(II) 執行、視察、檢查及監管任何遵照本特別條款第(c)款執行的工程；及

(III) 鋪設、安裝、改道、拆卸、視察、維修及保養在粉紅色加黑色斜線區域內，以上或以下的該部份服務(按特別條款第(32)條所定義)及進行任何其他署長認為有必要在粉紅色加黑色斜線區域之上、之下、上面、下面或之內實施的工程。

(ii) 就該等條款而言獲政府授權的公用事業單位、彼等各自的官員、承建商、代理人及他們授權的任何人士帶上或不帶工具、設備、機器有權自由及不受限制地進入、離開、往返及穿過該地段或其任何部份，旨在檢查、鋪設、安裝、改道、拆卸、視察、維修及保養位於粉紅色加黑色斜線區域或之上、上面或之下的管道、電纜、電線、公用事業服務或任何其他工程或裝置。

(e) 對承批人履行本特別條款規定承批人的責任或政府、署長、其官員、承建商、代理人及其或彼等授權的任何人士行使本特別條款第(c)款及第(d)款賦予的權利或其他所產生或附帶而導致承批人或任何人士遭受或蒙受的任何損失、損害、滋擾或干擾，政府、署長、其官員、承建商、代理人及其或彼等授權的任何人士毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長及其官員、承建商、代理人及其或彼等授權的任何人士要求補償或其他賠償。

(f) 承批人履行本特別條款第(b)(i)款規定承批人的責任所產生或附帶而導致承批人或任何其他人士遭受或蒙受的任何損失、損害、滋擾或干擾，政府毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長或其授權官員要求補償或其他賠償。

(g) 特此明文同意、聲明及規定，對承批人施加本特別條款第(b)(i)款的責任並非是承批人擬奉獻，亦不是政府同意奉獻粉紅色加黑色斜線區域或其中任何部份作公眾享用之道路權。

(h) 除非及直至根據本批地文件特別條款第(3)(b)條將現存公共設施從粉紅色加黑色斜線區域清除、重鋪或改道且承批人已經履行其於本批地文件特別條款第(34)(b)條及第(35)(b)條下的責任，並在一切方面使署長滿意，承批人不能將粉紅色加黑色斜線區域用作供一切公眾人士根據本特別條款第(b)(i)款自由通行及往返之外的任何用途。

- (i) 特此明文同意與聲明，不得因本特別條款第(b)(i)款規定承批人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(1)條、對其的任何修訂、替代還是其他規定。為免存疑，承批人明文放棄按《建築物(規劃)規例》第22(1)條、對其的任何修訂或替代申索額外上蓋面積或地積比的任何優惠或權利的任何及所有申索。
- (j) 承批人須對承批人、其傭工、工人及承建商不論直接或間接因履行或不履行本特別條款規定承批人的責任或有關粉紅色加黑色斜線區域不管如何所引起或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟以及司法程序，向政府作出彌償，並確保其獲彌償保障。」

12. 康樂設施

批地文件特別條款第(12)條規定：-

- 「(a) 如獲得署長書面批准，承批人可在該地段內興建、建築及提供康樂設施及其輔助設施(下稱「**該設施**」)。該設施的類型、面積、設計、高度及配置亦須受制於署長的事先書面批准。
- (b) 在計算本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別規定的總樓面面積時，受制於本批地文件特別條款第(40)(d)條，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住宅大廈的所有住戶和其彼等的真正訪客共同使用和享用，就不須將該部分計算所內。如署長認為該設施的餘下部分不屬於上述用途，則應將該部分計算在內。
- (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(下稱「**豁免設施**」)：
 - (i) 豁免設施須指定為並構成批地文件特別條款第(18)(a)(v)條所提及的公用地方；
 - (ii) 承批人須自費保養豁免設施使其在妥善與充足維修及狀況，並須操作豁免設施，以令署長滿意；及
 - (iii) 豁免設施只提供予該地段已建成或擬建的一棟或多棟住宅大廈的住戶及其彼等的真正訪客使用，而非提供予其他人使用。」

13. 看守員或管理員的辦公室

批地文件特別條款第(13)條規定：-

- 「(a) 可在該地段設有看守員或管理員或兩者的辦公室，但須遵從以下條件：
 - (i) 署長認為該辦公室對於在該地段上已建或擬建的一棟或多棟住宅建築物的安全、保安和良好管理至關重要；
 - (ii) 該辦公室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辦公室以外的任何用途；及
 - (iii) 該辦公室的地點須事先獲得署長的書面批准。
- (b) (i) 為計算本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別所訂明的總樓面面積時，受制於本批地文件特別條款第(40)(d)條，不應計算在該地段內按本特別條款第(a)款所提供的辦公室，其面積不超過下列(i)或(ii)中的更少者：

- (i) 在該地段上已建或擬建的一棟或多棟建築物總樓面面積的0.2%；或
- (ii) 該地段內每50個已建或擬建的住宅單位或其一部分5平方米，或該地段上已建或擬建的每棟住宅單位5平方米，以提供該辦公室建築面積的較大者為準，而就此等條款而言，署長就如何構成住宅單位的決定為最終並對承批人具約束力。

任何超出(i)或(ii)中的更少者的樓面面積則計算在內。

- (ii) 在計算本特別條款第(b)(i)(i)款所述該地段上已建或擬建的一棟或多棟建築物的總樓面面積時，不得考慮在計算根據該等條款在該地段上已建或擬建的一棟或多棟建築物樓面面積時已排除的地面空間，署長就此的決定為最終並對承批人具約束力。

- (c) 按照本特別條款第(a)款在該地段提供的辦公室須指定為並構成本批地文件特別條款第(18)(a)(v)條所提述的公用地方。」

14. 看守員或管理員的宿舍

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上已建的其中一座住宅單位大廈之內，或位於署長書面批准的其他位置；及
 - (ii) 該宿舍不得用作完全及必要地受僱於該地段內工作的看守員或管理員或兩者的住宿以外的任何用途。
- (b) 為計算本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別所訂明的總樓面面積時，不應計算在該地段內按本特別條款第(a)款所提供的總樓面面積不超過25平方米的宿舍。任何超過25平方米的總樓面面積則計算在內。
- (c) 按照本特別條款第(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並構成本批地文件特別條款第(18)(a)(v)條所提述的公用地方。」

15. 業主立案法團/業主委員會辦事處

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及於其上已建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(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別所訂明的總樓面面積時，受制於本批地文件特別條款第(40)(d)條，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) 按照本特別條款第(a)款在該地段提供的辦事處須指定為並構成本批地文件特別條款第(18)(a)(v)條所提述的公用地方。」

16. 泊車要求

批地文件特別條款第(21)條規定：-

- 「(a)(i) 除非署長同意按有異於下述表格規定的比率或數目提供住宅車位外，車位必須按下述表格列明在該地段已建或擬建的住宅單位以尺寸計算的比率在該地段內提供，供該地段內已建或擬建的一棟或多棟建築物內住宅單位的住戶和其彼等的真正來賓、訪客或獲邀請人停泊他們擁有並按《道路交通條例》(第374章)、其下的任何規例及任何修訂法例領有牌照的車輛(下稱「**住宅停車位**」)，使署長滿意。

每個住宅單位的面積	將提供的住宅停車位數量
少於40平方米	每22.2個住宅單位或其一部分提供一個停車位
不少於40平方米但少於70平方米	每12.7個住宅單位或其一部分提供一個停車位
不少於70平方米但少於100平方米	每4.2個住宅單位或其一部分提供一個停車位
不少於100平方米但少於130平方米	每1.6個住宅單位或其一部分提供一個停車位
不少於130平方米但少於160平方米	每1.2個住宅單位或其一部分提供一個停車位
不少於160平方米	每0.9個住宅單位或其一部分提供一個停車位

- (ii) 就本特別條款第(a)(i)款而言，將提供的住宅停車位總數須根據本特別條款第(a)(i)款所述的表格，以每個住宅單位各自的面積計算得出的各自住宅停車位數目的總和。就此等特別條款而言，「每個住宅單位的面積」一詞(以總樓面面積來說)是指下列(I)及(II)的總和：

- (I) 由該單位的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邊起量度，惟分隔兩個相連的單位的圍牆除外，在該種情況下須從該等牆壁的中間量度，並包括該單位內的內部分隔牆及支柱，但為免存疑，不包括該單位內沒有納入本批地文件的特別條件第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別規定的整體總樓面面積的計算之所有樓面面積；及
- (II) 相應於每個住宅單位的住宅公用地方(定義見下文)總樓面面積之中按比例計算的部分，而在如此計算時，住宅單位圍牆界外供在該地段已建或擬建的該發展住宅部分的所有住戶共用及受益的住宅公用地方的整體總樓面面積，但為免存疑，不包括沒有納入本批地文件特別條件第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別規定的各個整體總樓面面積的計算之所有樓面面積(該住宅公用地方下稱「住宅公用地方」)，須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的整體總樓面面積} \times \frac{\text{根據本特別條件的(a)(ii)(I)款計算的每個住宅單位的總樓面面積}}{\text{根據本特別條件的(a)(ii)(I)款計算所有住宅單位的整體總樓面面積}}$$

- (iii) 如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，額外車位必須按規定的比率提供，以供該地段已建或擬建的建築物住戶的真正來賓、訪客或獲邀請人停泊他們擁有按《道路交通條例》(第374章)、其下的任何規例及任何修訂法例領有牌照的車輛，分配比率為每座住宅單位大廈提供一個停車位或採用署長批准的其他比率，但不可少於兩個車位。

- (iv) 按本特別條款第(a)(i)款及(a)(iii)款(可根據批地文件特別條款第(23)條更改)提供的車位不得作該等條款分別規定以外的任何用途，上述車位尤其不得用作儲存、陳列或展示待售車輛或其他用途或提供車輛清潔或美容服務。

- (b) (i) 須就該地段已建或擬建的一座或多座作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的建築物，每300平方米總樓面面積或其部份設置一個車位，或按署長批准的其他數目提供車位用作停泊《道路交通條例》(第374章)、其下的規例及任何修訂法例領有牌照的車輛，使署長滿意。

- (ii) 為計算根據本特別條款第(b)(i)款提供的停車位數量(可根據批地文件特別條款第(23)條更改)，不包括停車及上落貨用途的任何樓面面積。

- (iii) 按本特別條款第(b)(i)款(可根據批地文件特別條款第(23)條更改)提供的車位，不得用作停泊按《道路交通條例》(第374章)、其下的規例及任何修訂法例領有牌照、並屬於該地段已建或擬建及作上述特別條款指定的用途的一棟或多棟建築物之佔用人及其真正來賓、訪客或獲邀請人的車輛以外的任何用途，該等車位尤其不得用作存放、陳列或展覽待售車輛或其他用途或用作提供車輛清潔或美容服務。

- (c) (i) 從依照本特別條款第(a)(i)款、(a)(iii)款及(b)(i)款(可根據批地文件特別條款第(23)條更改)所提供的車位，承批人須保留及指定建築事務監督所要求及批准的車位數目供《道路交通條例》(第374章)、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(如此保留和指定的車位下稱「**暢通易達停車位**」)。惟須從根據本特別條款第(a)(iii)款提供的車位之中保留和指定最少一個車位，且承批人不得將所有按照本特別條款第(a)(iii)款提供的車位全部保留或指定作為暢通易達停車位。

- (ii) 暢通易達停車位不可用作供傷殘人士停泊按《道路交通條例》(第374章)、其下的規例及任何修訂法例領有牌照、並屬於該地段已建或擬建的一棟或多棟建築物之住客或佔用人及其真正來賓、訪客或獲邀請者的車輛以外的任何用途，該等車位尤其不得用作存放、陳列或展覽待售車輛或其他用途或用作提供車輛清潔或美容服務。

- (d) (i) 該地段內須根據以下比率(除非處長同意採用其他比率)提供車位，用作停泊根據《道路交通條例》(第374章)、任何其下的規例及任何修訂法例領有牌照的電單車，使署長滿意：

- (I) 就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**」)；及

- (II) 依照本特別條款第(b)(i)款提供的車位的總數之10%；

但假若所提供的車位的數目是小數，則須上調至下一個整數。

- (ii) 住宅電單車停車位(可根據批地文件特別條款第(23)條更改)不得用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照、並屬於該地段已建或擬建的一棟或多棟建築物的住宅單位的住客及其真正來賓、訪客或獲邀請者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽待售車輛或其他用途或用作提供車輛清潔或美容服務。

(iii) 按本特別條款第(d)(i)(II)款(可根據批地文件特別條款第(23)條更改)提供的車位，不得用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照、並屬於該地段已建或擬建及作本特別條款第(b)(i)款指定用途的一棟或多棟建築物之佔用人及其真正來賓、訪客或獲邀請者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽待售車輛或其他用途或用作提供車輛清潔或美容服務。」

(e) (i) 除本特別條款第(e)(ii)款另有規定外，按照本特別條款第(a)款及第(b)款(可根據批地文件特別條款第(23)條更改)提供的每個車位，尺寸須為2.5米闊，5.0米長，淨高最少2.4米，或署長批准的其他尺寸。

(ii) 每個暢通易達停車位須符合建築事務監督要求及批准的尺寸。

(iii) 按照本特別條款第(d)款(可根據批地文件特別條款第(23)條更改)提供的每個車位，尺寸須為1.0米闊，2.4米長，淨高最少2.4米，或署長批准的其他最少淨高。」

17. 上落貨要求

批地文件特別條款第(22)條規定：-

「(a) 承批人須在該地段內提供兩個車位供貨車上落貨，至使署長滿意。

(b) 在按照本特別條款第(a)款提供的車位當中，一個車位的尺寸須為3.5米闊，7.0米長，淨高最少3.6米，或署長批准的其他尺寸，而其他車位的尺寸須為3.5米闊，11.0米長，淨高最少4.7米，或署長批准的其他尺寸。該等車位不得用作與該地段已興建或擬建的一棟或多棟建築物有關供貨車上落貨之用以外的任何用途。」

18. 排水渠及渠道的建造

批地文件特別條款第(33)條規定：-

「(a) 承批人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，至使署長滿意，且承批人須就因該等暴雨或雨水造成的任何損壞或滋擾而不論直接或間接引起的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律行動(不論任何及如何引致)向政府及其官員作出彌償，並確保政府及其官員獲彌償。

(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，而署長對承批人就任何由此而起的損失或損害並無責任，且承批人須應要求向政府支付該接駁工程之費用。或者，承批人可自費進行該接駁工程至使署長滿意，而在此情況下，上述於政府土地上任何部分的接駁工程須由承批人自費保養，且須應要求由承批人交回政府以供政府自費進行將來的保養，承批人亦須應要求向政府繳付該接駁工程技術審核的費用。如承批人未有保養在政府土地內興建的上述接駁工程的任何部分，署長可進行他認為有需要的保養工程，而承批人須應要求向政府繳付該等工程的費用。」

19. 隔音屏障

批地文件特別條款第(38)條規定：-

「倘若經批准噪音緩解措施，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(下稱「**隔音屏障**」)，下列條件適用：

(a) 承批人須按建築署批准的圖則自費設計、搭建及建造隔音屏障及在一切方面符合《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作出或附上任何更改、增建、更換或連接；

(d) 承批人須在一切時間自費維護、保養及維修隔音屏障或(如署長批准)更換任何的隔音屏障，使其在妥善與充足維修及狀況，在一切方面使署長滿意，而如果按本(d)款進行任何工程需要臨時封閉交通或改道，必須先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，而未經署長的事先書面同意，承批人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，承批人、其承建商、工人或承批人授權的任何其他人士帶上或不帶工具、設備、機械、機器或車輛進入該地段毗鄰的政府土地，以按本特別條款進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；

(g) 政府無須對承批人或任何其他人士不論是否因進入或進行本特別條款第(f)款提及的工程所產生或附帶而導致他們所遭受或蒙受任何損失、損害、滋擾或干擾承擔任何責任或義務，以及承批人不得對該等損失、損害、滋擾或干擾向政府要求任何索償；

(h) 承批人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、翻新、更換、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因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任何損害或損傷；

(i) 署長有權在任何時候行使絕對酌情權向承批人發出一封書面通知，要求承批人在收到該書面通知後，在書面通知的日期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，承批人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的部分，在一切方面使署長滿意；

(j) 如承批人不履行其在本特別條款的任何責任，政府可進行所需工程，承批人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，其決定為最終及對承批人具有約束力；

(k) 承批人特此同意在整個批租年期內的一切時間准許署長、其官員、承建商、代理、工人或署長授權的任何其他人士帶上或不帶工具、設備、機械、機器或車輛有權毋須付費自由及不受限制地進入、離開、往

返及穿過該地段或其中任何部分或在其上已建或擬建的任何一棟或多棟建築物，旨在視察、檢查及監管按本特別條款第(a)、(d)及(i)款進行的任何工程和按本特別條款第(j)款進行的任何工程或署長認為必要的任何其他工程；

- (l) 對承批人履行在本特別條款下的責任、署長行使本特別條款第(k)款的進入權或按本特別條款第(j)款進行的任何工程產生或附帶而導致承批人或任何其他人士所遭受或蒙受的任何損失、損害、滋擾或干擾，政府或署長無須承擔任何責任，而承批人無權就上述損失、損害、滋擾或干擾向政府或署長或其授權的官員提出申索或要求補償；及
- (m) 承批人須在一切時候對搭建、建造、展示、維修、保養、更改、翻新、更換、使用、拆除或移除隔音屏障或進行本特別條款第(j)款規定的工程直接或間接有關或造成的一切責任、損失、損害、索償、費用、開支、收費、要求、訴訟或其他任何司法程序向政府、署長、他的官員、承辦商、代理人、其工人或署長授權的任何其他人士作出彌償，並確保彼等獲彌償。」

