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SALES BROCHURE 售樓說明書

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

You are advised to take the following steps before purchasing first-hand residential properties.

**For all first-hand residential properties**

### 1. Important information

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

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

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

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

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

### 4. Property area and its surroundings

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

### 5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

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

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

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

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

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

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

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

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

### 11. Appointment of estate agent

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

### 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

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

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

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

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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

**For first-hand completed residential properties**

### 16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

### 17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

**For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority –**

| | | |
|---|---|---|
| Website | : | www.srpa.gov.hk |
| Telephone | : | 2817 3313 |
| Email | : | enquiry_srpa@hd.gov.hk |
| Fax | : | 2219 2220 |

**Other useful contacts:**

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

Sales of First-hand Residential Properties Authority
March 2023

# 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：

<u>適用於所有一手住宅物業</u>

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

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

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

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[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。

**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。

<u>適用於一手未落成住宅物業</u>

**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。

<u>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</u>

**15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

**16. 賣方資料表格**

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

**17. 參觀物業**

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

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

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

**其他相關聯絡資料：**

**消費者委員會**
網址 ： www.consumer.org.hk
電話 ： 2929 2222
電郵 ： cc@consumer.org.hk
傳真 ： 2856 3611

**地產代理監管局**
網址 ： www.eaa.org.hk
電話 ： 2111 2777
電郵 ： enquiry@eaa.org.hk
傳真 ： 2598 9596

**香港地產建設商會**
電話 ： 2826 0111
傳真 ： 2845 2521

一手住宅物業銷售監管局
2023年3月

**Name of the Development**

foto+

**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**

3 Ivy Street*

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

**The Development consists of one multi-unit building**

**Total number of storeys of the multi-unit building**

25 Storeys (excluding Basement 1 Floor, Basement 2 Floor, Mechanical & Electrical Floor, Roof, Upper Roof and Top Roof)

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

Basement 1 Floor, Basement 2 Floor, G/F, 1/F – 3/F, 5/F – 12/F, 15/F – 23/F, 25/F – 28/F, Roof, Upper Roof, Mechanical & Electrical Floor 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 are omitted

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

Not applicable

**The Development is a completed Development pending compliance**

a. The estimated material date for the Development, as provided by the Authorized Person for the Development, is 31 October 2026.

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

c. 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).

**發展項目名稱**

映居

**發展項目所位於的街道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**

埃華街3號*

* 此臨時門牌號數有待發展項目建成時確認。

**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**

25層（不包括地庫1層 、地庫2層 、機電層、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1層、地庫2層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、天台、上層天台、機電層及頂層天台

**有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數**

不設4樓、13樓、14樓及24樓

**該幢多單位建築物內的庇護層（如有的話）**

不適用

**發展項目屬尚待符合條件的已落成發展項目**

a. 由發展項目的認可人士提供的發展項目的預計關鍵日期為2026年10月31日。

b. 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。

c. 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")

Gain Concept Holdings Limited (as "Person so Engaged")

Remarks:

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

**Holding Company of the Owner (Urban Renewal Authority)**

Not Applicable

**Holding Company of the Person so Engaged (Gain Concept Holdings Limited)**

Sure Praise Limited, Charming King Limited, K&K Property Holdings Limited and K&K Funding Limited

**Authorized Person for the Development**

Ms. Lee Ming Yen Jennifer

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

P&T Architects Limited

**Building Contractor for the Development**

Hien Lee Engineering Company Limited

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

Johnson Stokes & Master

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

Bank of China (Hong Kong) Limited

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

Sure Praise Limited

**賣方**

市區重建局(作為「擁有人」)

達創集團有限公司(作為「如此聘用的人」)

備註:

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

**擁有人(市區重建局)的控權公司**

不適用

**如此聘用的人(達創集團有限公司)的控權公司**

Sure Praise Limited、Charming King Limited、K&K Property Holdings Limited 及 K&K Funding Limited

**發展項目的認可人士**

李明嫻女士

**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**

巴馬丹拿建築師有限公司

**發展項目的承建商**

顯利工程有限公司

**就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所**

孖士打律師行

**已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構**

中國銀行(香港)有限公司

**已為發展項目的建造提供貸款的任何其他人**

Sure Praise Limited

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

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

Remark:

A reference to the vendor herein is a reference to either Urban Renewal Authority (as "Owner") or Gain Concept Holdings Limited (as "Person so Engaged").

| | |
|---|---|
| (a) 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。 | 不適用 |
| (b) 賣方或該發展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) 賣方或該發展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) 賣方或該發展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) 賣方或該發展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) 賣方或該發展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) 賣方或該發展項目的承建商屬個人，並屬就該發展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) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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) 賣方或該發展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，而該發展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發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1% 的已發行股份。 | 否 |
| (l) 賣方或該發展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) 賣方或該發展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發展項目的承建商屬私人公司，而就該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發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1% 的已發行股份。 | 否 |
| (p) 賣方或該發展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) 賣方或該發展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) 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 | 否 |
| (s) 賣方或該發展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：
在此提述賣方即提述市區重建局（作為「擁有人」）或達創集團有限公司（作為「如此聘用的人」）。

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

The range of thickness of the non-structural prefabricated external walls of the Development is 150mm.
發展項目中的非結構的預製外牆的厚度範圍為150毫米。

The range of thickness of curtain walls of the Development is 200mm.
發展項目中的幕牆的厚度範圍為200毫米。

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

| Floor<br>樓層 | Unit<br>單位 | The total area of the non-structural prefabricated external walls of each residential property (sq. metre)<br>每個住宅物業的非結構的預製外牆的總面積（平方米） | The total area of the curtain walls of each residential property (sq. metre)<br>每個住宅物業的幕牆總面積（平方米） |
|---|---|---|---|
| 5/F<br>5樓 | C | 0.278 | 0.705 |
| | D | 0.278 | 0.705 |
| | E | 0.664 | 0.315 |
| | F | 0.951 | 0.315 |
| 6/F<br>6樓 | C | 0.278 | 0.705 |
| | D | 0.278 | 0.705 |
| | E | 0.784 | 0.315 |
| | F | 1.180 | 0.315 |
| 7/F – 12/F, 15/F – 23/F & 25/F – 28/F<br>7樓至12樓、15樓至23樓及<br>25樓至28樓 | A | 1.359 | 0.315 |
| | B | 0.784 | 0.315 |
| | C | 0.278 | 0.705 |
| | D | 0.278 | 0.705 |
| | E | 0.784 | 0.315 |
| | F | 1.180 | 0.315 |

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

備註：
不設4樓、13樓、14樓及24樓。

**The person appointed as the manager of the Development under the latest draft of deed of mutual covenant**

Hampstead Property Management Limited

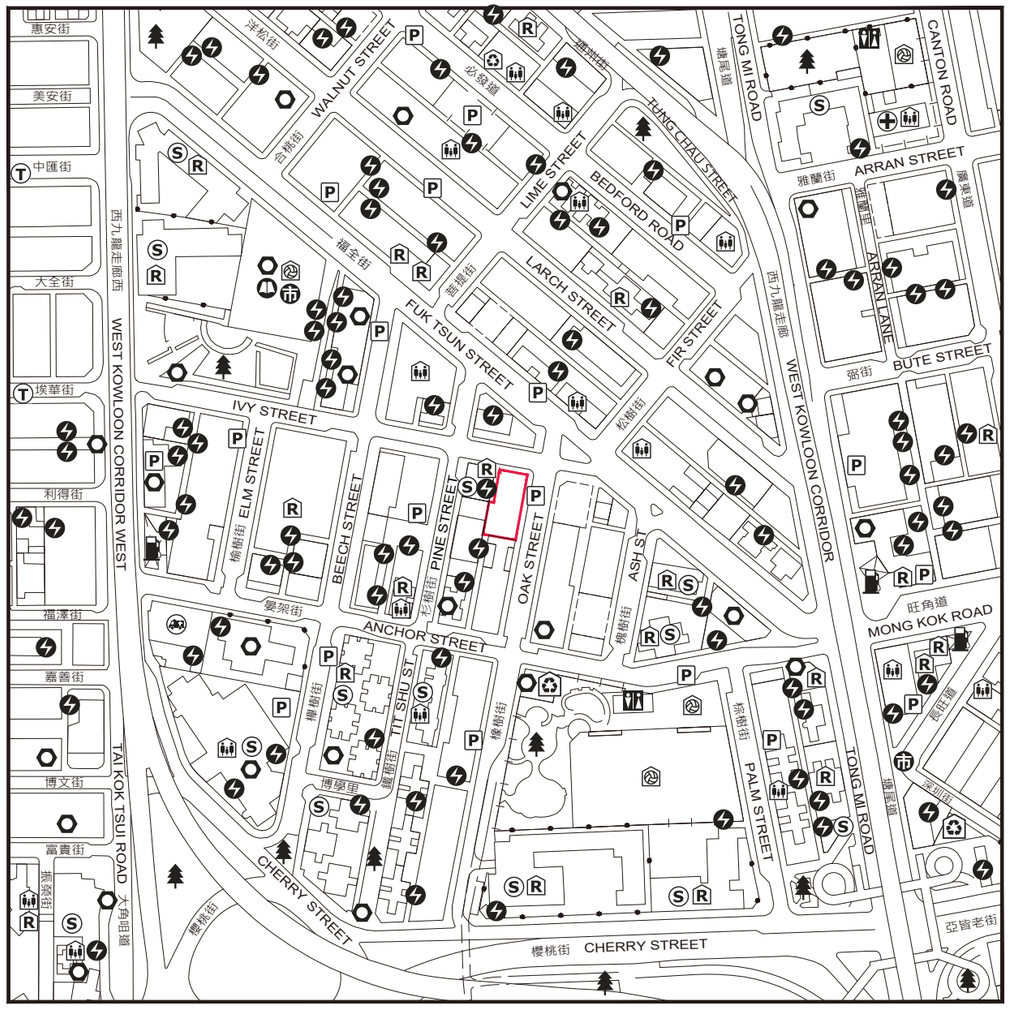
**根據有關公契的最新擬稿，獲委任為發展項目的管理人的人**

泓山物業管理有限公司

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

This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-D dated 13 August 2026 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2026年8月13日出版之數碼地形圖，圖幅編號T11-NW-D，有需要處經修正處理。




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 CSDI Portal and the 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。

**NOTATION 圖例**

| | |
|---|---|
| Power Plant (including Electricity Sub-stations) | 發電廠（包括電力分站） |
| Religious Institution (Including a Church, a Temple and a Tsz Tong) | 宗教場所（包括教堂、廟宇及祠堂） |
| Public Utility Installation | 公用事業設施裝置 |
| School (including a Kindergarten) | 學校（包括幼稚園） |
| 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） |
| Petrol Filling Station | 油站 |
| Ambulance Depot | 救護車站 |
| Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled) | 社會福利設施（包括老人中心及弱智人士護理院） |
| Public Transport Terminal (including a Rail Station) | 公共交通總站（包括鐵路車站） |
| Public Carpark (including a Lorry Park) | 公眾停車場（包括貨車停泊處） |
| Library | 圖書館 |
| Public Park | 公園 |
| Public Convenience | 公廁 |
| Refuse Collection Point | 垃圾收集站 |
| Clinic | 診療所 |

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

於發展項目的所在位置圖未能顯示之街道全名：

| | | | |
|---|---|---|---|
| WAI ON STREET 惠安街 | MEI ON STREET 美安街 | CHUNG WUI STREET 中匯街 | CHEUNG WONG ROAD 長旺道 |
| TAI TSUN STREET 大全街 | LI TAK STREET 利得街 | FUK CHAK STREET 福澤街 | ARGYLE STREET 亞皆老街 |
| KA SHIN STREET 嘉善街 | POK MAN STREET 博文街 | FOO KWAI STREET 富貴街 | SHAMCHUN STREET 深圳街 |
| CHUN WING STREET 振榮街 | POK HOK LANE 博學里 | | |

Notes:

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

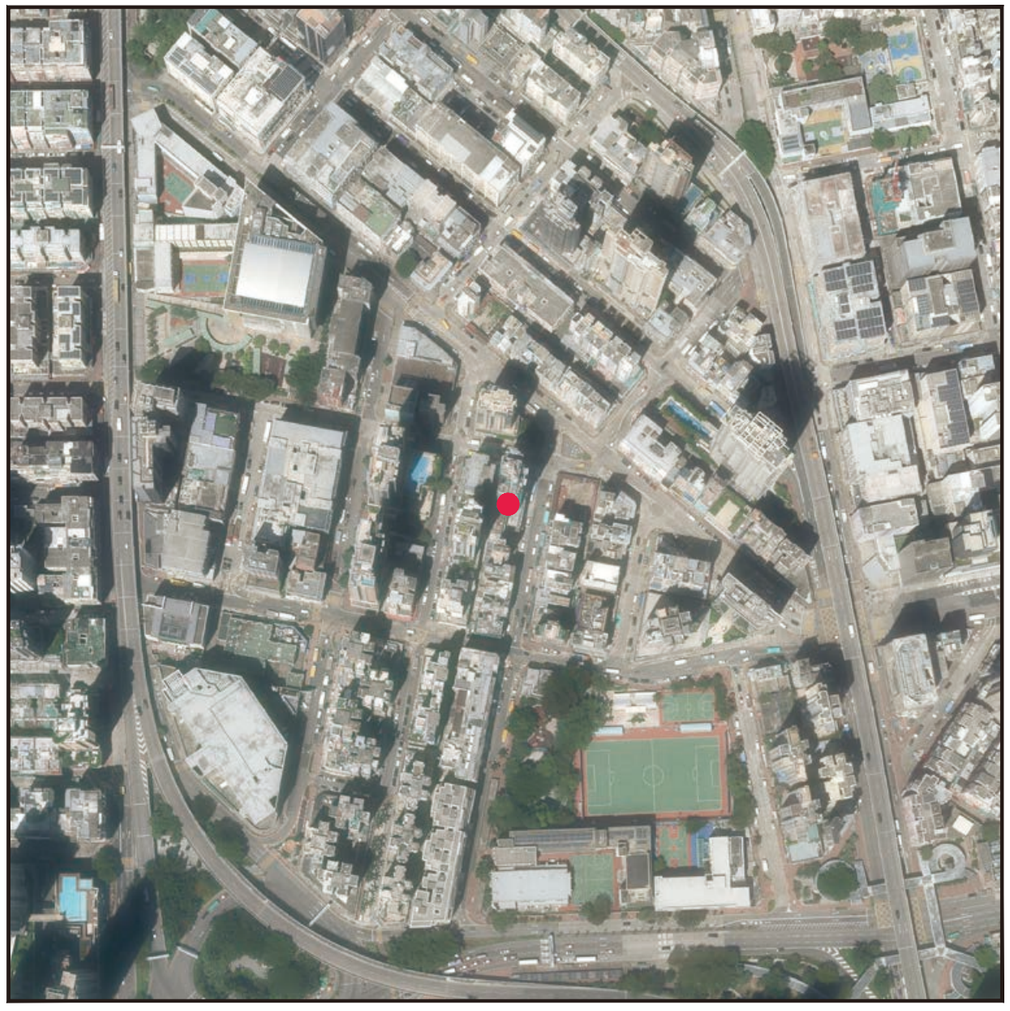
備註：

1. 賣方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。
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。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet in Tai Kok Tsui, photo no. E259456C, dated 12 September 2025.

摘錄自地政總署測繪處於2025年9月12日在大角咀6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E259456C。




● Location of the Development
發展項目的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet in Tai Kok Tsui, photo no. E261632C, dated 13 September 2025.

摘錄自地政總署測繪處於2025年9月13日在大角咀6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E261632C。

● Location of the Development
發展項目的位置

Notes:

1. The aerial photograph(s) may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
2. Copy of the aerial photograph(s) of the Development is available for inspection at the sales office during opening hours and the inspection is free of charge.

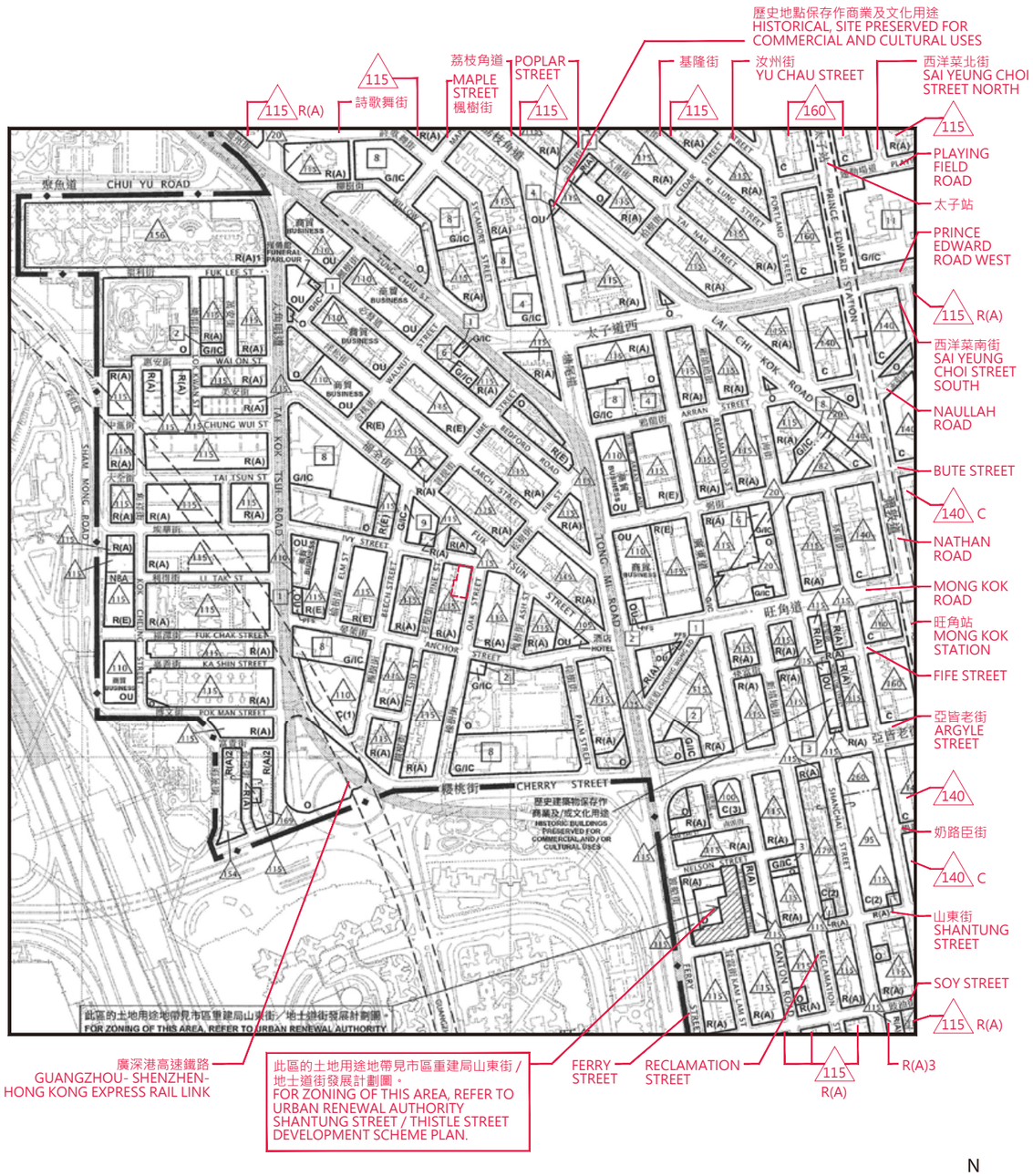
備註：

1. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示出的範圍。
2. 發展項目的鳥瞰照片之副本可於售樓處開放時間內閱覽，而無須為閱覽付費。

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

Adopted from the approved Mong Kok (Kowloon Planning Area No.3) Outline Zoning Plan, Plan No. S/K3/38, gazetted on 8 November 2024.

摘錄自 2024 年 11 月 8 日刊憲之旺角（九龍規劃區第 3 區）分區計劃大綱核准圖，圖則編號為 S/K3/38。




Location of the Development
發展項目的位置

Scale 比例： 0 100 200 300 400 500M（米）

## NOTATION 圖例

| | ZONES | 地帶 |
|---|---|---|
| R(A) | RESIDENTIAL (GROUP A) | 住宅（甲類） |
| R(E) | RESIDENTIAL (GROUP E) | 住宅（戊類） |
| C | COMMERCIAL | 商業 |
| G/IC | GOVERNMENT, INSTITUTION OR COMMUNITY | 政府、機構或社區 |
| O | OPEN SPACE | 休憩用地 |
| OU | OTHER SPECIFIED USES | 其他指定用途 |
| | **COMMUNICATIONS** | **交通** |
| 荔枝角 LAI CHI KOK STATION | RAILWAY AND STATION (UNDERGROUND) | 鐵路及車站（地下） |
| | MAJOR ROAD AND JUNCTION | 主要道路及路口 |
| | ELEVATED ROAD | 高架道路 |
| | **MISCELLANEOUS** | **其他** |
| | BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |
| | BUILDING HEIGHT CONTROL ZONE BOUNDARY | 建築物高度管制區界線 |
| 115 | MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 最高建築物高度（在主水平基準上若干米） |
| 8 | MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 最高建築物高度（樓層數目） |
| NBA | NON-BUILDING AREA | 非建築用地 |
| | URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA | 市區重建局發展計劃圖範圍 |
| PFS | PETROL FILLING STATION | 加油站 |

Notes:

1. The above Outline Zoning Plan and the attached schedule is available for inspection at the sales office during opening hours and the inspection is free of charge.
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. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

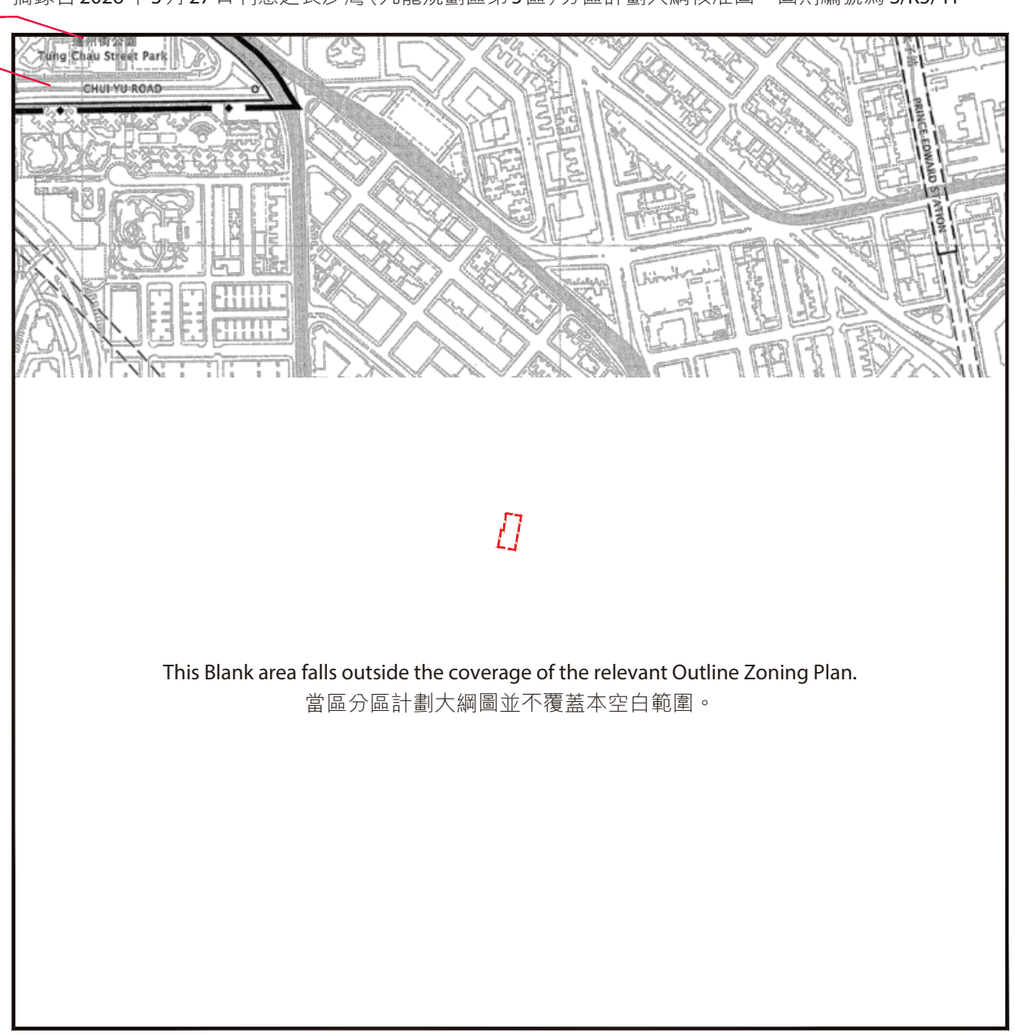
備註：

1. 上述分區計劃大綱圖及其附表，可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 賣方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. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Adopted from the approved Cheung Sha Wan (Kowloon Planning Area No.5) Outline Zoning Plan, Plan No. S/K5/41, gazetted on 27 March 2026.

摘錄自 2026 年 3 月 27 日刊憲之長沙灣（九龍規劃區第 5 區）分區計劃大綱核准圖，圖則編號為 S/K5/41。




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

N

Scale 比例：0 100 200 300 400 500M（米）

**NOTATION 圖例**

| | ZONES | 地帶 |
|---|---|---|
| O | OPEN SPACE | 休憩用地 |
| | **COMMUNICATIONS** | **交通** |
| RAIL STATION | RAILWAY AND STATION (UNDERGROUND) | 鐵路及車站（地下） |
| | MAJOR ROAD AND JUNCTION | 主要道路及路口 |
| | ELEVATED ROAD | 高架道路 |
| | **MISCELLANEOUS** | **其他** |
| | BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |

Notes:

1. The above Outline Zoning Plan and the attached schedule is available for inspection at the sales office during opening hours and the inspection is free of charge.
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. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

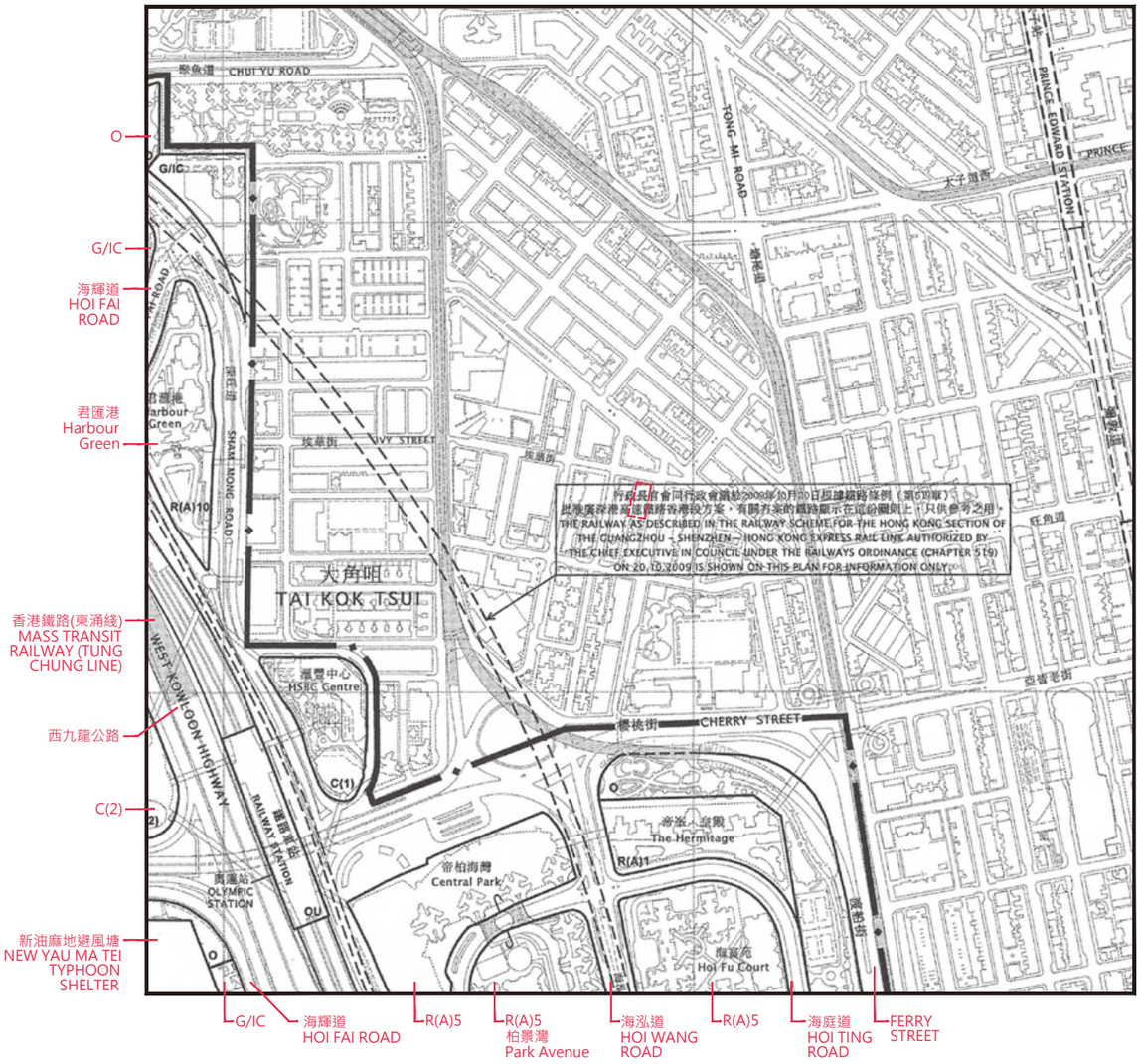
備註：

1. 上述分區計劃大綱圖及其附表，可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 賣方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. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Adopted from the approved South West Kowloon (Kowloon Planning Area No.20) Outline Zoning Plan, Plan No. S/K20/30, gazetted on 3 October 2014.