F. 對買方造成負擔的租用條件

20. 批地文件特別條款第(3)條規定：-

- 「(a) 承批人確認於本批地文件之日期，該地段範圍內現已興建某些建築物和構築物，其中部分伸展到相鄰的政府土地上(上述建築物和構築物合稱為「**現存建築物和構築物**」)。在批地文件特別條款第(4)條指定的日期前，承批人須自費拆卸和清拆批地文件特別條款第(3)(c)條所定義的侵佔部分之外的現存建築物和構築物。如因現存建築物及構築物的使用、存在或其後進行拆卸和清拆工程而不論直接或間接導致承批人遭受或蒙受任何損失、損害、滋擾或干擾，政府毋須承擔任何責任或義務，而如因現存建築物及構築物的使用、存在或其後進行拆卸和清拆工程而不論直接或間接及不管如何引起的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序，承批人須向政府作出彌償並確保其獲彌償保障。
- (b) 承批人確認於本批地文件之日期，在該地段粉紅色加藍色斜線區域(按批地文件特別條款第(9)(a)條所定義)及粉紅色加黑色斜線區域(按批地文件特別條款第(10)(a)條所定義)之上、上方、之下、上面或之內現存有某些公共設施(「**現存公共設施**」)。承批人承諾在批地文件特別條款第(4)條指定的日期或之前自費清拆、重鋪及改道現存公共設施，在一切方面使署長滿意。在清拆、重鋪及改道全部現存公共設施，在一切方面使署長滿意之前，承批人須在一切合理時間准許政府及就該等條款的目的而獲政府授權的公用事業單位在需要時為保養、清拆、重鋪及改道現存公共設施而有權進入、離開及往返該地段。如因使用、存在、保養或其後進行拆卸、重鋪及改道現存公共設施或彼等行使本特別條款第(b)款下的權利或其他原因(不論直接還是間接)導致承批人遭受或蒙受的任何損失、損害、滋擾或干擾，政府毋須承擔任何責任或義務，而如因使用、存在、保養或其後進行拆卸、重鋪及改道現存公共設施而不論直接或間接及不管如何引起一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟或其他司法程序，承批人須向政府作出彌償，並確保其獲彌償保障。
- (c) 在不影響本特別條款第(a)款的一般性規定下，承批人確認於本批地文件之日期，現有若干構築物包括但不限於興建在於土地註冊處登記為新九龍內地段第435號F分段餘段的該塊或該片土地(在本批地文件

夾附的圖則上顯示並標記為「NKIL 435 S.F RP」(僅作識別用途)(「**該毗鄰地段**」))的建築物伸出至該地段的外牆(「**該侵佔物**」)，而該地段的批租乃受制於該侵佔物的存在。政府並未就該侵佔物或其任何部分的狀況、狀態或安全性、或就該侵佔物的興建、安裝或存在是否遵照《建築物條例》及其規章及修訂條例、或就該侵佔物會否被拆卸、移除或糾正，作出任何不論是明示或隱含的保證。政府亦不會就該侵佔物或該侵佔物的存在、保養、維修、拆卸或移除，或就任何因該侵佔物或該侵佔物的存在、保養、維修、拆卸或移除而令承批人或其他任何人士遭受或蒙受的任何損失、滋擾或干擾、或就承批人或其他任何人士針對該侵佔物進行的任何工程或對該毗鄰地段的登記業主或佔用人或其他任何人士採取的行動或提出的法律訴訟，對承批人或其他任何人士負上任何責任或義務。承批人須就所有因該侵佔物、其存在、保養、維修、拆卸或移除而直接或間接及不管如何引起的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序向政府作出彌償，並確保其獲彌償保障。

- (d) 為免存疑問，現存建築物和構築物及該侵佔物的存在及該地段的承批受上述部分所限的事實，將不會以任何方式解除、豁免、減免或改變承批人在該等條款下的責任，亦不會因此而以任何方式影響或損害政府於該等條款下對任何承批人違反、不遵守、不履行或不執行在該等條款下的責任所擁有的權利及補償。」

21. 樹木保育

批地文件特別條款第(6)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。」

22. 車輛通行

批地文件特別條款第(20)條規定：-

「除經過在批地文件夾附的圖則上顯示及標記的X點及Y點之間的Z點及或署長書面批准的其他點以外，承批人無權供車輛通行進出該地段。在開發或重建該地段時，署長可批准供施工車輛在署長指定的地點及按署長可能施加的條件經臨時通道進入該地段。當完成開發或重建，承批人須自費於署長指定的時限內將已建造的臨時通道的一個或多個範圍恢復原狀，以令署長全面滿意。」

23. 讓與住宅停車位及住宅電單車停車位之限制規定

批地文件特別條款第(25)(a)條規定：-

「住宅停車位及住宅電單車停車位不得：

- (i) 轉讓，除非
 - (I) 連同賦予獨家使用及管有該地段已建或擬建的一棟或多棟建築物內住宅單位的權利的該地段的不分割份數；或
 - (II) 給已經是該地段的不分割份數及擁有獨家使用及管有該地段已建或擬建的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棟或多棟建築物內住宅單位的住戶。

但是在任何情況下，不得將總數超過三個住宅停車位和住宅電單車停車位轉讓予該地段已建或擬建的一棟或多棟建築物內任何一個住宅單位的業主或分租予該地段已建或擬建的一棟或多棟建築物內任何一個住宅單位的住戶。」

24. 停車場布局圖的遞交

批地文件特別條款第(27)條規定：-

「承批人須向署長提交一份經署長批核並且顯示將會根據批地文件特別條款第(21)條(可根據批地文件特別條款第(23)條更改)及第(22)條於該地段範圍內提供所有停車位及上落貨停車位的圖則，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)核證的該圖則副本。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地段任何建築物或其任何部份的交易(批地文件特別條款第(16)(c)條所指的租約、租契或該些租約或租契的協議及批地文件特別條款第(16)(d)條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貨停車位除作批地文件特別條款第(21)及(22)條分別訂明的用途外，不可作任何其他用途。承批人應遵照上述核准圖則保養停車位、上落貨停車位及其他空間，包括但不限於升降機、樓梯平台及運轉和通道地方，除非事前獲署長書面同意，不得更改布局設計。除上述核准圖則顯示的停車位外，該地段的任何部分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. 土地後移

批地文件特別條款第(28)條規定：-

「承批人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，包括收取其額外增批政府土地作為該地段的增批地段的指定地價。」

26. 削土

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為了或有關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，或任何建造或填土工程或任何類型的斜坡處理工程，不論事前是否獲署長書面同意，或該等條款規定承批人執行的任何其他工程，或用作任何其他用途，承批人亦須按當時或其後任何時間的需要自費進行和建造該等斜坡處理工程、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。承批人應在本批地文件協定的整個批租年期內的一切時間自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，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)款概無損該等條款(尤其是批地文件特別條款第(28)條)賦予政府的權利。

(c) 無論何時，如因承批人進行構建、平整、發展或其他工程或因其他原因導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地發生滑土、山泥傾瀉或地陷，承批人須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承建商直接或間接因此不管如何蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、要求、訴訟及司法程序須向其作出彌償，並確保彼等獲彌償。

(d) 除享有本批地文件訂明可就違反該等條款追討之任何其他權利或補償外，署長另有權向承批人發出書面通知，要求承批人進行、建造和維修上述的土地、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。如承批人疏忽或不執行在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，及承批人必須在接獲通知時向政府償還有關的費用，以及任何行政及專業費用與收費。」

27. 維修地樁

批地文件特別條款第(30)條規定：-

「如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承批人須在預應力地樁的使用年限期間自費進行定期保養與檢驗預應力地樁，使署長滿意並在署長不時行使其絕對酌情決定權要求時提供上述檢驗工程的報告和資料給署長。如果承批人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，而承批人須在要求時償還政府因此產生的費用。」

28. 廢土或泥頭碎礫

批地文件特別條款第(31)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(下稱「**廢物**」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水渠、雨水渠或明渠或其他政府物業(下稱「**政府物業**」)，承批人須自費移除廢物並修復政府物業蒙受的任何損毀。承批人須就該等堆積腐爛、沖下或傾倒廢物導致私人物業蒙受損毀或滋擾而不論直接或間接引起的的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及法律行動(不論任何及如何引致)向政府作出彌償，並確保政府獲得彌償。

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

29. 損壞服務

批地文件特別條款第(32)條規定：-

「承批人須在任何時候，特別是在任何建造、保養、翻新或維修工程(下稱「**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(下稱「**服務**」)造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程

度，並提交處理可能受上述工程影響的任何服務的各方面書面建議給署長，供他審批，但不得進行該等工程直至取得署長對上述工程及建議作出的書面批准。承批人須履行署長於批出上述許可時對服務施加的任何要求和承擔符合該等要求的開支，包括任何必要的改道、重鋪或修復的費用。承批人必須就上述工程對該地段或該等服務以任何方式造成的任何損壞、干擾或阻塞自費在一切方面維修、彌補及修復(除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承批人須在要求時向政府支付該等工程的費用)，使署長滿意。如承批人未能對該地段或其任何部分或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、彌補及修復工程，承批人須在要求時向政府支付該等工程的費用。」

30. 排污影響評估

批地文件特別條款第(36)條規定：-

- 「(a) 承批人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排污影響評估(下稱「**排污影響評估**」)給環境保護署署長(下稱「**環保署署長**」)作出書面審批，在一切方面使環保署署長滿意，上述排污影響評估，除其他事項外，須載有環保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) 承批人須在環保署署長指定的時限內自費實施經環保署署長所批准的排污影響評估的建議，並在一切方面使環保署署長滿意。
- (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) 在環保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(土地勘探、地盤平整工程及拆卸工程除外)。就本特別條款而言，「建築工程」、「土地勘察」及「地盤平整工程」按《建築物條例》、其下的任何規例及任何修訂法例界定。
- (e) 為免存疑和在不影響本批地文件一般條款第2、第3和第4條的概括性原則的情況下，承批人特此明文承認及同意他須獨自負責並自費實施環保署署長所批准的排污影響評估的建議，在一切方面使環保署署長滿意。政府及其官員對承批人履行本特別條款或其他條款的責任所產生或附帶而導致承批人所遭受或蒙受任何費用、損害或損失無須承擔任何責任或義務，以及承批人無權就上述費用、損害或損失向政府及其官員提出任何索償。」

31. 噪音影響評估

批地文件特別條款第(37)條規定：-

- 「(a) 承批人須在本協議之日期起的6個曆月(或署長可批准的其他延長期限)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(下稱「**噪音影響評估**」)給署長作書面審批，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，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(下稱「**噪音緩解措施**」)。

- (b) 承批人須在署長指定的期限內自費進行與實施署長所批准的噪音影響評估建議內的噪音緩解措施(下稱「**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(土地勘探、地盤平整工程及拆卸工程除外)。就本特別條款而言，「建築工程」、「土地勘察」及「地盤平整工程」按《建築物條例》、其下的任何規例及任何修訂法例界定。

- (d) 為免存疑和在不影響本批地文件一般條款第2、第3和第4條的概括性的原則的情況下，承批人特此明文承認與同意，他須自行負責自費履行經批准噪音緩解措施，在一切方面使署長滿意。政府及其官員對履行本特別條款或其他情況產生或附帶和造成承批人蒙受的任何費用、損害或損失無須承擔任何責任或義務。承批人不得對任何費用、損害及損失向政府或其官員提出任何索償。」

32. 禁止搭建墳墓或骨灰龕

批地文件一般條款第(41)款規定：-

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

備註：

1. 如文意允許或規定，本節所載的「承批人」則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件副本可於售樓處營業時間內應要求免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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 Pink Hatched Blue Area and the Structures as respectively referred to in Special Condition Nos.(9)(a) and (9)(b)(i)(II) of the Land Grant.
 - (b) The Drainage Diversion Works and the Diverted Drainage Pipes as respectively referred to in Special Condition Nos. 34(b) and (34)(d) of the Land Grant.
 - (c) The Water Mains Diversion Works and the Diverted Water Mains as respectively referred to in Special Condition Nos. 35(b) and (35)(d) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

1. Description
 - (a) The Diverted Drainage Pipes as referred to in Special Condition No. (34)(d) of the Land Grant (until the same shall be handed over to the Government).
 - (b) The Diverted Water Mains as referred to in Special Condition No. (35)(d) of the Land Grant (until the same shall be handed over to the Government).
2. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
3. 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. ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP 123 SUB. LEG. F)

Not applicable.

E. A PLAN THAT SHOWS THE LOCATION OF THOSE FACILITIES AND OPEN SPACES, AND THOSE PARTS OF THE LAND

Please refer to the plan appended at the end of this Section.

F. PROVISIONS OF THE LAND GRANT THAT CONCERN THOSE FACILITIES AND OPEN SPACES, AND THOSE PARTS OF THE LAND

1. Pink Hatched Blue Area and the Structures as respectively referred to in Special Condition Nos.(9)(a) and (9)(b)(i)(II) of the Land Grant.

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

- "(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses at his absolute discretion), no tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Structures as defined in sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on the plan annexed hereto (hereinafter referred to as **"the Pink Hatched Blue Area"**).
- (b) the Grantee shall:
- (i) on or before the 30th day of September, 2025 (or such other extended date as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay, form and surface the Pink Hatched Blue Area; and
 - (II) provide and construct such culverts, pavements, sewers, drains, water mains or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the Structures"**)
 so that pedestrian traffic may be carried on the Pink Hatched Blue Area; and
 - (ii) manage and maintain at his own expense the Pink Hatched Blue Area together with the Structures in all respects to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government under sub-clause (f) of this Special Condition.
- (c) In the event of the non-fulfilment of the Grantee's obligation under sub-clause (b) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.
- (d) The Grantee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f) of this Special Condition permit the Government, the Director, his officers, contractors and any persons authorized by him or them, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and for the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Government may consider necessary in the Pink Hatched Blue Area.

- (e) The Government, the Director, his officers, contractors, agents and any persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition or the exercise of the rights by the Government, the Director, his officers, contractors, agents and any persons authorized by him or them of the rights conferred under sub-clauses (c) and (d) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his officers, contractors and any persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance.
- (f) The Grantee shall at his own expense on or before the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction surrender and deliver up vacant possession of the Pink Hatched Blue Area together with the Structures to the Government free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.
- (g) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director provided that this sub-clause (g) shall not apply to a building mortgage as provided under Special Condition No. (16)(d) hereof. Prior to such carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.
- (h) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Hatched Blue Area or any part thereof or any interest therein or enter into any agreement so to do provided that this sub-clause (h) shall not apply to the surrender and carving out of the Pink Hatched Blue Area as provided respectively in sub-clauses (f) and (g) of this Special Condition and a building mortgage as provided in Special Condition No. (16)(d) hereof.
- (i) After the works referred to in sub-clause (b)(i) of this Special Condition have been completed to the satisfaction of the Director, the Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than as a public pedestrian passage on foot or by wheelchair or such other purposes as the Director in his sole discretion may approve. No goods or vehicles shall be stored or parked within the Pink Hatched Blue Area or any part or parts thereof.
- (j) The Grantee shall, after the works referred to in sub-clause (b)(i) of this Special Condition have been completed to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (f) of this Special Condition, permit all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the Pink Hatched Blue Area.
- (k) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (j) of this Special Condition, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (l) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (j) of this Special Condition, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage.
- (m) (i) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (j) 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 and substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto and substitution therefor.
- (ii) It is further expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (f) 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(2) of the Building (Planning) Regulations, any amendment thereto and substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto and substitution therefor.
- (n) Without prejudice to Special Condition No. (8)(c)(iv) hereof, the Grantee further agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the whole of the Pink Hatched Blue Area thereof pursuant to sub-clause (f) of this Special Condition, due to the reduction of the area of the lot or otherwise, the Grantee may not be able to attain the respective maximum gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or payment of whatsoever nature against the Government in the event that the respective maximum gross floor areas stipulated in Special Condition Nos. (8)(c)(i), (8)(c)(ii) or (8)(c)(iii) hereof cannot be attained.
- (o) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Pink Hatched Blue Area."

2. The Drainage Diversion Works and the Diverted Drainage Pipes as respectively referred to in Special Condition No. 34(b) and (34)(d) of the Land Grant.

Special Condition No. (34) stipulates that:-

- "(a) The Grantee hereby acknowledges that as at the date of this Agreement, there are existing drainage pipes within the lot, the alignments of which are shown and marked by red lines on the plan annexed hereto (hereinafter referred to as "**the Existing Drainage Pipes**"). Without prejudice to the generality of the provisions of General Condition Nos. 2, 3 and 4 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Drainage Pipes and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Drainage Pipes. Subject to sub-clause (b) of this Special Condition, the

Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drainage Pipes.

- (b) Without prejudice to the provisions of Special Condition Nos. (32) and (33) hereof, prior to commencement of any building works on the lot (other than ground investigation, site formation works and demolition works), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Drainage Services carry out diversion works for or in connection with the Existing Drainage Pipes (hereinafter referred to as **"the Drainage Diversion Works"**) to such location or locations with such materials and to such standard, specification and design as the Director of Drainage Services may approve or require and complete the Drainage Diversion Works in accordance with the proposal approved by the Director of Drainage Services under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director of Drainage Services. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Drainage Pipes and the carrying out of the Drainage Diversion Works or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c) Prior to commencement of the Drainage Diversion Works, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit to the Director of Drainage Services for his written approval a proposal for the Drainage Diversion Works and shall not carry out the Drainage Diversion Works until the Director of Drainage Services shall have given his written approval to the proposal.
- (d) Upon completion of the Drainage Diversion Works, the Grantee shall at his own expense operate and maintain the drainage pipes, drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Drainage Diversion Works (hereinafter collectively referred to as **"the Diverted Drainage Pipes"**) in good condition and in all respects to the satisfaction of the Director of Drainage Services until the Diverted Drainage Pipes shall be handed over by the Grantee in accordance with sub-clauses (e) and (f) of this Special Condition.
- (e) Subject to sub-clause (f) of this Special Condition, the Diverted Drainage Pipes shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Drainage Pipes shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event that the Diverted Drainage Pipes or parts thereof falls within the Pink Hatched Blue Area, the Diverted Drainage Pipes shall be deemed to have been handed over to the Government by the Grantee free of cost upon the surrender of the whole of the Pink Hatched Blue Area under Special Condition No. (9)(f) hereof.
- (g) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Drainage Services whose determination shall be final and shall be binding upon the Grantee.
- (h) The Grantee shall at all times permit the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized by the Director of Drainage Services with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of:
 - (i) inspecting, operating, maintaining and repairing the Existing Drainage Pipes prior to the completion of the Drainage Diversion Works; and

- (ii) carrying out, inspecting, checking and supervising the Drainage Diversion Works and the works under sub-clause (g) of this Special Condition.

- (i) The Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons duly authorized under sub-clause (h) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director of Drainage Services and their officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition by the Grantee in respect of any loss, damage, nuisance or disturbance.
- (j) The Grantee shall at all times 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 carrying out of the Drainage Diversion Works or the erection, construction, presence, repair or maintenance of the Diverted Drainage Pipes or the works under sub-clause (g) of this Special Condition."

3. The Water Mains Diversion Works and the Diverted Water Mains as respectively referred to in Special Condition No. 35(b) and (35)(d) of the Land Grant.

Special Condition No. (35) stipulates that:-

- "(a) The Grantee hereby acknowledges that as at the date of this Agreement, there are existing water mains within the lot, the alignments of which are shown and marked by green lines on the plan annexed hereto (hereinafter referred to as **"the Existing Water Mains"**). Without prejudice to the generality of the provisions of General Condition Nos. 2, 3 and 4 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Water Mains and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Water Mains. Subject to sub-clause (b) of this Special Condition, the Grantee shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Water Mains.
- (b) Without prejudice to the provisions of Special Condition No. (32) hereof, prior to commencement of any building works on the lot (other than ground investigation, site formation works and demolition works), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies carry out diversion works for or in connection with the Existing Water Mains (hereinafter referred to as **"the Water Mains Diversion Works"**) to such location or locations with such materials and to such standard, specification and design as the Director of Water Supplies may approve or require and complete the Water Mains Diversion Works in accordance with the proposal approved by the Director of Water Supplies under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director of Water Supplies. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee by reason of the presence of the Existing Water Mains and the carrying out of the Water Mains Diversion Works or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. For the purpose of this Special Condition, "building works", "ground investigation" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

- (c) Prior to commencement of the Water Mains Diversion Works, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Water Supplies submit to the Director of Water Supplies for his written approval a proposal for the Water Mains Diversion Works and shall not carry out the Water Mains Diversion Works until the Director of Water Supplies shall have given his written approval to the proposal.
- (d) Upon completion of the Water Mains Diversion Works, the Grantee shall at his own expense maintain the water mains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Water Mains Diversion Works (hereinafter collectively referred to as "**the Diverted Water Mains**") in good condition and in all respects to the satisfaction of the Director of Water Supplies until the Diverted Water Mains shall be handed over by the Grantee in accordance with sub-clause (e) of this Special Condition.
- (e) Subject to sub-clause (f) of this Special Condition, the Diverted Water Mains shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Water Mains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event that the Diverted Water Mains or any part or parts thereof fall within the Pink Hatched Blue Area, the Diverted Water Mains or the relevant part(s) thereof shall be deemed to have been handed over to the Government by the Grantee free of cost upon the surrender of the Pink Hatched Blue Area under Special Condition No. (9)(f) hereof.
- (g) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director of Water Supplies whose determination shall be final and shall be binding upon the Grantee.
- (h) The Grantee shall at all times permit the Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of:
 - (i) inspecting, operating, maintaining and repairing the Existing Water Mains prior to the completion of the Water Mains Diversion Works; and
 - (ii) carrying out, inspecting, checking and supervising the Water Mains Diversion Works and the works under sub-clause (g) of this Special Condition.
- (i) The Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons duly authorized under sub-clause (h) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director of Water Supplies and his officers, contractors, agents and workmen and any persons authorized under sub-clause (h) of this Special Condition by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The Grantee shall at all times 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 carrying out of the Water Mains Diversion Works or the erection, construction, presence, repair or maintenance of the Diverted Water Mains or the works under sub-clause (g) of this Special Condition."

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

Not applicable.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述
 - (a) 批地文件特別條款第(9)(a)條及第(9)(b)(i)(II)條分別所述的粉紅色加藍色斜線區域及構築物
 - (b) 批地文件特別條款第(34)(b)條及第(34)(d)條分別所述的排水渠改道工程及改道排水渠
 - (c) 批地文件特別條款第(35)(b)條及第(35)(d)條分別所述的總喉改道工程及改道總喉
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. 描述
 - (a) 批地文件特別條款第(34)(d)條所述的改道排水渠(直至其被移交予政府為止)
 - (b) 批地文件特別條款第(35)(d)條所述的改道總喉(直至其被移交予政府為止)
2. 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。
3. 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任何休憩用地的尺寸

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任何部分

不適用

E. 顯示該等設施、休憩用地及土地該等部分的位置的圖則

見本節最後附上的圖則。

F. 關於該等設施和休憩用地及土地該等部分的批地文件條文

1. 批地文件特別條款第(9)(a)條及第(9)(b)(i)(II)條分別所述的粉紅色加藍色斜線區域及構築物

批地文件特別條款第(9)條訂明：-

「(a) 未經署長預先書面批准(署長可以自行酌情根據他認為合適的條款及條件給予同意或拒絕給予同意)，不能在本批地文件夾附的圖則上以粉紅色加藍色斜線標示該地段的該等部分(以下稱為「**粉紅色加藍色斜線區域**」)之上、上方、之下、上面、下面或之內種植任何樹木或灌木，亦不得搭建、興建或安置任何建築物或構築物或任何建築物或構築物的承托物(本特別條款第(b)款界定的該構築物除外)。

(b) 承批人須：-

(i) 於2025年9月30日(或署長可能批准之其他延長日期)或之前，自費以署長批准的方式、物料、標準、水平、位置和設計以全面令署長滿意：-

(II) 進行鋪設、構建和平整粉紅色加藍色斜線區域；及

(II) 提供及興建排溝渠、行人路、下水道、水渠、總喉或署長運用絕對酌情權所要求的其它構築物(以下統稱為「**該構築物**」)

以便行人可在粉紅色加藍色斜線區域往來；及

(ii) 自費管理及保養粉紅色加藍色斜線區域，連同該構築物，以全面令署長滿意，直至整個粉紅色加藍色斜線區域按照本特別條款第(f)款交還予政府為止。

(c) 若承批人未有履行本特別條款第(b)款所定的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時支付相等於該工程費用的金額，該金額由政府決定，其決定為最終並對承批人有約束力。

(d) 承批人須在按本特別條款第(f)款交還整個粉紅色加藍色斜線區域給政府之前的所有合理時間，准許政府、署長及其官員、承建商、及其或彼等授權的任何人士帶上或不帶工具、設備、機器或車輛有權自由及不受限制地出入、經過及往返該地段及其任何部份，旨在視察、檢查及監管按本特別條款第(b)款進行的任何工程並進行、視察、檢查和監管本特別條款第(c)款下的工程及署長認為必要在粉紅色加藍色斜線區域進行的任何其他工程。

(e) 政府、署長、其官員、承辦商、代理人及其或彼等授權的任何人士，對不論因為承批人履行本特別條款第(b)款規定承批人的責任，或政府、署長、其官員、承辦商、代理人及其或彼等授權的任何人士行使本特別條款第(c)款及第(d)款賦予的權利或其他，或其連帶關係而導致承批人或任何人士所遭受或蒙受的任何損失、損害、滋擾或干擾，毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長及其官員、承辦商、及其或彼等授權的任何人士要求補償或其他賠償。

(f) 承批人須在署長以書信形式通知承批人該等條款已獲遵從並署長認為滿意當天或之前，自費將粉紅色加藍色斜線區域連同該構築物以不帶任何產權負擔、及不向政府收取任何代價、付款或補償的條件下交還及移交空置管有權給政府，但政府沒有責任應承批人的要求接受交還粉紅色加藍色斜線區域或其任何部分，而是在其認為合適的情況下接受。就此而言，承批人須按署長批准或要求的格式及條件自費簽訂交還契據及任何其他必要的文件。

- (g) 承批人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於該地段或其中任何部份或其權益或在其上的建築物或其中任何部份或訂立此類協議，除非及直至承批人已自費從該地段分割粉紅色加藍色斜線區域，使署長滿意，惟本(g)款不適用於按特別條款第(16)(d)條規定的建築按揭。在上述分割之前，承批人須自費提交分割文件給署長作書面審批。
- (h) 承批人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於粉紅色加藍色斜線區域或其中任何部份或其權益或訂立此類協議，惟本(h)款不適用於按特別條款第(f)款和第(g)款分別規定的交還及分割粉紅色加藍色斜線區域以及按特別條款第(16)(d)條規定的建築按揭。
- (i) 在完成本特別條款第(b)(i)款提及的工程，使署長滿意之後，承批人不能將粉紅色加藍色斜線區域或其中任何部分用作供步行或乘輪椅通過的公共行人通道或署長自行酌情批准的其他用途之外的任何用途。不准在粉紅色加藍色斜線區域或其中任何部分內存放貨物或停泊車輛。
- (j) 在完成本特別條款第(b)(i)款提及的工程，使署長滿意之後，和按本特別條款第(f)款交還整個粉紅色加藍色斜線區域給政府之前，承批人須准許一切公眾人士為了一切合法目的在白天及晚上任何時間及毋須繳交任何性質的費用的情況下自由地步行或乘輪椅以沿、往、返、經過、穿過及越過之方式，通過及再通過粉紅色加藍色斜線區域。
- (k) 政府對不論因為承批人履行本特別條款第(j)款規定承批人的責任或其連帶關係而導致承批人或任何其他人士所遭受或蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任，且承批人不能就上述任何損失、損害、滋擾或干擾向政府或署長或其官員要求補償或其他賠償。
- (l) 特此明文同意、聲明及規定，對承批人施加本特別條款第(j)款的責任，並非承批人擬奉獻，亦不是政府同意奉獻粉紅色加藍色斜線區域或其中任何部份作公眾享用之道路權。
- (m) (i) 特此明文同意及聲明，不得因本特別條款第(j)款規定承批人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(1)條，對其的任何修訂、替代還是其他規定。為免存疑，承批人明文放棄按《建築物(規劃)規例》第22(1)條、對其的任何修訂或替代就額外上蓋面積或地積比的任何優惠或權利的任何或所有申索。
- (ii) 特此進一步明文同意及聲明，不得因本特別條款第(f)款規定承批人的責任而預期或申索任何關於額外上蓋面積或地積比的任何優惠或權利，不論按《建築物(規劃)規例》第22(2)條，對其的任何修訂、替代還是其他規定。為免存疑，承批人明文放棄按《建築物(規劃)規例》第22(2)條、對其的任何修訂或替代就額外上蓋面積或地積比的任何優惠或權利的任何或所有申索。
- (n) 在不影響特別條款第(8)(c)(iv)條的權利下，承批人進一步同意並接受在按本特別條款第(f)款交還整個粉紅色加藍色斜線區域後，因為該地段的面積減少或其他原因，在開發或重建該地段或其任何部份時，承批人可能無法取得本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別准許的最大總樓面面積。政府對此沒有責任和承批人不得對未能取得本批地文件特別條款第(8)(c)(i)條、第(8)(c)(ii)條及第(8)(c)(iii)條分別准許的最大總樓面面積向政府要求補償或退還地價或任何性質的費用。
- (o) 承批人須對承批人、其傭工、工人及承辦商不論直接或間接有關履行或不履行本特別條款規定承批人的責任或有關粉紅色加藍色斜線區域不管如何所引起或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟以及司法程序，向政府作出彌償，並確保其獲彌償保障。」

2. 批地文件特別條款第(34)(b)及(34)(d)條所述的排水渠改道工程及改道排水渠

批地文件特別條款第(34)條訂明：-

- 「(a) 承批人特此承認在本協議之日在該地段上存在污水管、其定線於批地文件夾附圖則中，以紅線顯示及標記(下稱「**現有排水渠**」)。在不影響批地文件一般條款第2、3及4條一般性的原則下，承批人應被視作已信納和接受該地段於本協議之日的狀況及狀態，且受現有排水管的存在所限，以及承批人不得就此或對此作出或提出任何性質的異議或索償。倘因現有排水管令承批人遭受或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務。在本特別條款第(b)款的規限下，承批人不得干擾、阻塞、移除或遷移或者允許或被干擾或阻塞、移除或遷移現有排水管。
- (b) 在不影響批地文件特別條款第(32)及(33)條的規定下，在該地段上的任何建築工程動工前(除土地勘察、地盤平整工程及拆遷工程外)，承批人須自費按渠務署署長可批准或要求的位置、材料、標準、規格及設計為現有排水管進行改道工程(下稱「**排水渠改道工程**」)，在一切方面使渠務署署長滿意，並按照渠務署署長根據本特別條款第(c)款批准的建議，在一切方面良好且熟練地完成排水渠改道工程，使渠務署署長滿意。政府對現有排水管的存在和開展排水渠改道工程或其他原因導致承批人遭受或蒙受任何損失、損害、滋擾或干擾，毋需承擔任何責任或義務。承批人不能對任何損失、損害、滋擾或干擾向政府要求任何索償。就本特別條款而言，「建築工程」、「土地勘察」及「地盤平整工程」按《建築物條例》、其下的任何規例及任何修訂法例界定。
- (c) 在開始排水渠改道工程前，承批人須自費向渠務署署長提交排水渠改道工程建議，供他書面審批，及在一切方面使渠務署署長滿意，但必須在取得渠務署署長對該建議作出的書面批准後才能進行排水渠改道工程。
- (d) 在完成排水渠改道工程後，承批人須自費操作和保養污水管、排水渠、集水井、有蓋暗渠或沙井及作為排水渠改道工程一部份而搭建或建造的其他構築物(下統稱「**改道排水渠**」)，使之處於良好狀況，並在一切方面使渠務署署長滿意，直至承批人根據本特別條款第(e)和(f)款移交改道污水管為止。
- (e) 在本特別條款第(f)款的規限下，改道污水管須在政府要求時由承批人免費移交予政府，且在任何情況下，於署長致函予承批人當日，說明承批人已以其滿意的方式遵從此等條件，即視作承批人已免費移交改道污水管予政府。
- (f) 倘若改道污水管或其部份位於粉紅色加藍色斜線區域內，則在根據本批地文件特別條款第(9)(f)條交還粉紅色加藍色斜線區域後，即視作承批人已免費移交改道污水管予政府。
- (g) 倘若承批人未能履行本特別條款第(b)及(d)款所定的責任，政府可進行必要的工程，費用由承批人承擔。承批人須在接獲要求時向政府支付相等於該工程費用的金額，該金額由渠務署署長決定，其決定為最終並對承批人有約束力。
- (h) 承批人須在所有時間准許政府、渠務署署長、彼等官員、承建商、代理人、工人及渠務署署長授權的任何人士帶上或不帶工具、設備、機械、機器或車輛有權自由及不受限制地出入、經過、往返及穿過該地段或其中任何部份、旨在：-
 - (i) 在排水渠改道工程完成前，視察、營運、維護及維修現有排水管；及
 - (ii) 進行、視察、檢查及監管排水渠改道工程以及按本特別條款第(g)款進行的工程。

- (i) 政府、渠務署署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士，對政府、渠務署署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款正式授權的任何人士行使權利所導致或附帶造成承批人或任何人士遭受或蒙受任何損失、損害、滋擾或干擾毋需承擔任何責任。承批人不能對任何損失、損害、滋擾或干擾向政府、署長、彼等官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士要求索償。
- (j) 承批人須在所有時間對進行排水渠改道工程或者搭建、建造、存在、維修或保養改道污水管或本特別條款第(g)款規定的工程直接或間接產生或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及其他司法程序向政府作出彌償，並確保其獲彌償保障。」

3. 批地文件特別條款第(35)(b)及(35)(d)條所述的總喉改道工程及改道總喉

批地文件特別條款第(35)條訂明：-

- 「(a) 承批人特此承認在本協議之日在該地段上存在總喉，其定線於批地文件夾附圖則中，以綠線顯示及標記(下稱「**現有總喉**」)。在不影響批地文件一般條款第2、3及4條一般性的原則下，承批人應被視作已信納和接受該地段於本協議之日的狀況及狀態，且受現有總喉的存在所限，以及承批人不得就此或對此作出或提出任何性質的異議或索償。倘因現有總喉令承批人遭受或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務。在本特別條款第(b)款的規限下，承批人不得干擾、阻塞、移除或遷移或者允許或被干擾或阻塞、移除或遷移現有總喉。
- (b) 在不影響批地文件特別條款第(32)條的規定下，在該地段上的任何建築工程動工前(除土地勘察、地盤平整工程及拆遷工程外)，承批人須自費按水務署署長可批准或要求的位置、材料、標準、規格及設計為現有總喉進行改道工程(下稱「**總喉改道工程**」)，在一切方面使水務署署長滿意，並按照水務署署長根據本特別條款第(c)款批准的建議，在一切方面良好且熟練地完成總喉改道工程，使水務署署長滿意。政府對因現有總喉和開展總喉的存在改道工程或其他原因導致承批人遭受或蒙受任何損失、損害、滋擾或干擾，毋需承擔任何責任或義務。承批人不能對任何損失、損害、滋擾或干擾向政府要求任何索償。就本特別條款而言，「建築工程」、「土地勘察」及「地盤平整工程」按《建築物條例》、其下的任何規例及任何修訂法例界定。
- (c) 在開始總喉改道工程前，承批人須自費向水務署署長提交總喉改道工程建議，供他書面審批，及在一切方面使水務署署長滿意，但不得進行總喉改道工程直至取得水務署署長對該建議作出書面批准。
- (d) 在完成總喉改道工程後，承批人須自費保養總喉、集水井、有蓋暗渠或沙井及作為總喉改道工程一部分而搭建或建造的其他構築物(下稱「**改道總喉**」)，使之處於良好狀況，並在一切方面使水務署署長滿意，直至承批人根據本特別條款第(e)款移交改道總喉為止。
- (e) 在本特別條款第(f)款的規限下，改道總喉須在政府要求時由承批人免費移交予政府，且在任何情況下，於署長致函予承批人當日，說明承批人已以其滿意的方式遵從此等條件，即視作承批人已免費移交改道總喉予政府。
- (f) 倘若改道總喉或其部份位於粉紅色加藍色斜線區域內，則在根據本批地文件特別條款第(9)(f)條交還粉紅色加藍色斜線區域後，即視作承批人已免費移交改道總喉予政府。
- (g) 倘若沒有履行本特別條款(b)及(d)款所規定的承批人的責任，政府可進行必要的工程，而承批人須在要求時向政府繳付一筆相等於上述工程費用的金額，該金額由水務署署長決定，該決定為最終並對承批人有約束力；