摘錄自 2014 年 10 月 3 日刊憲之西南九龍（九龍規劃區第 20 區）分區計劃大綱核准圖，圖則編號為 S/K20/30。




Location of the Development
發展項目的位置

N

Scale 比例： 0 100 200 300 400 500M（米）

**NOTATION 圖例**

| | ZONES | 地帶 |
|---|---|---|
| R(A) | RESIDENTIAL (GROUP A) | 住宅（甲類） |
| C | COMMERCIAL | 商業 |
| G/IC | GOVERNMENT, INSTITUTION OR COMMUNITY | 政府、機構或社區 |
| O | OPEN SPACE | 休憩用地 |
| OU | OTHER SPECIFIED USES | 其他指定用途 |
| | **COMMUNICATIONS** | **交通** |
| | RAILWAY AND STATION (UNDERGROUND) | 鐵路及車站（地下） |
| | RAILWAY AND STATION | 鐵路及車站 |
| | MAJOR ROAD AND JUNCTION | 主要道路及路口 |
| | ELEVATED ROAD | 高架道路 |
| | **MISCELLANEOUS** | **其他** |
| | BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |

Notes:

1. The above Outline Zoning Plan and the attached schedule is available for inspection at the sales office during opening hours and the inspection is free of charge.
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4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

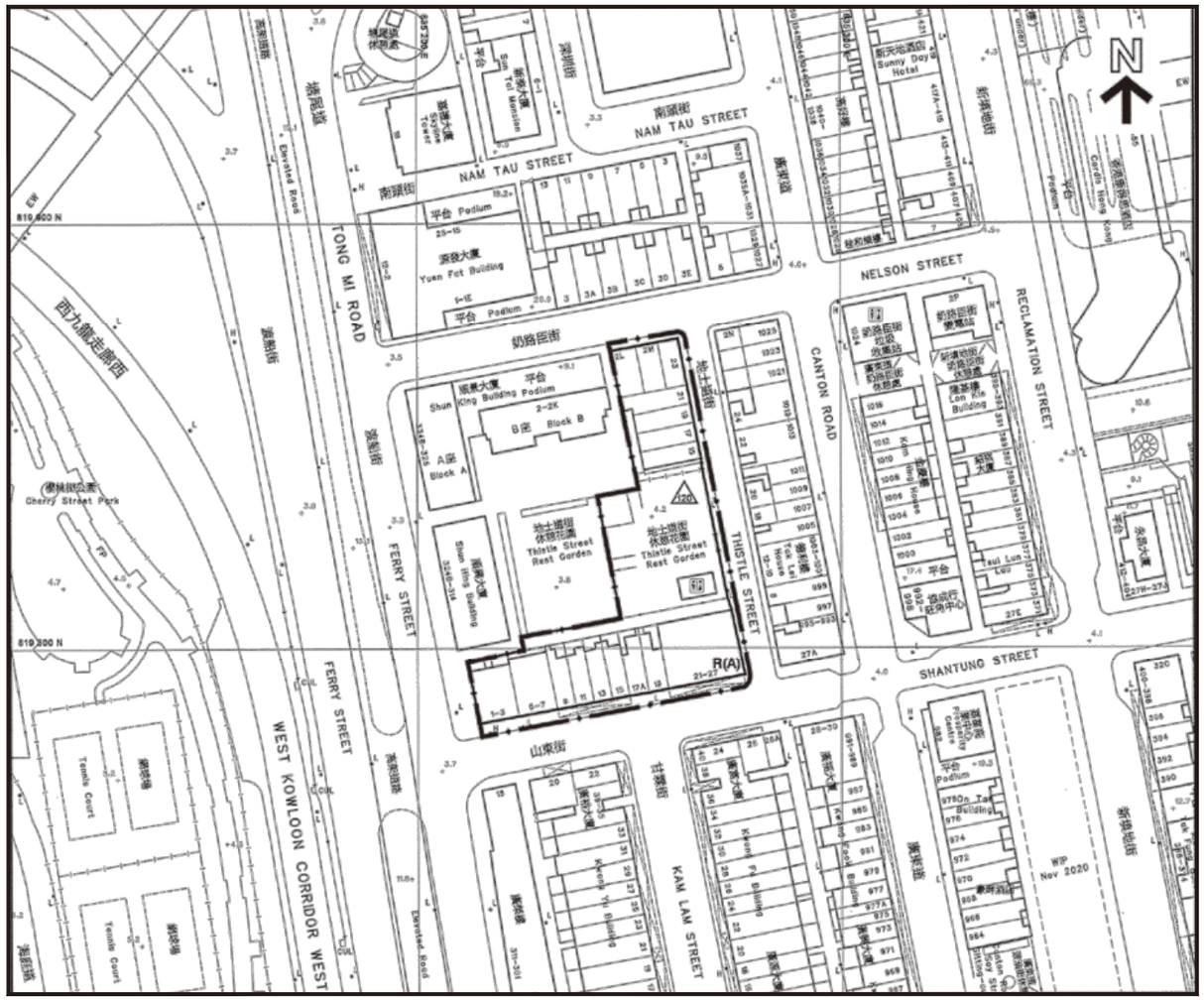
備註：

1. 上述分區計劃大綱圖及其附表，可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 賣方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. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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

Adopted from part of the approved Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 gazetted on 18 February 2022.

摘錄自2022年2月18日刊憲之市區重建局山東街/地士道街發展計劃核准圖，圖則編號為S/K3/URA4/2。




Scale 比例：0 20 40 60 80 100M（米）

**NOTATION 圖例**

| | | |
|---|---|---|
| ——·—— | BOUNARY OF DEVELOPMENT SCHEME | 發展計劃範圍界線 |
| R(A) | RESIDENTIAL (GROUP A) | 住宅（甲類） |
| 120 | MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 最高建築物高度（在主水平基準上若干米） |
| | MAJOR ROAD AND JUNCTION | 主要道路及路口 |

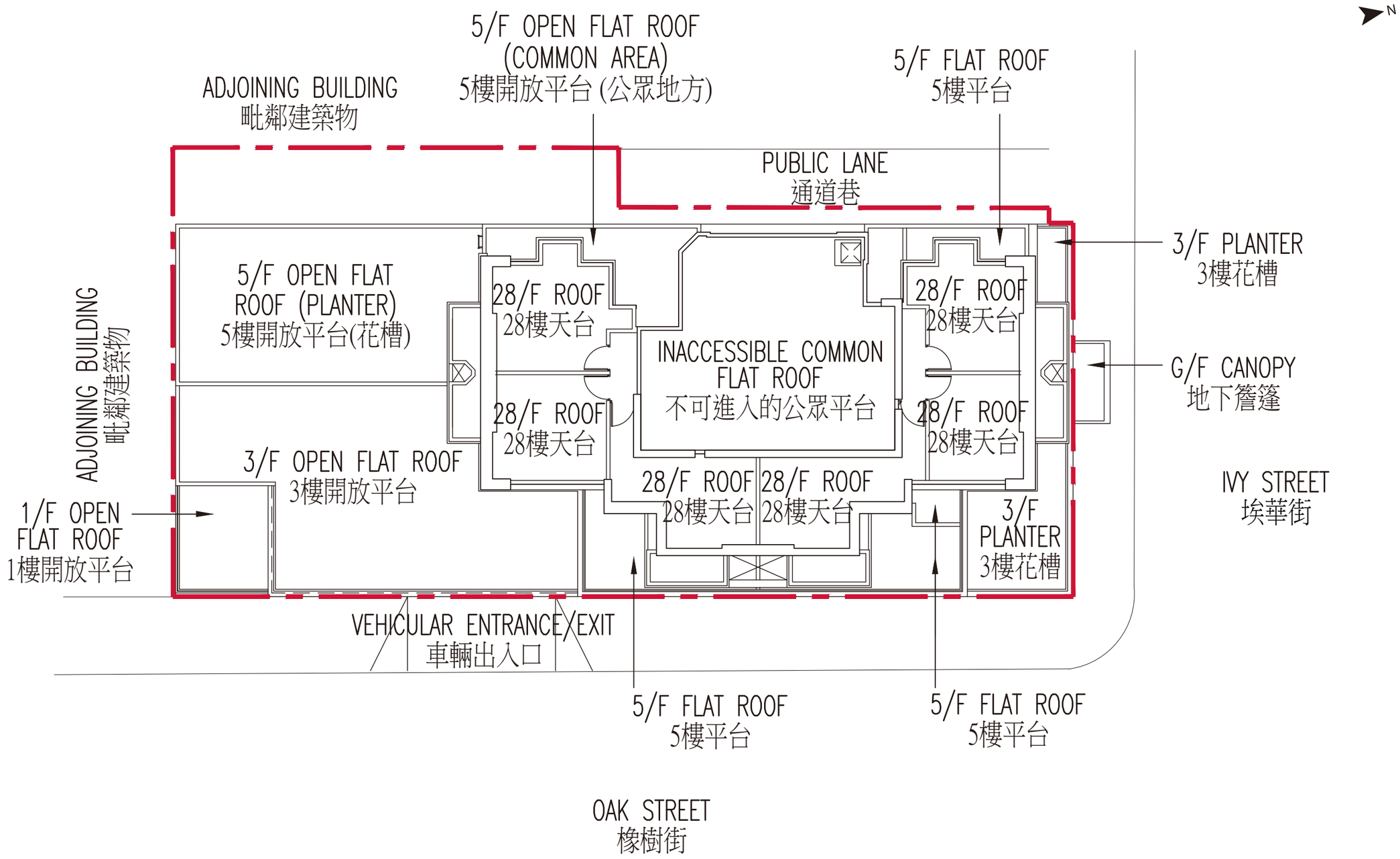
Notes:

1. The above Development Scheme Plan and the attached schedule is available for inspection at the sales office during opening hours and the inspection is free of charge.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
3. Due to technical reasons, this Development Scheme Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

備註：

1. 上述發展計劃圖及其附表，可於售樓處開放時間內閱覽，而無須為閱覽付費。
2. 賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。
3. 因技術性問題，此發展計劃圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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




Boundary of the Development
發展項目的邊界線

Scale 比例： 0 5 10M（米）

# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

# 發展項目的住宅物業的樓面平面圖

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

**Legend of Terms and Abbreviations used on floor plans 樓面平面圖中所使用名詞及簡稱之圖例**

| | | | | |
|---|---|---|---|---|
| A. BAL. & U.P. | = | ACOUSTIC BALCONY & UTILITY PLATFORM | = | 減音露台及工作平台 |
| A. BAL. AT 7/F – 17/F | = | ACOUSTIC BALCONY AT 7/F –17/F | = | 位於7樓至17樓的減音露台 |
| A.F. | = | ARCHITECTURAL FEATURE | = | 建築裝飾 |
| A.F. ABOVE | = | ARCHITECTURAL FEATURE ABOVE | = | 建築裝飾置上 |
| A.W. | = | ACOUSTIC WINDOW | = | 減音窗 |
| A.W. AT 7/F – 22/F | = | ACOUSTIC WINDOW AT 7/F – 22/F | = | 位於7樓至22樓的減音窗 |
| A.W. AT 7/F – 25/F | = | ACOUSTIC WINDOW AT 7/F – 25/F | = | 位於7樓至25樓的減音窗 |
| A.W. AT 7/F – 27/F | = | ACOUSTIC WINDOW AT 7/F – 27/F | = | 位於7樓至27樓的減音窗 |
| A.W. AT 7/F – 28/F | = | ACOUSTIC WINDOW AT 7/F – 28/F | = | 位於7樓至28樓的減音窗 |
| A/C PLATFORM | = | AIR-CONDITIONER PLATFORM | = | 空調機平台 |
| ALUMINUM CLADDING | | | = | 鋁覆蓋板 |
| BAL. & U.P. | = | BALCONY & UTILITY PLATFORM | = | 露台及工作平台 |
| BAL., U.P. & A.C.P. ABOVE | = | BALCONY, UTILITY PLATFORM & AIR-CONDITIONER PLATFORM ABOVE | = | 露台、工作平台及空調機平台置上 |
| BATH | = | BATHROOM | = | 浴室 |
| BED RM. | = | BEDROOM | = | 睡房 |
| COVER OF BAL./U.P./A/C PLATFORM | = | COVER OF BALCONY, UTILITY PLATFORM & AIR-CONDITIONER PLATFORM | = | 露台、工作平台及空調機平台蓋 |
| DN | = | DOWN | = | 下 |
| ELECT. DUCT | = | ELECTRICAL DUCT | = | 電錶槽 |
| ELECT. METER CABINET | = | ELECTRICAL METER CABINET | = | 電錶櫃 |
| ELV. DUCT | = | EXTRA LOW VOLTAGE DUCT | = | 特低電壓電線槽 |
| F.H. | = | FIRE HYDRANT | = | 消防栓 |
| F.S. WATER TANK & PUMP RM. | = | FIRE SERVICE WATER TANK & PUMP ROOM | = | 消防水缸及泵房 |
| FLAT ROOF | | | = | 平台 |
| GLASS RAILING | | | = | 玻璃欄杆 |
| H.R. | = | HOSE REEL | = | 消防喉轆 |
| H.R. AT H/L. | = | HOSE REEL AT HIGH LEVEL | = | 消防喉轆在高位 |
| LIFT L1 | | | = | 升降機L1 |
| LIFT L2 | | | = | 升降機L2 |

Remarks applicable to the floor plans of this section:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or utility platform and/or air- conditioner platform and/or external wall of some units.
3. ⬚ Black dotted line in a residential unit delineated the extent of open kitchen area.
4. There are bulkheads or false ceilings at the living room/ dining room, bedroom, bathroom and open kitchen for the air-conditioning system and/or mechanical and electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as sink, water closet, shower and sink counter etc. are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.
7. The air-conditioner platform(s) outside the unit will be placed with split type air-conditioner (outdoor unit)(s) belonging to that unit.

適用於本節各樓面平面圖之附註：

1. 部分樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. ⬚ 住宅單位內所顯示的黑色虛線代表開放式廚房範圍。
4. 單位客廳/飯廳、睡房、浴室及開放式廚房之裝飾橫樑或假天花內裝置有冷氣及/或其他機電設備。
5. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盤、坐廁、企缸、洗滌盤櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。
7. 空調機平台將會放置屬於其單位的一部或多部分體式冷氣機（室外機）。

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

**Legend of Terms and Abbreviations used on floor plans 樓面平面圖中所使用名詞及簡稱之圖例**

| | | | | |
|---|---|---|---|---|
| LIFT LOBBY | | | = | 升降機大堂 |
| LIFT OVER-RUN | | | = | 升降機機廂槽 |
| LIV./DIN. | = | LIVING ROOM/ DINING ROOM | = | 客廳/飯廳 |
| M.C. AT 10/F, 16/F, 20/F & 25/F ONLY | = | METAL CLADDING AT 10/F, 16/F, 20/F & 25/F ONLY | = | 金屬面板在10樓、16樓、20樓及25樓僅有 |
| METAL A.F./M.C. | = | METAL ARCHITECTURAL FEATURE/METAL CLADDING | = | 金屬建築裝飾/金屬面板 |
| METAL A.F. WITH M.C. | = | METAL ARCHITECTURAL FEATURE WITH METAL CLADDING | = | 金屬建築裝飾連金屬面板 |
| METAL A.F./M.C. AT 10/F, 16/F, 20/F & 25/F ONLY | = | METAL ARCHITECTURAL FEATURE/METAL CLADDING AT 10/F, 16/F, 20/F & 25/F ONLY | = | 金屬建築裝飾/金屬面板在10樓、16樓、20樓及25樓僅有 |
| METAL A.F./M.C. AT 8/F, 12/F, 18/F, 22/F & 27/F ONLY | = | METAL ARCHITECTURAL FEATURE/METAL CLADDING AT 8/F, 12/F, 18/F, 22/F & 27/F ONLY | = | 金屬建築裝飾/金屬面板在8樓、12樓、18樓、22樓及27樓僅有 |
| METAL GRILLE | | | = | 金屬格柵 |
| OPEN FLAT ROOF (COMMON AREA) | | | = | 開放平台（公共地方） |
| OPEN KIT. | = | OPEN KITCHEN | = | 開放式廚房 |
| P.D. | = | PIPE DUCT | = | 管井/管道槽 |
| POTABLE & FLUSHING WATER TANK & PUMP RM. | = | POTABLE & FLUSHING WATER TANK & PUMP ROOM | = | 食水及沖廁水缸及水泵房 |
| R.C. A.F. | = | REINFORCED CONCRETE ARCHITECTURAL FEATURE | = | 鋼筋混凝土建築裝飾 |
| R.C. PLINTH FOR A/C | = | REINFORCED CONCRETE PLINTH FOR AIR-CONDITIONER | = | 鋼筋混凝土底座給空調機 |
| R.S. & M.R. | = | REFUSE STORAGE & MATERIAL RECOVERY ROOM | = | 垃圾及物料回收室 |
| RAIN WATER RECYCLING PLANT RM. | = | RAIN WATER RECYCLING PLANT ROOM | = | 雨水循環利用機房 |
| ROOF | | | = | 天台 |
| S.A.M. | = | SOUND ABSORPTION MATERIAL | = | 減音物料 |
| S.A.M. AT 7/F – 17/F, M.C. AT 18/F – 28/F | = | SOUND ABSORPTION MATERIAL AT 7/F – 17/F, METAL CLADDING AT 18/F – 28/F | = | 位於7樓至17樓的減音物料，位於18樓至28樓的金屬面板 |
| SINK | | | = | 洗滌盆 |
| STUDY | = | STUDY ROOM | = | 書房 |
| UP | | | = | 上 |
| WATER METER CABINET | | | = | 水錶櫃 |
| | | = Built-in fittings provided in the units | = | 隨樓附送嵌入式裝置 |
| | | = Common Access by Gondola for Pipe Duct Maintenance | = | 吊船維修管井用的公共通道 |

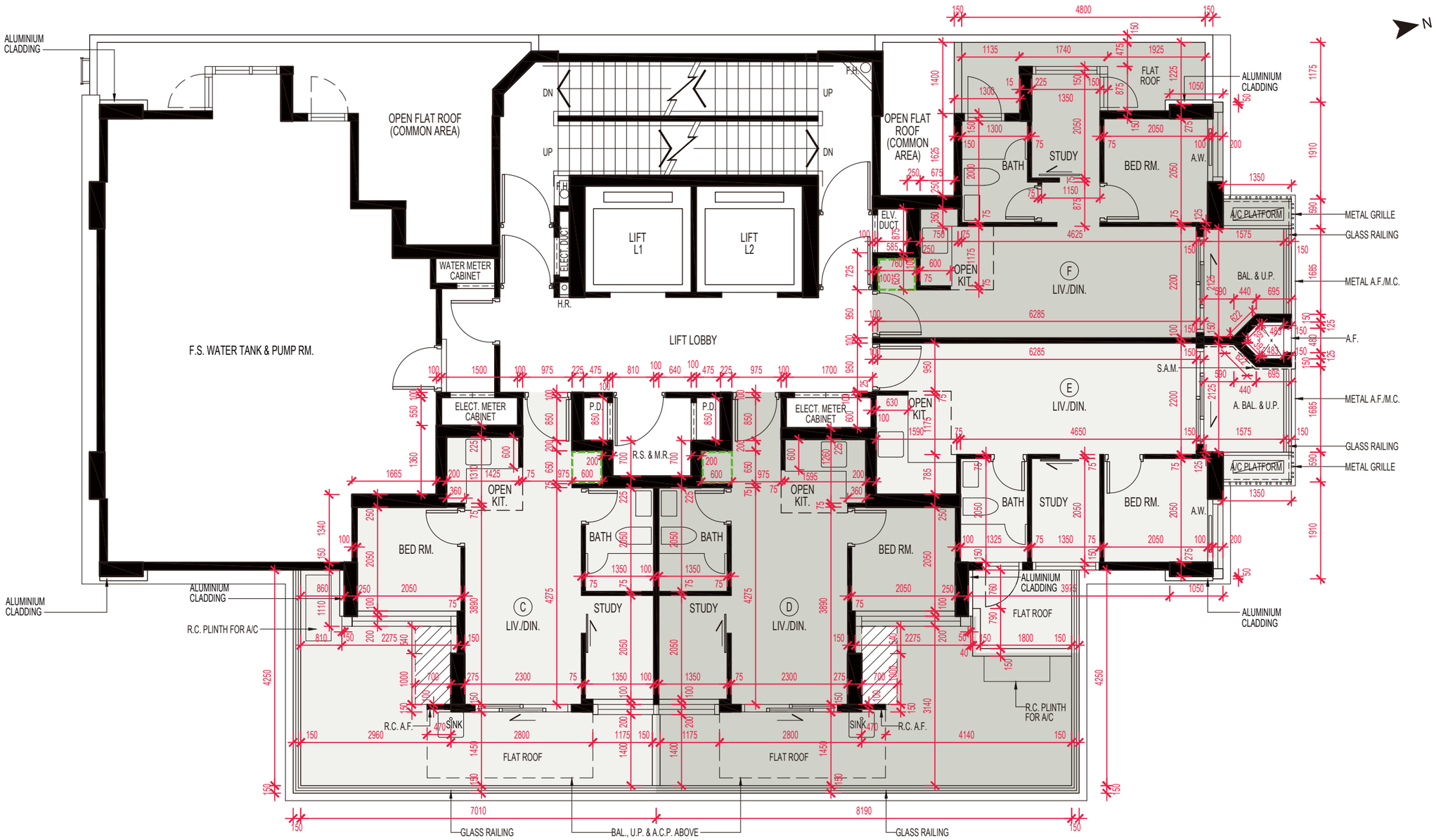
Remarks applicable to the floor plans of this section:

1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or utility platform and/or air- conditioner platform and/or external wall of some units.
3. Black dotted line in a residential unit delineated the extent of open kitchen area.
4. There are bulkheads or false ceilings at the living room/ dining room, bedroom, bathroom and open kitchen for the air-conditioning system and/or mechanical and electrical services.
5. Symbols of fittings and fitments shown on the floor plans, such as sink, water closet, shower and sink counter etc. are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and utility platforms are non-enclosed area.
7. The air-conditioner platform(s) outside the unit will be placed with split type air-conditioner (outdoor unit)(s) belonging to that unit.

適用於本節各樓面平面圖之附註：

1. 部分樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/或工作平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。
3. 住宅單位內所顯示的黑色虛線代表開放式廚房範圍。
4. 單位客廳/飯廳、睡房、浴室及開放式廚房之裝飾橫樑或假天花內裝置有冷氣及/或其他機電設備。
5. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盤、坐廁、企缸、洗滌盤櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。
7. 空調機平台將會放置屬於其單位的一部或多部分體式冷氣機（室外機）。

5/F
5樓




Notes:

1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. Prospective purchasers should note the presence and location of certain common areas and common facilities ("the said Common Areas and Facilities", which for the purpose of identification only are shown by hatched black on the floor plans) within the flat roofs of Units C and D on 5/F. The manager of the Development has the rights of access and other relevant rights to and in respect of the said Common Areas and Facilities (including the relevant portion of airspace) under the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development (including but not limited to the rights of the manager under clause 1(b) of Part B of Second Schedule to the DMC).

備註：

1. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
2. 準買家應注意，5樓C及D單位的平台內的若干公用地方及公用設施（下稱「該等公用地方及設施」，為便於識別，於樓面平面圖上以黑色斜黑線標示）的存在及其位置。根據發展項目的公契及管理協議（「公契」），該發展項目的管理人對該等公用地方及設施（包括相關部分的空中空間）享有進出權及其他相關權利（包括但不限於公契附表二B部第1(b)條所賦予管理人的權利）。

Scale 比例：0 2 4M（米）

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

| Description<br>描述 | Floor<br>樓層 | Unit 單位 | | | |
|---|---|---|---|---|---|
| | | C | D | E | F |
| Floor-to-floor height of each residential property (mm)<br>每個住宅物業的層與層之間的高度（毫米） | 5/F<br>5樓 | 3200, 3500 | 3200, 3500 | 3100, 3150, 3500 | 3150, 3500 |
| The thickness of the floor slabs (excluding plaster) of each residential property (mm)<br>每個住宅物業的樓板（不包括灰泥）的厚度（毫米） | | 150, 175 | 150, 175 | 150, 175 | 150, 175, 200 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors: Not applicable.

Remarks:

1. Please refer to page 22 to 23 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
2. The floor of 4/F, 13/F, 14/F and 24/F are omitted.
3. The 100mm thick and 75mm thick walls within the residential units are non-structural partition walls.

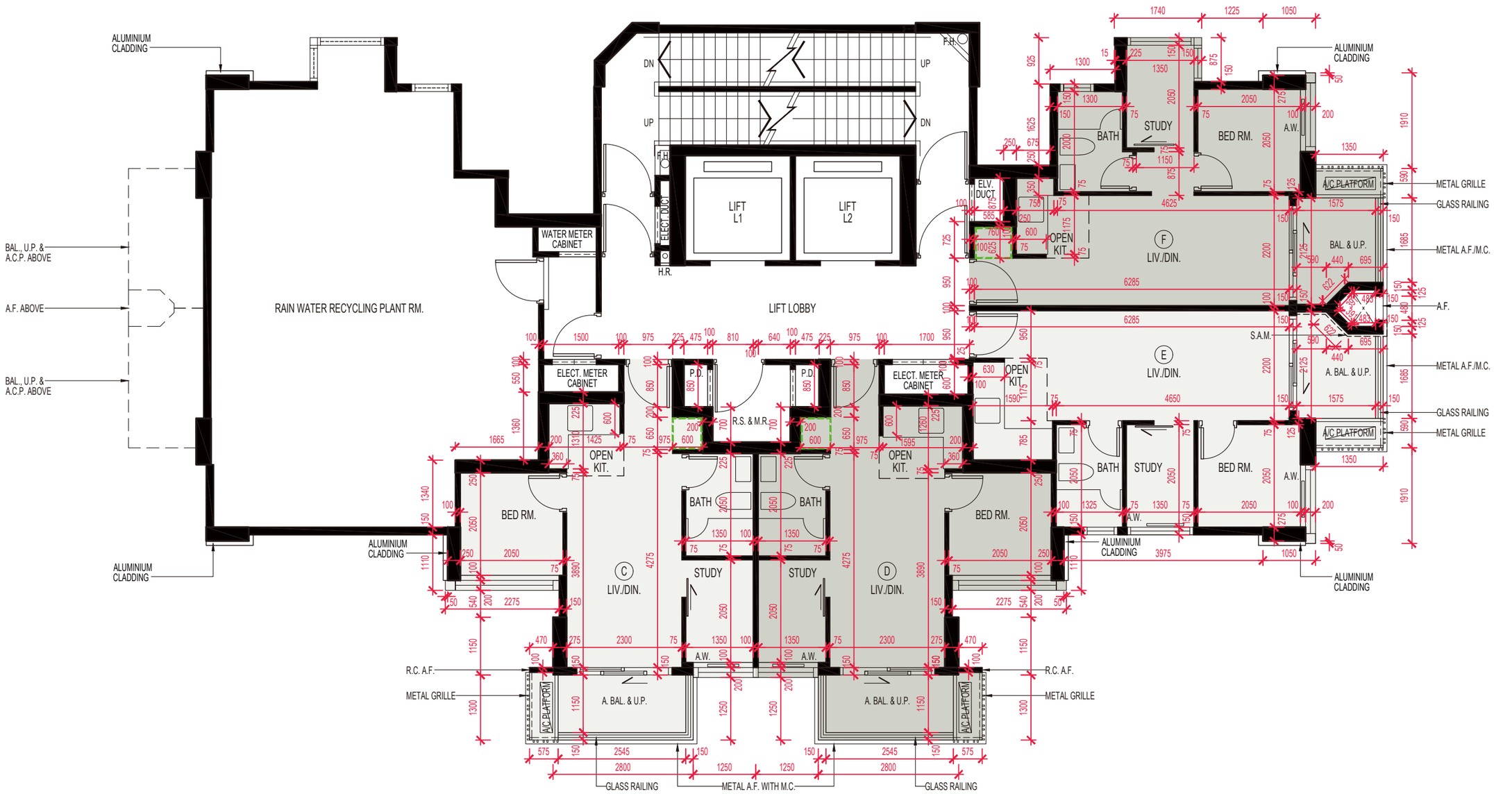
因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：不適用。

備註：

1. 樓面平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第22至23頁。
2. 樓面不設4樓、13樓、14樓及24樓。
3. 住宅單位內的100毫米厚及75毫米厚的牆均為非結構性間隔牆。

6/F
6樓

N




Note ： The dimensions in the floor plans are all structural dimensions in millimeter.
備註 ：樓面平面圖所列之數字為以毫米標示之建築結構尺寸。

Scale 比例： 0 2 4M（米）

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

| Description<br>描述 | Floor<br>樓層 | Unit 單位 | | | |
|---|---|---|---|---|---|
| | | C | D | E | F |
| Floor-to-floor height of each residential property (mm)<br>每個住宅物業的層與層之間的高度（毫米） | 6/F<br>6樓 | 3500 | 3500 | 3500 | 3500 |
| The thickness of the floor slabs (excluding plaster) of each residential property (mm)<br>每個住宅物業的樓板（不包括灰泥）的厚度（毫米） | | 150, 175 | 150, 175 | 150, 175 | 150, 175, 200 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors: Not applicable.

Remarks:

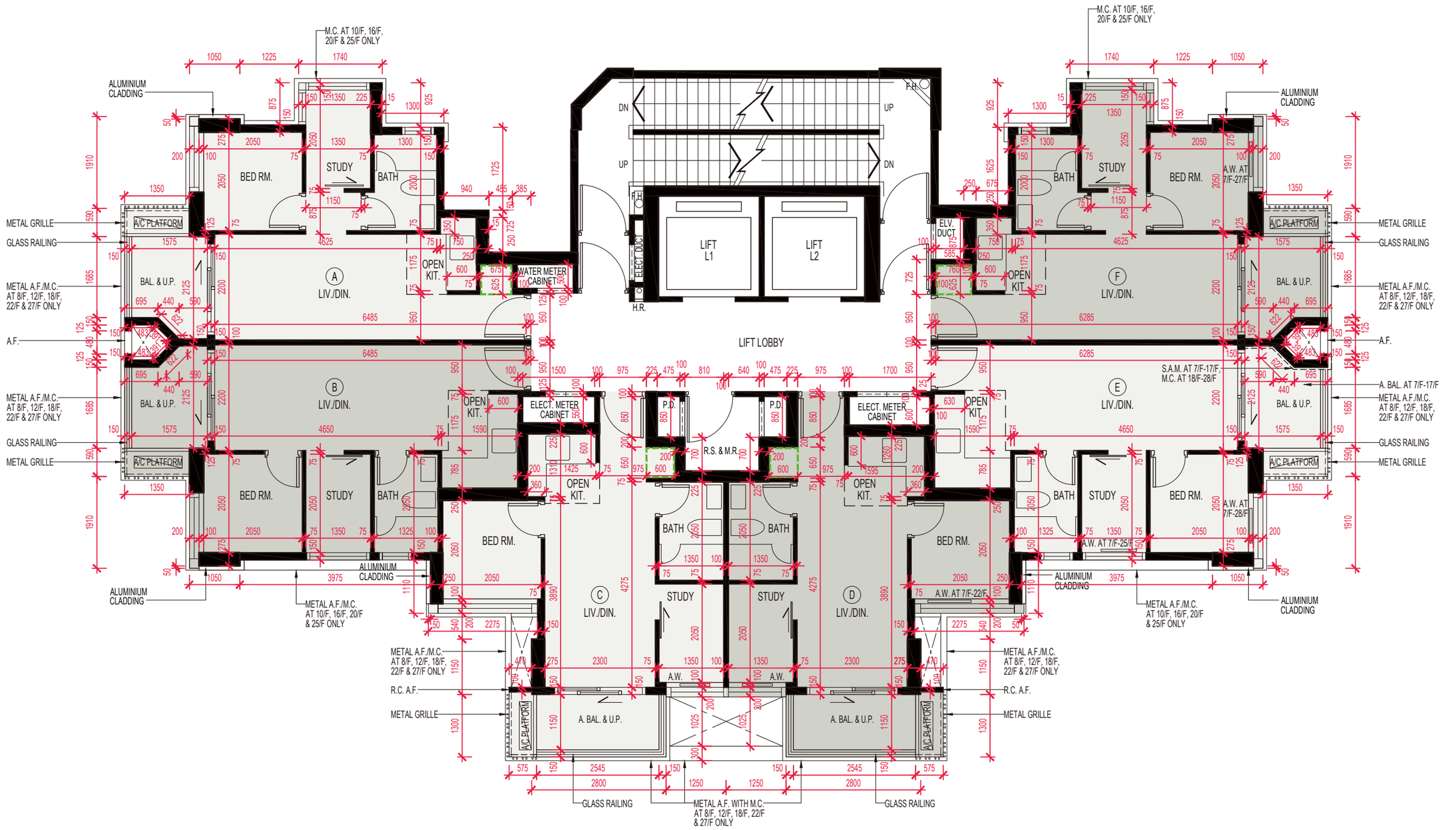
1. Please refer to page 22 to 23 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
2. The floor of 4/F, 13/F, 14/F and 24/F are omitted.
3. The 100mm thick and 75mm thick walls within the residential units are non-structural partition walls.