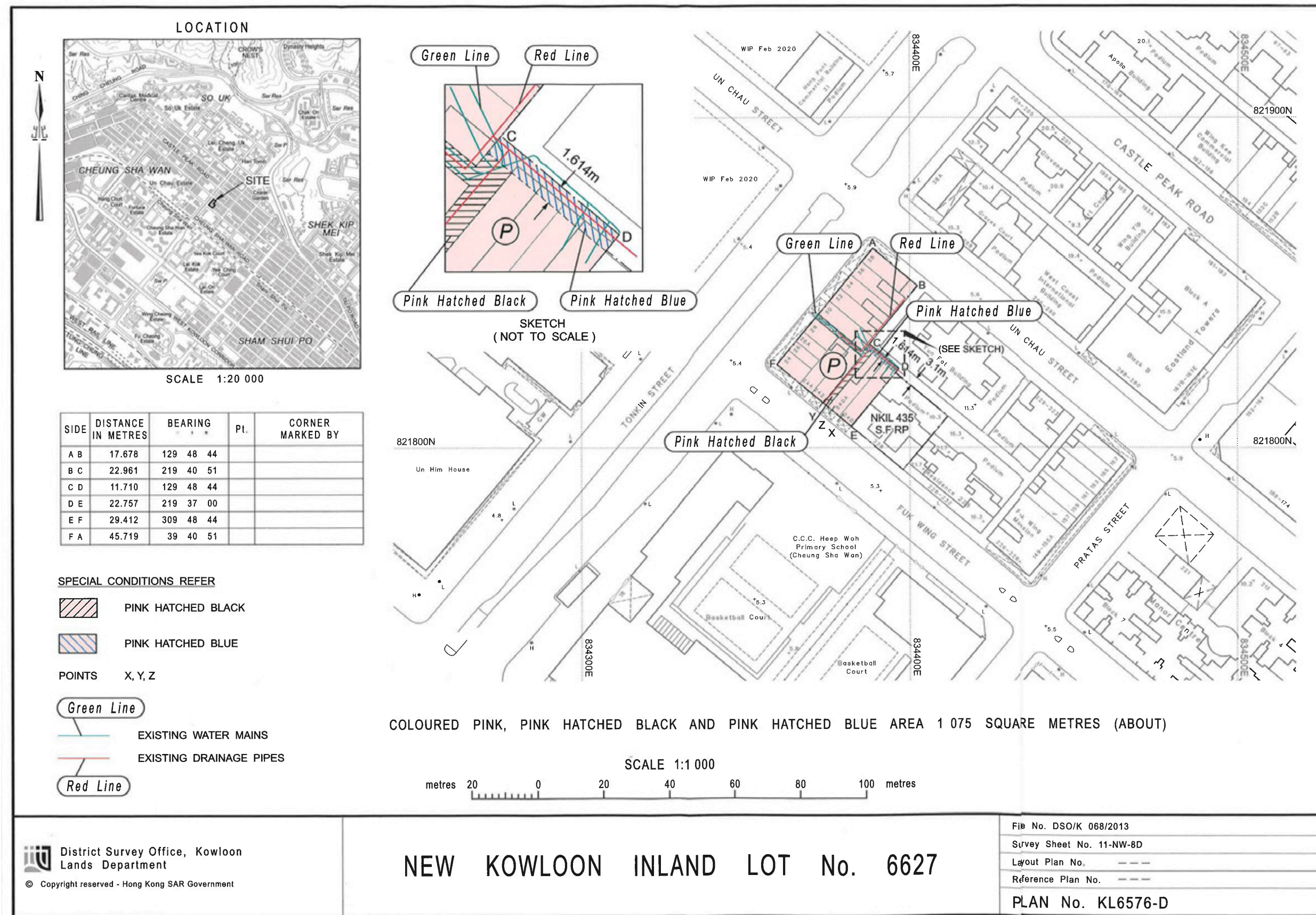
- (h) 承批人須在所有時間准許政府、水務署署長及其官員、承建商、代理人、工人及水務署署長授權的任何人士帶上或不帶工具、設備、機械、機器或車輛有權自由及不受限制地出入、經過、往返及穿過該地段或其中任何部份、旨在：-
 - (i) 在總喉改道工程完成前，視察、營運、維護及維修現有總喉；和
 - (ii) 進行、視察、檢查及監管總喉改道工程以及按本特別條款第(g)款進行的工程。
- (i) 政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士，對政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款正式授權的任何人士行使權利所導致或附帶造成承批人或任何人士遭受或蒙受任何損失、損害、滋擾或干擾毋需承擔任何責任。承批人不能對任何損失、損害、滋擾或干擾向政府、水務署署長及其官員、承建商、代理人、工人及根據本特別條款第(h)款授權的任何人士要求索償。
- (j) 承批人須在所有時間對進行總喉改道工程或者搭建、建造、存在、維修或保養改道總喉或本特別條款第(g)款規定的工程直接或間接產生或有關的一切責任、索償、損失、損害、開支、收費、費用、要求、訴訟及其他司法程序向政府作出彌償，並確保其獲彌償保障。」

G. 指明住宅物業的每一公契中關於該等設施和休憩用地及土地該等部分的條文

不適用

This plan is a reproduction of the plan as annexed to the Land Grant, and is the plan referred to in this section.
本圖則是附錄於批地文件的圖則的複製本，亦是本節提及的圖則。

LEGEND 圖例：
 Pink Hatched Blue = Pink Hatched Blue Area
 粉紅色加藍色斜線 = 粉紅色加藍色斜線區域



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

It is not practicable to show the Structures, the Drainage Diversion Works, the Diverted Drainage Pipes, the Water Mains Diversion Works and the Diverted Water Mains on the plan.

本圖僅作顯示粉紅色加藍色斜線區域的位置，圖中所示的其他事項未必反映其最新狀況。

在切實可行範圍內未能於本圖顯示該構築物、排水渠改道工程、改道排水渠、總喉改道工程及改道總喉的位置。

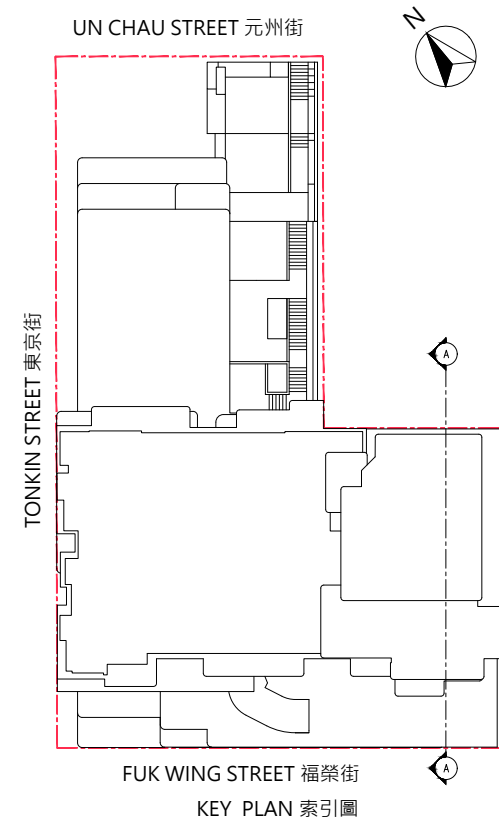
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will 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; and
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. 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；及
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便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS SECTION PLAN A-A
橫截面圖 A-A



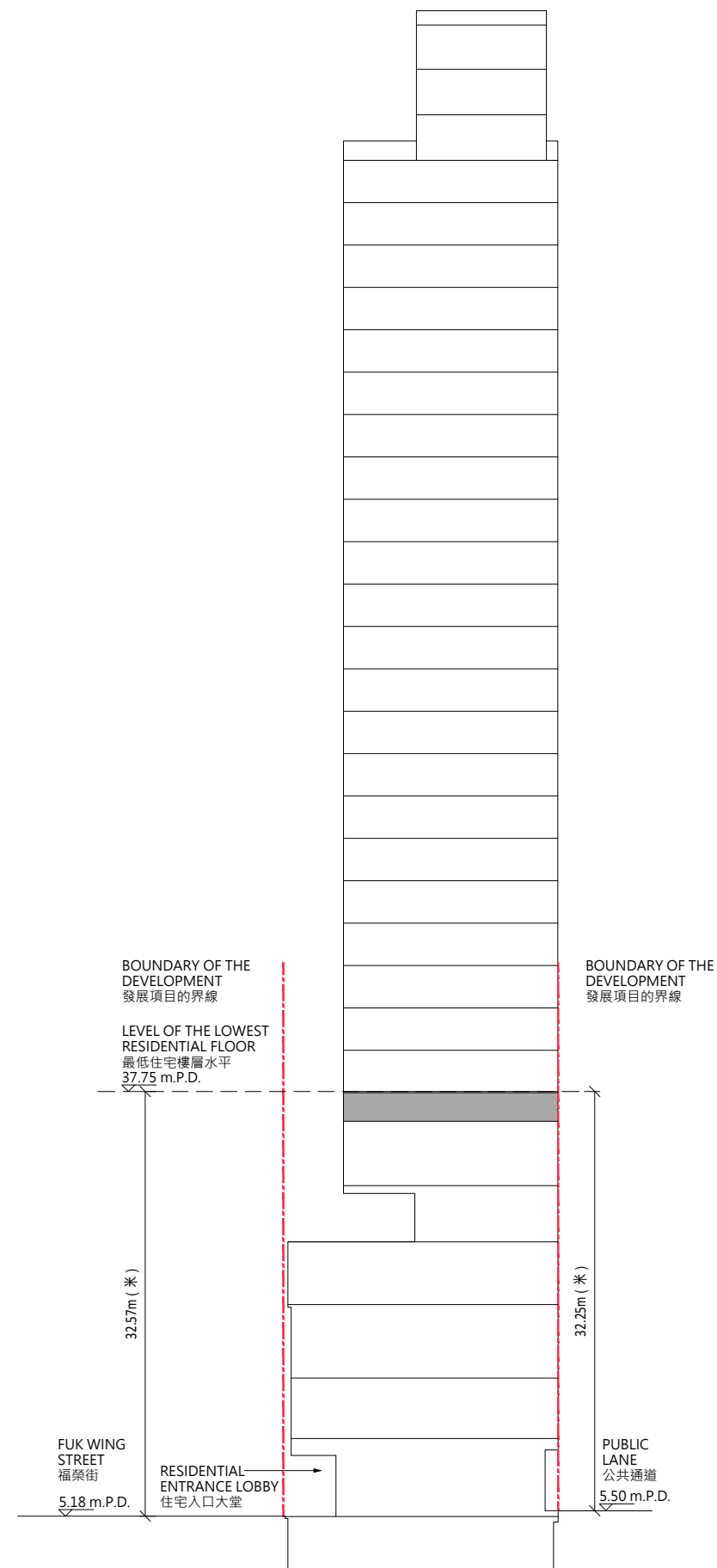
Legend 圖例

- Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。
- (∇ m.P.D.) Height in metres above the Hong Kong Principal Datum. (m.P.D.)
香港主水平基準以上的高度(米)。
- Boundary of the Development
發展項目的界線

The part of Fuk Wing Street adjacent to the building is 5.18 metres above Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段福榮街為香港主水平基準以上5.18米。

The part of Public Lane adjacent to the building is 5.50 metres above Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段公共通道為香港主水平基準以上5.50米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。

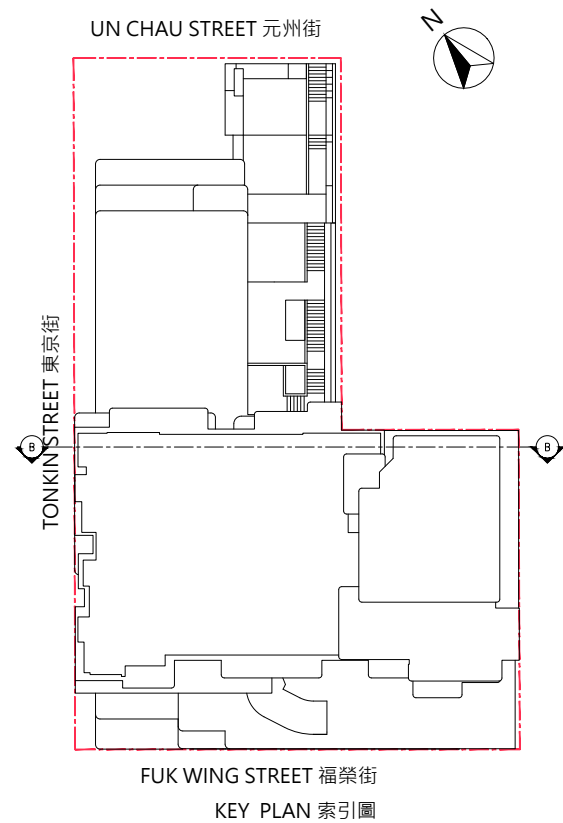


TOP ROOF		頂層天台
UPPER ROOF & PLANT ROOM		上層天台 & 機電房
INTERMEDIATE ROOF & PLANT ROOM		中層天台 & 機電房
ROOF		天台
31/F RESIDENTIAL UNIT	31樓	住宅單位
30/F RESIDENTIAL UNIT	30樓	住宅單位
29/F RESIDENTIAL UNIT	29樓	住宅單位
28/F RESIDENTIAL UNIT	28樓	住宅單位
27/F RESIDENTIAL UNIT	27樓	住宅單位
26/F RESIDENTIAL UNIT	26樓	住宅單位
25/F RESIDENTIAL UNIT	25樓	住宅單位
23/F RESIDENTIAL UNIT	23樓	住宅單位
22/F RESIDENTIAL UNIT	22樓	住宅單位
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18/F RESIDENTIAL UNIT	18樓	住宅單位
17/F RESIDENTIAL UNIT	17樓	住宅單位
16/F RESIDENTIAL UNIT	16樓	住宅單位
15/F RESIDENTIAL UNIT	15樓	住宅單位
12/F RESIDENTIAL UNIT	12樓	住宅單位
11/F RESIDENTIAL UNIT	11樓	住宅單位
10/F RESIDENTIAL UNIT	10樓	住宅單位
9/F RESIDENTIAL UNIT	9樓	住宅單位
8/F RESIDENTIAL UNIT	8樓	住宅單位
7/F RESIDENTIAL UNIT	7樓	住宅單位
TRANSFER PLATE		轉換層
6/F CLUBHOUSE	6樓	會所
5/F COVERED LANDSCAPE	5樓	有蓋園林
3/F PLANT ROOM	3樓	機電房
2/F SHOP	2樓	商鋪
1/F SHOP & RESTAURANT	1樓	商鋪 & 餐廳
G/F SHOP, RESTAURANT & PLAZA	地下	商鋪, 餐廳 & 廣場
B/F CARPARK & PLANT ROOM	地庫	停車場 & 機電房

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

CROSS SECTION PLAN B-B
橫截面圖 B-B

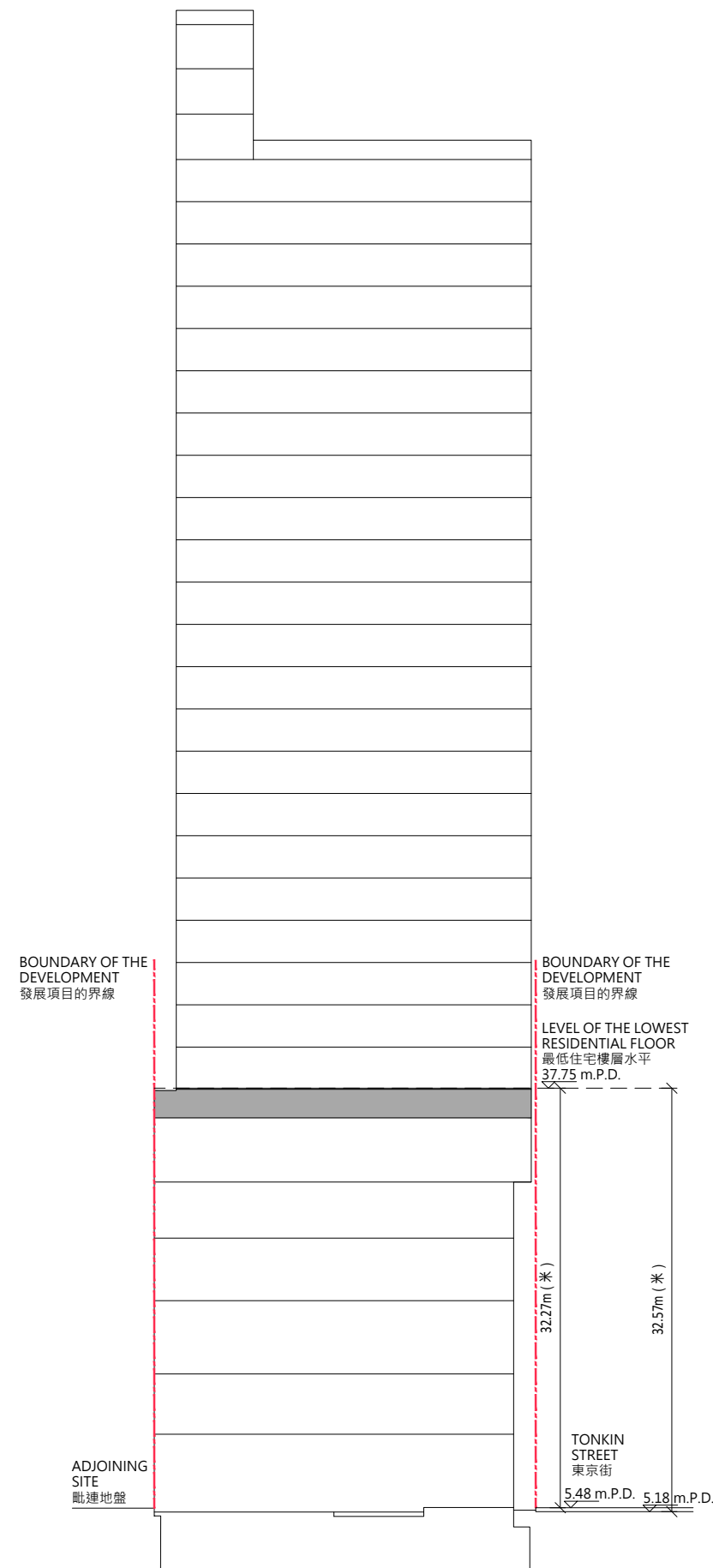


Legend 圖例

- — — Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。
- (∇ m.P.D.) Height in metres above the Hong Kong Principal Datum. (m.P.D.)
香港主水平基準以上的高度(米)。
- Boundary of the Development
發展項目的界線

The part of Tonkin Street adjacent to the building is in the range of 5.18 metres to 5.48 metres above Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段東京街為香港主水平基準以上5.18米至5.48米。

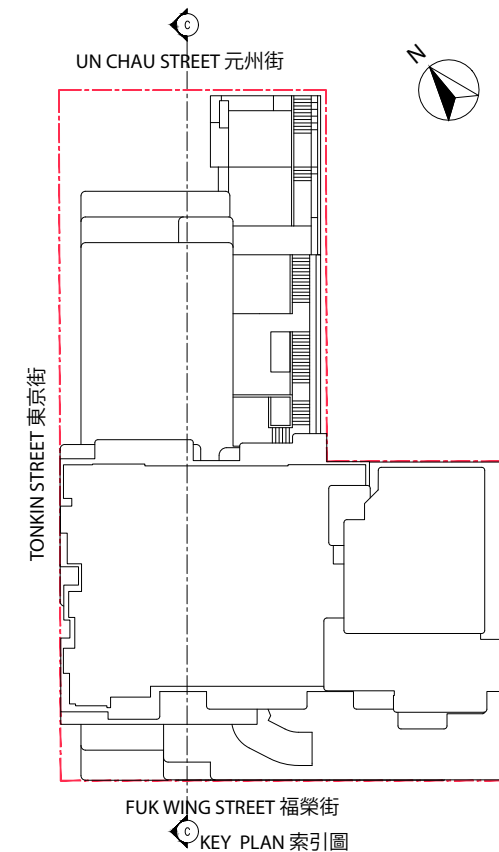
Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。



TOP ROOF		頂層天台
UPPER ROOF & PLANT ROOM		上層天台 & 機電房
INTERMEDIATE ROOF & PLANT ROOM		中層天台 & 機電房
ROOF		天台
31/F RESIDENTIAL UNIT	31樓	住宅單位
30/F RESIDENTIAL UNIT	30樓	住宅單位
29/F RESIDENTIAL UNIT	29樓	住宅單位
28/F RESIDENTIAL UNIT	28樓	住宅單位
27/F RESIDENTIAL UNIT	27樓	住宅單位
26/F RESIDENTIAL UNIT	26樓	住宅單位
25/F RESIDENTIAL UNIT	25樓	住宅單位
23/F RESIDENTIAL UNIT	23樓	住宅單位
22/F RESIDENTIAL UNIT	22樓	住宅單位
21/F RESIDENTIAL UNIT	21樓	住宅單位
20/F RESIDENTIAL UNIT	20樓	住宅單位
19/F RESIDENTIAL UNIT	19樓	住宅單位
18/F RESIDENTIAL UNIT	18樓	住宅單位
17/F RESIDENTIAL UNIT	17樓	住宅單位
16/F RESIDENTIAL UNIT	16樓	住宅單位
15/F RESIDENTIAL UNIT	15樓	住宅單位
12/F RESIDENTIAL UNIT	12樓	住宅單位
11/F RESIDENTIAL UNIT	11樓	住宅單位
10/F RESIDENTIAL UNIT	10樓	住宅單位
9/F RESIDENTIAL UNIT	9樓	住宅單位
8/F RESIDENTIAL UNIT	8樓	住宅單位
7/F RESIDENTIAL UNIT	7樓	住宅單位
TRANSFER PLATE		轉換層
6/F CLUBHOUSE	6樓	會所
5/F COVERED LANDSCAPE	5樓	有蓋園林
3/F PLANT ROOM	3樓	機電房
2/F SHOP	2樓	商鋪
1/F SHOP & RESTAURANT	1樓	商鋪 & 餐廳
G/F SHOP, RESTAURANT & PLAZA	地下	商鋪, 餐廳 & 廣場
B/F CARPARK & PLANT ROOM	地庫	停車場 & 機電房

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

CROSS SECTION PLAN C-C
橫截面圖 C-C



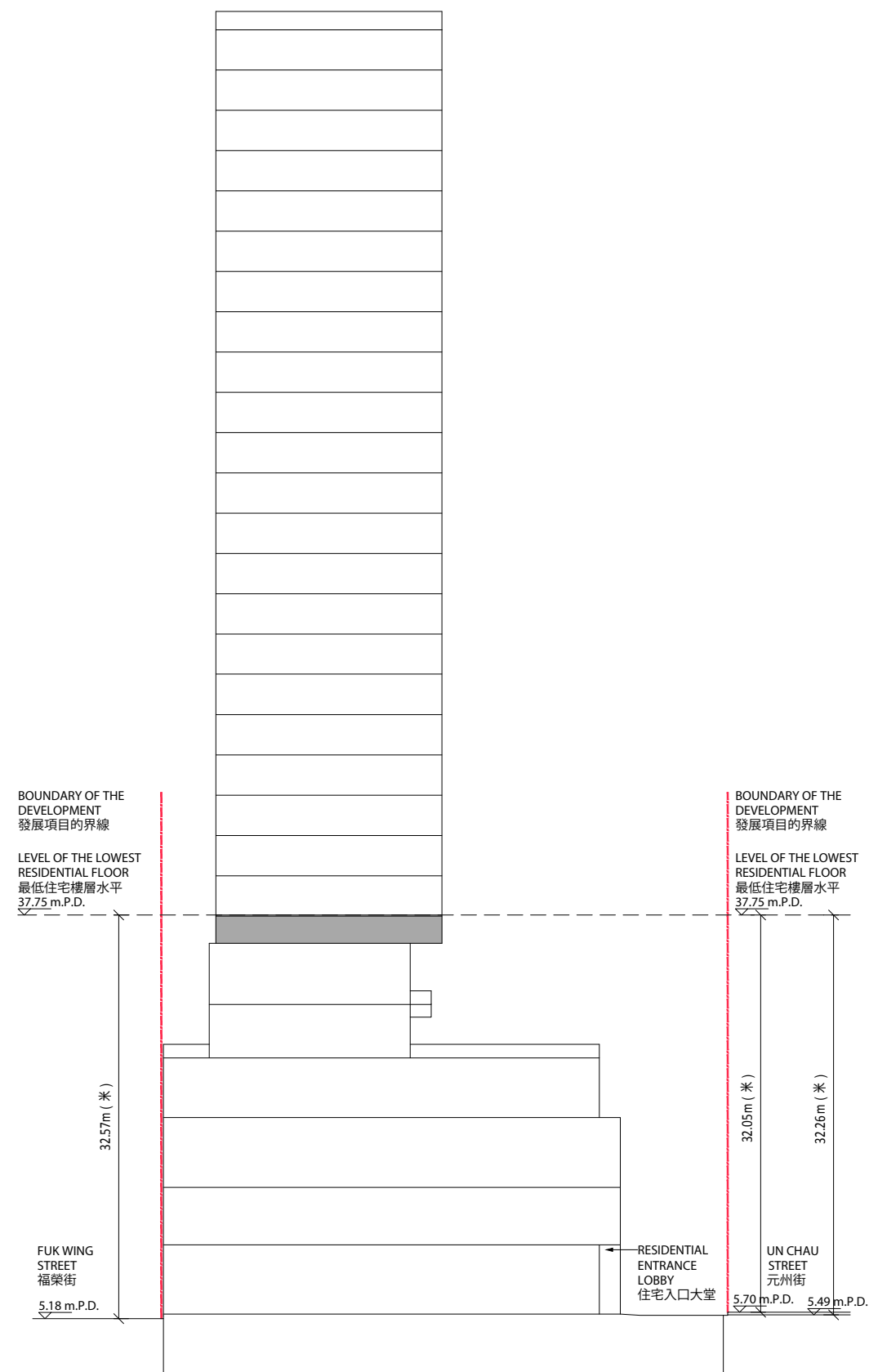
Legend 圖例

- Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。
- (∇ m.P.D.) Height in metres above the Hong Kong Principal Datum. (m.P.D.)
香港主水平基準以上的高度(米)。
- Boundary of the Development
發展項目的界線

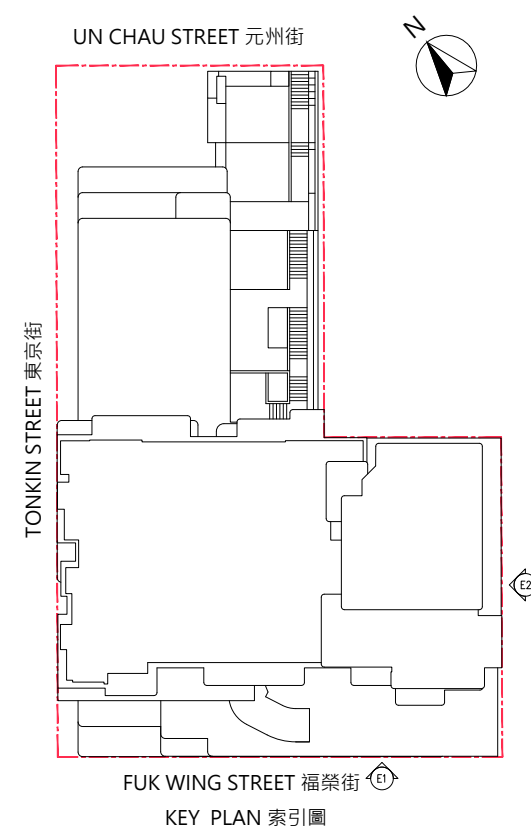
The part of Un Chau Street adjacent to the building is in the range of 5.49 metres to 5.70 metres above Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段元州街為香港主水平基準以上5.49米至5.70米。

The part of Fuk Wing Street adjacent to the building is 5.18 metres above Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段福榮街為香港主水平基準以上5.18米。

Remark: This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪圖。



ROOF	天台	
31/F RESIDENTIAL UNIT	31樓	住宅單位
30/F RESIDENTIAL UNIT	30樓	住宅單位
29/F RESIDENTIAL UNIT	29樓	住宅單位
28/F RESIDENTIAL UNIT	28樓	住宅單位
27/F RESIDENTIAL UNIT	27樓	住宅單位
26/F RESIDENTIAL UNIT	26樓	住宅單位
25/F RESIDENTIAL UNIT	25樓	住宅單位
23/F RESIDENTIAL UNIT	23樓	住宅單位
22/F RESIDENTIAL UNIT	22樓	住宅單位
21/F RESIDENTIAL UNIT	21樓	住宅單位
20/F RESIDENTIAL UNIT	20樓	住宅單位
19/F RESIDENTIAL UNIT	19樓	住宅單位
18/F RESIDENTIAL UNIT	18樓	住宅單位
17/F RESIDENTIAL UNIT	17樓	住宅單位
16/F RESIDENTIAL UNIT	16樓	住宅單位
15/F RESIDENTIAL UNIT	15樓	住宅單位
12/F RESIDENTIAL UNIT	12樓	住宅單位
11/F RESIDENTIAL UNIT	11樓	住宅單位
10/F RESIDENTIAL UNIT	10樓	住宅單位
9/F RESIDENTIAL UNIT	9樓	住宅單位
8/F RESIDENTIAL UNIT	8樓	住宅單位
7/F RESIDENTIAL UNIT	7樓	住宅單位
TRANSFER PLATE	轉換層	
6/F CLUBHOUSE	6樓	會所
5/F COVERED LANDSCAPE	5樓	有蓋園林
3/F PLANT ROOM	3樓	機電房
2/F SHOP	2樓	商鋪
1/F SHOP & RESTAURANT	1樓	商鋪 & 餐廳
G/F SHOP, RESTAURANT & PLAZA	地下	商鋪, 餐廳 & 廣場
B/F CARPARK & PLANT ROOM	地庫	停車場 & 機電房



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

發展項目的認可人士已證明本立面圖所顯示的立面：

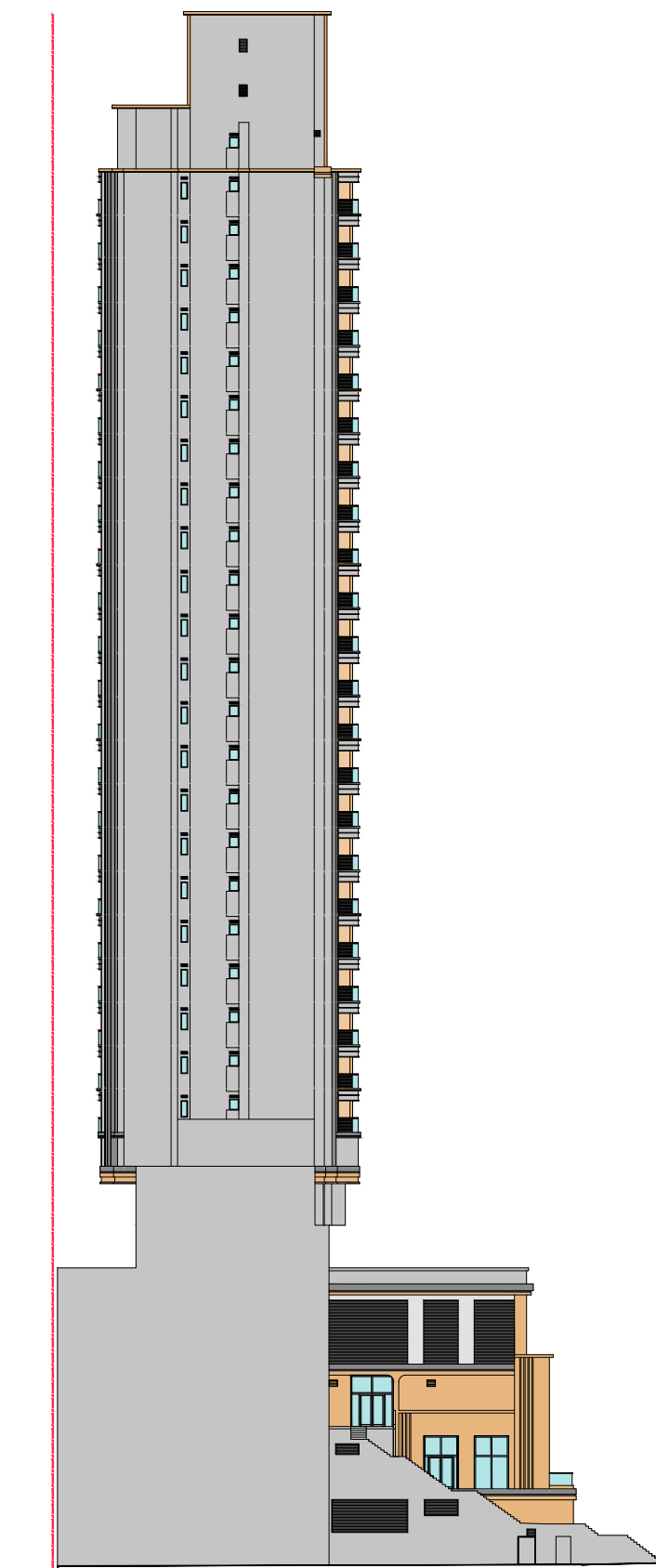
- (1) are prepared on the basis of the approved building plans for the Development as of 6 November 2023; and
以2023年11月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。

LEGEND 圖例：

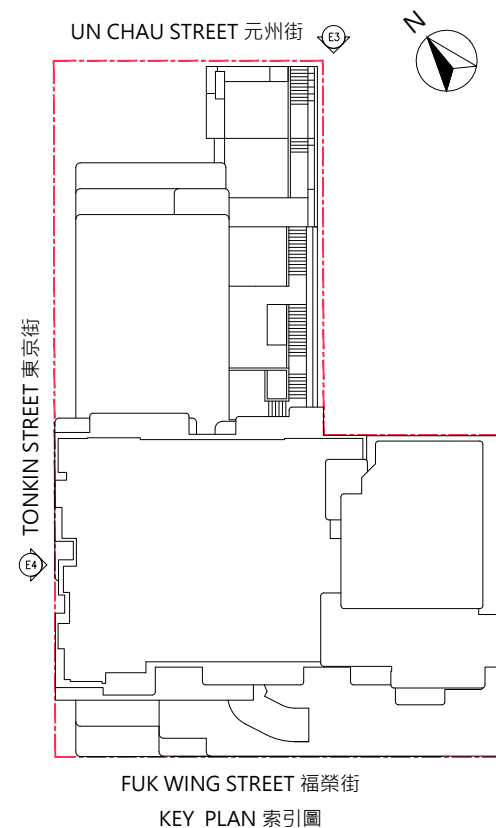
Boundary of the Development
發展項目的界線



Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



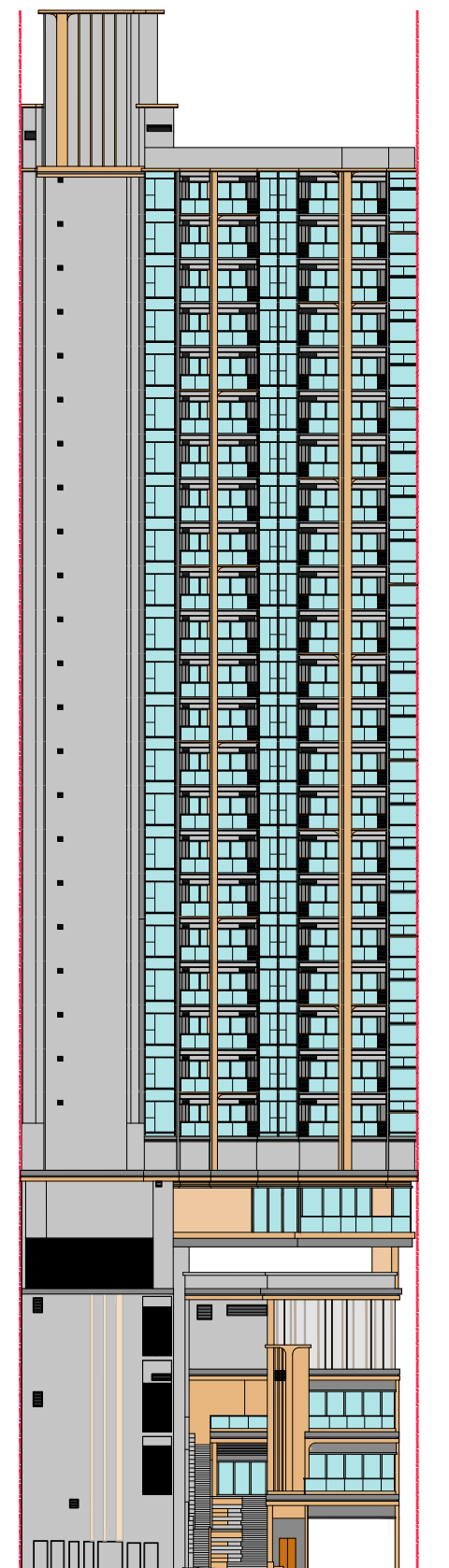
Authorized Person for the Development has certified that the elevations shown on these plans:

發展項目的認可人士已證明本立面圖所顯示的立面：

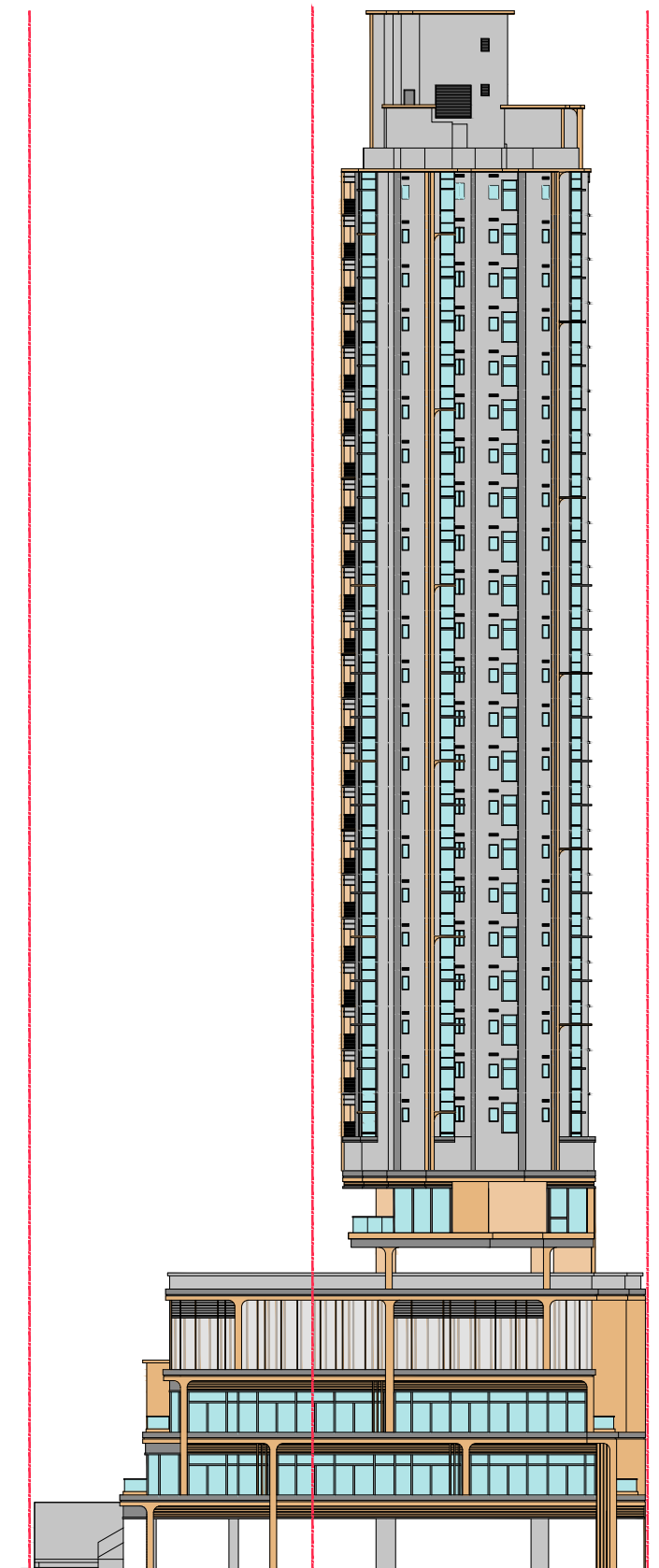
- (1) are prepared on the basis of the approved building plans for the Development as of 6 November 2023; and
以2023年11月6日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) are in general accordance with the outward appearance of the Development.
大致上與發展項目的外觀一致。

LEGEND 圖例：

Boundary of the Development
發展項目的界線



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

Common Facilities 公用設施	Covered Area 有上蓋遮蓋之面積		Uncovered Area 沒有上蓋遮蓋之面積		Total Area 總面積	
	(sq. m.) (平方米)	(sq. ft.) (平方呎)	(sq. m.) (平方米)	(sq. ft.) (平方呎)	(sq. m.) (平方米)	(sq. ft.) (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	288.511	3,106	1.572	17	290.083	3,122
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	353.263	3,803	235.007	2,530	588.270	6,332

Notes:

Areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole integer, which may be slightly different from that shown in square metres.

備註：

上述以平方呎顯示的面積是以1平方米=10.764平方呎換算為平方呎之方法計算得出，並以四捨五入至整數，與平方米表述之面積可能有些微差異。

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available at: www.ozp.tpb.gov.hk.
2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.

1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

1. EXTERIOR FINISHES				
		Description		
(a)	External wall	Type of finishes	Podium: finished with paint, ceramic tiles, metal grille, aluminium louvre, aluminium cladding and curtain wall	
			Residential Tower: finished with paint, ceramic tiles, aluminium louvre, aluminium cladding and curtain wall	
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	Frosted glass for window of Open Kitchen (if any)	
			Clear glass for window of Kitchen	
			Frosted glass for window of Bathroom	
			Top-hung type acoustic window with horizontal fin is provided in the following units:	
			Floor	Flat
			9/F - 12/F & 15/F - 21/F	A (Master Bedroom)
			9/F - 12/F, 15/F - 23/F & 25/F - 31/F	A (Bedroom 1)
(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: Installed with metal grille, aluminium framed laminated glass balustrade with aluminium top rail	
			Floor: Ceramic tiles	
			Wall: Ceramic tiles, aluminium cladding and paint	
			Aluminium false ceiling and paint for the following flats:	
			Floor	Flat
			8/F - 12/F, 15/F - 23/F & 25/F - 31/F	B
			7/F - 12/F, 15/F - 23/F & 25/F - 31/F	C, D, E, F, G and H
			Paint for the following flats:	
			Floor	Flat
			8/F - 12/F, 15/F - 23/F & 25/F - 31/F	A
			7/F - 8/F, 19/F - 23/F & 25/F - 31/F	J
			Acoustic ceiling with perforated aluminium panel for the following flats:	
			Floor	Flat
			9/F - 12/F, 15/F - 18/F	J
		Verandah: Not applicable		
		Whether it is covered	Balcony is covered	
(f)	Drying facilities for clothing	Type	Foldable clothes rack	
		Material	Stainless steel	

1. 外部裝修物料				
		描述		
(a)	外牆	裝修物料的類型	基座平台：為油漆、陶瓷磚、金屬格柵、鋁百葉、鋁板覆蓋層及幕牆	
			住宅大樓：為油漆、陶瓷磚、鋁百葉、鋁板覆蓋層及幕牆	
(b)	窗	框的用料	氟化碳噴塗鋁質窗框	
		玻璃的用料	開放式廚房窗(如有)為磨砂玻璃	
			廚房窗為清玻璃	
			浴室窗為磨砂玻璃	
			以下單位採用上懸式減音窗及橫向減音鰭片：	
			樓層	單位
			9樓至12樓及15樓至21樓	A (主人房)
			9樓至12樓、15樓至23樓及25樓至31樓	A (睡房1)
(c)	窗台	用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	裝修物料的類型	露台：裝有金屬格柵、鋁質框夾層玻璃欄河及鋁質頂欄	
			地台：陶瓷磚	
			牆身：陶瓷磚、鋁板覆蓋層及油漆	
			以下單位採用鋁質假天花及油漆：	
			樓層	單位
			8樓至12樓、15樓至23樓及25樓至31樓	B
			7樓至12樓、15樓至23樓及25樓至31樓	C、D、E、F、G及H
			以下單位採用油漆：	
			樓層	單位
			8樓至12樓、15樓至23樓及25樓至31樓	A
			7樓至8樓、19樓至23樓及25樓至31樓	J
			以下單位採用疏孔鋁金屬板減音天花：	
			樓層	單位
			9樓至12樓及15樓至18樓	J
			陽台：不適用	
		是否有蓋	露台設有上蓋	
(f)	乾衣設施	類型	開合式晾衣架	
		用料	不銹鋼	

2. INTERIOR FINISHES						
(a)	Lobby		Wall	Floor	Ceiling	
		Type of finishes at Ground Floor residential entrance lobby	Porcelain tile, stainless steel panel and wood veneer panel to exposed surface	Porcelain tile to exposed surfaces	Gypsum board false ceiling with emulsion paint and wood veneer panels	
		Type of finishes at common lift lobby	Porcelain tile, stainless steel panel, mirror and wood veneer panel to exposed surface	Porcelain tile to exposed surfaces	Gypsum board false ceiling with emulsion paint	
(b)	Internal wall and ceiling		Wall		Ceiling	
		Type of finishes at living room / dining room	Emulsion paint		Emulsion paint	
		Type of finishes at bedroom	Emulsion paint		Emulsion paint	
(c)	Internal floor		Floor		Skirting	
		Material of Living room/ dining room	Porcelain tiles to exposed surfaces		Timber skirting	
		Material of Bedroom	Porcelain tiles to exposed surfaces		Timber skirting	
(d)	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Glazed ceramic tiles, porcelain tiles and plastic laminate to exposed surface	Porcelain tiles to exposed surfaces	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to ceiling	Wall finishes run to false ceiling level			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Glass panel and glazed porcelain tile to exposed surface Glazed ceramic tiles to exposed surface inside kitchen cabinet	Porcelain tiles to exposed surfaces	Gypsum board false ceiling with emulsion paint	Solid surface artificial stone
		Whether the wall finishes run up to ceiling	Wall finishes up to false ceiling level			
	Open Kitchen		Wall	Floor	Ceiling	Cooking Bench
		Type of finishes	Glass panel to exposed surface. Glazed ceramic tiles to exposed surface inside kitchen cabinet	Porcelain tiles to exposed surfaces	Gypsum board false ceiling with emulsion paint	Solid surface artificial stone
		Whether the wall finishes run up to ceiling	Wall finishes up to false ceiling level			

2. 室內裝修物料						
(a)	大堂		牆壁	地板	天花板	
		地下住宅入口大堂裝修物料的類型	外露牆身鋪砌瓷磚、不銹鋼飾面板及木皮飾面	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆和木皮飾面	
		公用升降機大堂裝修物料的類型	外露牆身鋪砌瓷磚、不銹鋼飾面板、鏡及木皮飾面	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
(b)	內牆及天花板		牆壁		天花板	
		客廳/飯廳的裝修物料的類型	乳膠漆		乳膠漆	
		睡房的裝修物料的類型	乳膠漆		乳膠漆	
(c)	內部地板		地板		牆腳線	
		客廳/飯廳的用料	外露地台鋪砌瓷磚		木腳線	
		睡房的用料	外露地台鋪砌瓷磚		木腳線	
(d)	浴室		牆壁	地板	天花板	
		裝修物料的類型	外露牆身鋪砌釉面陶瓷磚、瓷磚及膠板飾面	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌玻璃飾面及釉面瓷磚 廚櫃內外露牆身鋪砌釉面陶瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	實心面板人造石
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
	開放式廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	外露牆身鋪砌玻璃飾面 廚櫃內外露牆身鋪砌釉面陶瓷磚	外露地台鋪砌瓷磚	石膏板假天花髹乳膠漆	實心面板人造石
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. INTERIOR FITTINGS						
(a)	Doors		Material	Finishes	Accessories	
		Main Entrance Door	Fire-resistant solid core timber swing door	Wood veneer panel and metal trim	Electrical lockset, eye viewer, door closer, door chain and door stopper	
		Balcony and Utility Platform with sliding door & Flat Roof with sliding door (except Flats J at 9/F - 12/F & 15/F - 18F)	Aluminium framed with sliding door	Fully tempered Insulated Glass Unit	Lockset with handle	
		Balcony and Utility Platform with acoustic fold sliding door (Flats J at 9/F - 12/F & 15/F - 18/F)	Aluminium framed with acoustic fold sliding door	Fully tempered Insulated Glass Unit	Lockset with handle	
		Bedroom/ Master Bedroom door	Hollow core timber swing door	Wood veneer panel	Lever lockset with handle and door stopper	
		Bathroom door (applicable to Bathroom of Flats A, B, C, D, E, F, G and H)	Hollow core timber swing door	Wood veneer panel and timber louvre	Lever lockset with handle and door stopper	
		Bathroom (Flat J) / Master Bathroom sliding door (Flat A)	Hollow core timber sliding door	Timber veneer	Lockset with handle	
		Kitchen door (except Open Kitchen)	Fire-resistant solid core timber swing door	Timber veneer and fire rated glass	Lever handle, door closer and door stopper	
		Private Flat Roof door	Metal swing door	Metal	Lockset	
(b)	Bathroom	Fittings & Equipments		Type	Material	
		(i) Type and material of fittings and equipment	Cabinet	Basin counter	Timber cabinet with stainless steel and plastic laminate finish	
				Mirror cabinet	Timber cabinet with stainless steel, mirror and plastic laminate finish	
			Bathroom fittings	Basin mixer	Powder-coated brass	
				Wash basin	Viterous China	
				Water closet	Viterous China	
				Paper holder	Stainless steel	
				Shower compartment (applicable to Bathrooms for Flats B, C, D, F, G, H and Master Bathroom for Flat A)	Tempered glass	
				Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliance Schedule"	
		(ii) Type and material of water supply system		Cold water pipe	Copper water pipes	
				Hot water pipe	Copper water pipes with thermal insulation	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower (applicable to Bathrooms for Flats B, C, D, F, G, H and Master Bathroom for Flat A)	Shower head and shower set	Powder-coated brass	
			Bathtub (applicable to Bathrooms for Flats A, E and J)	Bathtub	Pressed enamelled steel	
				Bathtub mixer and shower head	Brushed bronze finish	
		(iv) Size of bath tub (if applicable)		1500L x 700W x 390D (mm)		

3. 室內裝置					
(a)	門		用料	裝修物料	配件
		單位大門	防火實心木掩門	木皮飾面及金屬條	電子門鎖、防盜眼、門鼓、防盜扣及門擋
		露台和工作平台趟門及平台趟門 (9樓至12樓及15樓至18樓的J單位除外)	鋁框趟門	全鋼化中空玻璃	門鎖連把手
		露台和工作平台隔音折疊趟門 (9樓至12樓及15樓至18樓的J單位)	鋁框隔音折疊趟門	全鋼化中空玻璃	門鎖連把手
		睡房或主人房門	空心木掩門	木皮飾面	門鎖連把手及門擋
		浴室門(適用於A、B、C、D、E、F、G及H單位浴室)	空心木掩門	木皮飾面及木百葉	門鎖連把手及門擋
		浴室(J單位)或主人浴室趟門(A單位)	空心木趟門	木皮飾面	門鎖連把手
		廚房門(開放式廚房除外)	防火實心木掩門	木皮飾面及防火玻璃	門把手、門鼓及門擋
		私人平台門	金屬掩門	金屬	門鎖
(b)	浴室	裝置及設備		類型	用料
		(i) 裝置及設備的類型及用料	櫃	洗手盆櫃	木製櫃配不銹鋼飾面及膠板飾面
				鏡櫃	木製櫃配不銹鋼飾面、鏡及膠板飾面
			浴室潔具	洗手盆水龍頭	粉末塗層黃銅
				洗手盆	搪瓷
				座廁	搪瓷
				廁紙架	不銹鋼
				淋浴間 (適用於B、C、D、F、G、H單位浴室及A單位主人浴室)	強化玻璃
			浴室設備	有關供應之設備及品牌，請參閱《設備說明表》	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設備(包括花灑或浴缸，如適用)	淋浴間 (適用於B、C、D、F、G、H單位浴室及A單位主人浴室)	花灑頭及花灑套裝	粉末塗層黃銅
			浴缸 (適用於A、E及J單位浴室)	浴缸	壓鐵搪瓷
				浴缸龍頭及花灑頭	拉絲古銅飾面
		(iv) 浴缸大小(如適用)	1500長 X 700闊 X 390深(毫米)		

3. INTERIOR FITTINGS					
(c)	Kitchen / Open Kitchen	Type of fittings and equipment	Material of fittings and equipment		
		(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply and hot water return		
			Material and finishes		
		(iii) Kitchen cabinet	Material	Finishes	
			Timber kitchen cabinet fitted with countertop	Plastic laminate and solid surface artificial stone countertop	
		(iv) Type of all other fittings and equipment	Fire service installation and equipment	Ceiling-mounted smoke detector and sprinkler head and fitted in or near Open Kitchen	
			For appliances provision and brand names, please refer to the "Appliances Schedule"		
(d)	Bedroom		Fittings	Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in Wardrobe	Not applicable	Not applicable
			Other fittings	Pelmet (applicable to Master Bedroom and Bedroom 1 for Flats A and J)	Emulsion Paint
(e)	Telephone	Location and number of connection points	Telephone outlets are provided. Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	TV/FM outlets for local TV/FM programs are provided. Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations		Fittings		
		(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phase electricity supply with miniature circuit breakers distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(h)	Gas supply	Type	Not applicable		
		System	Not applicable		
		Location	Not applicable		
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
		Design	Water point and drain point are provided		
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply and hot water return		
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ²		
		(iii) Whether hot water is available	Hot water supply to Kitchen, Open Kitchen, Bathroom and Master Bathroom		

Remarks:

1. Other than those parts of the conduits concealed within concrete, the rest of them 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.