因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：不適用。

備註：

1. 樓面平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第22至23頁。
2. 樓面不設4樓、13樓、14樓及24樓。
3. 住宅單位內的100毫米厚及75毫米厚的牆均為非結構性間隔牆。

## 7/F – 12/F, 15/F – 23/F & 25/F – 28/F
## 7樓至12樓、15樓至23樓及25樓至28樓




Note ： The dimensions in the floor plans are all structural dimensions in millimeter.
備註 ： 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。

Scale 比例： 0 2 4M（米）

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

| Description<br>描述 | Floor<br>樓層 | Unit 單位 | | | | | |
|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | F |
| Floor-to-floor height of each residential property (mm)<br>每個住宅物業的層與層之間的高度（毫米） | 7/F –12/F,<br>15/F – 23/F &<br>25/F – 27/F<br>7樓至12樓、<br>15樓至23樓及<br>25樓至27樓 | 3500 | 3500 | 3500 | 3500 | 3500 | 3500 |
| The thickness of the floor slabs (excluding plaster) of each residential property (mm)<br>每個住宅物業的樓板（不包括灰泥）的厚度（毫米） | | 150, 175, 200 | 150, 175 | 150, 175 | 150, 175 | 150, 175 | 150, 175, 200 |
| Floor-to-floor height of each residential property (mm)<br>每個住宅物業的層與層之間的高度（毫米） | 28/F<br>28樓 | 4000, 4350 | 4000, 4350, 4400 | 4000, 4250, 4300, 4550 | 4000, 4250, 4300, 4550 | 4000, 4250, 4350, 4600, 4650 | 4000, 4250, 4350 |
| The thickness of the floor slabs (excluding plaster) of each residential property (mm)<br>每個住宅物業的樓板（不包括灰泥）的厚度（毫米） | | 150, 175, 200 | 150, 175 | 150, 175 | 150, 175 | 150, 175, 425 | 150, 175, 200, 425 |

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: Not applicable.

Remarks:

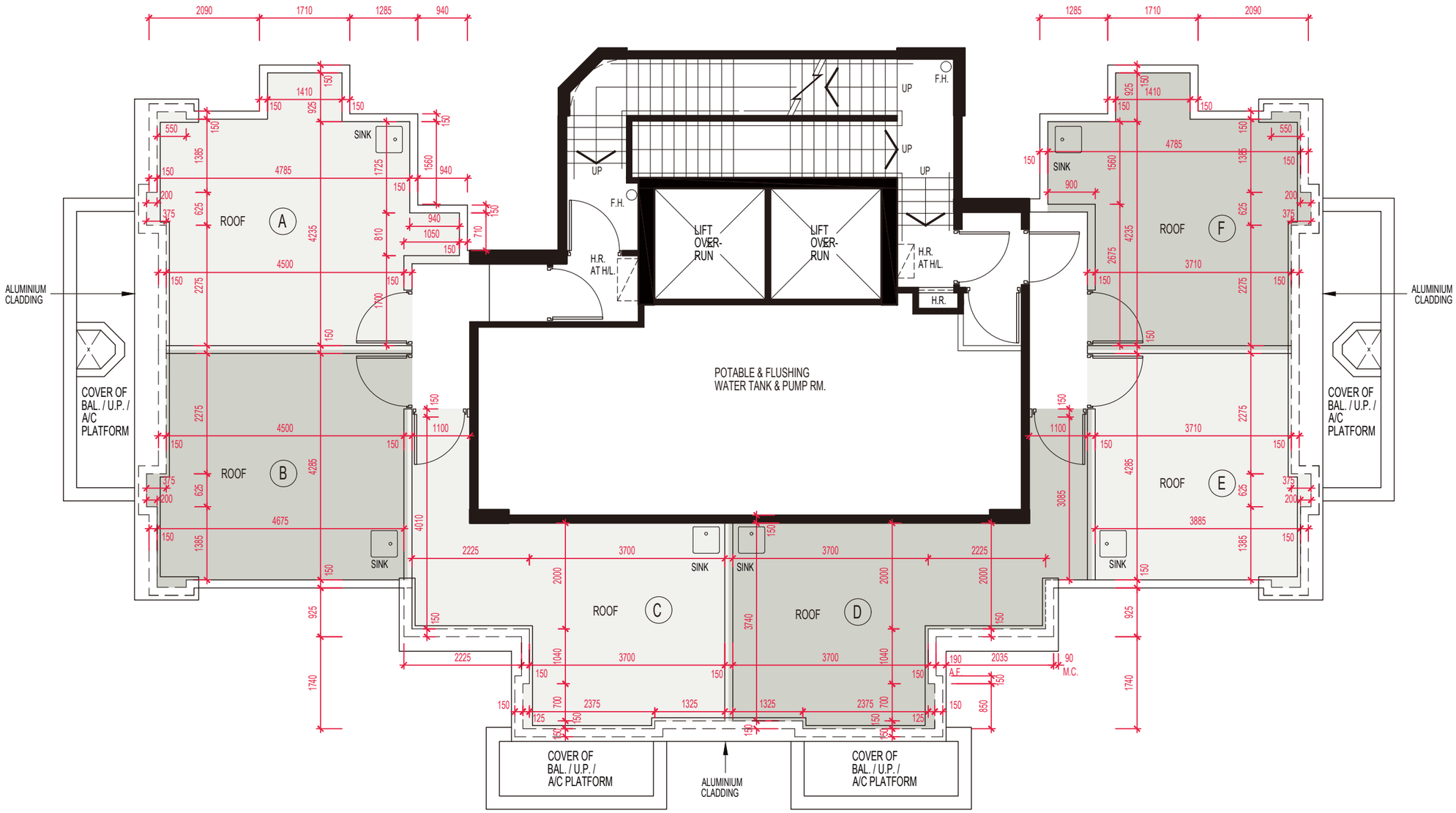
1. Please refer to page 22 to 23 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
2. The floor of 4/F, 13/F, 14/F and 24/F are omitted.
3. The 100mm thick and 75mm thick walls within the residential units are non-structural partition walls.

因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：不適用。

備註：

1. 樓面平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第22至23頁。
2. 樓面不設4樓、13樓、14樓及24樓。
3. 住宅單位內的100毫米厚及75毫米厚的牆均為非結構性間隔牆。

## ROOF
## 天台




Note ： The dimensions in the floor plans are all structural dimensions in millimeter.
備註 ： 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。

Scale 比例： 0 2 4M（米）

| Description<br>描述 | Floor<br>樓層 | Unit 單位 | | | | | |
|---|---|---|---|---|---|---|---|
| | | A | B | C | D | E | F |
| Floor-to-floor height of each residential property (mm)<br>每個住宅物業的層與層之間的高度（毫米） | Roof<br>天台 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 |
| The thickness of the floor slabs (excluding plaster) of each residential property (mm)<br>每個住宅物業的樓板（不包括灰泥）的厚度（毫米） | | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>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: Not applicable.

Remarks:

1. Please refer to page 22 to 23 of this sales brochure for legends of terms, abbreviations shown on the above floor plans and the remarks that are applicable thereto.
2. The floor of 4/F, 13/F, 14/F and 24/F are omitted.

因住宅物業較高樓層的結構牆厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大：不適用。

備註：

1. 樓面平面圖中顯示的名詞、簡稱及其適用之備註，請參閱本售樓說明書第22至23頁。
2. 樓面不設4樓、13樓、14樓及24樓。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） | Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎） | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor 樓層 | Unit 單位 | | Air-conditioning plant room 空調機房 | Bay window 窗台 | Cockloft 閣樓 | Flat roof 平台 | Garden 花園 | Parking space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| 5/F<br>5樓 | C | 28.347 (305)<br>Balcony 露台：– (–)<br>Utility Platform 工作平台：– (–)<br>Verandah 陽台：– (–) | – | – | – | 14.805<br>(159) | – | – | – | – | – | – |
| | D | 27.986 (301)<br>Balcony 露台：– (–)<br>Utility Platform 工作平台：– (–)<br>Verandah 陽台：– (–) | – | – | – | 16.505<br>(178) | – | – | – | – | – | – |
| | E | 31.849 (343)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | 2.904<br>(31) | – | – | – | – | – | – |
| | F | 32.064 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | 4.856<br>(52) | – | – | – | – | – | – |

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in sqaure metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There is no verandah in the residential properties of the Development.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、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。構成該物業的一部分的範圍內的每一其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） | Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎） | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor 樓層 | Unit 單位 | | Air-conditioning plant room 空調機房 | Bay window 窗台 | Cockloft 閣樓 | Flat roof 平台 | Garden 花園 | Parking space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| 6/F 6樓 | C | 31.851 (343)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | D | 31.490 (339)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | E | 31.849 (343)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | F | 32.064 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in sqaure metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There is no verandah in the residential properties of the Development.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、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。構成該物業的一部分的範圍內的每一其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） | Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎） | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor 樓層 | Unit 單位 | | Air-conditioning plant room 空調機房 | Bay window 窗台 | Cockloft 閣樓 | Flat roof 平台 | Garden 花園 | Parking space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| 7/F – 12/F, 15/F – 23/F & 25/F – 27/F<br>7樓至12樓、15樓至23樓及25樓至27樓 | A | 32.238 (347)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | B | 32.071 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | C | 31.403 (338)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | D | 31.490 (339)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | E | 31.849 (343)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |
| | F | 32.064 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | – | – | – | – |

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in sqaure metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There is no verandah in the residential properties of the Development.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、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。構成該物業的一部分的範圍內的每一其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述所列以平方呎表述之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

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

| Description of Residential Property 物業的描述 | | Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台（如有））平方米（平方呎） | Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎） | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Floor 樓層 | Unit 單位 | | Air-conditioning plant room 空調機房 | Bay window 窗台 | Cockloft 閣樓 | Flat roof 平台 | Garden 花園 | Parking space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| 28/F 28樓 | A | 32.238 (347)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 22.052 (237) | – | – | – |
| | B | 32.071 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 19.836 (214) | – | – | – |
| | C | 31.403 (338)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 20.962 (226) | – | – | – |
| | D | 31.490 (339)<br>Balcony 露台：2.004 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 21.811 (235) | – | – | – |
| | E | 31.849 (343)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 16.451 (177) | – | – | – |
| | F | 32.064 (345)<br>Balcony 露台：2.001 (22)<br>Utility Platform 工作平台：1.500 (16)<br>Verandah 陽台：– (–) | – | – | – | – | – | – | 19.070 (205) | – | – | – |

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

Remarks:

1. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in sqaure metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. There is no verandah in the residential properties of the Development.

上述所列之每個住宅物業的實用面積，以及構成該物業的一部分的範圍內的每一個露台、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。構成該物業的一部分的範圍內的每一其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

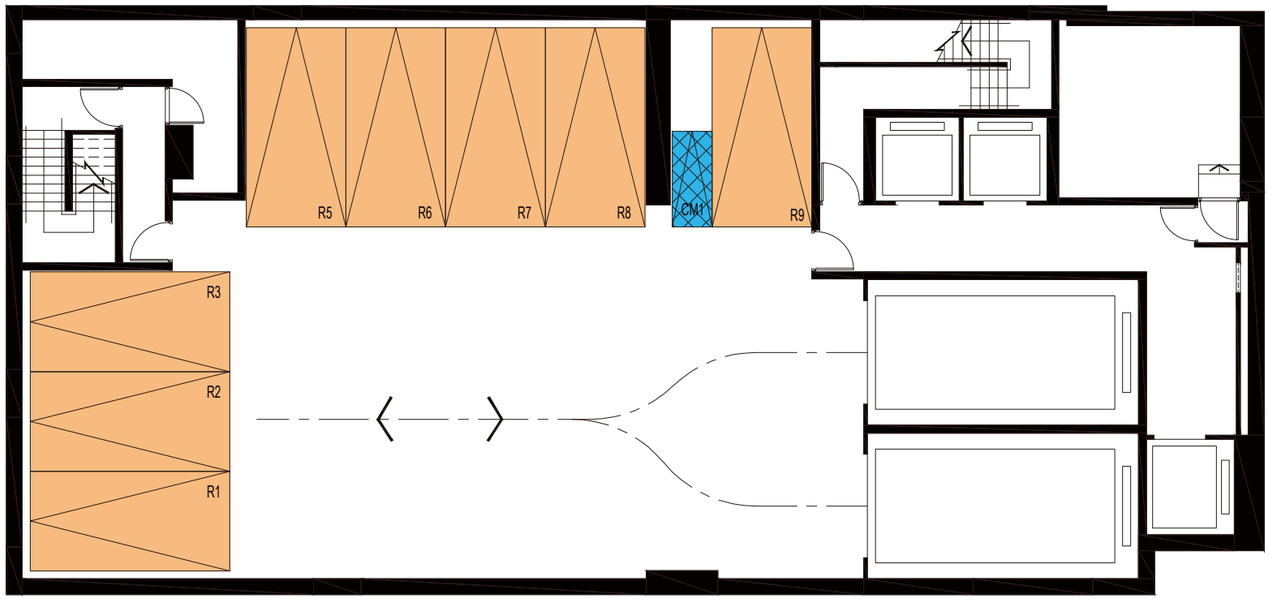
備註：

1. 上述所列以平方呎表述之面積以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4樓、13樓、14樓及24樓。
3. 發展項目住宅物業並無陽台。

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

## BASEMENT 2 FLOOR
## 地庫2層

N




**Numbers, Dimensions and Areas of Parking Spaces**
**停車位數目、尺寸及面積**

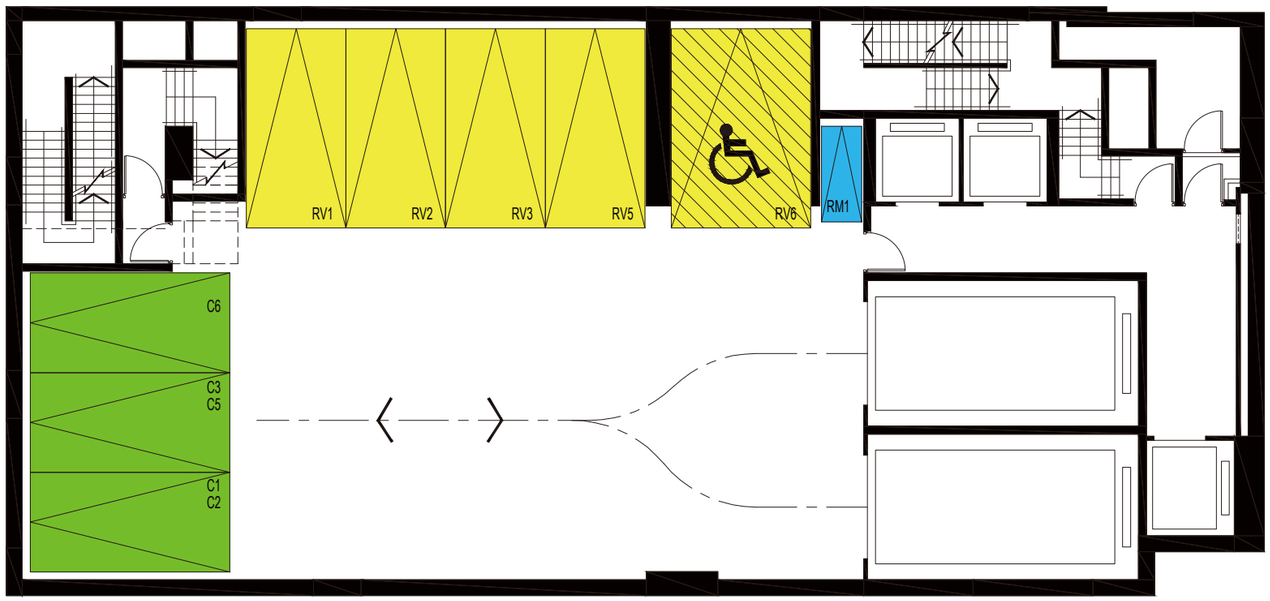
| **Category of Parking Space**<br>**停車位類別** | **Parking Space Number**<br>**停車位編號** | **Number**<br>**數目** | **Dimensions of each Parking Space (L x W) (m.)**<br>**每個停車位的尺寸（長x闊）（米）** | **Area of each Parking Space (sq. m.)**<br>**每個停車位面積（平方米）** |
|---|---|---|---|---|
| Residential Car Parking Space<br>住宅停車位 | R1 – R3, R5 – R9 | 8 | 5.0 x 2.5 | 12.5 |
| Commercial Motor Cycle Parking Space<br>商業電單車停車位 | CM1 | 1 | 2.4 x 1.0 | 2.4 |

Scale 比例： 0 2 4M（米）

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

## BASEMENT 1 FLOOR
## 地庫1層

N




**Numbers, Dimensions and Areas of Parking Spaces**
**停車位數目、尺寸及面積**

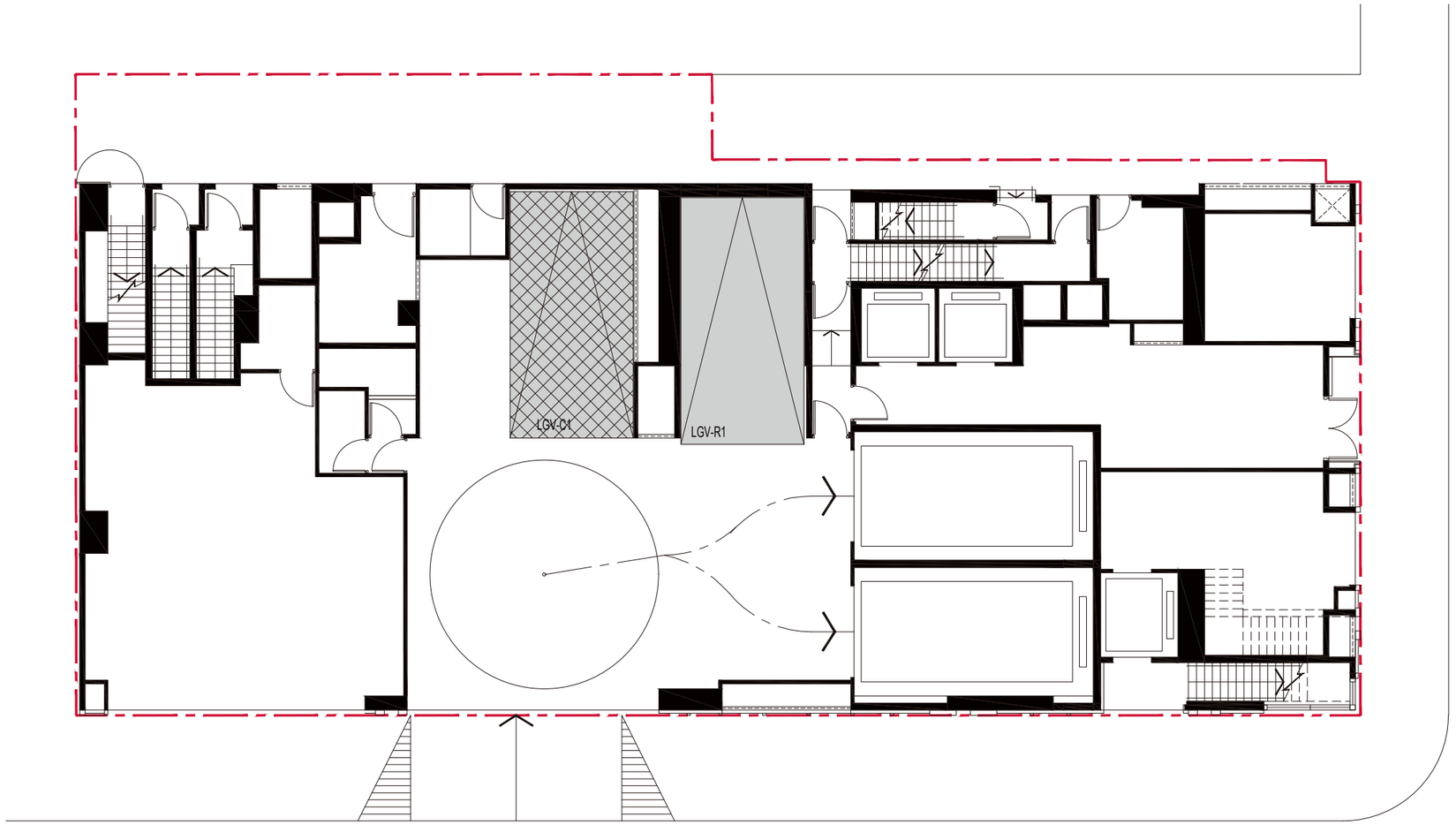
| **Category of Parking Space**<br>**停車位類別** | **Parking Space Number**<br>**停車位編號** | **Number**<br>**數目** | **Dimensions of each Parking Space (L x W) (m.)**<br>**每個停車位的尺寸（長 x 闊）（米）** | **Area of each Parking Space (sq. m.)**<br>**每個停車位面積（平方米）** |
|---|---|---|---|---|
| Commercial Car Parking Space<br>商業停車位 | C1 – C3, C5 – C6 | 5 | 5.0 x 2.5 | 12.5 |
| Residential Motor Cycle Parking Space<br>住宅電單車停車位 | RM1 | 1 | 2.4 x 1.0 | 2.4 |
| Accessible Parking Space<br>暢通易達停車位 | RV6 | 1 | 5.0 x 3.5 | 17.5 |
| Visitors' Parking Space<br>訪客停車位 | RV1 – RV3, RV5 | 4 | 5.0 x 2.5 | 12.5 |

Remark: Parking Spaces Nos. C1, C2, C3 and C5 are Commercial Double Deck Mechanical Car Parking Spaces.
備註：停車位編號C1、C2、C3及C5為商業雙層停車位。

Scale 比例：0 2 4M（米）

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

G/F
地下




**Numbers, Dimensions and Areas of Parking Spaces**
**停車位數目、尺寸及面積**

| Category of Parking Space<br>停車位類別 | Parking Space Number<br>停車位編號 | Number<br>數目 | Dimensions of each Parking Space (L x W) (m.)<br>每個停車位的尺寸（長 x 闊）（米） | Area of each Parking Space (sq. m.)<br>每個停車位面積（平方米） |
|---|---|---|---|---|
| Commercial Loading and Unloading Space<br>商用上落貨停車位 | LGV–C1 | 1 | 7.0 x 3.5 | 24.5 |
| Residential Loading and Unloading Space<br>住宅上落貨停車位 | LGV–R1 | 1 | 7.0 x 3.5 | 24.5 |

Boundary of the Development
發展項目的邊界線

Scale 比例： 0 2 4M（米）

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement").
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 –
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

**(a) Common parts of the Development**

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

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

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

(a) driveways on Basement 2 Floor and Basement 1 Floor respectively, car lifts, car lift waiting space, lift machine room for car lifts, electric vehicle charger meter rooms, the whole of the Carpark (except the Parking Spaces, the Accessible Parking Space and Visitors' Parking Space), staircases, such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Brown on the DMC Plans;

(b) such other areas and facilities (if any) 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 this Deed and any Sub-Deed; and

(c) the common parts specified in Schedule 1 to the Building Management 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 and the Residential Common Areas and Facilities;

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

(a) the Accessible Parking Space and those parts of the Electric Vehicle Charging Facilities serving the Accessible Parking Space, the AMR Outstations (until the time of delivery or deemed delivery to the Water Authority pursuant to Special Condition No. (37)(g) of the Government Grant) and AMR Outstations Room, lifts (excluding those forming parts of the Commercial Accommodation and those forming parts of the Residential Common Areas and Facilities), lift over-run, cable riser duct, communal aerial broadcast distribution room (CABD RM.), electricity ducts (ELECT. DUCT), electricity meter room (ELECT. RM.), emergency generator room, exhaust fan room, exhaust air duct (E.A.D.), potable transfer water tank (tower), potable water tank (podium), fire services/ sprinkler transfer water tank (F.S./SPR. TRANSFER WATER TANK), external walls (including window fins, canopy, flower rack and shading panel attached to the external walls) and load bearing walls, foundations, columns, beams, floor slabs and other structural supports (excluding any portion forming part of the Commercial Accommodation or the non-structural prefabricated external walls forming parts of the Residential Common Areas and Facilities), extra low voltage ducts (ELV. DUCT), extra low voltage room (ELV. RM.), fire service control room (F.S. CONTROL ROOM), fire service water tank (F.S. WATER TANK), fire service duct (F.S. DUCT), fire service water tank and pump room (F.S. WATER TANK & PUMP RM.), fire service water and sprinkler water tank and transfer pump room (F.S. & SPR. WATER TANK & TRANSFER PUMP RM.), main switch room, metal louvres (M.L.) (excluding those forming parts of the Commercial Accommodation), pipe ducts (P.D.), potable water tank and pump room (POTABLE WATER TANK & PUMP ROOM), potable and flushing water tank and transfer pump rooms (POTABLE & FLUSHING WATER TANK & TRANSFER PUMP RM.), Rainwater Recycling Plant Room, refuse storage and material recovery chamber (R.S.M.R.C.), transformer room, sliding/folding metal gate for transformer room, smoke vents (S.V.), sprinkler water tank, sprinkler water tank and pump room (SPRINKLER WATER TANK & PUMP ROOM), sprinkler inlet and fire service inlet (SPR. I. & F.S.I.), fire service inlets (F.S.I), staircases, telecommunications and broadcasting equipment rooms (T.B.E. RM.), electricity meter cabinets (ELECT. METER CABINET), water meter cabinets (W.M.C.), fireman's lift lobbies and protected lobbies to a required staircase (excluding those forming parts of the Residential Common Areas and Facilities), driveways on the Ground Floor, turn table, run in/run out, lift machine room, such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole which for the purposes of identification only are shown coloured Indigo on the DMC Plans;

(b) the Pink Hatched Black Area;

(c) such other areas and facilities (if any) 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 this Deed and any Sub-Deed; and

(d) the common parts specified in Schedule 1 to the Building Management 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 Carpark Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy thereof belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

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

(a) entrance hall, accessible lavatory (ACC. LAV.) on 3rd Floor, potable and cleansing water tank and pump room (tower) (POTABLE & CLEANSING WATER TANK & PUMP ROOM (TOWER)), covered landscape and play area, covers of the balcony / utility platform / areas for air-conditioning (COVER OF BAL./U.P./ A/C PLATFORM), electricity meter cabinets (ELECT. METER CABINET), flushing water tanks, lift lobbies (excluding those forming parts of the Commercial Accommodation), lifts (excluding those forming parts of the Commercial Accommodation and those forming parts of the Development Common Areas and Facilities), staircases, canopy, external walls (including non-structural prefabricated external walls (which for the purpose of identification only shown by red lines on the DMC Plans) window fins, flower rack and shading panel attached to the external walls) and load bearing walls, foundations, columns, beams, floor slabs and other structural supports (excluding any portion forming part of the Commercial Accommodation or the Development Common Areas and Facilities), all structural parts and reinforced concrete slab within the Residential Unit (but excluding the finishes covering the surfaces thereof), Curtain Wall (including the non-openable windows on the Curtain Wall but excluding the openable windows on the Curtain Wall forming part of the Residential Units), open flat roofs (excluding those forming parts of the Commercial Accommodation), pipe ducts (P.D.), potable and flushing water tank and pump room (POTABLE & FLUSHING WATER TANK & PUMP ROOM), water meter cabinet (W.M.C.), potable water tanks, refuse storage and material recovery rooms (R.S. & M.R.), inaccessible common flat roof, the Residential Loading and Unloading Space, the Visitors' Parking Spaces and those parts of the Electric Vehicle Charging Facilities serving the Visitors' Parking Spaces, water tank room, portions of areas located inside the flat roofs of Unit C and Unit D both on 5th Floor designated for the maintenance of drainage pipes for the benefit of all Residential Units (which for the purpose of identification only are marked "FOR DRAINAGE PIPES MAINTENANCE" on the 5th Floor plan of the DMC Plans), vertical down pipes for discharging condense water from air-conditioners and rain water existing in the Development, waterproofing layer underneath the finishes of the flat roof of Residential Units on 5th Floor (if applicable) or the finishes of the roof forming parts of the Residential Units on 28th Floor, fireman's lift lobbies and protected lobbies to a required staircase (excluding those forming parts of the Development Common Areas and Facilities), the metal grilles and support enclosing the areas for air-conditioning, such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner which for the purposes of identification only are shown coloured Yellow on the DMC Plans;

(b) the Greenery Areas and the Recreational Facilities;

(c) such other areas and facilities (if any) 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 this Deed and any Sub-Deed; and

(d) the common parts specified in Schedule 1 to the Building Management 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 Carpark Common Areas and Facilities and the Development Common Areas and Facilities;

**(b) Number of undivided shares assigned to each residential property in the Development**

| Floor | Unit | Undivided Shares |
|---|---|---|
| 5th Floor | C | 30 |
| | D | 30 |
| | E | 32 |
| | F | 33 |
| 6th Floor | C | 32 |
| | D | 32 |
| | E | 32 |
| | F | 32 |
| 7th to 12th, 15th to 23rd, 25th to 27th Floors | A | 32 |
| | B | 32 |
| | C | 31 |
| | D | 32 |
| | E | 32 |
| | F | 32 |
| 28th Floor | A | 35 |
| | B | 34 |
| | C | 34 |
| | D | 34 |
| | E | 34 |
| | F | 34 |

Remark: 4th, 13th, 14th and 24th Floors are omitted.

**(c) Terms of years for which the manager of the Development is appointed**

The manager of the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the terms of the DMC.

**(d) Basis on which the management expenses are shared among the owners of the residential properties in the Development**

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

**(e) Basis on which the management fee deposit is fixed**

The management fee deposit payable by each owner of a Unit shall be a sum equal to 2/12th of the first year's budgeted Management Expenses payable in respect of his Unit.