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

3. 室內裝置					
(c)	廚房/ 開放式廚房	裝置及設備的類型	裝置及設備的用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水供水採用銅喉及熱水供水及熱水回水採用配有隔熱絕緣保護之銅喉		
			用料及裝修物料		
		(iii) 廚櫃	用料	裝修物料	
			木製廚櫃配檯面	膠版飾面及人造石檯面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花裝置煙霧探測器及消防花灑頭	
			有關供應之設備及品牌，請參閱《設備說明表》		
(d)	睡房		裝置	類型	用料
		裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	窗簾盒(適用於A及J單位主人房及睡房1)	乳膠漆
(e)	電話	接駁點的位置及數目	裝設有電話插座。請參閱《住宅單位機電裝置數量說明表》		
(f)	天線	接駁點的位置及數目	裝設有本地電視節目及電台節目的電視及電台接收插座。請參閱《住宅單位機電裝置數量說明表》		
(g)	電力裝置		裝置		
		(i) 供電附件(包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力配電箱並裝置微型斷路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱《住宅單位機電裝置數量說明表》		
(h)	氣體供應	類型	不適用		
		系統	不適用		
		位置	不適用		
(i)	洗衣機接駁點	位置	請參閱《住宅單位機電裝置數量說明表》		
		設計	設有來水及去水接駁點		
(j)	供水	(i) 水管的用料	冷水供水採用銅喉及熱水供水及熱水回水採用配有隔熱絕緣保護之銅喉		
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露 ²		
		(iii) 有否熱水供應	廚房、開放式廚房、浴室及主人浴室供應熱水		

備注：

1. 除部分隱藏於混凝土內之導管外，其他部分的導管為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。

2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或掩藏。

4. MISCELLANEOUS					
(a)	Lifts		Residential lifts		
		(i) Brand name and model number	Brand name	Hitachi	
			Model number	For lift nos. L1, L2 & L3: MCA-900-C0150	
		(ii) Number and floor served	Number of lifts	3	
			Floor served by the lifts	For lift nos. L1 & L2: Basement Floor, Ground Floor, 1/F, 2/F, 5/F - 12/F, 15/F - 23/F & 25/F - 31/F	
				For lift no. L3: Basement Floor, Ground Floor, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - Roof	
			Podium lifts		
		(i) Brand name and model number	Brand name	Hitachi	
			Model number	For lift no. L4: LCA-1050-C0150 For lift no. L5: LCA-1650-C060	
		(ii) Number and floors served	Number of lifts	2	
			Floor served by the lifts	For lift nos. L4: Ground Floor, 1/F & 2/F	
				For lift no. L5: Basement Floor, Ground Floor, 1/F & 2/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Refuse will be collected by cleaners regularly.		
		(ii) Location of refuse room	Refuse Storage and Material Recovery Room is located at each residential floor. Refuse Storage and Material Recovery Chamber is provided on Ground Floor.		
(d)	Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter cabinet on each floor	Not applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

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

4. 雜項					
(a)	升降機		住宅升降機		
		(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	升降機號碼L1、L2及L3 : MCA-900-C0150	
		(i) 數目及到達的樓層	升降機的數目	3	
			升降機到達的樓層	升降機號碼L1及L2： 地庫、地下、1樓、2樓、5樓至12樓、15樓至23樓及25樓至31樓	
				升降機號碼L3： 地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至天台	
			平台升降機		
		(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	升降機號碼 L4：LCA-1050-C0150 升降機號碼 L5：LCA-1650-C060	
		(ii) 數目及到達的樓層	升降機的數目	2	
			升降機到達的樓層	升降機號碼L4： 地下、1樓及2樓	
				升降機號碼L5： 地庫、地下、1樓及2樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人定時收集垃圾		
		(ii) 垃圾房的位置	各住宅層設有垃圾及物料回收室，地下設有垃圾及物料回收房		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層的公用水錶櫃	每層的公用電錶櫃	不適用
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

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。

5. SECURITY FACILITIES
<p>Video door phone is provided for all residential units and connected to visitor panel at entrance door on B/F & G/F or video door station of guard counter on G/F.</p> <p>Octopus card readers and QR code readers for access control are provided for Basement Floor, Ground Floor, 1/F & 2/F residential lift lobby. Detex lock(s) for access control is provided for G/F staircase exit.</p> <p>CCTV System is provided at entrance of the Development, main entrance on Basement Floor & Ground Floor, commercial areas, major passages, covered landscape, clubhouse, plaza, roof, carpark, carpark lift lobbies and inside all lifts and linked to central security console.</p> <p>Vehicular control system is provided at carpark entrance on Basement Floor.</p>

5. 保安設施
<p>所有住宅單位均設有門前視像對講機，並連接到地庫和地下入口處的訪客面板或地下保安櫃檯的視像門鈴設備。</p> <p>發展項目的地庫、地下、1樓及2樓住宅電梯大堂設有八達通讀卡器和二維碼讀卡器用於出入控制。地下樓梯出口提供消防通道鎖用於出入控制。</p> <p>閉路電視系統設置於發展項目入口、地庫及地下正門、商業區、主要通道、有蓋園林、會所、廣場、天台、停車場、停車場電梯大堂及升降機內，並連接至中央保安系統。</p> <p>地庫停車場入口設有車輛出入控制系統。</p>

6. APPLIANCES
For brand names and model numbers of appliances, please refer to the “Appliances Schedule”

6. 設備
有關設備品牌及產品型號，請參閱《設備說明表》

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or 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升降機或設備，便會安裝品質相若的升降機或設備。

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Flat 樓層及單位								
				7/F - 12/F, 15 - 23/F & 25/F - 31/F 7樓至12樓、15樓至23樓及25樓至31樓								
				A	B	C	D	E	F	G	H	J
Living Room, Dining Room, Master Bedroom, Bedroom 1 (if any) and Bedroom 2 (if any) 客廳、飯廳、 主人房、 睡房1(如有)及 睡房2(如有)	Variable Refrigerant Volume Air-conditioner Indoor Unit 可變冷媒流量空調系統(室內機)	DAIKIN 大金	FXAQ25AVM	5	-	-	-	4	-	-	-	4
	Variable Refrigerant Volume Air-conditioner Outdoor Unit 可變冷媒流量空調系統(室外機)		RJZQ5BAV	1	-	-	-	-	-	-	-	-
	Variable Refrigerant Volume Air-conditioner Outdoor Unit 可變冷媒流量空調系統(室外機)		RJZQ4BAV	-	-	-	-	1	-	-	-	1
	Multi Split Type Indoor Unit 多聯型分體機室內機		FTXS50KAVMN	-	1	1	1	-	1	1	1	-
	Multi Split Type Indoor Unit 多聯型分體機室內機		FTXS25KVMN	-	1	1	1	-	1	1	1	-
	Multi Split Type Outdoor Unit 多聯型分體機室外機		3MXS80AA	-	1	1	1	-	1	1	1	-
	Smart Display 智能顯示屏	Akuvox	C319H	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	Schneider	99AC WE	1	1	1	1	-	1	1	1	1
	Indoor Air Quality Sensor 室內空氣質量傳感器	AVL	AVLFS-2223C	1	1	1	1	1	1	1	1	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號	Floor and Flat 樓層及單位								
				7/F - 12/F, 15 - 23/F & 25/F - 31/F 7樓至12樓、15樓至23樓及25樓至31樓								
				A	B	C	D	E	F	G	H	J
Kitchen/ Open Kitchen 廚房/ 開放式廚房	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14S250HK	1	1	1	1	1	1	1	1	1
	Built-in Combination Steam Oven 嵌入式蒸焗爐		CS656GBS2	1	1	1	1	1	1	1	1	1
	Built-in 2-door Refrigerator, Bottom Freezer 嵌入式雙門雪櫃底冰箱		KI86NAF31K	1	1	1	1	1	1	1	1	1
	Built-in FlexInduction Hob 嵌入式 FlexInduction 電磁爐		EX375FXB1E	-	1	1	1	-	1	1	1	-
	Built-in FlexInduction Hob 嵌入式 FlexInduction 電磁爐		EX675LYC1E	1	-	-	-	1	-	-	-	1
	Telescopic Hood 拉趟式抽油煙機		LI67SA531B	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	Systemair	CBF 160M	1	-	-	-	-	-	-	-	1
	Mesh Wi-Fi Router 網狀 Wi-Fi 路由器	Netgear	RBK352	1	1	1	1	1	1	1	1	1
	Network Switch 網絡交換機	Linksys	LGS108	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	Schneider	99AC WE	-	-	-	-	1	-	-	-	-
	Water Leakage Sensor 漏水感應器	Akuvox	Smart Flood Sensor	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG3H	1	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB24STi	1	-	-	-	-	-	-	-	-
Bathroom 浴室	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG3H	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB24STi	1	1	1	1	1	1	1	1	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		7/F 7樓								
		A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	13A Single Socket Outlet 13A 單位電插座	4	3	3	3	3	3	3	3	3
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	10	7	7	7	9	7	7	7	8
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2	2	2	2	2	2
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	2	1	1	1	2	1	1	1	2
	Switch for Electrical Water Heater 電熱水爐開關掣	2	1	1	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	-	1	1	1	1
	MCB board 配電箱	1	1	1	1	-	1	1	1	1
	Smart Display 智能顯示屏	1	1	1	1	1	1	1	1	1
	Energy Meter 智能電錶	1	1	1	1	-	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	-	1	1	1	1
	Indoor Air Quality Sensor 室內空氣質量傳感器	1	1	1	1	1	1	1	1	1

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.

Remarks:

- The numbers as shown in the above table denotes "the numbers provided".
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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：

- 上表之數字代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		7/F 7樓								
		A	B	C	D	E	F	G	H	J
Flat Roof 平台	13A Waterproof Type Socket Outlet 13A 防水電插座	1	1	-	-	-	-	-	-	-
	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	-	-	-	-	-	-	-
Master Bedroom 主人房	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	1	1	1	1	1	1	1	1
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	-	-	-	-	-	-	-	-
Bedroom 1 睡房 1	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	1	-	-	-	1
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	1	-	-	-	1
	Lighting Switch 燈掣	1	-	-	-	1	-	-	-	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	1	-	-	-	1
	TV Outlet 電視接收插座	1	-	-	-	1	-	-	-	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	1	-	-	-	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		7/F 7樓								
		A	B	C	D	E	F	G	H	J
Bedroom 2 睡房 2	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-	-	-	-
	TV Outlet 電視接收插座	1	-	-	-	-	-	-	-	-
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	-	-	-	-	-	-	-	-
	Fuse Spur Unit 接線座	2	-	-	-	-	-	-	-	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1
Balcony & Utility Platform 露台及工作平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	-	-	1	1	1	1	1	1	1

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.

Remarks:

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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：

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		7/F 7樓								
		A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Single Socket Outlet 13A單位電插座	3	-	-	-	-	-	-	-	3
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	3	-	-	-	-	-	-	-	3
	Connection Unit 接線位	2	-	-	-	-	-	-	-	2
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	1
	Data Outlet 數據插座	1	-	-	-	-	-	-	-	1
	Water Leakage Sensor 漏水感應器	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	-	-	-	-	-	-	-	1

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.

Remarks:

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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：

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		7/F 7樓								
		A	B	C	D	E	F	G	H	J
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A單位電插座	-	3	3	3	3	3	3	3	-
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	-	1	1	1	1	1	1	1	-
	Fuse Spur Unit 接線座	-	2	2	2	3	2	2	2	-
	Connection Unit 接線位	-	2	2	2	2	2	2	2	-
	Switch for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Data Outlet 數據插座	-	1	1	1	1	1	1	1	-
	Door Bell 門鈴	-	-	-	-	1	-	-	-	-
	Water Leakage Sensor 漏水感應器	-	1	1	1	1	1	1	1	-
	Energy Meter 智能電錶	-	-	-	-	1	-	-	-	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	-	1	1	1	1	1	1	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	1	1	1	1	1	1	1	-
	MCB Board 配電箱	-	-	-	-	1	-	-	-	-

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		8/F - 12/F, 15 - 23/F & 25/F - 30/F 8樓至12樓、15樓至23樓及25樓至30樓								
		A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	13A Single Socket Outlet 13A 單位電插座	4	3	3	3	3	3	3	3	3
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	10	7	7	7	9	7	7	7	8
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2	2	2	2	2	2
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	2	1	1	1	2	1	1	1	2
	Switch for Electrical Water Heater 電熱水爐開關掣	2	1	1	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	-	1	1	1	1
	MCB Board 配電箱	1	1	1	1	-	1	1	1	1
	Smart Display 智能顯示屏	1	1	1	1	1	1	1	1	1
	Energy Meter 智能電錶	1	1	1	1	-	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	-	1	1	1	1
	Indoor Air Quality Sensor 室內空氣質量傳感器	1	1	1	1	1	1	1	1	1

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.

Remarks:

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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：

1. 上表之數字代表「提供的數量」。
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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		8/F - 12/F, 15 - 23/F & 25/F - 30/F 8樓至12樓、15樓至23樓及25樓至30樓								
		A	B	C	D	E	F	G	H	J
Master Bedroom 主人房	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	1	1	1	1	1	1	1	1
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	-	-	-	-	-	-	-	-
Bedroom 1 睡房 1	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	1	-	-	-	1
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	1	-	-	-	1
	Lighting Switch 燈掣	1	-	-	-	1	-	-	-	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	1	-	-	-	1
	TV Outlet 電視接收插座	1	-	-	-	1	-	-	-	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	1	-	-	-	1

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.

Remarks:

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		8/F - 12/F, 15 - 23/F & 25/F - 30/F 8樓至12樓、15樓至23樓及25樓至30樓								
		A	B	C	D	E	F	G	H	J
Bedroom 2 睡房 2	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-	-	-	-
	TV Outlet 電視接收插座	1	-	-	-	-	-	-	-	-
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	-	-	-	-	-	-	-	-
	Fuse Spur Unit 接線座	2	-	-	-	-	-	-	-	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1
Balcony & Utility Platform 露台及工作平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1

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Remarks:

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		8/F - 12/F, 15 - 23/F & 25/F - 30/F 8樓至12樓、15樓至23樓及25樓至30樓								
		A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Single Socket Outlet 13A 單位電插座	3	-	-	-	-	-	-	-	3
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	3	-	-	-	-	-	-	-	3
	Connection Unit 接線位	2	-	-	-	-	-	-	-	2
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	1
	Data Outlet 數據插座	1	-	-	-	-	-	-	-	1
	Water Leakage Sensor 漏水感應器	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	-	-	-	-	-	-	-	1

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.

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Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		8/F - 12/F, 15 - 23/F & 25/F - 30/F 8樓至12樓、15樓至23樓及25樓至30樓								
		A	B	C	D	E	F	G	H	J
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A 單位電插座	-	3	3	3	3	3	3	3	-
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	-	1	1	1	1	1	1	1	-
	Fuse Spur Unit 接線座	-	2	2	2	3	2	2	2	-
	Connection Unit 接線位	-	2	2	2	2	2	2	2	-
	Switch for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Data Outlet 數據插座	-	1	1	1	1	1	1	1	-
	Door Bell 門鈴	-	-	-	-	1	-	-	-	-
	Water Leakage Sensor 漏水感應器	-	1	1	1	1	1	1	1	-
	Energy Meter 智能電錶	-	-	-	-	1	-	-	-	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	-	1	1	1	1	1	1	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	1	1	1	1	1	1	1	-
	MCB Board 配電箱	-	-	-	-	1	-	-	-	-

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		31/F 31樓								
		A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳/飯廳	13A Single Socket Outlet 13A 單位電插座	4	3	3	3	3	3	3	3	3
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	10	7	7	7	9	7	7	7	8
	Telephone Outlet & Data Outlet 電話插座及數據插座	2	2	2	2	2	2	2	2	2
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	2	1	1	1	2	1	1	1	2
	Switch for Electrical Water Heater 電熱水爐開關掣	2	1	1	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	-	-	-	-	-	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	1	1	1	-	1	1	1	1
	MCB Board 配電箱	1	1	1	1	-	1	1	1	1
	Smart Display 智能顯示屏	1	1	1	1	1	1	1	1	1
	Energy Meter 智能電錶	1	1	1	1	-	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	-	1	1	1	1
	Indoor Air Quality Sensor 室內空氣質量傳感器	1	1	1	1	1	1	1	1	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		31/F 31樓								
		A	B	C	D	E	F	G	H	J
Master Bedroom 主人房	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	1	1	1	1	1	1	1	1
	TV Outlet 電視接收插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	-	-	-	-	-	-	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
Bedroom 1 睡房 1	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	1	-	-	-	1
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	1	-	-	-	1
	Lighting Switch 燈掣	1	-	-	-	1	-	-	-	1
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	1	-	-	-	1
	TV Outlet 電視接收插座	1	-	-	-	1	-	-	-	1
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	1	-	-	-	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		31/F 31樓								
		A	B	C	D	E	F	G	H	J
Bedroom 2 睡房 2	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	13A Single Socket Outlet with USB Port 13A 單位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-
	Telephone Outlet & Data Outlet 電話插座及數據插座	1	-	-	-	-	-	-	-	-
	TV Outlet 電視接收插座	1	-	-	-	-	-	-	-	-
	Double Pole Switch for Air-Conditioner 冷氣機雙極開關掣	1	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet 13A 單位電插座	1	-	-	-	-	-	-	-	-
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	-	-	-	-	-	-	-	-
	Fuse Spur Unit 接線座	2	-	-	-	-	-	-	-	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	-	-	-	-	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1
	Electrical Water Heater Remote Controller 電熱水爐控制器	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2
	Isolator for Electrical Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1
Balcony & Utility Platform 露台及工作平台	Isolator for Outdoor Air-Conditioning Unit 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		31/F 31樓								
		A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Single Socket Outlet 13A 單位電插座	3	-	-	-	-	-	-	-	3
	13A Twin Socket Outlet 13A 雙位電插座	1	-	-	-	-	-	-	-	1
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	1	-	-	-	-	-	-	-	1
	Fuse Spur Unit 接線座	3	-	-	-	-	-	-	-	3
	Connection Unit 接線位	2	-	-	-	-	-	-	-	2
	Isolator for Electrical Water Heater 電熱水爐斷路器	1	-	-	-	-	-	-	-	1
	Data Outlet 數據插座	1	-	-	-	-	-	-	-	1
	Water Leakage Sensor 漏水感應器	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	1	-	-	-	-	-	-	-	1
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	1	-	-	-	-	-	-	-	1

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅單位機電裝置數量說明表

Location 位置	Provision 裝置	Floor and Flat 樓層及單位								
		31/F 31樓								
		A	B	C	D	E	F	G	H	J
Open Kitchen 開放式廚房	13A Single Socket Outlet 13A 單位電插座	-	3	3	3	3	3	3	3	-
	13A Twin Socket Outlet with Type C and USB Port 13A 雙位電插座連匯流排插座接口	-	1	1	1	1	1	1	1	-
	Fuse Spur Unit 接線座	-	2	2	2	3	2	2	2	-
	Connection Unit 接線位	-	2	2	2	2	2	2	2	-
	Switch for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Isolator for Electrical Water Heater 電熱水爐開關掣	-	1	1	1	1	1	1	1	-
	Data Outlet 數據插座	-	1	1	1	1	1	1	1	-
	Door Bell 門鈴	-	-	-	-	1	-	-	-	-
	Water Leakage Sensor 漏水感應器	-	1	1	1	1	1	1	1	-
	Energy Meter 智能電錶	-	-	-	-	1	-	-	-	-
	Washing Machine Connection Point (Water Inlet) 洗衣機接駁點(來水位)	-	1	1	1	1	1	1	1	-
	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點(去水位)	-	1	1	1	1	1	1	1	-
	MCB Board 配電箱	-	-	-	-	1	-	-	-	-
Private Flat Roof 私人平台	Water Proof Lighting Switch 防水燈掣	1	1	-	-	-	-	-	-	-
	13A Water Proof Single Socket Outlet 13A 防水單位電插座	1	1	-	-	-	-	-	-	-

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.