**(f) The area in the Development retained by the Vendor for the Vendor's own use**

Not applicable.

Note:

Unless otherwise defined in this sales brochure, the capitalized terms used in this "Summary of Deed of Mutual Covenant" section shall have the same meaning of such terms in the latest draft of the DMC.

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.

**(a) 發展項目的公用部分**

根據發展項目的《公契及管理協議》(「**公契**」)最新擬稿：

「**公用地方及設施**」指「發展項目公用地方及設施」、「停車場公用地方及設施」和「住宅公用地方及設施」。

「**停車場公用地方及設施**」指並包括：

(a) 地庫二層及地庫一層分別設有的行車道、汽車升降機、汽車升降機等候處、汽車升降機機房、電動車充電裝置電錶房、「停車場」所有範圍(「停車位」、「暢通易達停車位」及「訪客停車位」除外)、樓梯、位於和設於該土地及發展項目內擬供「停車場」整體受益或並非供任何個別「業主」專享的地方及設施，現於「公契圖則」以棕色顯示，僅供識別；

(b) 位於和設於該土地及發展項目內於任何時候由「業主」根據「本契約」及任何「副公契」指定為「停車場公用地方及設施」的其他地方及設施(如有)；及

(c) 位於和設於該土地及發展項目內符合《建築物管理條例》附表1指定的公用部分，擬供「停車場」整體受益或並非供任何個別「業主」專享

但不包括「發展項目公用地方及設施」和「住宅公用地方及設施」；

「**發展項目公用地方及設施**」指並包括：

(a) 「暢通易達停車位」及其專用的「電動車充電設施」部分、「自動讀錶系統外站」(直至實際上或被視作根據批地文件特別條件第(37)(g)條交付水務監督為止)及「自動讀錶系統外站室」、升降機(構成「商業樓宇」和「住宅公用地方及設施」的部分除外)、升降機越位槽、電纜豎管槽、公共天線廣播分導系統房(CABD RM.)、電力管道(ELECT. DUCT)、電錶房(ELECT. RM.)、緊急發電機房、抽氣扇房、排氣管道(E.A.D.)、食水輸送水缸(樓塔)、食水水缸(平台)、消防/消防花灑輸送水缸(F.S. / SPR. TRANSFER WATER TANK)、外牆(包括窗戶鰭板、簷篷、花架及附裝於外牆的遮陽板)及承重牆、地基、柱、樑、地台樓板和其他結構支承件(不包括構成「商業樓宇」的部分或構成「住宅公用地方及設施」的非結構性預製外牆)、特低壓電管槽(ELV. DUCT)、特低壓電力房(ELV. RM.)、消防控制室(F.S. CONTROL ROOM)、消防水缸(F.S. WATER TANK)、消防管道(F.S. DUCT)、消防水缸及泵房(F.S. WATER TANK & PUMP RM.)、消防水及花灑水缸及輸送泵房(F.S. & SPR. WATER TANK & TRANSFER PUMP RM.)、總電掣房、金屬百葉板(M.L.)(構成「商業樓宇」的部分除外)、水管槽(P.D.)、食水缸及泵房(POTABLE WATER TANK & PUMP ROOM)、食水及沖廁水缸和輸送泵房(POTABLE & FLUSHING WATER TANK & TRANSFER PUMP RM.)、「雨水回收裝置房」、垃圾及物料回收房(R.S.M.R.C)、變壓器房、變壓器房滑動/摺疊金屬閘門、排煙口(S.V.)、消防花灑水缸、消防花灑水缸及泵房(SPRINKLER WATER TANK & PUMP ROOM)、花灑入水掣及消防入水掣(SPR. I. & F.S.I.)、消防入水掣(F.S.I.)、樓梯、電訊及廣播設備室(T.B.E. RM.)、電錶櫃(ELECT. METER CABINET)、水錶櫃(W.M.C.)、消防員升降機大堂及通往規定的樓梯的防護門廊(構成「住宅公用地方及設施」的部分除外)、地下行車道、轉車台、車輛出入通道、升降機機房，以及位於和設於該土地及發展項目擬供發展項目整體公用和受益的地方及設施，現於「公契圖則」以靛藍色顯示，僅供識別；

(b) 「粉紅色間黑斜線範圍」；

(c) 位於和設於該土地及發展項目內於任何時候由「業主」根據「本契約」及任何「副公契」指定為「發展項目公用地方及設施」的其他地方及設施(如有)；及

(d) 位於和設於該土地及發展項目內符合《建築物管理條例》附表1指定的公用部分，擬供「發展項目」整體公用和受益

但不包括「停車場公用地方及設施」、「住宅公用地方及設施」和發展項目內由個別「業主」以專有權和特權持有、使用、佔用與享用的地方，以及發展項目內只供個別「業主」專用的設施；

「**住宅公用地方及設施**」指並包括：

(a) 入口大堂、三樓無障礙廁所(ACC. LAV.)、食水及清潔水缸及泵房(樓塔)(POTABLE & CLEANSING WATER TANK & PUMP ROOM (TOWER))、有蓋園景及遊樂區、露台/工作平台/冷氣機平台頂蓋(COVER OF BAL. / U.P. / A/C PLATFORM)、電錶櫃(ELECT. METER CABINET)、沖廁水缸、升降機大堂(構成商業樓宇的部分除外)、升降機(構成「商業樓宇」及「發展項目公用地方及設施」的部分除外)、樓梯、簷篷、外牆(包括非結構性預製外牆(現於「公契圖則」以紅線顯示，僅供識別)窗戶鰭板、花架和附裝於外牆的遮陽板)及承重牆、地基、柱、樑、地台樓板和其他結構支承件(不包括構成「商業樓宇」或「發展項目公用地方及設施」的部分)、「住宅單位」內所有結構部分及鋼筋混凝土樓板(但不包括該處表面的飾面)、「幕牆」(包括「幕牆」上的不可開啟窗戶但不包括「幕牆」上構成「住宅單位」部分的可開啟窗戶)、露天平台(構成「商業樓宇」的部分除外)、水管槽(P.D.)、食水及沖廁水缸和泵房(POTABLE & FLUSHING WATER TANK & PUMP ROOM)、水錶櫃(W.M.C.)、食水缸、垃圾及物料回收房(R.S. & M.R.)、不可通達公共平台、「住宅上落貨停車位」、「訪客停車位」及「訪客停車位」專用的「電動車充電設施」部分、水缸房、位於五樓C單位及D單位平台內指定用於維修所有「住宅單位」排水管的地方(現於「公契圖則」的五樓平面圖註明為"FOR DRAINAGE PIPES MAINTENANCE"，僅供識別)、排疏發展項目冷氣機冷凝水及雨水的直立式落水管、五樓各「住宅單位」平台飾面(如適用)或二十八樓各「住宅單位」附屬天台飾面下方的防水層、消防員升降機大堂及通往規定的樓梯的防護門廊(構成「發展項目公用地方及設施」的部分除外)、包圍冷氣機平台的金屬欄柵及支承件，以及位於和設於該土地及發展項目擬供「住宅樓宇」整體受益或並非供任何個別「業主」專享的地方及設施，現於「公契圖則」以黃色顯示，僅供識別；

(b) 「綠化區」及「康樂設施」；

(c) 位於和設於該土地及發展項目內於任何時候由「業主」根據「本契約」及任何「副公契」指定為「住宅公用地方及設施」的其他地方及設施(如有)；及

(d) 位於和設於該土地及發展項目內符合《建築物管理條例》附表1指定的公用部分，擬供「住宅樓宇」整體受益或並非供任何個別「業主」專享

但不包括「停車場公用地方及設施」和「發展項目公用地方及設施」；

**(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 |
|---|---|---|
| 5樓 | C | 30 |
| | D | 30 |
| | E | 32 |
| | F | 33 |
| 6樓 | C | 32 |
| | D | 32 |
| | E | 32 |
| | F | 32 |
| 7樓至12樓、15樓至23樓、25樓至27樓 | A | 32 |
| | B | 32 |
| | C | 31 |
| | D | 32 |
| | E | 32 |
| | F | 32 |
| 28樓 | A | 35 |
| | B | 34 |
| | C | 34 |
| | D | 34 |
| | E | 34 |
| | F | 34 |

註：不設4樓、13樓、14樓及24樓。

**(c) 有關發展項目的管理人的委任年期**

發展項目管理人的首屆任期由「公契」的日期起計兩(2)年，直至根據「公契」條款終止管理人的委任。

**(d) 發展項目中的住宅物業的擁有人之間分擔管理開支的基準**

每個住宅單位的擁有人須根據分配予其住宅單位的管理份數，並按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支(根據管理人所編製的管理預算案所計算)。

**(e) 計算管理費按金的基準**

每個「單位」擁有人應繳的管理費按金金額為其「單位」首年預算「管理開支」的十二分之二。

**(f) 擁有人在發展項目中保留作自用的範圍**

不適用。

註：

除非本售樓説明書另有規定，本公契的摘要章節中所採用的專有詞語與公契最新擬稿內的意思相同。

請參考公契最新擬稿了解全部詳情。公契最新擬稿已備於售樓處，於開放時間可供免費查閱，並可按要求在支付所需影印費後取得副本。

**(a) the lot number of the land on which the development is situated**

1. The Development is constructed on Kowloon Inland Lot No.11281 (**"lot"**) which is held under the Conditions of Grant No. 20397 dated 4 May 2022 (**"Land Grant"**).

**(b) the term of years under the lease**

2. The lot is granted for a term of 50 years commencing from 4 May 2022.

**(c) the user restrictions applicable to that 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) the facilities that are required to be constructed and provided for the Government, or for public use**

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

"(a) The Grantee shall at all times during the whole term hereby agreed to be granted at his own expense maintain and manage a pedestrian passageway (together with such lightings as the Director in his absolute discretion may require) 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") in good and substantial repair and condition in all respects to the satisfaction of the Director.

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

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

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

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

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

(e) In the event of the non-fulfilment or breach of the Grantee's obligations under sub-clauses (a), (b) or (c) of this Special Condition (including any neglect or failure by the Grantee to perform, observe or comply with the notice served upon him under sub-clause(b) of this Special Condition within the period specified therein), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

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

(g) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area to inspect, repair and maintain the Services (as defined in Special Condition No. (35) hereof) being or running upon, over or under the Pink Hatched Black Area and to carry out within the Pink Hatched Black Area any other works including but not limited to the laying and diverting the said Services which the Director may in his absolute discretion consider necessary.

(ii) The Grantee shall at all times permit the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other 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 Pink Hatched Black Area for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area.

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

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

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

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

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

**(e) the grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land**

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

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2026."

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

"The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot (except the Pink Hatched Black Area as hereinafter defined in Special Condition No. (10)(a) hereof) 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."

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

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

…

(c) (i) The Grantee shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as "the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission". For the purpose of these Conditions, "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 Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.

(iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (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 Greenery Submission."

8. Special Condition No. (35) 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 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."

9. Special Condition No. (36) 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."

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

"(a) The Grantee shall on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority (as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as "the AMR Outstations") in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as "the AMR Outstation Proposals"), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:

(i) a layout plan showing the locations of the AMR Outstations;

(ii) details of the design, layout and equipment for building up the AMR Outstations; and

(iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.

(c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as "the Approved AMR Outstations".

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

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

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

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

(h) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority 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 for the purposes of:

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

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

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

(i) The Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons whether arising out of or incidental to the fulfilment of any of the Grantee's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition or otherwise, and no claim whatsoever shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(j) The Grantee shall indemnify and keep indemnified the Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority 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 provision, installation, operation, maintenance and repair of the Approved AMR Outstations or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition."

**(f) the lease conditions that are onerous to a purchaser**

11. 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."

12. 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 (the said buildings and structures are hereinafter collectively referred to as "the Existing Buildings and Structures") and parts of which encroach on, project over and protrude to the adjacent Government land (those parts of the Existing Buildings and Structures which encroach on, project over and protrude to the adjacent Government land are hereinafter collectively referred to as "the Extended Structures"). The Grantee shall on or before the date specified in Special Condition No. (4) hereof at his own expense and in all respects to the satisfaction of the Director demolish and remove the Existing Buildings and Structures and the Extended Structures. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever 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 Extended 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 and the Extended 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 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 shall at all reasonable times permit the Government and the public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Pink Hatched Black Area 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 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 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 the use, presence or subsequent removal, relaying and diversion of the Existing Utilities.

(c) For the avoidance of doubt, the existence of the Existing Buildings and Structures, the Extended Structures and the Existing Utilities 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."

13. 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."

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

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

(a) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Building Setback Submission". Any buildings, structures, supports for buildings or structures and any projections erected or to be erected on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause, the decision of the D of B as to whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Grantee.

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

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

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

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

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

"Notwithstanding the respective maximum gross floor areas permitted under Special Condition Nos. (8)(c)(i), (8)(c)(ii) and (8)(c)(iii) hereof, the Grantee may erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

16. 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. (43)(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 calculations.

(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."

17. 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."

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

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport for the parking of motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") 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:

| Size of each residential unit | Number of the Residential Parking Spaces to be provided under this sub-clause (a)(i) |
|---|---|
| Less than 40 square metres | One space for every 16.7 residential units or part thereof |
| Not less than 40 square metres but less than 70 square metres | One space for every 9.5 residential units or part thereof |
| Not less than 70 square metres but less than 100 square metres | One space for every 3.2 residential units or part thereof |

| Size of each residential unit | Number of the Residential Parking Spaces to be provided under this sub-clause (a)(i) |
|---|---|
| Not less than 100 square metres but less than 130 square metres | One space for every 1.2 residential units or part thereof |
| Not less than 130 square metres but less than 160 square metres | One space for every 0.9 residential units or part thereof |
| Not less than 160 square metres | One space for every 0.7 residential unit or part thereof |

The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Residential Parking Spaces". For the purpose of these Conditions, "motor vehicle" shall be as defined in the Road Traffic Ordinance.

(ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the 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 in terms of gross floor area as set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit in terms of gross floor area" shall mean the sum of (I) and (II) below:

(I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (8)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "Visitors' Parking Spaces") shall be provided within the lot to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two Visitors' Parking Spaces being provided within the lot:

| Number of residential units per block | Number of the Visitors' Parking Spaces per block |
|---|---|
| 30 or below | 1 |
| 31 to 45 | 2 |
| 46 to 60 | 3 |
| 61 to 75 | 4 |
| above 75 | 5 |

(iv) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance at the following rates:

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area for such purpose (the spaces to be provided under this sub-clause (b)(i)(I) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Office Parking Spaces"); and

(II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes (the spaces to be provided under this sub-clause (b)(i)(II) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Non-industrial Parking Spaces").

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

(iii) The Office Parking Spaces and the Non-Industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(c) (i) Out of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve provided that a minimum of one space shall be so reserved and designated out of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces or the Non-Industrial Parking Spaces to become the Parking Spaces for Disabled Persons and provided further that the Grantee shall not reserve or designate all the Visitors' Parking Spaces to become the Parking Spaces for Disabled Persons. For the purpose of these Conditions, "disabled persons" shall be as defined in the Road Traffic Ordinance, and "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(d) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the following rates:

(I) one space for every 150 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (d)(i)(I) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) such number of space or spaces which is 10% of the total number of the Office Parking Spaces (the spaces to be provided under this sub-clause (d)(i)(II) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Office Motor Cycle Parking Spaces"); and

(III) such number of space or spaces which is 10% of the total number of the Non-Industrial Parking Spaces (the spaces to be provided under this sub-clause (d)(i)(III) (as may be varied under Special Condition No. (23) hereof) are hereinafter referred to as "the Non-Industrial Motor Cycle Parking Spaces").

If the number of the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces or the Non-Industrial Motor Cycle Parking Spaces to be provided is a decimal number, the same shall be rounded up to the next whole number. For the purpose of these Conditions, "motor cycle" shall be as defined in the Road Traffic Ordinance.

(ii) The Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

(e) (i) (I) Except for the spaces provided by mechanical parking systems in accordance with sub-clause (e)(i)(II) of this Special Condition and the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(II) The Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces may be accommodated in mechanical parking systems provided that each of the mechanical parking systems shall not consist of more than two tiers of racks one over the other vertically for the parking of motor vehicles at different levels and that the dimensions and the locations of the said mechanical parking systems shall first be approved in writing by the Director.

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

(iii) Each of the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres."

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

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

(i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for office purposes; and

(iii) one space for every 1,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or part or parts of the building or buildings for non-industrial (excluding residential, office, godown, hotel and petrol filling station) purposes.

For the purpose of these Conditions, "goods vehicle" shall be as defined in the Road Traffic Ordinance.

(b) Each of the spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (23) hereof) shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (23) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded."

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

"(a) Notwithstanding Special Condition Nos. (21)(a), (21)(b) and (22)(a) hereof, the Grantee may increase or reduce the respective number of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective number of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces, the Non-Industrial Parking Spaces, the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.

(c) Notwithstanding Special Condition Nos. (21)(a), (21)(b), (21)(d) and (22) hereof and sub-clauses (a) and (b) of this Special Condition, the Grantee may increase or reduce the respective number and dimensions of spaces required to be provided under the said Special Conditions or sub-clauses to such other numbers and dimensions as may be approved in writing by the C for T, and such increase or reduction shall also be subject to the prior written approval of the Director, who may, at his sole and absolute discretion, give his approval subject to such terms and conditions as he sees fit, including the payment by the Grantee of any premium and administrative fee as shall be determined by the Director."

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

"(a) The Grantee shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Condition Nos. (21), (22) and (23) hereof by the Grantee.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other persons arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition."

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

"(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot.

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

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

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

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

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

"(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Office Parking Spaces and the Office Motor Cycle Parking Spaces shall not be assigned except

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a unit or units for office purpose in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a unit or units for office purpose in the building or buildings erected or to be erected on the lot.

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

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

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

"(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Non-Industrial Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be assigned except

(i) together with undivided shares in the lot giving the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, godown, hotel, and petrol filling station) purposes in the building or buildings erected or to be erected on the lot; or

(ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes in the building or buildings erected or to be erected on the lot.

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

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

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

"(a) The Grantee shall at his own expense deposit with the Director and submit to the C for T a plan or plans approved by the C for T 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 or plans certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) (hereinafter referred to as "the Car Park Layout Plans"). No amendment, variation, alteration, modification or substitution of the Car Park Layout Plans shall be made without the prior written approval of the C for T.

(b) The parking, loading and unloading spaces indicated on the Car Park Layout Plans 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 all parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas indicated on the Car Park Layout Plans in accordance with the Car Park Layout Plans.

(c) Except for the spaces indicated on the Car Park Layout Plans, no part of the lot or any building or structure thereon shall be used for the purposes of parking, loading and unloading of motor vehicles set out respectively in Special Condition Nos. (21) and (22) hereof.

(d) 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 the deposit and submission of the Car Park Layout Plans in accordance with sub-clause (a) of this Special Condition.

(e) The Grantee hereby:

(i) gives his consent to the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to view, use, copy and modify the Car Park Layout Plans and to disclose and disseminate the Car Park Layout Plans by any means and in any manner (including but not limited to electronic means or through electronic platforms) to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T or the Director shall at their sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise, whether in response to public or media enquiries or otherwise, or on the C for T's, the Director's or the Government's own accord; and

(ii) accepts and acknowledges that the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them shall have the sole and absolute discretion and right to decide whether or not to view, use, copy, modify, disclose or disseminate the Car Park Layout Plans as provided under sub-clause (e)(i) of this Special Condition.

(f) For the purpose of sub-clause (e) of this Special Condition, the Grantee shall procure or cause to be procured the consent of the intellectual property right owners of the Car Park Layout Plans to the viewing, use, copying, modifying, disclosure and dissemination of the Car Park Layout Plans by the C for T, the Director, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them and to the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party.

(g) The Grantee hereby accepts and acknowledges that the consent given under sub-clauses (e) and (f) of this Special Condition shall survive and continue to be binding upon the Grantee after the expiry or sooner determination of the term hereby agreed to be granted.

(h) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other persons arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; any omission or mistake in the Car Park Layout Plans; the exercise by the C for T, the Director, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the discretion and rights conferred under sub-clause (e) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Car Park Layout Plans by any government department or third party as provided under sub-clause (e)(i) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; any omission or mistake in the Car Park Layout Plans."

26. Special Condition No. (31) 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."

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

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (31) hereof.

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

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

28. Special Condition No. (33) 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."

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

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the 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."

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

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

(b) Without prejudice to Special Condition No. (35) hereof, the Grantee shall at his own expense take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during the carrying out of the Works and the site works to avoid causing any damage, disturbance or obstruction to the Sewage Tunnel. The Grantee shall prior to carrying out any of the Works or the site works submit his proposals in writing for protecting the Sewage Tunnel from being damaged by the Works to the Director for his approval in all respects. The Grantee shall not carry out any of the Works or the site works whatsoever until the Director shall have given his written approval to the Works and the site works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Sewage Tunnel in granting the aforesaid approval."

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

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

Note:

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

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

# SUMMARY OF LAND GRANT
# 批地文件的摘要

**(a) 發展項目所位於的土地的地段編號**

1. 發展項目建於九龍內地段第11281號(「**該地段**」),根據2022年5月4日批授的《批地條件》第20397號(「**批地文件**」)持有。

**(b) 有關租契規定的年期**

2. 該地段的批地年期由2022年5月4日起為期50年。

**(c) 適用於該土地的用途限制**

3. 批地文件特別條件第(5)條訂明:

『(a) 受限於本特別條件(b)款的規定,該地段或其任何部分或現已或將會建於該處的任何一座或多座建築物除作非工業用途外(不包括貨倉、酒店及加油站),不可作任何其他用途。

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

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

(ii) 其餘樓層(如有多於三個地庫層,則不包括位於最低三層對上的任何一個或多個地庫層(如建成))只可作私人住宅用途;及

(iii) 任何地庫層(如建成)不論是最低三層之一或是最低三層對上的地庫層,一律作非工業用途(不包括住宅、貨倉、酒店及加油站)。

(c) 任何樓層如專門用作本批地文件特別條件第(21)及(22)條指定提供的車位及上落貨停車位或機器房或兩者,一律不計入本特別條件(b)款所載的當中的一個樓層。署長就任何樓層是否專門作本款允許的用途所作的決定將作終論,並對承批人約束。

(d) 於本特別條件,署長就何謂一個或多個樓層或任何樓層是否構成一個或多個地庫層所作的決定將作終論,並對承批人約束。』

**(d) 按規定須興建並提供予政府或供公眾使用的設施**

4. 批地文件特別條件第(10)條訂明:

『(a) 承批人須在本批地文件協定的整個批地年期內,自費維修和管理一條位於本批地文件所附圖則以粉紅色間黑斜線顯示的該地段部分(以下簡稱「粉紅色間黑斜線範圍」)的行人通道(連同署長全權酌情規定的照明裝置),以保持其修繕妥當及狀況良好,全面令署長滿意。

(b) (i) 於本批地文件協定的整個批地年期內,承批人應不論日夜時刻允許公眾自由及免費地步行或乘坐輪椅暢通無阻地通行、進出、往返、行經及上落粉紅色間黑斜線範圍,以作任何性質的合法用途。

(ii) 粉紅色間黑斜線範圍不得放置任何物件,以致阻礙任何人士暢通無阻地通行粉紅色間黑斜線範圍。

(iii) 如署長認為(其意見將作終論並對承批人約束)有任何物件阻礙他人暢通無阻地通行粉紅色間黑斜線範圍,承批人須在署長通知時自費在署長指定的期限內,清理或拆卸此等阻礙物,並且恢復粉紅色間黑斜線範圍的原貌,全面令署長滿意。

(c) 除本特別條件(a)款所載的照明裝置外,不可在粉紅色間黑斜線範圍之下、之上、跨越該處、其上或之內種植任何樹木或灌叢,又或建造、興建或放置任何建築物、構築物或任何建築物、構築物的支承件。

(d) 儘管有本批地文件特別條件第(5)條之規定,粉紅色間黑斜線範圍除供公眾依照本特別條件(b)款規定行經及往返外,不可作任何其他用途。

(e) 如承批人不履行或違反本特別條件(a)、(b)或(c)款所訂的承批人責任(包括承批人疏忽失責或並未在根據本特別條件(b)款向其送達通知所列明的期限內執行、履行或遵守相關的規定),政府可執行必要的工程,費用由承批人承擔。承批人須在接獲通知時向政府支付相等工程費用的款項,金額由署長釐定,其決定將作終論並對承批人約束。

(f) 承批人須在所有合理時間允許署長及其人員、承建商和任何經其授權人等,不論帶備工具、設備、機器或駕車與否,自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍,以便檢驗、檢查及監督任何遵照本特別條件規定執行的工程,以及實施本特別條件(e)款指定的工程和在粉紅色間黑斜線範圍之上、跨越該處、之下、其上、其下或之內進行署長視為必要的任何其他工程。

(g) (i) 承批人須在所有合理時間允許署長及其人員、承建商和任何其他經其授權人等,不論帶備工具、設備、機器或駕車與否,自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍,以便檢查、修理及維修位於粉紅色間黑斜線範圍之上、跨越該處或其下的服務設施(定義以本批地文件特別條件第(35)條所訂為準),以及在粉紅色間黑斜線範圍執行任何其他工程,包括但不限於署長全權酌情為必要的上述服務設施鋪設及改道工程。

(ii) 承批人時刻均須允許毗鄰地段的擁有人、公用事業公司、彼等各自的人員、承建商、代理和任何其他經其授權的人士,不論帶備工具、設備、機器與否,自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍,以便檢查、鋪設、安裝、改道、拆除、檢驗、修理及維修彼等設於粉紅色間黑斜線範圍之上、跨越該處或之下的排水渠、水道或渠道、總水管、污水渠、明渠、水管、電纜、電線、公用事業服務設施或任何其他工程或裝置。

(h) 倘因承批人履行本特別條件所訂的承批人責任,或因政府、署長及其人員、承建商和經其授權的任何人等行使本特別條件(f)及(g)款所載的權利等導致或連帶承批人或任何其他人士招致或蒙受任何損失、損害、滋擾或干擾,政府、署長及其人員、承建商和經其授權的任何人等概毋須就此承擔責任。承批人不得就此等損失、損害、滋擾或干擾向政府、署長或其人員、承建商或經彼等授權的任何人等提出索償或其他賠償。

(i) 現明確協議、聲明及規定,儘管本特別條件(b)款訂明承批人須承擔責任,惟此純粹屬承批人與政府之間的合約協定,而儘管制訂上述責任,承批人並無意向劃定或政府亦無同意劃定粉紅色間黑斜線範圍或其任何一個或多個部分供公眾作通道。

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

(k) 倘承批人、其傭工、工人及承建商就本特別條件所載的承批人責任或因應或基於粉紅色間黑斜線範圍作出或遺漏作出任何事項,而直接或間接引起或導致任何性質的責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及需索,承批人須向政府、署長及其人員、承建商、代理及經其授權的任何人等作出彌償並保持令其獲得彌償。』

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

5. 批地文件特別條件第(4)條訂明:

『承批人須全面遵照此等批地條件和香港現時或無論何時生效的所有建築、衛生及規劃相關條例、附例和規例發展該地段,在該處興建一座或若干建築物。上述建築物應在2026年12月31日或之前建成並適宜佔用居住。』

6. 批地文件特別條件第(7)條訂明:

『承批人須自費在該地段(本批地文件特別條件第(10)(a)條定義的粉紅色間黑斜線範圍除外)及平台(如有)無建築物的部分進行園景美化工程及種植樹木和灌叢,其後並須維修和保持此等環境安全、清潔、整齊、井然及健康,以令署長滿意。』

7. 批地文件特別條件第(9)條訂明:

『受限於此等批地條件的規定,如該地段或其任何部分發展或重建(本詞僅指本批地文件一般條件第6條所述的重建工程):

…

(c) (i) 承批人須自費向屋宇署署長提供一份圖則,指明該地段或該處已建及擬建的一座或多座建築物之上或之內將會設置和維持的綠化設施(包括但不限於提供有基土的活植物)(以下簡稱「綠化區」)、綠化區的布局及面積,以及屋宇署署長全權酌情要求或指定的其他資料(包括但不限於綠化區建築工程的位置及詳情),以供屋宇署署長書面批准(承批人呈交的資料文件連同圖則以下簡稱「綠化建議文件」)。屋宇署署長就何謂根據綠化建議文件設置綠化設施以及該地段或該處的一座或多座建築物哪些部分構成綠化區所作的決定將作終論並對承批人約束。上述經屋宇署署長批准的呈交文件以下簡稱「經批准的綠化建議文件」。於此等批地條件,「建築工程」的定義以《建築物條例》、其任何附屬規例及修訂法例所載為準。

(ii) 承批人須自費按照經批准的綠化建議文件實施和完成綠化區的建築工程,其後並須以屋宇署署長全面滿意的方式維修綠化區。如事前未獲屋宇署署長書面批准,不得修改、更改、改動、修正或取代經批准的綠化建議文件或顯示綠化區的圖則。

(iii) 除非事前獲屋宇署署長書面批准，否則經批准的綠化建議文件註明的綠化區將指定為並構成本批地文件特別條件第(18)(a)(v)條所訂的公用地方一部分，而除按照經批准的綠化建議文件列明的布局、面積、位置及詳情用作綠化區外，不得作任何其他用途。』

8. 批地文件特別條件第(35)條訂明：

『承批人時刻均須採取或達致他人採取所有妥善及適當的護理、工藝和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免造成任何損壞、干擾或阻塞位於該地段或其任何部分之內、其上、跨越其上、之下或毗鄰該處的任何政府或其他現存排水渠、水道或渠道、總水管、道路、行人道、街道傢俬、污水渠、明渠、水管、電纜、電線、公用事業服務設施或其他工程或裝置(以下統稱「服務設施」)。承批人執行任何此等工程之前，必須進行或達致他人進行完善的調查及查詢，以核實服務設施的現況和水平位置，並須以書面向署長提交處理任何可能受工程影響的服務設施之建議書以待全面審批。直至署長以書面批准工程及上述建議書為止，承批人不得展開任何工程。此外，承批人須遵從及自費履行署長給予上述批准時就服務設施制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，承批人須自費以署長全面滿意的方式修理、修復及還原工程導致或引起該地段或任何服務設施蒙受的任何損害、干擾或阻塞(明渠、污水渠、雨水渠或總水管例外，除非署長另作決定，否則此等渠道應由署長修復，而承批人須在政府通知時支付有關的費用)。如承批人不在該地段或其任何部分或任何服務設施執行此等必要的改道、重鋪、修理、修復及還原工程以令署長滿意，署長可按其視為必要執行此等改道、重鋪、修理、修復或還原工程，承批人須在政府通知時支付有關工程的費用。』

9. 批地文件特別條件第(36)條訂明：

『(a) 承批人須按署長視為需要，自費以署長滿意的方式在該地段邊界範圍內或政府土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致直接或間接引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承批人必須承擔全責，並向政府及其人員作出彌償並保持令其獲得彌償。

(b) 該地段任何排水渠及污水渠接駁至已鋪設和啟用的政府雨水渠及污水渠的工程可由署長負責執行。署長毋須就由此引致的任何損失或損害向承批人承擔責任，而承批人接獲政府通知時須向政府支付此等接駁工程的費用。又或者，承批人亦可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府土地範圍內的上述接駁工程部分將由承批人自費維修，如政府發出通知，承批人須將此等工程部分移交政府，日後由政府自費維修，承批人並須在政府通知時向政府繳付上述接駁工程的技術審核費用。如承批人不維修建於政府土地內的上述接駁工程任何部分，署長可執行其視為必要的維修工程，承批人須在政府通知時支付有關工程的費用。』

10. 批地文件特別條件第(37)條訂明：

『(a) 承批人須在2026年12月31日或署長批准的其他日期或之前，自費以水務監督(定義以《水務設施條例》、其任何附屬規例及修訂法例所訂為準)全面滿意的方式，依照本特別條件(b)款所載的經批准的自動讀錶系統外站建議書以及《水務設施條例》、其任何附屬規例及修訂法例，在該地段或其任何部分或該處已建或擬建的一座或多座建築物上提供和安裝一個或若干食水供應自動讀錶系統外站，連同水務監督全權酌情指定的其他設施及相關設備(上述一個或多個外站連同其他設施及相關設備以下統稱「自動讀錶系統外站」)。

(b) 承批人須自費向水務監督提交或達致他人提交關於提供和安裝自動讀錶系統外站的建議書(以下簡稱「自動讀錶系統外站建議書」)，列明水務監督全權酌情指定的資料及詳情等，以供水務監督批准，並全面令水務監督滿意，其中包括但不限於：

(i) 顯示自動讀錶系統外站位置的布局圖；

(ii) 自動讀錶系統外站建設工程的設計、布局和設備詳情；及

(iii) 現已或將會指定供裝設自動讀錶系統外站和便利檢查及維修的地方或範圍詳情。

(c) 承批人必須待至水務監督根據本特別條件(b)款以書面批准自動讀錶系統外站建議書，方可在該地段展開工程提供或安裝自動讀錶系統外站。依照本特別條件(b)款批准的自動讀錶系統外站建議書安裝的自動讀錶系統外站，以下簡稱「經批准的自動讀錶系統外站」。

(d) 承批人須自費以水務監督全面滿意的方式運作、維修和修理經批准的自動讀錶系統外站，以保持其修繕妥當及運作良好，直至經批准的自動讀錶系統外站依照本特別條件(g)款規定移交水務監督為止。

(e) 裝設經批准的自動讀錶系統外站和便利檢查及維修經批准的自動讀錶系統外站的地方或範圍之上、跨越該處、其上、之下、其下或內部不可搭建或放置任何可能妨礙或干擾檢驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換及重置經批准的自動讀錶系統外站之任何性質構築物、物件或物料。如水務監督認為(其意見將作終論並對承批人約束)裝設經批准的自動讀錶系統外站和便利其檢查及維修的地方或範圍之上、跨越該處、其上、之下、其下或內部搭建或放置有任何可能妨礙或干擾檢驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換及重置經批准的自動讀錶系統外站的構築物、物件或物料，水務監督有權向承批人發出書面通知，要求承批人在通知列明的期限內，自費以水務監督全面滿意的方式拆卸或拆除此等構築物、物件或物料，並且還原裝設經批准的自動讀錶系統外站和便利其檢查及維修的地方或範圍。

(f) 如承批人不履行本特別條件(a)、(d)或(e)款訂明的責任，水務監督可執行必要的工程，費用由承批人支付。承批人須在接獲通知時向水務監督支付相等於工程費用的款項，金額由水務監督釐定，而其決定將作終論並對承批人約束。

(g) 承批人應在接獲水務監督的書面通知後，於水務監督指定的日期將上述指定提供的經批准的自動讀錶系統外站或當中任何一項交付水務監督，而於任何情況下，亦會被視為在署長發函說明承批人已以其滿意的方式全面履行此等批地條件當日交付經批准的自動讀錶系統外站或當中任何一項予水務監督。

(h) 於本批地文件協定批授的整個年期內，承批人時刻均須允許水務監督及其人員、承建商、代理、彼等的工人及水務監督授權的任何人等，不論帶備工具、設備、機器、機械或駕車與否，行使自由及不受限制的權利通行、進出、往返和行經該地段或其任何部分以及該地段任何已建或擬建的一座或多座建築物，以便：

(i) 檢驗、檢查和監督承批人遵照本特別條件(a)、(d)及(e)款執行的任何工程；

(ii) 執行本特別條件(f)款訂明的任何工程；及

(iii) 在經批准的自動讀錶系統外站或當中任何一項按照本特別條件(g)款交付水務監督後檢驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換及重置經批准的自動讀錶系統外站或當中任何一項和水務監督視為必要的任何其他工程。

(i) 倘因承批人履行本特別條件(a)、(d)及(e)款所訂責任或因政府、水務監督及其人員、承建商、代理、彼等的工人和任何經水務監督授權的人等行使本特別條件(f)及(h)款所訂任何權利等而使承批人或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，政府、水務監督及其人員、承建商、代理、彼等的工人和任何經水務監督授權的人等毋須就此承擔責任，承批人亦不可就任何此等損失、損害、滋擾或干擾向彼等提出索償。

(j) 倘因提供、安裝、運作、維修及修理經批准的自動讀錶系統外站或行使本特別條件(f)及(h)款所訂任何權利而直接或間接令政府、水務監督及其人員、承建商、代理、彼等的工人及任何經水務監督授權的人等招致或蒙受任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承批人須向彼等作出彌償並保持令其獲得彌償。』

### (f) 對買方造成負擔的租用條件

11. 批地文件一般條件第6條訂明：

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

(i) 按照任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等批地條件或嗣後任何修訂合約興建的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕妥當及良好的狀況交回。

(b) 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，承批人必須另行提供同類型和樓面總面積相等的一座或多座良好穩固的建築物，又或提供類型及價值經署長批准的一座或多座建築物作為替代。如進行上述拆卸工程，承批人須在施工一(1)個曆月內向署長申請同意，以便進行建造工程重建該地段，署長給予同意後則須在三(3)個曆月內展開必要的重建工程，以及在署長指定的期限內以署長滿意的方式完成工程。』

12. 批地文件特別條件第(3)條訂明：

『(a) 承批人確認於本協議訂立日，該地段內有某些現存建築物及構築物(此等建築物及構築物以下統稱「現存建築物及構築物」)，部分侵佔、伸延和凸出至毗鄰的政府土地(該等侵佔、伸延和凸出至毗鄰政府土地的現存建築物及構築物部分以下統稱「伸延構築物」)。承批人須在本批地文件特別條件第(4)條列明的日期或之前，自費以署長全面滿意的方式拆卸及拆除現存建築物及構築物和伸延構築物。如因現存建築

物及構築物和伸延構築物的使用、存在或其後進行拆卸及拆除而直接或間接令承批人招致或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務。倘若因使用、存在或其後拆除及清除現存建築物及構築物及伸延構築物而直接或間接令政府招致或蒙受任何責任、索償、損失、損害、開支、收費、費用、需索、訴訟及法律程序，承批人須向政府作出彌償並保持令其獲得彌償及免責。

(b) 承批人確認於本協議訂立日，粉紅色間黑斜線範圍(定義以本批地文件特別條件第(10)(a)條所訂為準)之上、跨越該處、之下、其上或內部有某些現存公用服務設施(上述公用服務設施以下簡稱「現存公用服務設施」)。承批人須允許政府及政府授權的公用事業公司在所有合理時間行使權利通行、進出、往返和行經粉紅色間黑斜線範圍，以執行現存公用服務設施的維修、拆除、重鋪及改道工程。倘因現存公用服務設施的使用、存在或其後拆除、重鋪及改道或因政府及上述公用事業公司行使本(b)款所訂權利等直接或間接令承批人招致或蒙受任何損失、損害、滋擾或干擾，政府概不承擔任何責任或義務，而承批人須就現存公用服務設施的使用、存在或其後拆除、重鋪及改道而直接或間接引起的任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府及其人員作出彌償並保持令其獲得彌償。

(c) 為免存疑，現存建築物及構築物、伸延構築物和現存公用服務設施的存在以及該地段是以現存上述物件的原則批出，概不寬免或解除、撤銷、減免或更改此等批地條件訂明承批人應有的責任，亦不影響或妨礙此等批地條件訂明政府可因應承批人違反、不執行、不遵守或不履行此等批地條件所訂責任而行使的權利和補償權。』

13. 批地文件特別條件第(6)條訂明：

『如事前未獲署長書面同意，概不可移除或干預任何現於該地段或毗連土地生長的樹木，而署長給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。』

14. 批地文件特別條件第(9)條訂明：

『受限於此等批地條件之規定，如該地段或其任何部分發展或重建(本詞僅指本批地文件一般條件第6條所述的重建工程)：

(a) (i) 除非屋宇署署長(以下簡稱「屋宇署署長」)另行同意，否則承批人須自費向屋宇署署長提交一份或多份圖則，說明現已或擬於該地段的一層或多層地面層或以上水平興建或建造以便在該地段邊界設置後移區的所有建築物、構築物、建築物或構築物的支承件以及任何外凸物的配置和布局，以供屋宇署署長書面批准。該呈交文件應全面符合屋宇署署長的規定，並須包含後移區的地面鋪築及園景美化建議書和屋宇署署長全權酌情要求或指定的其他相關資料。經屋宇署署長批准的前述呈交文件以下簡稱「經批准的建築物後移建議文件」。任何現已或擬於該地段興建的建築物、構築物、建築物或構築物的支承件以及任何外凸物，必須全面依從經批准的建築物後移建議文件。於本款，屋宇署署長就是否依從經批准的建築物後移建議文件所作的決定將作終論，並對承批人約束。

(ii) 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代經批准的建築物後移建議文件。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

(b) (i) 除非屋宇署署長另行同意，否則承批人須自費向屋宇署署長提交一份或多份圖則，說明現已或擬於該地段興建的所有建築物或建築群之配置及布局，以供屋宇署署長書面批准，包括但不限於連續建築面寬、各建築物或建築群之間的分隔距離和建築物透風度。該呈交文件應全面符合屋宇署署長的建築物分隔規定以及包含屋宇署署長全權酌情要求或指定的其他相關資料。

(ii) 以上(b)(i)款所載經屋宇署署長批准的前述呈交文件以下簡稱經批准的建築物分隔建議文件。任何現已或擬於該地段興建的建築物或建築群必須全面依從經批准的建築物分隔建議文件。於本款，屋宇署署長就是否依從經批准的建築物分隔建議文件所作的決定將作終論並對承批人約束。

(iii) 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代經批准的建築物分隔建議文件。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。』

15. 批地文件特別條件第(11)條訂明：

『儘管有本批地文件特別條件第(8)(c)(i)、(8)(c)(ii)及(8)(c)(iii)條分別允許之最大樓面總面積，承批人仍可在該地段一個或多個部分興建獨立的臨時構築物，作為售樓處及示範單位以及進行市場推廣活動，以促銷現已或將會依照此等批地條件規定已建或擬建於該地段的一座或多座建築物或其任何一個或多個部分，惟售樓處及示範單位以及相關市場推廣活動的規模和期限須預先向署長申請書面批准。』

16. 批地文件特別條件第(12)條訂明：

『(a) 承批人可在該地段內興建、建造和提供經署長書面批准的康樂設施及該處的附屬設施(以下簡稱「該等設施」)。該等設施的類型、大小、設計、高度和布局事前須提交署長申請書面批准。

(b) 計算本批地文件特別條件第(8)(c)(i)、(8)(c)(ii)及(8)(c)(iii)條分別指定的整體樓面總面積時，受限於本批地文件特別條件第(43)(d)條之規定，任何根據本特別條件(a)款在該地段提供的該等設施如乃供現已或將會建於該地段的一座或多座住宅大廈全體住戶及彼等的真正訪客公用與受益，不會連計在內，而署長認為並非作此用途的其餘該等設施則會計算在內。

(c) 如該等設施任何部分根據本特別條件(b)款獲豁免計入樓面總面積(以下簡稱「豁免設施」)：

(i) 豁免設施將須指定為構成本批地文件特別條件第(18)(a)(v)條所訂的公用地方一部分；

(ii) 承批人須自費維修豁免設施，以保持其修繕妥當及狀況良好，同時妥善運作豁免設施，令署長滿意；及

(iii) 豁免設施只可供現已或將會建於該地段的一座或多座住宅大廈之住戶及彼等的真正訪客使用，其他人士或人等不可使用。』

17. 批地文件特別條件第(20)條訂明：

『除透過本批地文件所附圖則註明的Z點往來X點與Y點之間或取道署長書面批准的其他地點外，承批人無權進出、往返和行經該地段作汽車通道。如該地段進行發展及重建工程，署長可准許在該地段指定位置興建臨時出入通道供建築汽車駛入，但署長批准時可附加條件。發展或重建工程完竣後，承批人須自費在署長指定的期限內，以署長全面滿意的方式還原建有臨時出入通道的一個或多個地方。』

18. 批地文件特別條件第(21)條訂明：

『(a) (i) 該地段內須提供運輸署署長滿意的車位，以供停泊根據《道路交通條例》(第374章)、其任何附屬規例及修訂法例(以下簡稱「道路交通條例」)持牌的汽車。車位的配置比例應按下表所示於該地段已建或擬建住宅單位各自的面積計算：

| 每個住宅單位的面積 | 根據本(a)(i)款規定提供的「住宅停車位」數目 |
|---|---|
| 少於40平方米 | 每16.7個住宅單位或不足此數一個車位 |
| 不少於40平方米但少於70平方米 | 每9.5個住宅單位或不足此數一個車位 |
| 不少於70平方米但少於100平方米 | 每3.2個住宅單位或不足此數一個車位 |
| 不少於100平方米但少於130平方米 | 每1.2個住宅單位或不足此數一個車位 |
| 不少於130平方米但少於160平方米 | 每0.9個住宅單位或不足此數一個車位 |
| 不少於160平方米 | 每0.7個住宅單位或不足此數一個車位 |

根據本(a)(i)款規定提供的車位(可根據本批地文件特別條件第(23)條更改)以下簡稱「住宅停車位」。於此等批地條件，「汽車」一詞採用道路交通條例訂明的定義。

(ii) 於本特別條件(a)(i)款，擬提供的住宅停車位總數為參照本特別條件(a)(i)款列表訂明以樓面總面積為基準的每個住宅單位面積總計所得的住宅停車位總數。於此等批地條件，「每個住宅單位的面積以樓面總面積為基準」一詞是指以下(I)及(II)項所計算之總和：

(I) 由其住戶專用及專享的個別住宅單位之樓面總面積，即由該單位的圍牆或護牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆及柱。但為免存疑，不包括單位內部所有未計入本批地文件特別條件第(8)(c)條指定的樓面總面積的樓面面積；及

(II) 每個住宅單位按比例計算的住宅公用地方(定義以下文所訂為準)的樓面總面積，即各住宅單位圍牆外供該地段已建或擬建一座或多座住宅單位大廈住戶公用和受益的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本批地文件特別條件第(8)(c)條所訂樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

$$\text{住宅公用地方整體樓面總面積} \times \frac{\text{根據本特別條件(a)(ii)(I)款計算的每個住宅單位的樓面總面積}}{\text{根據本特別條件(a)(ii)(I)款計算的所有住宅單位的樓面總面積}}$$

(iii) 該地段須額外提供運輸署署長滿意的車位以供停泊根據道路交通條例持牌的汽車(遵照本(a)(iii)款設置的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「訪客停車位」),配置比例根據下表所示該地段任何已建或擬建住宅單位大廈的住宅單位數目計算,受限於該地段內最少須提供兩(2)個訪客停車位:

| 每座大廈的住宅單位數目 | 擬提供的「訪客停車位」數目 |
|---|---|
| 30個或以下 | 1個 |
| 31至45個 | 2個 |
| 46至60個 | 3個 |
| 61至75個 | 4個 |
| 75個以上 | 5個 |

(iv) 住宅停車位及訪客停車位除作本特別條件(a)(i)及(a)(iii)款分別訂明的用途外,不得作任何其他用途,其中特別禁止在車位存放、陳列或展示汽車作招售等或提供洗車及汽車美容服務。

(b) (i) 該地段內須按以下比例提供運輸署署長滿意的車位,以供停泊根據道路交通條例持牌的汽車:

(I) 該地段已建或擬建作寫字樓用途的一座或多座建築物或一座或多座建築物任何一個或多個部分之頭15,000平方米樓面總面積每150平方米或不足此數提供一個車位,及其餘作此等用途的樓面總面積每200平方米或不足此數提供一個車位(擬根據本(b)(i)(I)款提供的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「寫字樓停車位」);及

(II) 該地段已建或擬建作非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)的一座或多座建築物或一座或多座建築物任何一個或多個部分樓面總面積每200平方米或不足此數提供一個車位(擬根據本(b)(i)(II)款提供的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「非工業停車位」)。

(ii) 計算本特別條件(b)(i)(I)及(b)(i)(II)款指定提供的寫字樓停車位及非工業停車位數目時,不會計入任何將用作泊車及上落貨地方的樓面面積。

(iii) 寫字樓停車位及非工業停車位除供停泊根據道路交通條例持牌的汽車外,不可作任何其他用途,其中特別禁止在車位存放、陳列或展示汽車作招售等或提供洗車及汽車美容服務。

(c) (i) 承批人須依照建築事務監督規定或批准,從住宅停車位、訪客停車位、寫字樓停車位及非工業停車位中預留和指定多個車位以供傷殘人士停泊汽車(此等預留及指定車位以下簡稱「傷殘人士停車位」),而最少須從住宅停車位、訪客停車位、寫字樓停車位或非工業停車位中預留及指定一個傷殘人士停車位,同時,承批人不能預留及指定全部訪客停車位成為傷殘人士停車位。於此等批地條件,「傷殘人士」一詞將採用道路交通條例所訂定義,而「建築事務監督」的定義則以《建築物條例》、其任何附屬規例及修訂法例所訂為準。

(ii) 傷殘人士停車位除供傷殘人士停泊根據道路交通條例持牌的汽車外,不可作任何其他用途,其中特別禁止在車位存放、陳列或展示汽車作招售等或提供洗車及汽車美容服務。

(d) (i) 該地段須提供運輸署署長滿意的車位以供停泊根據道路交通條例持牌的電單車,配置比例如下:

(I) 該地段任何已建或擬建的住宅單位大廈每150個住宅單位或不足此數提供一個車位(擬根據本(d)(i)(I)款提供的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「住宅電單車停車位」);

(II) 佔寫字樓停車位總額百分之十(10%)的一個或多個車位(擬根據本(d)(i)(II)款提供的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「寫字樓電單車停車位」);及

(III) 佔非工業停車位總額百分之十(10%)的一個或多個車位(擬根據本(d)(i)(III)款提供的車位(可根據本批地文件特別條件第(23)條更改),以下簡稱「非工業電單車停車位」)。

如擬提供的住宅電單車停車位、寫字樓電單車停車位或非工業電單車停車位數目為小數位數,則四捨五入為最接近之整數。於此等批地條件,電單車一詞將採用道路交通條例所訂的定義。

(ii) 住宅電單車停車位、寫字樓電單車停車位及非工業電單車停車位除供停泊根據道路交通條例持牌的電單車外,不可作任何其他用途,其中特別禁止在車位存放、陳列或展示汽車作招售等或提供洗車及汽車美容服務。

(e) (i) (I) 除依照本特別條件(e)(i)(II)款規定由機械泊車系統提供的車位及傷殘人士停車位外,每個住宅停車位、訪客停車位、寫字樓停車位及非工業停車位的大小須為2.5米闊及5.0米長,最低淨空高度為2.4米。

(II) 住宅停車位、訪客停車位、寫字樓停車位及非工業停車位可設於機械泊車系統內,惟每個機械泊車系統各層的垂直加疊泊車架不可超過兩層,而機械泊車系統的規模和位置必須事前提交署長書面批准。

(ii) 每個傷殘人士停車位的大小由建築事務監督指定或批准。

(iii) 每個住宅電單車停車位、寫字樓電單車停車位及非工業電單車停車位的大小須為1.0米闊及2.4米長,最低淨空高度為2.4米。』

19. 批地文件特別條件第(22)條訂明:

『(a) 該地段內須提供運輸署署長滿意的車位作貨車裝卸用途,分配比例如下:

(i) 該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一個車位,惟該地段每座已建或擬建的住宅單位大廈最少須配置一個上落貨停車位。上落貨停車位應位於每座住宅單位大廈內或毗鄰該處;

(ii) 該地段已建或擬建作寫字樓用途的一座或多座建築物或一座或多座建築物的一個或多個部分樓面總面積每2,000平方米或不足此數配置一個車位;及

(iii) 該地段已建或擬建作非工業用途(不包括住宅、寫字樓、貨倉、酒店及加油站)的一座或多座建築物或一座或多座建築物的一個或多個部分樓面總面積每1,000平方米或不足此數配置一個車位。

於此等批地條件,「貨車」一詞採用道路交通條例所訂的定義。

(b) 根據本特別條件(a)(i)、(a)(ii)及(a)(iii)款提供的每個車位(可根據本批地文件特別條件第(23)條更改),大小須為3.5米闊及7.0米長 ,最低淨空高度為3.6米。此等車位除供與該款所載的一座或多座建築物相關的貨車裝卸外,不得作任何其他用途。

(c) 計算本特別條件(a)(ii)及(a)(iii)款指定提供的車位數目時(可分別根據本批地文件特別條件第(23)條更改),不會計入任何將用作泊車及上落貨地方的樓面面積。』

20. 批地文件特別條件第(23)條訂明:

『(a) 儘管有本批地文件特別條件第(21)(a)、(21)(b)及(22)(a)條的規定,承批人仍可以不多於百分之五(5%)的幅度增減上述各特別條件指定提供的車位數目,但增減車位總數不可超過五十(50)個。

(b) 除有本特別條件(a)款之規定外,承批人亦可增減住宅停車位、訪客停車位、寫字樓停車位、非工業停車位、住宅電單車停車位、寫字樓電單車停車位及非工業電單車停車位的數目(不計算根據本特別條件(a)款計入的車位),增減幅度不可多於百分之五(5%)。

(c) 儘管有本批地文件特別條件第(21)(a)、(21)(b)、(21)(d)及(22)條以及本特別條件(a)及(b)款的規定,承批人仍可在獲得運輸署署長書面批准後將上述各特別條件或各款指定提供的車位數目和大小改為其他數目和大小,惟此等增減事前須取得署長書面批准,而署長可全權酌情在批准時附加其視為恰當的條款與條件,包括規定承批人支付署長釐定的地價及行政費用。』

21. 批地文件特別條件第(24)條訂明:

『(a) 在本批地文件協定的整個批地年期內,承批人時刻均須允許運輸署署長、政府及彼等的人員、承建商、代理、工人和彼等任何一方授權的任何其他人等,不論帶備工具、設備、機器、機械或駕車與否,行使不受限制的自由權利免費通行、進出、往返和行經該地段或其任何部分以及該地段任何已建或擬建的建築物,以便檢驗、檢查或核實承批人並無違反或不遵行本批地文件特別條件第(21)、(22)及(23)條的規定。

(b) 倘因運輸署署長、政府及彼等的人員、承建商、代理、工人或彼等任何一方授權的任何其他人等行使本特別條件(a)款所賦予之權利而直接或間接使承批人或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾,政府毋須就此承擔責任或義務,承批人亦不可就任何此等損失、損害、滋擾或干擾向政府提出索償。

(c) 如因運輸署署長、政府及彼等的人員、承建商、代理、工人或彼等任何一方授權的任何其他人等行使本特別條件(a)款所賦予之權利而直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承批人須向政府彌償並保持令其獲得彌償。』

22. 批地文件特別條件第(26)條訂明：

『(a) 在本批地文件協定的整個批地年期內，不論承批人以署長全面滿意的方式履行此等批地條件之前或之後，住宅停車位和住宅電單車停車位亦不得轉讓，除非：

(i) 連同賦予專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或

(ii) 承讓人現時已擁有具專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數。

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的擁有人概不可承讓合共多於三(3)個住宅停車位及住宅電單車停車位。

(b) 儘管有本特別條件(a)款之規定，承批人仍可在事前獲得署長書面同意下以整體方式轉讓所有住宅停車位及住宅電單車停車位，但承讓方必須為承批人的全資附屬公司。

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

(d) 本特別條件(a)及(b)款概不適用於傷殘人士停車位。』

23. 批地文件特別條件第(27)條訂明：

『(a) 在本批地文件協定的整個批地年期內，不論承批人以署長全面滿意的方式履行此等批地條件之前或之後，寫字樓停車位和寫字樓電單車停車位亦不得轉讓，除非：

(i) 連同賦予專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個寫字樓單位的不分割份數一併轉讓；或

(ii) 承讓人現時已擁有具專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個寫字樓單位的不分割份數。

(b) 儘管有本特別條件(a)款之規定，承批人仍可在事前獲得署長書面同意下以整體方式轉讓所有寫字樓停車位及寫字樓電單車停車位，但承讓方必須為承批人的全資附屬公司。

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

24. 批地文件特別條件第(28)條訂明：

『(a) 在本批地文件協定的整個批地年期內，不論承批人以署長全面滿意的方式履行此等批地條件之前或之後，非工業停車位和非工業電單車停車位亦不得轉讓，除非：

(i) 連同賦予專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個非工業用途單位(不包括私人住宅、貨倉、酒店及加油站)的不分割份數一併轉讓；或

(ii) 承讓人現時已擁有具專有權使用和佔管該地段已建或擬建的一座或多座建築物內一個或多個非工業用途單位(不包括私人住宅、貨倉、酒店及加油站)的不分割份數。

(b) 儘管有本特別條件(a)款之規定，承批人仍可在事前獲得署長書面同意下以整體方式轉讓所有非工業停車位及非工業電單車停車位，但承讓方必須為承批人的全資附屬公司。

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

25. 批地文件特別條件第(30)條訂明：

『(a) 承批人須自費提交予署長存檔及向運輸署署長呈交經運輸署署長批准的一份或多份圖則，列明將會按照本批地文件特別條件第(21)條(可根據本批地文件特別條件第(23)條更改)及第(22)條規定在該地段提供的所有停車位和上落貨停車位之布局，或經認可人士(定義以《建築物條例》、其任何附屬規例及修訂法例所訂為準)核證的一份或多份該等圖則(以下簡稱「停車場布局圖」)。如事前未獲運輸署署長書面批准，不可修訂、更改、改動、修改或取代停車場布局圖。

(b) 停車場布局圖所示的停車位及上落貨停車位除作本批地文件特別條件第(21)及(22)條分別訂明的用途外，不可作任何其他用途。承批人須負責按照停車場布局圖維修所有停車位、上落貨停車位及其他地方，包括但不限於停車場布局圖所示的升降機、梯台和調度區及迴旋處。

(c) 除停車場布局圖顯示的車位外，該地段或該處任何建築物或構築物均不可用作本批地文件特別條件第(21)及(22)條分別列明的泊車和汽車上落貨用途。

(d) 遵照本特別條件(a)款之規定交妥停車場布局圖存檔之前，不可進行任何影響該地段或其任何部分或該地段已建或擬建的任何建築物或任何建築物部分的交易(訂立本批地文件特別條件第(16)(c)條訂明的租約、租務合約或相關協議、訂立本批地文件特別條件第(16)(d)條訂明的建築按揭或署長可能批准的其他交易除外)。

(e) 承批人現：

(i) 同意運輸署署長、署長、政府及彼等的人員、承建商、代理、工人和彼等任何一方授權的任何其他人等可全權酌情閱覽、使用、複製及更改停車場布局圖，並可按其全權酌情為恰當，透過任何途徑和方式(包括但不限於使用電子途徑或通過電子平台)向任何政府部門或第三方(不論屬個人、商號、法人團體、公眾人士或其他機構)披露及發布停車場布局圖，以作搜尋、閱覽、複製、列印、發布、應用、分析、研究等用途，不論是回應公眾或媒體查詢等，又或乃運輸署署長、署長或政府自主行動；及

(ii) 承認和確認運輸署署長、署長、政府及彼等的人員、承建商、代理、工人和彼等任何一方授權的任何其他人等可行使專有的酌情全權及權利，決定是否如本特別條件(e)(i)款所述閱覽、使用、複製、更改、披露或發布停車場布局圖。

(f) 現為執行本特別條件(e)款之規定，承批人須取得或達致取得停車場布局圖知識產權擁有人同意，允許運輸署署長、署長、政府及彼等的人員、承建商、代理、工人和彼等任何一方授權的任何其他人等閱覽、使用、複製、更改、披露及發布停車場布局圖，以及允許任何政府部門或第三方搜尋、閱覽、複製、列印、發布、應用、分析或研究停車場布局圖等。

(g) 承批人現承認及確認，儘管本批地文件協定批授的年期屆滿或提早終止，根據本特別條件(e)及(f)款給予的同意仍會繼續生效並對承批人約束。

(h) 倘因承批人履行或不履行本特別條件(a)、(b)、(c)、(d)及(f)款所訂的任何責任，或因停車場布局圖有任何紕漏或錯誤，又或運輸署署長、署長、政府及彼等的人員、承建商、代理、工人或彼等任何一方授權的任何其他人等行使本特別條件(e)款賦予的酌情權及權利，或因任何政府部門或第三方根據本特別條件(e)(i)款規定搜尋、閱覽、複製、列印、發布、應用、分析或研究停車場布局圖等，而直接或間接使承批人或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，政府毋須就此承擔責任或義務，承批人亦不可就任何此等損失、損害、滋擾或干擾向政府提出索償。

(i) 如因承批人履行或不履行本特別條件(a)、(b)、(c)、(d)及(f)款所訂的任何責任，或因停車場布局圖有任何紕漏或錯誤，而直接或間接招致或連帶引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承批人須向政府彌償並保持令其獲得彌償及免責。』

26. 批地文件特別條件第(31)條訂明：

『承批人不得在毗鄰或毗連該地段的任何政府土地進行削土、移土或土地後移工程，或任何建造、填土或斜坡處理工程，除非事前獲署長書面同意，而署長給予同意時可全權酌情附加其視為恰當的任何條款與條件，包括收取署長指定的地價後額外批出政府土地作為該地段的增批地段。』

27. 批地文件特別條件第(32)條訂明：

『(a) 如該地段或任何政府土地內現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展或此等批地條件規定承批人執行的任何其他工程或任何其他目的等事宜而進行任何削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，則不論事前是否獲署長書面同意，承批人亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，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任何滑土、山泥傾瀉或地陷。承批人須在本批地文件協定的批租年期內，時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

(b) 本特別條件(a)款的規定概不妨礙政府行使此等批地條件(尤其是特別條件第(31)條)所訂的權利。

(c) 無論何時，如因承批人進行任何平整、水準測量、發展或其他工程或因任何其他事故導致或引起該地段內的任何土地或任何毗連或毗鄰政府土地或已批租土地發生任何滑土、山泥傾瀉或地陷，承批人須自費還原並修葺該處，以令署長滿意，同時須就政府因為或由於此等滑土、山泥傾瀉或地陷所直接或間接招致或引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並保持令其獲得彌償。

（d） 除享有本批地文件訂明可就違反任何此等批地條件可追討之任何其他權利或補償權外，署長另有權向承批人發出書面通知，要求承批人進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷。如承批人疏忽或未能在通知訂明的期限內以署長滿意的方式執行通知的指示，署長可即時執行及進行任何必要的工程。承批人必須在接獲通知時向政府償還有關的費用，連同任何行政和專業收費與費用。』

28. 批地文件特別條件第（33）條訂明：

『如該地段或其任何部分的發展或重建項目已安裝預應力地錨，承批人須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令署長滿意，並且在署長不時全權酌情要求時提交上述監察工程的報告及資料。如承批人疏忽或不執行規定的監察工程，署長可即時執行和進行監察工程，承批人必須在接獲通知時向政府償還有關的費用。』

29. 批地文件特別條件第（34）條訂明：

『（a） 如有來自該地段或任何受該地段發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料（以下簡稱「廢物」）堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水渠、雨水渠或明渠或其他政府產業（以下簡稱「政府產業」），承批人須自費清理廢物並修復政府產業蒙受的任何損害。承批人須就該等堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾而直接或間接招致或引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償並保持令其獲得彌償。

（b） 儘管有本特別條件（a）款之規定，署長仍可（但無責任必須）在承批人要求時清理政府產業的廢物和修復任何損害。承批人須在政府通知時支付相關的費用。』

30. 批地文件特別條件第（41）條訂明：

『（a） 承批人確認現已建有本批地文件所附圖則以兩條折線顯示並註明為“SEWAGE TUNNEL”的污水隧道（以下簡稱「污水隧道」），鋪設於本批地文件所附圖則顯示及註明為“HARBOUR AREA TREATMENT SCHEME SEWAGE TUNNEL OUTER PROTECTION AREA”的淨化海港計劃污水隧道外保護區之下及之內。茲現保留予政府、署長及其人員、代理、承建商、工人及其正式授權人等之權利，不論帶備工具、設備、機器、機械或駕車與否，自由及不受限制地進出、往返或行經過該地段或其任何部分，以便運作、檢查、維修、修理、更新和重建污水隧道，以及執行署長指定或批准的其他工程。倘因政府、署長及其人員、代理、承建商、工人及其正式授權人等行使本特別條款所賦予權利，或因運作、檢查、維修、修理、更新和重建污水隧道及進行署長指定或批准的其他工程，而導致或連帶承批人或任何其他人士招致或蒙受任何損失、損害、滋擾或干擾，政府、署長及其人員、代理、承建商、工人及其正式授權人等概不就此承擔責任。承批人不得就此等損失、損害、滋擾或干擾向任何上述人等提出索償等。

（b） 在不影響批地文件特別條款第（35）條的情況下，承批人時刻均須自費和謹慎地採取或達致他人採取所有妥善及適當的護理、工藝和預防措施，其中尤以進行工程及地盤工程期間，藉此避免對污水隧道造成任何損害、干擾或阻礙。承批人展開任何工程或地盤工程之前，必須先向署長提交書面建議書說明如何保護可能受工程及地盤工程影響的污水隧道以待全面審批。直至署長以書面批准工程、地盤工程及上述建議書之前，承批人不可展開任何工程或地盤工程。承批人應遵從並自費執行署長給予上述批准時就污水隧道制訂的任何規定。』

31. 批地文件特別條件第（44）條訂明：

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

註：

在本「批地文件的摘要」章節中，「承批人」指市區重建局，在上下文意允許或規定下，包括其繼承人及受讓人；「政府」指香港特別行政區政府；「署長」指地政總署署長；「香港」指香港特別行政區；「此等批地條件」指並包括「批地文件」的一般條件及特別條件。

請參考「批地文件」以了解全部詳情。「批地文件」全文現存於售樓處，於開放時間可按要求下供免費查閱，並可在支付所需影印費用後取得「批地文件」的影印本。

**(a) Facilities that are required under the land grant to be constructed and provided for the Government, or for public use**

The **Pink Hatched Black Area** as referred to in Special Condition No. (10)(a) of the Land Grant.