Remarks:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol "-" as shown in the above table 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表之數字代表「提供的數量」。
2. 上表「-」符號代表「不提供」。

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。

The Owner is liable for the Government rent payable for the specified residential property from the date of the Land Grant up to and including the date of completion of the sale and purchase of the specified residential property (i.e. the date of the assignment of the specified residential property).

擁有人有法律責任繳付該指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之買賣成交日(即該指明住宅物業的轉讓契日期)之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Note:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Development under the Deed of Mutual Covenant and Management Agreement and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same on that delivery.
2. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount of the deposits or fee is yet to be ascertained at the date on which the sales brochure is printed.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

1. 在交付時，買方須根據大廈公契及管理協議向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須在交付時向擁有人補還清理廢料的費用。
2. 縱使上述按金或費用的款額在售樓說明書的印製日期尚未確定，買方仍須在交付時繳付上述按金及費用。

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

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

凡任何指明住宅物業或於相關買賣合約列出裝設於該物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方的行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable.

不適用。

29 MODIFICATION 修訂

There is no on-going application to the Government for a modification of the Land Grant.

現時沒有向政府申請中對批地文件作出修訂。

1. Gas

No gas supply is provided to the residential properties in the Development and no gas pipes for the supply of town gas or liquefied petroleum gas to the residential properties are installed. Flame cooking is not allowed in the residential properties in the Development.

2. Pipes

Some pipes are located on the external walls at or adjacent to the flat roofs and/or balconies and/or utility platforms and/or roofs of some residential properties of the Development. It is possible that the views of some residential properties may be affected by these pipes. For the locations of the pipes, please refer to the latest approved building plans of the Development.

3. Operation of gondola

The Manager shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the flat roof or private flat roof or the parapet walls of the flat roof or private flat roof as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of maintenance (collectively referred as the **“gondola”** which expression shall include all jibs, brackets, hinges, posts or other related equipment) (i) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior (other than such part or parts the exclusive right to use is vested in an Owner) of the Development, and (ii) to remain temporarily over and/ or on the said airspace for such period as may be necessary, for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities and/or the Development.

4. Lighting

Facade lighting is installed on the external walls and/or architectural features of some residential properties and the Commercial Accommodation of the Development and may be turned on from time to time. The illumination of the facade lighting may affect the enjoyment of some residential properties in the Development in terms of the views, lighting and other aspects of the surrounding environment.

5. Areas for air-conditioning of the residential properties

Under the deed of mutual covenant ("DMC"), no individual air-conditioner platforms, air-conditioning or other units shall be installed through any window or external walls and any part thereof other than at areas for air conditioning of the residential properties and all possible measures shall be taken to prevent excessive noise, condensation or dripping on to any part of the lot or the Development.

For the locations of the areas for air-conditioning of the residential properties, please refer to “Floor Plans of Residential Properties in the Development”.

6. Placing of air-conditioning outdoor units

Air-conditioning outdoor units for the residential property are placed on the flat roofs of the residential properties or the air-conditioner platforms adjacent to the combined balconies and utility platforms. The placing of air-conditioning outdoor units on the flat roofs or the air-conditioner platforms may affect the enjoyment of the relevant residential properties in terms of heat, noise, view, vibration or other aspects. For the locations of the air-conditioning outdoor units on the flat roofs or the air-conditioner platforms, please refer to the “Floor Plans of Residential Properties in the Development” section in this sales brochure.

1. 氣體

發展項目的住宅物業沒有提供氣體供應，以及沒有安裝供應煤氣或石油氣至住宅物業的氣體喉。發展項目的住宅物業內不能明火煮食。

2. 喉管

發展項目部分住宅物業的平台及/或露台及/或工作平台及/或天台的外牆或毗鄰其外牆裝有喉管，部分住宅物業的景觀可能因此受到影響。有關喉管的位置，請參閱發展項目最新經批准的建築圖則。

3. 吊船的運作

管理人有權在任何時間在管理人決定的平台或私人平台及/或平台或私人平台的矮牆對上的空域及/或進佔其中部分範圍伸延、維持、操作和移動有軌伸縮吊船及/或任何搖臂、吊臂、其他設備或維修裝置(統稱為「吊船」，包括所有搖臂、支架、鉸鏈、支柱或其他有關設備)，以及通行該處，(i)旨在檢修、清潔、改良、保養、維修、翻新、裝飾、改善及/或更換發展項目外部任何部分(業主擁有專屬使用權的部分除外)，並(ii)可按需要短暫逗留在前述空域之中及/或其上一段時間，以便檢查、重建、維修、更新、保養、清潔、清髹漆或裝飾公用地方及設施及/或發展項目之所有或任何部分。

4. 燈飾

外牆裝飾燈裝設在發展項目部分住宅物業及商業樓宇的外牆及/或建築裝飾上，並可能不時開啟。外牆裝飾燈的照明可能對發展項目部份住宅物業的享用，諸如景觀、光或對周邊環境的其他方面造成影響。

5. 住宅物業的空調機範圍

根據公契，除安裝於住宅物業的空調機範圍內，不得通過任何窗戶或外牆及其任何部分安裝單獨的空調機平台、空調機或其他機體，並應採取一切可能的措施防止過度噪音、冷凝水或滴水到該地段或發展項目的任何部分。

有關住宅物業的空調機範圍的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

6. 放置室外冷氣機

住宅物業的室外冷氣機放置在住宅物業的平台或毗鄰於住宅物業的合併露台及工作平台的冷氣機平台。該等被放置於平台或冷氣機平台的室外冷氣機可能對有關的住宅物業的享用，諸如熱氣、噪音、景觀、震動或其他方面造成影響。有關平台或冷氣機平台的室外冷氣機的位置，請參閱本售樓說明書的「發展項目中的住宅物業的樓面平面圖」一節。

7. Open kitchen

Under the DMC, in compliance with the requirements in the Fire Safety Management Plan, owners of the residential properties with open kitchen shall at all reasonable times on reasonable notice (except in an emergency when no notice is required) allow the Manager and the registered fire services installation contractor(s) to enter into his residential property to carry out check, inspection, testing or maintenance of the fire services installations therein (at the cost of the relevant owners) or verify observance and compliance of provisions referred to in the DMC.

8. Potable Water Pipes

The owner of Flat A on 7/F to 12/F, 15/F to 23/F and 25/F to 31/F (“**Flat A**”) shall at his own expense be responsible for the repair and maintenance of a potable water pipe, which exclusively serves Flat A and connects the bathroom thereof, section of which passing through the pipe duct (being part of the Residential Common Areas and Facilities) adjacent to the said bathroom (“**section**”). The Manager shall, upon reasonable prior notice given by the owner of Flat A, grant the owner of Flat A (including his contractors, workers, servants, agents or licensees) an access right to the said pipe duct for the purpose of carrying out the necessary inspection, repair, maintenance, renewal or replacement works of the section, upon the conditions as the Manager shall at his sole discretion consider appropriate. For the locations of the potable water pipes, please refer to the latest approved building plans of the Development.

9. Exhaust louvers

There may be exhaust louvers connecting from the shops on G/F to 2/F for exhaust from air-conditioning system and business operations (including restaurant (if any)). The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and the directions from the relevant governmental authorities. Prospective purchasers should note the possible effect (if any) of such exhaust louvers on individual residential properties.

10. Noise Mitigation Measures

Acoustic Window (Top Hung Type) including Pelmet

The Acoustic Window (Top Hung Type) including Pelmet is located in selected residential properties. The upper level is top hung window for ventilation while the lower level is fixed window for lighting only. The Acoustic Window (Top Hung Type) including pelmet comprises (i) the upper window system with top hung openable window, (ii) the side of the upper window facing indoor treated with a microperforated absorber, (iii) the lower window system with fixed window, (iv) horizontal acoustic fin projecting out from the bottom of the top hung window, and (v) pelmet.

Modified Acoustic Balcony

The Modified Acoustic Balcony is located in selected residential properties. The Modified Acoustic Balcony has an acoustic fold sliding door readily openable for the supply of fresh air with noise mitigating effect. The Modified Acoustic Balcony comprises the followings: (i) acoustic ceiling panel with sound absorption material, (ii) 1.27m height balustrade, (iii) acoustic fold sliding door, and (iv) solid area in 150mm width on air-conditioner grille.

7. 開放式廚房

根據公契，為遵守《消防安全管理計劃》內的要求，開放式廚房的住宅物業的業主必須在任何合理時間(緊急情況除外)允許管理人及註冊消防裝置承辦商，進入其住宅物業以進行檢查、檢視、測試或維護該住宅物業內的消防裝置(費用及支出由相關業主承擔)，或核實是否遵守及符合公契所述的規定。

8. 飲用水喉管

7樓至12樓、15樓至23樓及25樓至31樓A單位(「**A單位**」)的業主須自費負責飲用水喉管的維修及保養，該飲用水喉管專門服務A單位及連接至當中的浴室，其中一段穿過該浴室附近的管道(作為住宅公用地方及設施的一部分)(「**該段**」)。管理人在A單位業主發出合理的事先通知後，須授予A單位業主(包括其承辦商、工人、傭工、代理或被許可人)進入上述管道的權利，以便在根據管理人全權酌情認為適當的條件下，對該段進行必要的檢查、修理、維護、更新或更換工程。有關飲用水喉管的位置，請參閱發展項目最新經批准的建築圖則。

9. 排氣口

位於地下至2樓的商鋪會安裝排氣口以給空調系統及經營之業務(包括餐廳(如有))作出排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響(如有)。

10. 噪音緩解措施

減音窗戶(上懸式)包括窗簾盒

個別住宅物業提供減音窗戶(上懸式)包括窗簾盒。上層為上懸式窗口用作通風用途，而下層則為固定玻璃窗僅供照明之用。減音窗戶(上懸式)包括窗簾盒由下列組成：(i)上層窗為可開啟的上懸式窗口，(ii)上層窗面向室內的一側經過微穿孔吸音物料處理，(iii)下層窗為固定玻璃窗，(iv)上懸式窗口底部一塊水平鰭片，和(v)窗簾盒。

特製減音露台

個別住宅物業提供特製減音露台。特製減音露台有可開啟的隔音折疊推拉門用作供應新鮮空氣及可減弱室外噪音。特製減音露台由下列組成：(i)備有吸音物料的隔音天花板，(ii)1.27米高欄河，(iii)隔音折疊推拉門，和(iv)冷氣機散熱百葉上的150毫米寬的實心區域。

Part A

Noise Mitigation Measures implemented or provided in the Residential Common Areas and Facilities are as follows:-

Acoustic Fins

Part B

Noise Mitigation Measures implemented or provided in the Residential Units are as follows:-

Floor	Flat	Noise Mitigation Measures
9/F to 12/F & 15/F to 21/F	A	<ul style="list-style-type: none"> • acoustic windows (top-hung type) including pelmet at master bedroom • acoustic windows (top-hung type) including pelmet at bedroom 1
22/F to 23/F & 25/F to 31/F	A	<ul style="list-style-type: none"> • acoustic windows (top-hung type) including pelmet at bedroom 1
9/F to 12/F & 15/F to 18/F	J	<ul style="list-style-type: none"> • modified acoustic balcony (with acoustic fold sliding door, grille with 150mm width solid area, and noise absorptive ceiling) at living room • acoustic windows (top-hung type) including pelmet at master bedroom • acoustic windows (top-hung type) including pelmet at bedroom 1
19/F	J	<ul style="list-style-type: none"> • acoustic windows (top-hung type) including pelmet at master bedroom • acoustic windows (top-hung type) including pelmet at bedroom 1
20/F to 22/F	J	<ul style="list-style-type: none"> • acoustic windows (top-hung type) including pelmet at master bedroom

All owners of residential properties shall comply with all the ordinances, by-laws, Government regulations of Hong Kong, and guidelines and directions as may be issued by any Government authorities from time to time in relation to the use, maintenance or operation of Noise Mitigation Measures. All owners of residential properties shall not perform or allow to perform any actions that may affect the Noise Mitigation Measures in anyway.

Notes:

1. Please refer to page 22 of this sales brochure for legend of the terms and abbreviations in studying the Schedule above.
2. The Vendor may apply or have applied to the Building Authority for alternations to the latest approved building plans to tally with the Noise Impact Assessment report.

甲部

在住宅公用地方及設施實施或提供的噪音緩解措施如下：-

隔音簷

乙部

在住宅單位實施或提供的噪音緩解措施如下：-

樓層	單位	噪音緩解措施
9樓至12樓及15樓至21樓	A	<ul style="list-style-type: none"> • 減音窗戶(上懸式)包括窗簾盒在主人房 • 減音窗戶(上懸式)包括窗簾盒在睡房1
22樓至23樓及25樓至31樓	A	<ul style="list-style-type: none"> • 減音窗戶(上懸式)包括窗簾盒在睡房1
9樓至12樓及15樓至18樓	J	<ul style="list-style-type: none"> • 特製減音露台在客廳(配有隔音折疊推拉門，散熱百葉上的150毫米寬的實心區域和備有吸音物料的隔音天花板) • 減音窗戶(上懸式)包括窗簾盒在主人房 • 減音窗戶(上懸式)包括窗簾盒在睡房1
19樓	J	<ul style="list-style-type: none"> • 減音窗戶(上懸式)包括窗簾盒在主人房 • 減音窗戶(上懸式)包括窗簾盒在睡房1
20樓至22樓	J	<ul style="list-style-type: none"> • 減音窗戶(上懸式)包括窗簾盒在主人房

所有住宅物業之業主均須遵守香港所有法例、附例及政府規例，以及任何政府當局不時就噪音緩解措施的使用、維護或操作發出的指引和指示。所有住宅物業之業主不得作出或允許作出任何可能影響噪音緩解措施的行為。

備註：

1. 請參閱本售樓說明書第22頁之圖例以協助閱讀上述說明表之名稱和簡稱。
2. 賣方可能或已經向屋宇署申請更改最後批准的建築圖則，以符合噪音影響評估報告。

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.echohouse.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就有關發展項目指定的互聯網網站的網址：
www.echohouse.com.hk

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 ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	1128.761
2.	Plant rooms and similar services	
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.	171.156
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.	882.231
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	15.872
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	200.000
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	66.488
7.	Wing wall, wind catcher and funnel	Not applicable
8.	Non-structural prefabricated external wall	Not applicable
9.	Utility platform	150.000
10.	Noise barrier	Not applicable

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.

		Area (m ²)
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	21.146
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	291.030
13.	Covered landscaped and play area	353.263
14.	Horizontal screen/covered walkway and trellis	Not applicable
15.	Larger lift shaft	143.756
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	255.733
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	31.868
21.	Void in duplex domestic flat and house	Not applicable
22.	Sunshade and reflector	Not applicable
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	151.161
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	Not applicable
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	181.974
26.	Covered area under large projecting/ overhanging feature	Not applicable
27.	Public transport terminus	Not applicable
28.(#)	Party structure and common staircase	Not applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	137.010
30.	Public passage	Not applicable
31.	Covered set back area	Not applicable
Bonus GFA		
32.	Bonus GFA	Not applicable
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	748.336

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，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。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	1128.761
2.	機房及相類設施	
2.1	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	171.156
2.2.(#)	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	882.231
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	15.872
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	200.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	66.488
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	150.000
10.	隔音屏障	不適用

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。

		面積(平方米)
適意設施		
11.	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	21.146
12.	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	291.030
13.	有蓋園景區及遊樂場地	353.263
14.	橫向屏障/有蓋人行道及花棚	不適用
15.	擴大升降機槽	143.756
16.	煙囪管道	不適用
17.	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	不適用
18.(#)	強制性設施或必要機房所需的管槽及氣槽	255.733
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	31.868
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	151.161
24.	《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	不適用
其他項目		
25.(#)	庇護層，包括庇護層兼空中花園	181.974
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
29.(#)	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	137.010
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	748.336

The Environmental Assessment of the Building



有關建築物的環境評估



Estimated Energy Performance or Consumption for the Common Parts of the Development

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 brochure:

發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督有關發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features Proposed 擬安裝的具能源效益的設施	1. Energy Efficient Air Conditioning Units 高能源效益空調機
	2. Energy Efficient Lighting 高能源效益照明

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量(註腳1)					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部 樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量(註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		<u>Electricity</u> kWh/ m ² / annum 電力 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/ m ² / annum 煤氣/石油氣 用量單位/平方米/年	<u>Electricity</u> kWh/ m ² / annum 電力 千瓦小時/平方米/年	<u>Town Gas / LPG</u> unit/ m ² / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備(註腳3)裝置的部份	4,784.151	153.8	N/A 不適用	106.4	N/A 不適用

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “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：
(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “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。

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

Information Required to be set out by the Director of Lands under Consent Scheme

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 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.

按地政總署署長同意方案要求列出的資料

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)期間關於發展項目在其上興建之土地之未付地稅。
4. 已簽署買賣合約之買方有權查閱，亦可要求取得有關完成興建發展項目所需的總建築費及總專業服務費與及截至提出該要求之前一個月月底為止已花費及支付的總建築費及總專業服務費之最新資料副本一份，惟買方須就每項上述獲得副本之要求繳付不超過港幣一百元之象徵式費用。

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DATE OF PRINTING OF SALES BROCHURE
售樓說明書印製日期

Date of printing of sales brochure:
9th October 2024

售樓說明書印製日期：
2024年10月9日

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POSSIBLE FUTURE CHANGES
日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。



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