The general public has the right to use the same in accordance with the provisions of the Land Grant.

**(b) Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development**

1. Description

   The Pink Hatched Black Area as referred to in Special Condition No. (10)(a) of the Land Grant.

2. The said Pink Hatched Black Area is 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 said Pink Hatched Black Area through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

**(e) A plan that shows the location of those facilities and open spaces, and those parts of the land**

Please see the plan(s) 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**

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

"(a) The Grantee shall at all times during the whole term hereby agreed to be granted at his own expense maintain and manage a pedestrian passageway (together with such lightings as the Director in his absolute discretion may require) 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") in good and substantial repair and condition in all respects to the satisfaction of the Director.

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

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

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

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

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

(e) In the event of the non-fulfilment or breach of the Grantee's obligations under sub-clauses (a), (b) or (c) of this Special Condition (including any neglect or failure by the Grantee to perform, observe or comply with the notice served upon him under sub-clause(b) of this Special Condition within the period specified therein), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

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

(g) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and any other persons authorized by him with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area to inspect, repair and maintain the Services (as defined in Special Condition No. (35) hereof) being or running upon, over or under the Pink Hatched Black Area and to carry out within the Pink Hatched Black Area any other works including but not limited to the laying and diverting the said Services which the Director may in his absolute discretion consider necessary.

(ii) The Grantee shall at all times permit the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other 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 Pink Hatched Black Area for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area.

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

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

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

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

**(g) Provisions of the deed of mutual covenant that concern those facilities and open spaces, and those parts of the land**

(1) Clause 1.1 of the Deed of Mutual Covenant and Management Agreement ("DMC") stipulates inter alia that :-

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

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

(b) the Pink Hatched Black Area; …

**"Pink Hatched Black Area"** means such portions of the Land shown coloured pink hatched black on the plan annexed to the Government Grant referred to in Special Condition No.(10) of the Government Grant and as, for identification purpose only, shown coloured Green Hatched Black on the Ground Floor plan of the DMC Plans; "

(2) Clause 4.7 of the DMC stipulates inter alia that :-

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

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

(3) Clause 4.8 of the DMC stipulates that :-

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

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

(4) Clause 5.1(fff) of the DMC stipulates that :-

"Subject to the provisions of the Building Management Ordinance, the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised in accordance with the provisions of this Deed and subject to provisions of the Building Management Ordinance the Manager has the authority to act for and on behalf of all Owners in accordance with the provisions of this Deed.In addition to the other powers expressly provided in this Deed and without in any way limiting the generality of the foregoing, the Manager shall have the rights and powers to do the following:-

(fff) To maintain and manage a pedestrian passageway (together with such lightings as the Director in his absolute discretion may require) within the Pink Hatched Black Area in good and substantial repair and condition in all respect to the satisfaction of the Director in accordance with Special Condition No.(10)(a) of the Government Grant and to remove tree or shrub found to be planted or any building or structure or support for any building or structure whatsoever found to be erected or constructed or placed or in the course of being erected or constructed or placed below, on, over, above or within the Pink Hatched Black Area (except the aforesaid lightings) in compliance with Special Condition No.(10)(c) of the Government Grant;"

(5) Clause 1 (e) and (f) of Part B of the Second Schedule to the DMC stipulates that:-

"1. The following are the rights and privileges subject to which the Owner of each Unit is held:-

(e) Right of members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair on, along, to, from, through, over, up and down the Pink Hatched Black Area.

(f) Right of the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area."

Note:

This plan is extracted from the plan annexed to the Land Grant.

**(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施**

批地文件特別條件第(10)(a)條所載的**粉紅色間黑斜線範圍**。

公眾有權依據批地文件規定使用粉紅色間黑斜線範圍。

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

1. 描述

   批地文件特別條件第(10)(a)條所載的粉紅色間黑斜線範圍。

2. 粉紅色間黑斜線範圍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、營運或維持粉紅間黑斜線範圍的部分開支。

**(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大小**

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) 顯示以上所述的設施、休憩用地及土地中的該等部分的位置的圖則**

請見本節最後的附件圖則。

**(f) 批地文件中關於該等設施及休憩用地及土地中的該等部分的條文**

批地文件特別條件第(10)條訂明：

『(a) 承批人須在本批地文件協定的整個批地年期內，自費維修和管理一條位於本批地文件所附圖則以粉紅色間黑斜線顯示的該地段部分(以下簡稱「粉紅色間黑斜線範圍」)的行人通道(連同署長全權酌情規定的照明裝置)，以保持其修繕妥當及狀況良好，全面令署長滿意。

(b) (i) 於本批地文件協定的整個批地年期內，承批人應不論日夜時刻允許公眾自由及免費地步行或乘坐輪椅暢通無阻地通行、進出、往返、行經及上落粉紅色間黑斜線範圍，以作任何性質的合法用途。

(ii) 粉紅色間黑斜線範圍不得放置任何物件，以致阻礙任何人士暢通無阻地通行粉紅色間黑斜線範圍。

(iii) 如署長認為(其意見將作終論並對承批人約束)有任何物件阻礙他人暢通無阻地通行粉紅色間黑斜線範圍，承批人須在署長通知時自費在署長指定的期限內，清理或拆卸此等阻礙物，並且恢復粉紅色間黑斜線範圍的原貌，全面令署長滿意。

(c) 除本特別條件(a)款所載的照明裝置外，不可在粉紅色間黑斜線範圍之下、之上、跨越該處、其上或之內種植任何樹木或灌叢，又或建造、興建或放置任何建築物、構築物或任何建築物、構築物的支承件。

(d) 儘管有本批地文件特別條件第(5)條之規定，粉紅色間黑斜線範圍除供公眾依照本特別條件(b)款規定行經及往返外，不可作任何其他用途。

(e) 如承批人不履行或違反本特別條件(a)、(b)或(c)款所訂的承批人責任(包括承批人疏忽失責或並未在根據本特別條件(b)款向其送達通知所列明的期限內執行、履行或遵守相關的規定)，「政府」可執行必要的工程，費用由承批人承擔。承批人須在接獲通知時向政府支付相等工程費用的款項，金額由署長釐定，其決定將作終論並對承批人約束。

(f) 承批人須在所有合理時間允許署長及其人員、承建商和任何經其授權人等，不論帶備工具、設備、機器或駕車與否，自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍，以便檢驗、檢查及監督任何遵照本特別條件規定執行的工程，以及實施本特別條件(e)款指定的工程和在粉紅色間黑斜線範圍之上、跨越該處、之下、其上、其下或之內進行署長視為必要的任何其他工程。

(g) (i) 承批人須在所有合理時間允許署長及其人員、承建商和任何其他經其授權人等，不論帶備工具、設備、機器或駕車與否，自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍，以便檢查、修理及維修位於粉紅色間黑斜線範圍之上、跨越該處或之下的服務設施(定義以本批地文件特別條件第(35)條所訂為準)，以及在粉紅色間黑斜線範圍執行任何其他工程，包括但不限於署長全權酌情為必要的上述服務設施鋪設及改道工程。

(ii) 承批人時刻均須允許毗鄰地段的擁有人、公用事業公司、彼等各自的人員、承建商、代理和任何其他經其授權的人士，不論帶備工具、設備、機器與否，自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍，以便檢查、鋪設、安裝、改道、拆除、檢驗、修理及維修彼等設於粉紅色間黑斜線範圍之上、跨越該處或其下的排水渠、水道或渠道、總水管、污水渠、明渠、水管、電纜、電線、公用事業服務設施或任何其他工程或裝置。

(h) 倘因承批人履行本特別條件所訂的承批人責任，或因政府、署長及其人員、承建商和經其授權的任何人等行使本特別條件(f)及(g)款所載的權利等導致或連帶承批人或任何其他人士招致或蒙受任何損失、損害、滋擾或干擾，政府、署長及其人員、承建商和經其授權的任何人等概毋須就此承擔責任。承批人不得就此等損失、損害、滋擾或干擾向政府、署長或其人員、承建商或經彼等授權的任何人等提出索償或其他賠償。

(i) 現明確協議、聲明及規定，儘管本特別條件(b)款訂明承批人須承擔責任，惟此純粹屬承批人與政府之間的合約協定，而儘管制訂上述責任，承批人並無意向劃定或政府亦無同意劃定粉紅色間黑斜線範圍或其任何一個或多個部分供公眾作通道。

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

(k) 倘承批人、其傭工、工人及承建商就本特別條件所載的承批人責任或因應或基於粉紅色間黑斜線範圍作出或遺漏作出任何事項，而直接或間接引起或導致任何性質的責任、訴訟、法律程序、費用、索償、開支、損失、損害、收費及需索，承批人須向政府、署長及其人員、承建商、代理及經其授權的任何人等作出彌償並保持令其獲得彌償。』

**(g) 公契中關於該等設施及休憩用地及土地中的該等部分的條文**

(1) 《公契及管理協議》(「公契」)第1.1條訂明包括但不限於：

『在本公契中，除非上下文義另有准許或要求，下列用詞具有以下界定的意義：

**「發展項目公用地方及設施」**指並包括：

(b) 粉紅色間黑斜線範圍 …

**「粉紅色間黑斜線範圍」**指批地文件特別條件第(10)條所載及界定位於批地文件所附圖則以粉紅色間黑斜線顯示的該土地的該等部分，現於公契地下圖則以綠色間黑斜線顯示，僅供識別；』

(2) 公契第4.7條訂明包括但不限於：

『年度預算須劃分為下列部分：

(a) 第一部分須涵蓋管理人認為(除非有明顯錯誤，管理人的決定是終局性的)供全體業主受益或妥善管理該土地及發展項目、發展項目公用地方及設施所需的一切開支…』

(3) 公契第4.8條訂明包括但不限於：

『每個業主須按下列方式分擔預算管理開支：

(a) 每個單位業主須分擔年度預算第一部分規定的預算管理開支中其適當部分，該部分相等於其單位的管理份數除以發展項目的全部管理份數；』

(4) 公契第5.1(fff)條訂明：

『受限於《建築物管理條例》之條文規定，該土地及發展項目的管理事務將由管理人執行，首屆任期由本契約的日期起計兩(2)年，其後繼續留任直至根據本契約第4.1條規定終止委任。每個業主現不可撤回地委任管理人為代理，以按照本契約規定處理任何關乎公用地方及設施和正式獲授權處理的事宜，以及受限於《建築物管理條例》的規定依照本契約的條文代表全體業主行事。現毋損前文之一般規定，除本契約明確訂立的其他權力外，管理人亦擁有權利和權力執行下列事項：

(fff) 遵照批地文件特別條件第(10)(a)條之規定，以署長全面滿意的方式維修和管理粉紅色間黑斜線範圍內的行人通道(連同署長全權酌情指定的照明裝置)，以保持其修繕妥當及狀況良好，並且遵照批地文件特別條件第(10)(c)條之規定，移除現已或正在粉紅色間黑斜線範圍之下、之上、跨越該處、其上或之內種植的樹木或灌叢，又或現已或正在興建、建造或放置於該處的任何建築物、構築物或任何建築物、構築物的支承件(上述照明裝置除外)；』

(5) 公契第二附錄B部分第1(e)及(f)條訂明：

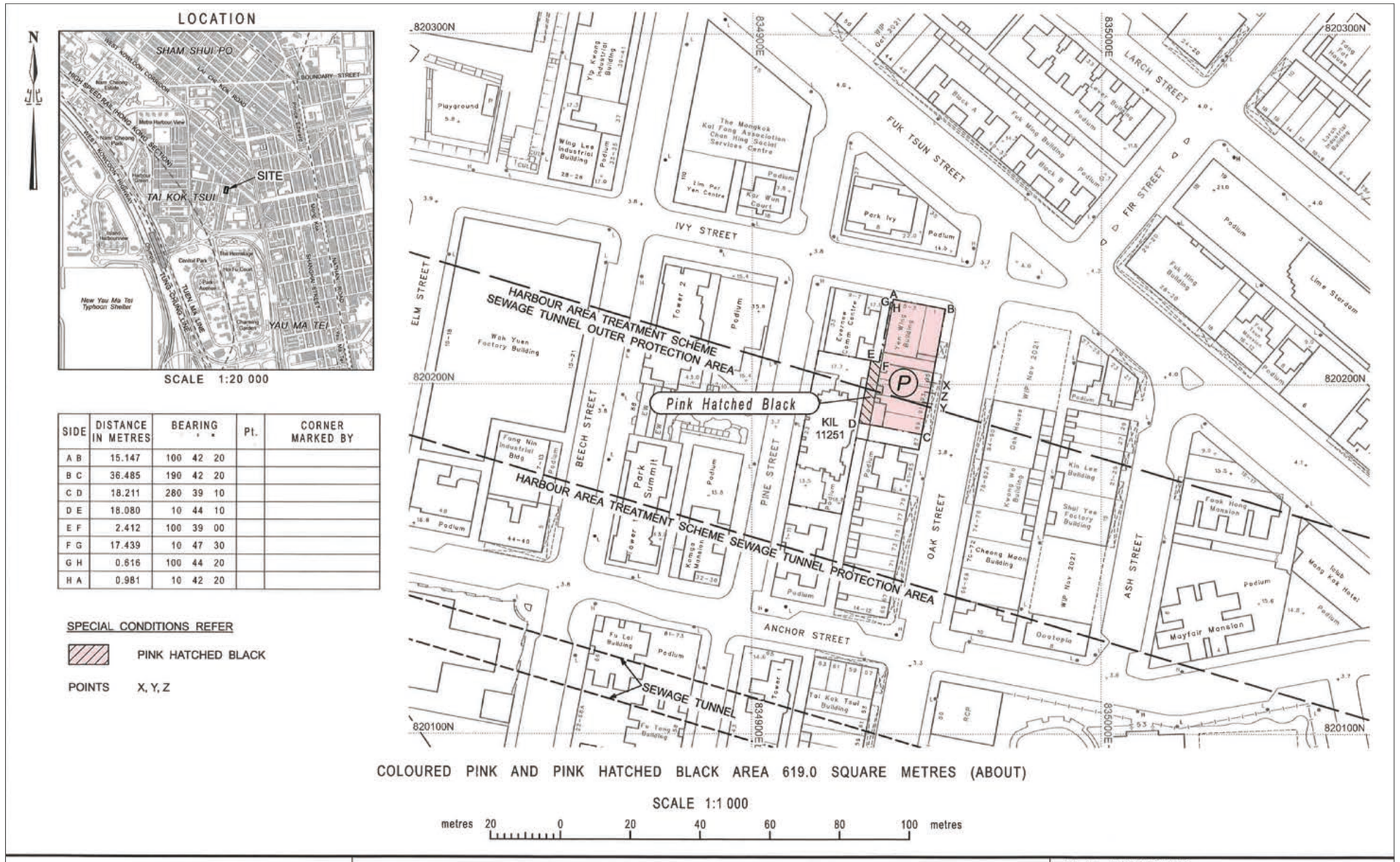
『1. 下列為每個單位的業主所受限的權利及特權：-

(e) 公眾不論日夜時刻均有權自由及免費地步行或乘坐輪椅暢通無阻地通行、進出、往返、行經及上落粉紅色間黑斜線範圍，以作任何性質的合法用途。

(f) 毗鄰地段的擁有人、公用事業公司、彼等各自的人員、承建商、代理和任何其他經彼等授權的人等均有權不論帶備工具、設備、機器與否，自由及不受限制地進出、往返和行經粉紅色間黑斜線範圍，以便檢查、鋪設、安裝、改道、拆除、檢驗、修理及維修彼等設於粉紅色間黑斜線範圍之上、跨越該處或之下的排水渠、水道或渠道、總水管、污水渠、明渠、水管、電纜、電線、公用事業服務設施或任何其他工程或裝置。』

註：

本圖則節錄自批地文件所附的圖則。




Pink Hatched Black
粉紅色間黑斜線

Notes:

1. This plan is extracted from plan annexed to the Land Grant.
2. This plan is for showing the location of the Pink Hatched Black Area only. Other matters shown in this plan may not reflect their latest condition.

備註：

1. 本圖則節錄自批地文件所附的圖則。
2. 本圖僅作顯示粉紅色間黑斜線範圍的位置，圖中所示的其他事項未必反映其最新狀況。

# WARNING TO PURCHASERS
# 對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors; and

(d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事,而擁有人與買方之間出現利益衝突 –

  (i) 該律師事務所可能不能夠保障買方的利益;及

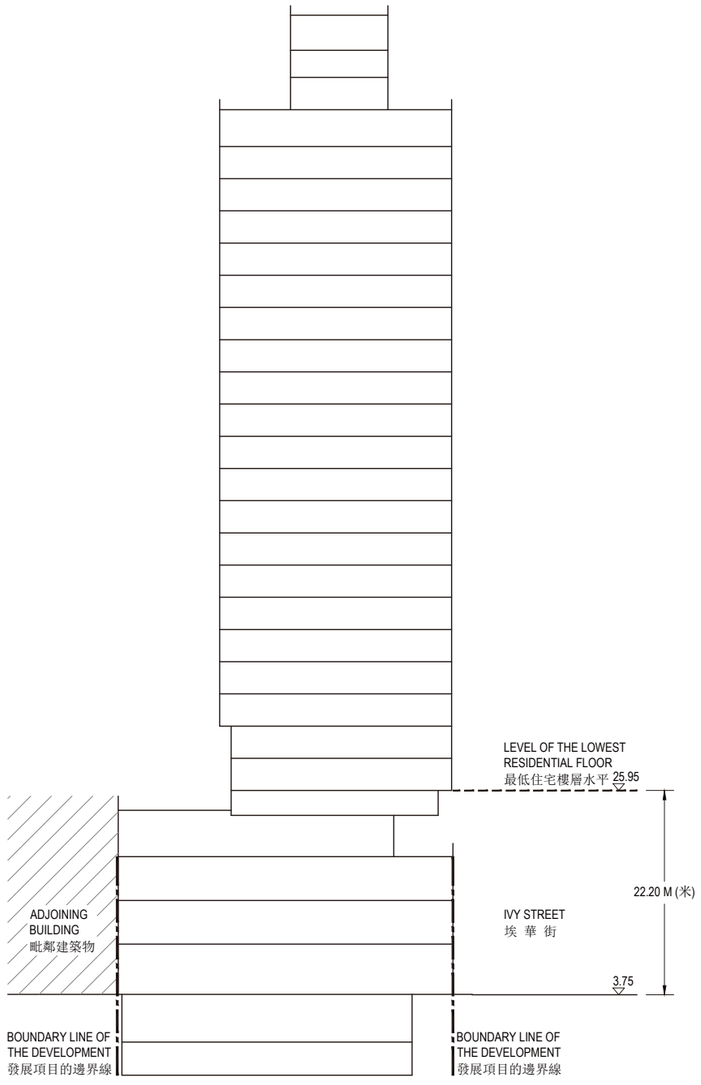
  (ii) 買方可能要聘用一間獨立的律師事務所;及

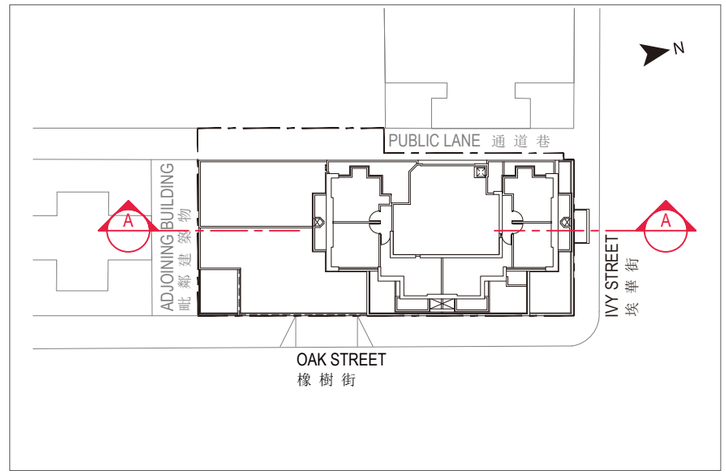
(d) 如屬上述(c)(ii)段的情況,買方須支付的律師費用總數,可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

## CROSS-SECTION PLAN A-A
## 橫截面圖 A-A

| | |
|---|---|
| TOP ROOF | 頂層天台 |
| M & E / F | 機電層 |
| UPPER ROOF | 上層天台 |
| ROOF | 天台 |
| 28/F RESIDENTIAL UNITS | 28樓 住宅單位 |
| 27/F RESIDENTIAL UNITS | 27樓 住宅單位 |
| 26/F RESIDENTIAL UNITS | 26樓 住宅單位 |
| 25/F RESIDENTIAL UNITS | 25樓 住宅單位 |
| 23/F RESIDENTIAL UNITS | 23樓 住宅單位 |
| 22/F RESIDENTIAL UNITS | 22樓 住宅單位 |
| 21/F RESIDENTIAL UNITS | 21樓 住宅單位 |
| 20/F RESIDENTIAL UNITS | 20樓 住宅單位 |
| 19/F RESIDENTIAL UNITS | 19樓 住宅單位 |
| 18/F RESIDENTIAL UNITS | 18樓 住宅單位 |
| 17/F RESIDENTIAL UNITS | 17樓 住宅單位 |
| 16/F RESIDENTIAL UNITS | 16樓 住宅單位 |
| 15/F RESIDENTIAL UNITS | 15樓 住宅單位 |
| 12/F RESIDENTIAL UNITS | 12樓 住宅單位 |
| 11/F RESIDENTIAL UNITS | 11樓 住宅單位 |
| 10/F RESIDENTIAL UNITS | 10樓 住宅單位 |
| 9/F RESIDENTIAL UNITS | 9樓 住宅單位 |
| 8/F RESIDENTIAL UNITS | 8樓 住宅單位 |
| 7/F RESIDENTIAL UNITS | 7樓 住宅單位 |
| 6/F RESIDENTIAL UNITS | 6樓 住宅單位 |
| 5/F RESIDENTIAL UNITS | 5樓 住宅單位 |
| TRANSFER PLATE | 轉換層 |
| 3/F COVERED LANDSCAPE & PLAY AREA/ MULTI-FUNCTION ROOM/ OPEN FLAT ROOF/ T.B.E ROOM | 3樓 有蓋園林及遊玩區/多功能室/開放平台/電訊及廣播設備室 |
| 2/F COMMERCIAL ACCOMMODATION | 2樓 商業樓宇 |
| 1/F COMMERCIAL ACCOMMODATION | 1樓 商業樓宇 |
| G/F ENTRANCE HALL/ LOADING & UNLOADING/ COMMERCIAL ACCOMMODATION | 地下 入口大堂/上落貨區/商業樓宇 |
| B1/F CARPARK/ FIREMAN'S LIFT LOBBY | 地庫1層 停車場/消防員升降機大堂 |
| B2/F CARPARK/ FIREMAN'S LIFT LOBBY | 地庫2層 停車場/消防員升降機大堂 |




KEY PLAN 索引圖

Boundary of the Development
發展項目的邊界線

Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – – – Dotted line denotes the level of the lowest residential floor of the building.
3. The part of Ivy Street adjacent to the building is 3.75 metres above the Hong Kong Principal Datum.

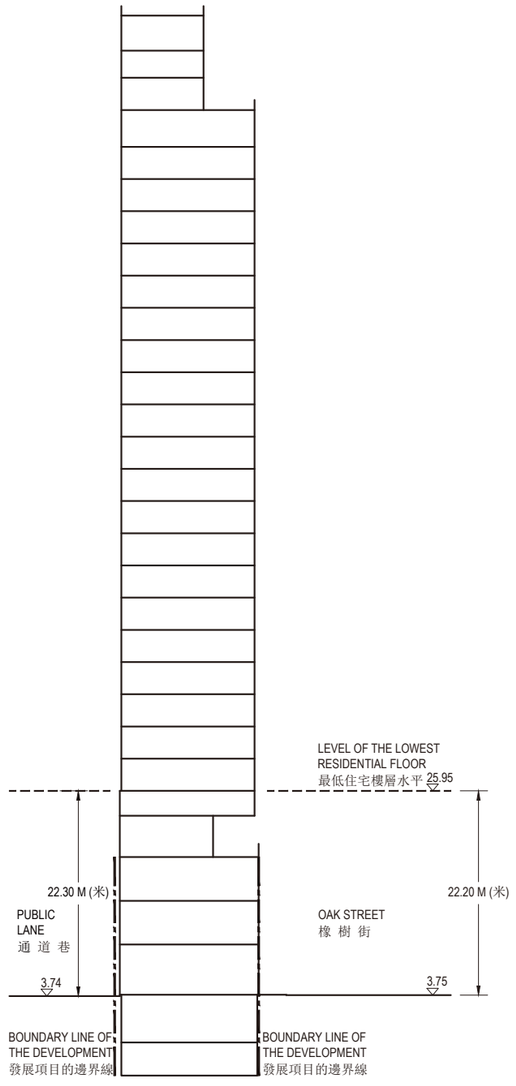
備註：

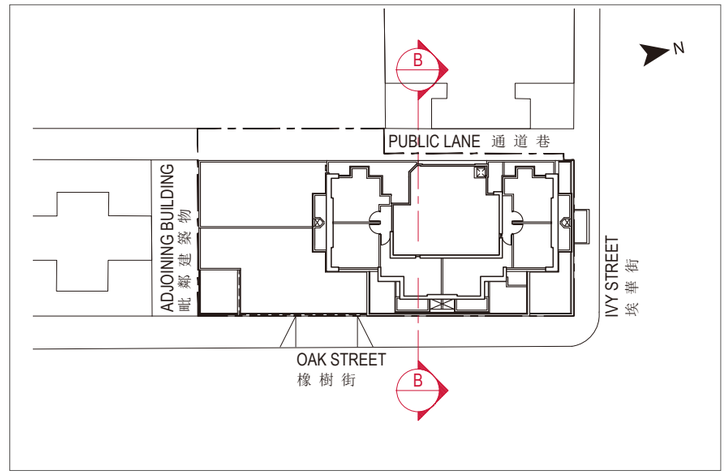
1. ▽ 代表香港主水平基準以上的高度（米）。
2. – – – – 虛線代表該建築物之最低住宅樓層水平。
3. 毗連建築物的一段埃華街為香港主水平基準以上3.75米。

# 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

| | |
|---|---|
| TOP ROOF | 頂層天台 |
| M & E / F | 機電層 |
| UPPER ROOF | 上層天台 |
| ROOF | 天台 |
| 28/F RESIDENTIAL UNITS | 28樓 住宅單位 |
| 27/F RESIDENTIAL UNITS | 27樓 住宅單位 |
| 26/F RESIDENTIAL UNITS | 26樓 住宅單位 |
| 25/F RESIDENTIAL UNITS | 25樓 住宅單位 |
| 23/F RESIDENTIAL UNITS | 23樓 住宅單位 |
| 22/F RESIDENTIAL UNITS | 22樓 住宅單位 |
| 21/F RESIDENTIAL UNITS | 21樓 住宅單位 |
| 20/F RESIDENTIAL UNITS | 20樓 住宅單位 |
| 19/F RESIDENTIAL UNITS | 19樓 住宅單位 |
| 18/F RESIDENTIAL UNITS | 18樓 住宅單位 |
| 17/F RESIDENTIAL UNITS | 17樓 住宅單位 |
| 16/F RESIDENTIAL UNITS | 16樓 住宅單位 |
| 15/F RESIDENTIAL UNITS | 15樓 住宅單位 |
| 12/F RESIDENTIAL UNITS | 12樓 住宅單位 |
| 11/F RESIDENTIAL UNITS | 11樓 住宅單位 |
| 10/F RESIDENTIAL UNITS | 10樓 住宅單位 |
| 9/F RESIDENTIAL UNITS | 9樓 住宅單位 |
| 8/F RESIDENTIAL UNITS | 8樓 住宅單位 |
| 7/F RESIDENTIAL UNITS | 7樓 住宅單位 |
| 6/F RESIDENTIAL UNITS | 6樓 住宅單位 |
| 5/F RESIDENTIAL UNITS | 5樓 住宅單位 |
| TRANSFER PLATE | 轉換層 |
| 3/F COVERED LANDSCAPE & PLAY AREA/ MULTI-FUNCTION ROOM/ FIREMAN'S LIFT LOBBY | 3樓 有蓋園林及遊玩區/ 多功能室/消防員升降機大堂 |
| 2/F COMMERCIAL ACCOMMODATION/ FIREMAN'S LIFT LOBBY | 2樓 商業樓宇/ 消防員升降機大堂 |
| 1/F COMMERCIAL ACCOMMODATION/ FIREMAN'S LIFT LOBBY | 1樓 商業樓宇/ 消防員升降機大堂 |
| G/F FIREMAN'S LIFT LOBBY/ LOADING & UNLOADING | 地下 消防員升降機大堂/ 上落貨區 |
| B1/F CARPARK/ FIREMAN'S LIFT LOBBY | 地庫1層 停車場/消防員升降機大堂 |
| B2/F CARPARK/ FIREMAN'S LIFT LOBBY | 地庫2層 停車場/消防員升降機大堂 |




KEY PLAN 索引圖

Boundary of the Development
發展項目的邊界線

Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – – – – Dotted line denotes the level of the lowest residential floor of the building.
3. The part of Oak Street adjacent to the building is 3.75 metres above the Hong Kong Principal Datum.
4. The part of Public Lane adjacent to the building is 3.74 metres above the Hong Kong Principal Datum.

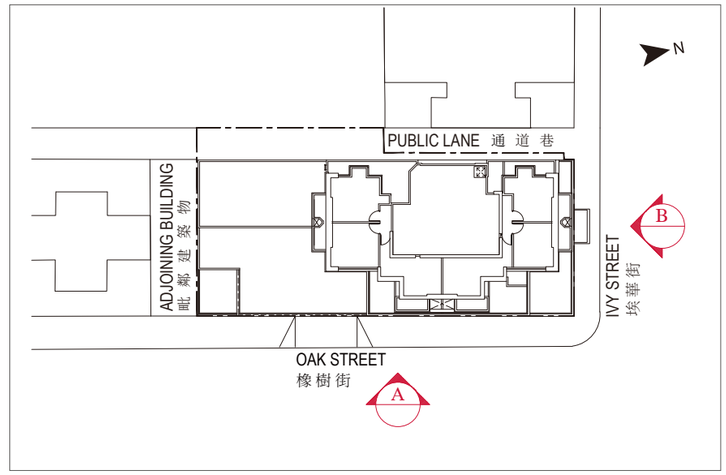
備註：

1. ▽ 代表香港主水平基準以上的高度（米）。
2. – – – – – 虛線代表該建築物之最低住宅樓層水平。
3. 毗連建築物的一段橡樹街為香港主水平基準以上3.75米。
4. 毗連建築物的一段通道巷為香港主水平基準以上3.74米。

# ELEVATION PLAN
# 立面圖

Elevation A
立面圖 A

Elevation B
立面圖 B




KEY PLAN 索引圖

Boundary of the Development
發展項目的邊界線

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

(A) are prepared on the basis of the approved building plans for the Development as of 10 February 2026; and

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

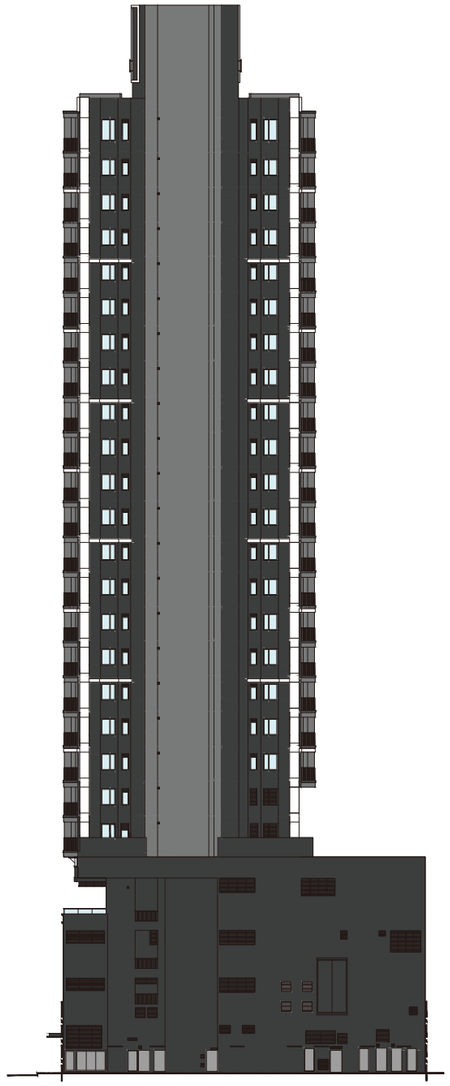
發展項目的認可人士證明本立面圖所顯示的立面：

(A) 以2026年2月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

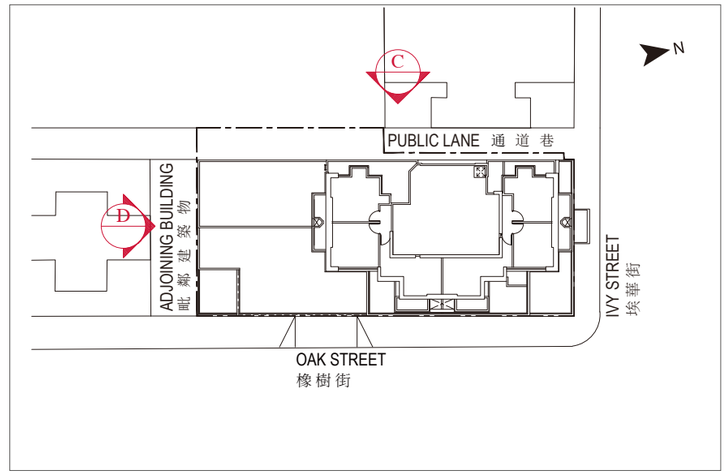
(B) 大致上與發展項目的外觀一致。

# ELEVATION PLAN
# 立面圖

Elevation C
立面圖C



Elevation D
立面圖D




KEY PLAN 索引圖

Boundary of the Development
發展項目的邊界線

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

(A) are prepared on the basis of the approved building plans for the Development as of 10 February 2026; and

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

發展項目的認可人士證明本立面圖所顯示的立面：

(A) 以2026年2月10日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(B) 大致上與發展項目的外觀一致。

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

| Common Facilities<br>公用設施 | | Covered Area<br>有蓋面積 | Uncovered Area<br>無蓋面積 | Total Area<br>總面積 |
|---|---|---|---|---|
| Residents' clubhouse (including any recreational facilities for residents' use)<br>住客會所（包括供住客使用的任何康樂設施） | sq. ft.<br>平方呎 | 398 | Not Applicable<br>不適用 | 398 |
| | sq. m.<br>平方米 | 36.944 | Not Applicable<br>不適用 | 36.944 |
| 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)<br>位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱） | sq. ft.<br>平方呎 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 |
| | sq. m.<br>平方米 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>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)<br>位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） | sq. ft.<br>平方呎 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 |
| | sq. m.<br>平方米 | Not Applicable<br>不適用 | Not Applicable<br>不適用 | Not Applicable<br>不適用 |

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer, which may be slightly different from that shown in sqaure metre.

附註：

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。平方呎與平方米之數字可能有些微差異。

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

1. The address of the website on which a copy of the outline zoning plan relating to the development is available is: 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 property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

   (b) The inspection is free of charge.

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

   (b) 無須為閱覽付費。

| 1. Exterior finishes | |
|---|---|
| **Item** | **Description** |
| (a) External wall | **Type of finishes**<br>Aluminum cladding, metal louvre, metal grille, glass balustrade, ceramic tile, paint, glass panel, stone cladding and curtain wall |
| (b) Window | **Material of frame**<br>Aluminum window frame<br><br>**Material of glass**<br>Insulated-Glass-Unit (IGU) glass panels, single glazing and single glazing frosted ceramic glass |
| (c) Bay window | **Material**<br>Not Applicable<br><br>**Window sill finishes**<br>Not Applicable |
| (d) Planter | **Type of finishes**<br>Not Applicable |

| 1. 外部裝修物料 | |
|---|---|
| **細項** | **描述** |
| (a) 外牆 | **裝修物料的類型**<br>鋁覆蓋板、金屬百葉、金屬格柵、玻璃圍欄、瓷磚、油漆、玻璃、石覆蓋板及幕牆 |
| (b) 窗 | **框的用料**<br>鋁質窗框<br><br>**玻璃的用料**<br>雙層中空玻璃、單層玻璃及單層磨砂陶瓷玻璃 |
| (c) 窗台 | **用料**<br>不適用<br><br>**窗台板的裝修物料**<br>不適用 |
| (d) 花槽 | **裝修物料的類型**<br>不適用 |

| 1. Exterior finishes | |
|---|---|
| **Item** | **Description** |
| (e) Verandah or balcony | **(i) Type of finishes**<br>No balcony at Unit C and D on 5/F<br><br>For all Units<br>Balcony : Aluminium grille and glass balustrade<br>Floor: Porcelain tile<br><br>For Unit C and D on 6/F – 28/F only<br>Wall: Ceramic tile<br>Ceiling: Acoustic panel and ceramic tile<br><br>For Unit E on 5/F – 17/F only<br>Wall: Ceramic tile and aluminium cladding with sound absorption material<br>Ceiling: Acoustic panel and ceramic tile<br><br>For Unit E on 18/F – 28/F and Unit F on 5/F – 28/F only<br>Wall: Ceramic tile and aluminium cladding<br>Ceiling: Aluminium panel and ceramic tile<br><br>For Unit A and B on 7/F – 28/F only<br>Wall: Ceramic tile and aluminium cladding<br>Ceiling: Paint and ceramic tile<br><br>**(ii) Whether it is covered**<br>Balconies are covered<br><br>**Verandah**<br>Not applicable |
| (f) Drying facilities for clothing | Material: Metal |

| 1. 外部裝修物料 | |
|---|---|
| **細項** | **描述** |
| (e) 陽台或露台 | **(i) 裝修物料的類型**<br>5樓C、D單位不設露台<br><br>所有單位<br>露台：鋁格柵和玻璃欄桿<br>地板：高溫瓷質磚<br><br>只適用於6樓至28樓C及D單位<br>牆壁：瓷磚<br>天花板：減音板和瓷磚<br><br>只適用於5樓至17樓E單位<br>牆壁：瓷磚和鋁覆蓋板連減音物料<br>天花板：減音板和瓷磚<br><br>只適用於18樓至28樓E單位及5樓至28樓F單位<br>牆壁：瓷磚和鋁覆蓋板<br>天花板：鋁板和瓷磚<br><br>只適用於7樓至28樓A及B單位<br>牆壁：磁磚和鋁覆蓋板<br>天花板：油漆和瓷磚<br><br>**(ii) 是否有蓋**<br>露台有蓋<br><br>**陽台**<br>不適用 |
| (f) 乾衣設施 | 用料：金屬 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 2. Interior finishes | |
|---|---|
| **Item** | **Description** |
| (a) Lobby | **Basement 1 floor and Basement 2 floor lobby**<br>Type of wall finishes: Plastic laminate finish, metal finish, porcelain tile and mirror finish<br>Type of floor finishes: Porcelain tile and metal finish<br>Type of ceiling finishes: Gypsum board with emulsion paint and metal finish<br><br>**Ground Floor Lobby**<br>Type of wall finishes: Plastic laminate finish, timber finish, metal finish and mirror finish<br>Type of floor finishes: Natural stone and metal finish<br>Type of ceiling finishes: Timber finish, Gypsum board with emulsion paint and metal finish<br><br>**1/F and 2/F Lift Lobby**<br>Type of wall finishes: Metal finish and porcelain tile<br>Type of floor finishes: Porcelain tile and metal finish<br>Type of ceiling finishes: Gypsum board with emulsion paint<br><br>**3/F Lift Lobby**<br>Type of wall finishes: Plastic laminate finish, glass finish, metal finish, bronze eggshell tile and mirror finish<br>Type of floor finishes: Natural stone and metal finish<br>Type of ceiling finishes: Gypsum board with emulsion paint and metal finish<br><br>**5/F Lift Lobby**<br>Type of wall finishes: Plastic laminate finish, metal finish, porcelain tile, bronze eggshell tile and mirror finish<br>Type of floor finishes: Porcelain tile<br>Type of ceiling finishes: Gypsum board with emulsion paint and metal finish |

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

| 2. 室內裝修物料 | |
|---|---|
| **細項** | **描述** |
| (a) 大堂 | **地庫1層及地庫2層大堂**<br>牆壁的裝修物料的類型：膠板飾面、金屬飾面、高溫瓷質磚及鏡飾面<br>地板的裝修物料的類型：高溫瓷質磚及金屬飾面<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆及金屬飾面<br><br>**地下大堂**<br>牆壁的裝修物料的類型：膠板飾面、木皮飾面、金屬飾面及鏡飾面<br>地板的裝修物料的類型：天然石及金屬飾面<br>天花板的裝修物料的類型：木皮飾面、石膏板面髹上乳膠漆及金屬飾面<br><br>**1樓及2樓升降機大堂**<br>牆壁的裝修物料的類型：金屬飾面及高溫瓷質磚<br>地板的裝修物料的類型：高溫瓷質磚及金屬飾面<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆<br><br>**3樓升降機大堂**<br>牆壁的裝修物料的類型：膠板飾面、玻璃飾面、金屬飾面、古銅特色磚及鏡飾面<br>地板的裝修物料的類型：天然石及金屬飾面<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆及金屬飾面<br><br>**5樓升降機大堂**<br>牆壁的裝修物料的類型：膠板飾面、金屬飾面、高溫瓷質磚、古銅特色磚及鏡飾面<br>地板的裝修物料的類型：高溫瓷質磚<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆及金屬飾面 |

備註：
不設4樓、13樓、14樓及24樓。

| 2. Interior finishes | |
|---|---|
| **Item** | **Description** |
| (a) Lobby | **6/F Lift Lobby**<br>Type of wall finishes: Plastic laminate finish, metal finish, bronze eggshell tile, porcelain tile and mirror finish<br>Type of floor finishes: Porcelain tile<br>Type of ceiling finishes: Gypsum board with emulsion paint and metal finish<br><br>**Typical Lift Lobby (7/F – 12/F, 15/F – 23/F & 25/F – 28/F)**<br>Type of wall finishes: Plastic laminate finish, metal finish, bronze eggshell tile, porcelain tile and mirror finish<br>Type of floor finishes: Porcelain tile<br>Type of ceiling finishes: Gypsum board with emulsion paint and metal finish |
| (b) Internal wall and ceiling | **Living room**<br>Applicable for all Units (except Unit A on 18/F)<br>Type of wall finishes: Emulsion paint<br>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling or bulkhead finished with emulsion paint<br><br>For Unit A on 18/F only<br>Type of wall finishes: Emulsion paint and wallpaper<br>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling or bulkhead finished with emulsion paint<br><br>**Dining room**<br>Type of wall finishes: Emulsion paint<br>Type of ceiling finishes: Emulsion paint and gypsum board false ceiling or bulkhead finished with emulsion paint<br><br>**Bedroom**<br>Type of wall finishes: Emulsion paint<br>Type of ceiling finishes: Emulsion paint and gypsum board bulkhead finished with emulsion paint |

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

| 2. 室內裝修物料 | |
|---|---|
| **細項** | **描述** |
| (a) 大堂 | **6樓升降機大堂**<br>牆壁的裝修物料的類型：膠板飾面、金屬飾面、古銅特色磚、高溫瓷質磚及鏡飾面<br>地板的裝修物料的類型：高溫瓷質磚<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆及金屬飾面<br><br>**分層升降機大堂（7樓至12樓、15樓至23樓及25樓至28樓）**<br>牆壁的裝修物料的類型：膠板飾面、金屬飾面、古銅特色磚、高溫瓷質磚及鏡飾面<br>地板的裝修物料的類型：高溫瓷質磚<br>天花板的裝修物料的類型：石膏板面髹上乳膠漆及金屬飾面 |
| (b) 內牆及天花板 | **客廳**<br>適用於所有單位（除18樓A單位）<br>牆壁的裝修物料的類型：乳膠漆<br>天花板的裝修物料的類型：乳膠漆及石膏板假天花或裝飾橫樑髹上乳膠漆<br><br>只適用於18樓A單位<br>牆壁的裝修物料的類型：乳膠漆及牆紙<br>天花板的裝修物料的類型：乳膠漆及石膏板假天花或裝飾橫樑髹上乳膠漆<br><br>**飯廳**<br>牆壁的裝修物料的類型：乳膠漆<br>天花板的裝修物料的類型：乳膠漆及石膏板假天花或裝飾橫樑髹上乳膠漆<br><br>**睡房**<br>牆壁的裝修物料的類型：乳膠漆<br>天花板的裝修物料的類型：乳膠漆及石膏板裝飾橫樑髹上乳膠漆 |

備註：
不設4樓、13樓、14樓及24樓。

| 2. Interior finishes | |
|---|---|
| **Item** | **Description** |
| (c) Internal floor | **Living room**<br>Material of floor: Porcelain tile<br>Material of skirting: Timber skirting<br><br>**Dining room**<br>Material of floor: Porcelain tile<br>Material of skirting: Timber skirting<br><br>**Bedroom**<br>Material of floor: Porcelain tile<br>Material of skirting: Timber skirting |
| (d) Bathroom | **(i) Type of finishes**<br>Wall: Porcelain tile, reconstituted stone and tinted mirror finish<br>Floor: Porcelain tile and reconstituted stone<br>Ceiling: Gypsum board with emulsion paint and aluminium with powder coating finish<br><br>**(ii) Whether the wall finishes run up to the ceiling**<br>Wall finishes run up to false ceiling |
| (e) Kitchen | **(i) Type of finishes**<br>Wall: Solid Surfacing material, plastic laminate finish and ceramic tile<br>Floor: Porcelain tile<br>Ceiling: Emulsion paint, gypsum board with emulsion paint false ceiling or bulkhead and PET panel<br>Cooking Bench: Solid Surfacing material<br><br>**(ii) Whether the wall finishes run up to the ceiling**<br>Wall: Yes |

| 2. 室內裝修物料 | |
|---|---|
| **細項** | **描述** |
| (c) 內部地板 | **客廳**<br>地板的用料：高溫瓷質磚<br>牆腳線的用料：木牆腳線<br><br>**飯廳**<br>地板的用料：高溫瓷質磚<br>牆腳線的用料：木牆腳線<br><br>**睡房**<br>地板的用料：高溫瓷質磚<br>牆腳線的用料：木牆腳線 |
| (d) 浴室 | **(i) 裝修物料的類型**<br>牆壁：高溫瓷質磚、人造石及灰鏡飾面<br>地板：高溫瓷質磚及人造石<br>天花板：石膏板髹上乳膠漆及鋁板焗漆飾面<br><br>**(ii) 牆壁的裝修物料是否鋪至天花板**<br>牆壁的裝修物料鋪至假天花高度 |
| (e) 廚房 | **(i) 裝修物料的類型**<br>牆壁：實心面料、膠板飾面及瓷磚<br>地板：高溫瓷質磚<br>天花板：乳膠漆、石膏板假天花或裝飾橫樑髹乳膠漆及聚酯膜飾面料板<br>灶台：實心面料<br><br>**(ii) 牆壁的裝修物料是否鋪至天花板**<br>牆壁：是 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 3. Interior fittings | |
|---|---|
| **Item** | **Description** |
| (a) doors | **Main entrance door**<br>Material: Fire-rated solid core timber swing door<br>Finishes: Plastic laminate and metal strip<br>Accessories: Door viewer, concealed door closer, smoke seal, drop smoke seal, lockset and door stopper<br><br>**Balcony & Utility platform door (Applicable to Flat E and F on 5/F, Flat C, D, E and F on 6/F, Flat A, B, C, D, E, & F on 7/F – 12/F, 15/F – 23/F & 25/F – 28/F only. )**<br>Material: Sliding door with aluminum frame<br>Finishes: Tinted glass and fluorocarbon coated aluminium frame<br>Accessories: Lockset with handle and sliding track<br><br>**Bedroom door**<br>Material: Hollow core timber swing door<br>Finishes: Plastic laminate and metal strip<br>Accessories: Lockset with handle and door stopper<br><br>**Bathroom door**<br>Material: Hollow core timber swing door (Applicable to Flat A, B, E & F only), Hollow core timber swing door with timber louvre (Applicable to Flat C & D only)<br>Finishes: Plastic laminate and metal strip<br>Accessories: Lockset with handle and door stopper<br><br>**Study door**<br>Material: Hollow core timber sliding door<br>Finishes: Plastic laminate<br>Accessories: Lockset and sliding track<br><br>**Flat roof door (Applicable to Flat E and F on 5/F only)**<br>Material: Swing door with aluminum frame<br>Finishes: Tinted glass and fluorocarbon coated<br>Accessories: Lockset with handle |

| 3. 室內裝置 | |
|---|---|
| **細項** | **描述** |
| (a) 門 | **單位大門**<br>用料：防火實心木掩門<br>裝修物料：膠板及金屬條<br>配件：防盜眼、暗藏門氣鼓、防煙條、自動下降防煙條、門鎖及門擋<br><br>**露台及工作平台門（只適用於5樓E及F單位、6樓C、D、E及F單位、7樓至12樓、15樓至23樓及25樓至28樓A、B、C、D、E及F單位）**<br>用料：鋁框趟門<br>裝修物料：有色玻璃及氟化碳塗層鋁質框<br>配件：門鎖連把手及趟軌<br><br>**睡房門**<br>用料：中空木掩門<br>裝修物料：膠板及金屬條<br>配件：門鎖連把手及門擋<br><br>**浴室門**<br>用料：中空木掩門（只適用於A、B、E及F單位），中空木掩門連木百葉（只適用於C及D單位）<br>裝修物料：膠板及金屬條<br>配件：門鎖連把手及門擋<br><br>**書房門**<br>用料：中空木趟門<br>裝修物料：膠板<br>配件：門鎖及趟軌<br><br>**平台門（只適用於5樓E及F單位）**<br>用料：鋁框掩門<br>裝修物料：有色玻璃及氟化碳塗層<br>配件：門鎖連把手 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 3. Interior fittings | |
|---|---|
| **Item** | **Description** |
| (a) doors | **Flat roof door (Applicable to Flat C and D on 5/F only)**<br>Material: Sliding door with aluminum frame<br>Finishes: Tinted glass and fluorocarbon coated<br>Accessories: Lockset with handle and sliding track<br><br>**Roof door (Applicable to Flat A, B, C, D, E and F on 28/F only)**<br>Material: Swing gate with aluminum frame<br>Finishes: fluorocarbon coated<br>Accessories: Lockset with handle, door stopper and closer |
| (b) Bathroom | **(i) Type and material of fittings and equipment**<br>Vanity countertop: Reconstituted stone<br>Vanity cabinet: Wooden cabinet with plastic laminate finish and porcelain tile skirting<br>Mirror cabinet: Wooden cabinet with mirror, metal and plastic laminate finish<br>Wash basin mixer: Chrome plated<br>Wash basin: Vitreous china<br>Water closet: Vitreous china<br>Towel rack: Chrome plated<br>Paper holder: Chrome plated<br>Robe hook: Chrome plated<br><br>**(ii) Type and material of water supply system**<br>Cold water supply: Copper pipes with plastic sheath<br>Hot water supply: Copper pipes with plastic sheath<br>Flushing water supply: uPVC pipes<br><br>**(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)**<br>Shower: Chrome plated<br>Shower compartment: Clear tempered glass<br><br>**(iv) Size of bath tub (if applicable)**<br>Not applicable |

| 3. 室內裝置 | |
|---|---|
| **細項** | **描述** |
| (a) 門 | 平台門（只適用**5**樓**C**及**D**單位）<br>用料：鋁框趟門<br>裝修物料：有色玻璃及氟化碳塗層<br>配件：門鎖連把手及趟軌<br><br>天台門（只適用**28**樓**A**、**B**、**C**、**D**、**E**及**F**單位）<br>用料：鋁框掩閘<br>裝修物料：氟化碳塗層<br>配件：閘鎖連把手、門檔及門氣鼓 |
| (b) 浴室 | **(i) 裝置及設備的類型及用料**<br>洗手盆櫃枱面：人造石<br>洗手盆櫃：膠板飾面木製櫃及高溫瓷質磚地腳線<br>鏡櫃：鏡、金屬及膠板飾面木製櫃<br>洗手盆水龍頭：鍍鉻<br>洗手盆：瓷<br>坐廁：瓷<br>毛巾架：鍍鉻<br>廁紙架：鍍鉻<br>浴袍掛鉤：鍍鉻<br><br>**(ii) 供水系統的類型及用料**<br>冷水供水：包膠銅喉<br>熱水供水：包膠銅喉<br>沖廁水供水：低塑性聚氯乙烯喉<br><br>**(iii) 沐浴設施（包括花灑或浴缸（如適用的話））**<br>花灑：鍍鉻<br>淋浴間：強化清玻璃<br><br>**(iv) 浴缸大小（如適用的話）**<br>不適用 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 3. Interior fittings | |
|---|---|
| **Item** | **Description** |
| (c) Kitchen | **(i) Material of sink unit**<br>Stainless steel<br><br>**(ii) Material of water supply system**<br>Cold water supply: Copper pipes with plastic sheath<br>Hot water supply: Copper pipes with plastic sheath<br><br>**(iii) Kitchen cabinet**<br>Material: Wooden cabinet, wooden cabinet door panel, solid surfacing material countertop and aluminum skirting<br>Finishes: Plastic laminate, PET panel<br><br>**(iv) Type of all other fittings and equipment**<br>Fire service installations and equipment: Sprinkler heads fitted in open kitchen and smoke detector with a sounder base fitted in Living room and dining room near Open Kitchen<br>Other fittings: Chrome plated sink mixer |
| (d) Bedroom | **Type and material of fittings (including built-in wardrobe)**<br>No fitting |
| (e) Telephone | **Location and number of connection points**<br>Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties" |
| (f) Aerials | **Location and number of connection points**<br>Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties" |

| 3. 室內裝置 | |
|---|---|
| **細項** | **描述** |
| (c) 廚房 | **(i) 洗滌盆的用料**<br>不銹鋼<br><br>**(ii) 供水系統的用料**<br>冷水供水：包膠銅喉<br>熱水供水：包膠銅喉<br><br>**(iii) 廚櫃**<br>用料：木製櫃、木櫃門板、實心面料枱面及鋁質地腳線<br>裝修物料：膠板、聚酯膜飾面板<br><br>**(iv) 所有其他裝置及設備的類型**<br>消防裝置及設備：消防花灑頭安裝在開放式廚房內及設有聲響警報基座的煙霧探測器安裝在開放式廚房附近的客廳及飯廳內<br>其他裝置的類型：鍍鉻洗滌盆水龍頭 |
| (d) 睡房 | **裝置（包括嵌入式衣櫃）的類型及用料**<br>沒有裝置 |
| (e) 電話 | **接駁點的位置及數目**<br>請參閱「住宅單位機電裝置說明表」 |
| (f) 天線 | **接駁點的位置及數目**<br>請參閱「住宅單位機電裝置說明表」 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 3. Interior fittings | |
|---|---|
| **Item** | **Description** |
| (g) Electrical installations | **(i) Electrical fittings (including safety devices)**<br>Electrical fittings: Faceplate for all switches and power sockets<br>Safety devices: Three phases electricity supply distribution board installed with miniature circuit breakers and residual current circuit breakers with over-current protection.<br>**(ii) Whether conduits are concealed or exposed**<br>Conduits are partly concealed and partly exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads and cabinets<br>**(iii) Location and number of power points and air-conditioner points**<br>Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties" |
| (h) Gas supply | Not Applicable |
| (i) Washing machine connection point | **Location**<br>Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties"<br>**Design**<br>Water point and drain point are provided for washer-dryer |
| (j) Water supply | **(i) Material of water pipes**<br>Copper pipes with plastic sheath for cold water supply and hot water supply. uPVC for flushing water system<br>**(ii) Whether water pipes are concealed or exposed**<br>Water pipes are partly concealed and partly exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads and cabinets<br>**(iii) Whether hot water is available**<br>Yes |

| 3. 室內裝置 | |
|---|---|
| **細項** | **描述** |
| (g) 電力裝置 | **(i) 供電附件（包括安全裝置）**<br>供電附件：提供電掣及電插座之面板<br>安全裝置：三相電力配電箱並裝妥微型斷路器及漏電斷路器<br>**(ii) 導管是隱藏或外露**<br>導管部份隱藏及部份外露，外露的導管可能被假天花、裝飾橫樑及櫃遮蓋<br>**(iii) 電插座及空調機接駁點的位置及數目**<br>請參閱「住宅單位機電裝置說明表」 |
| (h) 氣體供應 | 不適用 |
| (i) 洗衣機接駁點 | **位置**<br>請參閱「住宅單位機電裝置說明表」<br>**設計**<br>設有洗衣乾衣機來、去水接駁喉位 |
| (j) 供水 | **(i) 水管的用料**<br>冷水供水及熱水供水均採用包膠銅喉，沖廁供水系統採用低塑性聚氯乙烯。<br>**(ii) 水管是隱藏或外露**<br>水管部份隱藏及部份外露，外露的水管可能被假天花、裝飾橫樑及櫃遮蓋<br>**(iii) 有否熱水供應**<br>有 |

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

備註：
不設4樓、13樓、14樓及24樓。

| 4. Miscellaneous | |
|---|---|
| **Item** | **Description** |
| (a) Lifts | **Residential Lift**<br>**(i) Brand name and model number**<br>Brand Name: Mitsubishi (For Lift (L1) and Lift (L2))<br>Model: NexWay-S<br>**(ii) Number and floors served by them**<br>Number of lifts: 2<br>Floor served by the lifts: Basement 2 Floor – 3/F, 5/F – 12/F, 15/F – 23/F & 25/F – 28/F<br>**Retail Lift**<br>**(i) Brand name and model number**<br>Brand Name: Mitsubishi (Lift (L3))<br>Model: Elenessa<br>**(ii) Number and floors served by them**<br>Number of lifts: 1<br>Floor served by the lifts: Basement 2 Floor – 2/F<br>**Car Lift**<br>**(i) Brand name and model number**<br>Brand Name: ANLEV (For Lift (L4) and Lift (L5))<br>Model: AT Standard 2000<br>**(ii) Number and floors served by them**<br>Number of lifts: 2<br>Floor served by the lifts: Basement 2 Floor – G/F |
| (b) Letter box | **Material**<br>Metal and plastic laminate |

| 4. 雜項 | |
|---|---|
| **細項** | **描述** |
| (a) 升降機 | **住宅升降機**<br>**(i) 品牌名稱及產品型號**<br>品牌名稱：三菱（升降機（L1）及升降機（L2））<br>產品型號：NexWay-S<br>**(ii) 升降機的數目及到達的樓層**<br>升降機的數目：2<br>到達的樓層：地庫2層至3樓、5樓至12樓、15樓至23樓及25樓至28樓<br>**商鋪升降機**<br>**(i) 品牌名稱及產品型號**<br>品牌名稱：三菱（升降機（L3））<br>產品型號：Elenessa<br>**(ii) 升降機的數目及到達的樓層**<br>升降機的數目：1<br>到達的樓層：地庫2層至2樓<br>**車輛升降機**<br>**(i) 品牌名稱及產品型號**<br>品牌名稱：安力（升降機（L4）及升降機（L5））<br>產品型號：AT Standard 2000<br>**(ii) 升降機的數目及到達的樓層**<br>升降機的數目：2<br>到達的樓層：地庫2層至地下 |
| (b) 信箱 | **用料**<br>金屬及膠板 |

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。

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

備註：
不設4樓、13樓、14樓及24樓。

| 4. Miscellaneous | |
|---|---|
| **Item** | **Description** |
| (c) Refuse collection | **(i) Means of refuse collection**<br>Collected by cleaners from Refuse Storage & Material Recovery Room<br><br>**(ii) Location of refuse room**<br>Refuse Storage & Material Recovery Room is provided in the common area of each residential floor.<br>Refuse Storage and Material Recovery Chamber is provided on G/F. |
| (d) Water meter, electricity meter and gas meter | **(i) Location**<br>Water meter: Water consumption meter for each unit is installed in the common Water Meter Cabinet on each residential floor.<br>Electricity meter: Electricity consumption meter for each unit is installed in the Electrical Meter Cabinet on each residential floor.<br>Gas meter: Not applicable.<br><br>**(ii) Whether they are separate or communal meters for residential properties**<br>Water meter: Separate<br>Electricity meter: Separate<br>Gas meter: Not applicable |

| 4. 雜項 | |
|---|---|
| **細項** | **描述** |
| (c) 垃圾收集 | **(i) 垃圾收集的方法**<br>由清潔工人於垃圾及物料回收室收集垃圾<br><br>**(ii) 垃圾房的位置**<br>各住宅層之公用地方均設有垃圾及物料回收室。<br>垃圾及物料回收房設於地下。 |
| (d) 水錶、電錶及氣體錶 | **(i) 位置**<br>水錶：每戶單位之水錶安裝於大廈每層住宅樓層之公共水錶櫃內。<br>電錶：每戶單位之電錶安裝於大廈每層住宅樓層之電錶櫃內。<br>氣體錶：不適用。<br><br>**(ii) 就住宅單位而言是獨立抑或公用的錶**<br>水錶：獨立<br>電錶：獨立<br>氣體錶：不適用 |

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。

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

備註：
不設4樓、13樓、14樓及24樓。

| 5. Security facilities | | |
|---|---|---|
| **Item** | **Description** | |
| Security System and Equipment (including details of built-in provisions and their locations) | Access control and security system | Visitor intercom panel and smart card reader are provided at Development entrance hall at G/F.<br>Vehicular control system is installed at car park entrance at G/F.<br>Each residential unit is equipped with a video door phone connects to entrance hall, Basement 1 floor and Basement 2 floor lobby. |
| | CCTV | CCTV cameras are provided at G/F entrance hall, multi-function room, all lift cars and common areas.<br>CCTV cameras are provided at Development entrances and car park. |
| | Video door phone | For the location of video door phone, please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Properties". |

| 6. Appliances | |
|---|---|
| **Item** | **Description** |
| | For brand name and model number of appliances, please refer to the "Appliances Schedule". |

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

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

| 5. 保安設施 | | |
|---|---|---|
| **細項** | **描述** | |
| 保安系統及設備(包括嵌入式的裝備的細節及其位置) | 入口通道控制及保安系統 | 發展項目地下入口大堂均提供訪客對講機及智能卡讀卡器。<br>停車場地下入口設有汽車控制系統。<br>每戶住宅單位設有視像對講機連接住宅地下入口大堂、地庫1層及地庫2層大堂。 |
| | 閉路電視 | 地下入口大堂、多功能室、所有升降機內及公用地方均設有閉路電視。<br>發展項目入口及停車場設有閉路電視。 |
| | 視像對講機 | 視像對講機的位置，請參閱「住宅單位機電裝置說明表」 |

| 6. 設備 | |
|---|---|
| **細項** | **描述** |
| | 有關設備的品牌名稱及產品型號，請參閱「設備說明表」。 |

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：
不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 5/F<br>5樓 | | | |
|---|---|---|---|---|---|---|---|
| | | | | C | D | E | F |
| Living Room/ Dining Room<br>客廳/飯廳 | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | v | v | – | v |
| | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | C319H | v | v | v | v |
| | In-wall Indoor Air Quality Sensor<br>嵌牆式室內空氣質量傳感器 | Akubela | PMT300-SGM-ZTN | v | v | v | v |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | Ruijie<br>銳捷 | RG-RAP1261 | v | v | v | v |
| | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M22N4KV | v | v | v | v |
| | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | v | v | – | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | v | v | – | v |
| Bedroom<br>睡房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v |
| Study Room<br>書房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v |
| Open Kitchen<br>開放式廚房 | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | – | – | v | – |
| | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | De Dietrich | DLZ2485U | v | v | v | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | – | – | v | – |

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。

Remarks:

1. The symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 5/F<br>5樓 | | | |
|---|---|---|---|---|---|---|---|
| | | | | C | D | E | F |
| Open Kitchen<br>開放式廚房 | Built-in 2-Zone Induction Hob<br>嵌入式雙頭電磁爐 | De Dietrich | DPI7361XH | v | v | v | v |
| | Telescopic Cooker Hood<br>拉趟式抽油煙機 | De Dietrich | DHT6605X | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHM 6 | v | v | v | v |
| | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | – | – | v | – |
| Bathroom<br>浴室 | Thermo Ventilator<br>換氣暖風機 | Panasonic<br>樂聲 | FV-40BE3H2 | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHB-E 18/21/24 LCD | v | v | v | v |
| Flat Roof<br>平台 | Multi Split Type Inverter Air-conditioner (Outdoor Unit)<br>多聯分體式變頻空調機（室外機） | Toshiba<br>東芝 | RAS-5M34S3AV-E | v | v | – | – |
| Air-Conditioner Platform<br>空調機平台 | Multi Split Type Inverter Air-conditioner (Outdoor Unit)<br>多聯分體式變頻空調機（室外機） | Toshiba<br>東芝 | RAS-5M34S3AV-E | – | – | v | v |

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。

Remarks:

1. The symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 6/F<br>6樓 | | | |
|---|---|---|---|---|---|---|---|
| | | | | C | D | E | F |
| Living Room/ Dining Room<br>客廳/飯廳 | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | v | v | – | v |
| | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | C319H | v | v | v | v |
| | In-wall Indoor Air Quality Sensor<br>嵌牆式室內空氣質量傳感器 | Akubela | PMT300-SGM-ZTN | v | v | v | v |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | Ruijie<br>銳捷 | RG-RAP1261 | v | v | v | v |
| | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M22N4KV | v | v | v | v |
| | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | v | v | – | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | v | v | – | v |
| Bedroom<br>睡房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v |
| Study Room<br>書房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v |
| Open Kitchen<br>開放式廚房 | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | – | – | v | – |
| | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | De Dietrich | DLZ2485U | v | v | v | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | – | – | v | – |

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 symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

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「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 6/F<br>6樓 | | | |
|---|---|---|---|---|---|---|---|
| | | | | C | D | E | F |
| Open Kitchen<br>開放式廚房 | Built-in 2-Zone Induction Hob<br>嵌入式雙頭電磁爐 | De Dietrich | DPI7361XH | v | v | v | v |
| | Telescopic Cooker Hood<br>拉趟式抽油煙機 | De Dietrich | DHT6605X | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHM 6 | v | v | v | v |
| | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | – | – | v | – |
| Bathroom<br>浴室 | Thermo Ventilator<br>換氣暖風機 | Panasonic<br>樂聲 | FV-40BE3H2 | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHB-E 18/21/24 LCD | v | v | v | v |
| Air-Conditioner Platform<br>空調機平台 | Multi Split Type Inverter Air-conditioner (Outdoor Unit)<br>多聯分體式變頻空調機（室外機） | Toshiba<br>東芝 | RAS-5M34S3AV-E | v | v | v | v |

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。

Remarks:

1. The symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 7/F – 12/F, 15/F – 23/F & 25/F – 28/F<br>7樓至12樓、15樓至23樓及25樓至28樓 | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | A | B | C | D | E | F |
| Living Room/ Dining Room<br>客廳/飯廳 | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | v | – | v | v | – | v |
| | Video Door Phone<br>視像對講機 | Akuvox<br>睿雲聯 | C319H | v | v | v | v | v | v |
| | In-wall Indoor Air Quality Sensor<br>嵌牆式室內空氣質量傳感器 | Akubela | PMT300-SGM-ZTN | v | v | v | v | v | v |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | Ruijie<br>銳捷 | RG-RAP1261 | v | v | v | v | v | v |
| | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M22N4KV | v | v | v | v | v | v |
| | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | v | – | v | v | – | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | v | – | v | v | – | v |
| Bedroom<br>睡房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v | v | v |
| Study Room<br>書房 | Multi Split Type Inverter Air-conditioner (Indoor Unit)<br>多聯分體式變頻空調機（室內機） | Toshiba<br>東芝 | RAS-M10N4KV | v | v | v | v | v | v |
| Open Kitchen<br>開放式廚房 | Built-in Microwave Oven<br>嵌入式微波爐 | De Dietrich | DMG2507X | – | v | – | – | v | – |
| | Built-in Washer Dryer<br>嵌入式洗衣乾衣機 | De Dietrich | DLZ2485U | v | v | v | v | v | v |
| | Built-in Refrigerator<br>嵌入式雪櫃 | De Dietrich | DRS2022J | – | v | – | – | v | – |

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。

Remarks:

1. The symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

**Appliances Schedule 設備説明表**

| Location<br>位置 | Appliance<br>設備 | Brand Name<br>品牌名稱 | Model Number (if any)<br>產品型號（如有） | 7/F – 12/F, 15/F – 23/F & 25/F – 28/F<br>7樓至12樓、15樓至23樓及25樓至28樓 | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | A | B | C | D | E | F |
| Open Kitchen<br>開放式廚房 | Built-in 2-Zone Induction Hob<br>嵌入式雙頭電磁爐 | De Dietrich | DPI7361XH | v | v | v | v | v | v |
| | Telescopic Cooker Hood<br>拉趟式抽油煙機 | De Dietrich | DHT6605X | v | v | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHM 6 | v | v | v | v | v | v |
| | Router<br>路由器 | Ruijie<br>銳捷 | RG-EG310GH-P-E | – | v | – | – | v | – |
| Bathroom<br>浴室 | Thermo Ventilator<br>換氣暖風機 | Panasonic<br>樂聲 | FV-40BE3H2 | v | v | v | v | v | v |
| | Instantaneous Electric Water Heater<br>即熱式電熱水爐 | Stiebel Eltron<br>斯寶亞創 | DHB-E 18/21/24 LCD | v | v | v | v | v | v |
| Air-Conditioner Platform<br>空調機平台 | Multi Split Type Inverter Air-conditioner (Outdoor Unit)<br>多聯分體式變頻空調機（室外機） | Toshiba<br>東芝 | RAS-5M34S3AV-E | v | v | v | v | v | v |

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。

Remarks:

1. The symbol " v " as shown in the above table denotes such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "–" as shown in the above table denotes "Not provided".
3. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表「v」代表此設備於該住宅單位內提供及/或安裝。
2. 上表「–」代表「不提供」。
3. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location 位置** | **Description 描述** | **5/F 5樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Main Entrance 大門入口 | Door Bell Push Button 門鈴按鈕 | 1 | 1 | 1 | 1 |
| Living Room/ Dining Room 客廳/飯廳 | Circuit Breakers Distribution Board 斷路器配電箱 | 1 | 1 | – | 1 |
| | Smart Energy Meter 智能電錶 | 1 | 1 | – | 1 |
| | Door Bell 門鈴 | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Microwave Oven 13A單位電插座供嵌入式微波爐 | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Refrigerator 13A單位電插座供嵌入式雪櫃 | 1 | 1 | – | 1 |
| | Video Door Phone 視像對講機 | 1 | 1 | 1 | 1 |
| | In-wall Indoor Air Quality Sensor 嵌牆式室內空氣質量傳感器 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point 嵌牆式Wifi存取點 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet 電視/電台天線插座 | 2 | 2 | 2 | 2 |
| | Telephone / Data Connection Point 電話/數據連接位 | 2 | 2 | 2 | 2 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 4 | 4 | 4 | 4 |

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 number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

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. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location 位置** | **Description 描述** | **5/F 5樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Living Room/ Dining Room 客廳/飯廳 | Switch for Air-conditioner Indoor Unit 開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 4 |
| | Lighting Switch 燈掣 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor 接線位連保險絲供嵌牆式室內空氣質量傳感器 | 1 | 1 | – | 1 |
| | 13A Twin Socket Outlet for Router 13A雙位電插座供路由器 | 1 | 1 | – | 1 |
| | Router 路由器 | 1 | 1 | – | 1 |
| Bedroom 睡房 | TV/FM Outlet 電視/電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone / Data Connection Point 電話/數據連接位 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit 開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point 嵌牆式Wifi存取點 | 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 number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

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. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **5/F**<br>**5樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Study Room<br>書房 | 13A Twin Socket Outlet<br>13A雙位電插座 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit<br>開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 1 | 1 | 1 | 1 |
| | Lighting Switch<br>燈掣 | 1 | 1 | 1 | 1 |
| Bathroom<br>浴室 | 13A Single Socket Outlet With USB Charger Socket<br>13A單位電插座連USB充電插座 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 |
| | Connection Point for Thermo Ventilator<br>接線位供換氣暖風機 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 |
| Open Kitchen<br>開放式廚房 | 13A Single Socket Outlet for Built-in Washer Dryer<br>13A單位電插座供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | 1 | 1 | 1 | – |
| | 13A Water Proof Single Socket Outlet<br>13A防水單位電插座 | – | – | – | 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 number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

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. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **5/F**<br>**5樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Open Kitchen<br>開放式廚房 | 13A Single Socket Outlet for Telescopic Cooker Hood<br>13A單位電插座供拉趟式抽油煙機 | 1 | 1 | 1 | 1 |
| | Door Bell<br>門鈴 | – | – | 1 | – |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor<br>接線位連保險絲供嵌牆式室內空氣質量傳感器 | – | – | 1 | – |
| | Smart Energy Meter<br>智能電錶 | – | – | 1 | – |
| | 13A Twin Socket Outlet for Router<br>13A雙位電插座供路由器 | – | – | 1 | – |
| | Router<br>路由器 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Microwave Oven<br>13A單位電插座供嵌入式微波爐 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Refrigerator<br>13A單位電插座供嵌入式雪櫃 | – | – | 1 | – |
| | Connection Point for Built-in 2-Zone Induction Hob<br>接線位供嵌入式雙頭電磁爐 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 |
| | Water Outlet Connection Point for Built-in Washer Dryer<br>去水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | Water Inlet Connection Point for Built-in Washer Dryer<br>來水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | Circuit Breakers Distribution Board<br>斷路器配電箱 | – | – | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **5/F**<br>**5樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Flat Roof<br>平台 | Lighting Point<br>燈位 | 3 | 3 | 1 | 2 |
| | Switch for Air-conditioner Outdoor Unit<br>開關掣供室外空調機 | 1 | 1 | – | – |
| Balcony & Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | – | – | 1 | 1 |
| Air-conditioner Platform<br>空調機平台 | Switch for Air-conditioner Outdoor Unit<br>開關掣供室外空調機 | – | – | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **6/F**<br>**6樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Main Entrance<br>大門入口 | Door Bell Push Button<br>門鈴按鈕 | 1 | 1 | 1 | 1 |
| Living Room/ Dining Room<br>客廳/飯廳 | Circuit Breakers Distribution Board<br>斷路器配電箱 | 1 | 1 | – | 1 |
| | Smart Energy Meter<br>智能電錶 | 1 | 1 | – | 1 |
| | Door Bell<br>門鈴 | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Microwave Oven<br>13A單位電插座供嵌入式微波爐 | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Refrigerator<br>13A單位電插座供嵌入式雪櫃 | 1 | 1 | – | 1 |
| | Video Door Phone<br>視像對講機 | 1 | 1 | 1 | 1 |
| | In-wall Indoor Air Quality Sensor<br>嵌牆式室內空氣質量傳感器 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet<br>電視/電台天線插座 | 2 | 2 | 2 | 2 |
| | Telephone / Data Connection Point<br>電話/數據連接位 | 2 | 2 | 2 | 2 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | 4 | 4 | 4 | 4 |

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
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| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location 位置** | **Description 描述** | **6/F 6樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Living Room/ Dining Room 客廳/飯廳 | Switch for Air-conditioner Indoor Unit 開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 3 | 3 | 3 | 4 |
| | Lighting Switch 燈掣 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor 接線位連保險絲供嵌牆式室內空氣質量傳感器 | 1 | 1 | – | 1 |
| | 13A Twin Socket Outlet for Router 13A雙位電插座供路由器 | 1 | 1 | – | 1 |
| | Router 路由器 | 1 | 1 | – | 1 |
| Bedroom 睡房 | TV/FM Outlet 電視/電台天線插座 | 1 | 1 | 1 | 1 |
| | Telephone / Data Connection Point 電話/數據連接位 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet 13A雙位電插座 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit 開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point 燈位 | 1 | 1 | 1 | 1 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point 嵌牆式Wifi存取點 | 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 number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

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. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **6/F**<br>**6樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Study Room<br>書房 | 13A Twin Socket Outlet<br>13A雙位電插座 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit<br>開關掣供室內空調機 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 1 | 1 | 1 | 1 |
| | Lighting Switch<br>燈掣 | 1 | 1 | 1 | 1 |
| Bathroom<br>浴室 | 13A Single Socket Outlet With USB Charger Socket<br>13A單位電插座連USB充電插座 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 |
| | Connection Point for Thermo Ventilator<br>接線位供換氣暖風機 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 |
| Open Kitchen<br>開放式廚房 | 13A Single Socket Outlet for Built-in Washer Dryer<br>13A單位電插座供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | 13A Single Socket Outlet for Telescopic Cooker Hood<br>13A單位電插座供拉趟式抽油煙機 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | 1 | 1 | 1 | – |
| | 13A Water Proof Single Socket Outlet<br>13A防水單位電插座 | – | – | – | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
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| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **6/F**<br>**6樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Open Kitchen<br>開放式廚房 | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor<br>接線位連保險絲供嵌牆式室內空氣質量傳感器 | – | – | 1 | – |
| | Door Bell<br>門鈴 | – | – | 1 | – |
| | Smart Energy Meter<br>智能電錶 | – | – | 1 | – |
| | 13A Twin Socket Outlet for Router<br>13A雙位電插座供路由器 | – | – | 1 | – |
| | Router<br>路由器 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Microwave Oven<br>13A單位電插座供嵌入式微波爐 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Refrigerator<br>13A單位電插座供嵌入式雪櫃 | – | – | 1 | – |
| | Connection Point for Built-in 2-Zone Induction Hob<br>接線位供嵌入式雙頭電磁爐 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 |
| | Water Outlet Connection Point for Built-in Washer Dryer<br>去水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | Water Inlet Connection Point for Built-in Washer Dryer<br>來水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 |
| | Circuit Breakers Distribution Board<br>斷路器配電箱 | – | – | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
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備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
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| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | |
|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **6/F**<br>**6樓** | | | |
| | | **C** | **D** | **E** | **F** |
| Balcony & Utility Platform<br>露台及工作平台 | Lighting Point<br>燈位 | 1 | 1 | 1 | 1 |
| Air-conditioner Platform<br>空調機平台 | Switch for Air-conditioner Outdoor Unit<br>開關掣供室外空調機 | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
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| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **7/F – 12/F, 15/F – 23/F & 25/F – 28/F**<br>**7樓至12樓、15樓至23樓及25樓至28樓** | | | | | |
| | | **A** | **B** | **C** | **D** | **E** | **F** |
| Main Entrance<br>大門入口 | Door Bell Push Button<br>門鈴按鈕 | 1 | 1 | 1 | 1 | 1 | 1 |
| Living Room/ Dining Room<br>客廳/飯廳 | Circuit Breakers Distribution Board<br>斷路器配電箱 | 1 | – | 1 | 1 | – | 1 |
| | Smart Energy Meter<br>智能電錶 | 1 | – | 1 | 1 | – | 1 |
| | Door Bell<br>門鈴 | 1 | – | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Microwave Oven<br>13A單位電插座供嵌入式微波爐 | 1 | – | 1 | 1 | – | 1 |
| | 13A Single Socket Outlet for Built-in Refrigerator<br>13A單位電插座供嵌入式雪櫃 | 1 | – | 1 | 1 | – | 1 |
| | Video Door Phone<br>視像對講機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | In-wall Indoor Air Quality Sensor<br>嵌牆式室內空氣質量傳感器 | 1 | 1 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | 1 | 1 | 1 | 1 | 1 | 1 |
| | TV/FM Outlet<br>電視/電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telephone / Data Connection Point<br>電話/數據連接位 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | 4 | 4 | 4 | 4 | 4 | 4 |

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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Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **7/F – 12/F, 15/F – 23/F & 25/F – 28/F**<br>**7樓至12樓、15樓至23樓及25樓至28樓** | | | | | |
| | | **A** | **B** | **C** | **D** | **E** | **F** |
| Living Room/ Dining Room<br>客廳/飯廳 | Switch for Air-conditioner Indoor Unit<br>開關掣供室內空調機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 4 | 3 | 3 | 3 | 3 | 4 |
| | Lighting Switch<br>燈掣 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor<br>接線位連保險絲供嵌牆式室內空氣質量傳感器 | 1 | – | 1 | 1 | – | 1 |
| | 13A Twin Socket Outlet for Router<br>13A雙位電插座供路由器 | 1 | – | 1 | 1 | – | 1 |
| | Router<br>路由器 | 1 | – | 1 | 1 | – | 1 |
| Bedroom<br>睡房 | TV/FM Outlet<br>電視/電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telephone / Data Connection Point<br>電話/數據連接位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit<br>開關掣供室內空調機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch<br>燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | In-wall Wifi Access Point<br>嵌牆式Wifi存取點 | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and " – " denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
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| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **7/F – 12/F, 15/F – 23/F & 25/F – 28/F**<br>**7樓至12樓、15樓至23樓及25樓至28樓** | | | | | |
| | | **A** | **B** | **C** | **D** | **E** | **F** |
| Study Room<br>書房 | 13A Twin Socket Outlet<br>13A雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Switch for Air-conditioner Indoor Unit<br>開關掣供室內空調機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch<br>燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bathroom<br>浴室 | 13A Single Socket Outlet With USB Charger Socket<br>13A單位電插座連USB充電插座 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point<br>燈位 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Thermo Ventilator<br>接線位供換氣暖風機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 | 1 | 1 |
| Open Kitchen<br>開放式廚房 | 13A Single Socket Outlet for Built-in Washer Dryer<br>13A單位電插座供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Single Socket Outlet for Telescopic Cooker Hood<br>13A單位電插座供拉趟式抽油煙機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Twin Socket Outlet<br>13A雙位電插座 | – | 1 | 1 | 1 | 1 | – |
| | 13A Water Proof Single Socket Outlet<br>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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location**<br>**位置** | **Description**<br>**描述** | **7/F – 12/F, 15/F – 23/F & 25/F – 28/F**<br>**7樓至12樓、15樓至23樓及25樓至28樓** | | | | | |
| | | **A** | **B** | **C** | **D** | **E** | **F** |
| Open Kitchen<br>開放式廚房 | Fused Spur Unit for Lighting Point<br>接線位連保險絲供燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Smart Energy Meter<br>智能電錶 | – | 1 | – | – | 1 | – |
| | Door Bell<br>門鈴 | – | 1 | – | – | 1 | – |
| | 13A Twin Socket Outlet for Router<br>13A雙位電插座供路由器 | – | 1 | – | – | 1 | – |
| | Router<br>路由器 | – | 1 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Microwave Oven<br>13A單位電插座供嵌入式微波爐 | – | 1 | – | – | 1 | – |
| | 13A Single Socket Outlet for Built-in Refrigerator<br>13A單位電插座供嵌入式雪櫃 | – | 1 | – | – | 1 | – |
| | Connection Point for Built-in 2-Zone Induction Hob<br>接線位供嵌入式雙頭電磁爐 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Point for Instantaneous Electric Water Heater<br>接線位供即熱式電熱水爐 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Water Outlet Connection Point for Built-in Washer Dryer<br>去水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Water Inlet Connection Point for Built-in Washer Dryer<br>來水位供嵌入式洗衣乾衣機 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Circuit Breakers Distribution Board<br>斷路器配電箱 | – | 1 | – | – | 1 | – |
| | Fused Spur Unit for In-wall Indoor Air Quality Sensor<br>接線位連保險絲供嵌牆式室內空氣質量傳感器 | – | 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.

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。

Remarks:

1. The number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and " – " denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

備註：

1. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

| Schedule of Mechanical & Electrical Provisions for Residential Properties 住宅單位機電裝置說明表 | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location 位置** | **Description 描述** | **7/F – 12/F, 15/F – 23/F & 25/F – 28/F 7樓至12樓、15樓至23樓及25樓至28樓** | | | | | |
| | | **A** | **B** | **C** | **D** | **E** | **F** |
| Balcony & Utility Platform 露台及工作平台 | Lighting Point 燈位 | 1 | 1 | 1 | 1 | 1 | 1 |
| Air-conditioner Platform 空調機平台 | Switch for Air-conditioner Outdoor Unit 開關掣供室外空調機 | 1 | 1 | 1 | 1 | 1 | 1 |
| Roof (For units on 28/F only) 天台（只適用於28樓單位） | Lighting Point 燈位 | 6 | 5 | 6 | 6 | 5 | 6 |
| | Lighting Switch 燈掣 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 13A Water Proof Single Socket Outlet 13A防水單位電插座 | 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 number as shown in the above table denotes the quantity of such provision(s) provided in the residential property and "–" denotes "Not Applicable".
2. 4/F, 13/F, 14/F and 24/F are omitted.

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. 上表之數字表示提供於該住宅物業內的裝置數量，「–」表示「不適用」。
2. 不設4樓、13樓、14樓及24樓。

# SERVICE AGREEMENTS
# 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

# GOVERNMENT RENT
# 地稅

The owner is liable for the Government rent payable for a specified residential property up to and including the date of completion of the sale and purchase and assignment of that residential property.

擁有人有法津責任繳付指明住宅物業的地稅直至該指明住宅物業買賣完成及簽署轉讓契之日（包括該日）為止。

# MISCELLANEOUS PAYMENTS BY PURCHASER
# 買方的雜項付款

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

Remark:

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

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

備註：

在交付時，買方須根據公契向發展項目的管理人而非向擁有人支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六（6）個月內。

## MAINTENANCE OF SLOPES
## 斜坡維修

Not applicable

不適用

## MODIFICATION
## 修訂

No existing application to the Government for a modification of the land grant for this Development has been made.

本發展項目現時並沒有向政府提出申請修訂批地文件。

Unless otherwise defined, the capitalized terms used in this section shall have the same meaning of such terms in the latest draft of the Deed of Mutual Covenant incorporating Management Agreement in respect of the Development (the "DMC"). 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.

## 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. Operation of gondola

Under the DMC, the Manager shall have the rights and powers to, inter alia,:-

At all reasonable times on prior written notice (except in case of emergency) to extend, maintain, operate, move and have access to, over and/or into or partly into:-

(i) the portion of airspace above the portions of areas located inside the flat roofs of Unit C and Unit D both on 5th Floor designated for the maintenance of drainage pipes for the benefit of all Residential Units (forming part of the Residential Common Areas and Facilities) solely for the purpose of carrying out maintenance and repair of the said drainage pipes,

(ii) the covers of the balcony/utility platform/areas for air-conditioning on the roof (forming parts of the Residential Common Areas and Facilities), or

(iii) any part of any exterior of the Residential Accommodation as may be determined by the Manager,

a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of management including all jibs, brackets, hinges, posts or other related equipment (collectively referred to in this Deed as the **"gondola"**):-

(i) to maintain and repair any part or facilities mentioned in (i), (ii) and (iii) in the foregoing (other than such part or parts the exclusive right to use is vested in an Owner) of the Residential Accommodation, and

(ii) to remain temporarily over and/or on the said airspace for such reasonable period as may be necessary,

PROVIDED THAT: -

(I) an Owner's right to hold, use, occupy and enjoy the Residential Unit shall not be interfered with and his access to the Residential Unit shall not be impeded; and

(II) the Manager shall make good any damage caused thereby at its own costs and expenses and shall be liable for negligent, dishonesty, wilful or criminal acts of the Manager, its staff, agents, contractors or workmen and ensure that the least disturbance is caused.

## 3. 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.

## 4. Areas for air-conditioning and air-conditioning outdoor units of residential properties

1) The DMC stipulates, inter alia, that:-

(a) For Residential Units which comprise areas for air-conditioning, no individual air-conditioners or other units or plants shall be installed other than on the relevant areas for air-conditioning of the Residential Units, and in any event no individual air-conditioner platforms or individual air-conditioners or other units or plants shall be erected at the external walls of the Development.

(b) For Residential Units which do not comprise any areas for air-conditioning, no individual air-conditioner platforms or individual air-conditioners or other units or plants shall be installed other than with the prior written consent of the Manager and at places designated for such purpose provided that in any event no individual air-conditioner platforms or individual air-conditioners or other units or plants shall be erected at the external walls of the Development.

2) Air-conditioning outdoor units for the residential properties are placed on the flat roofs of the residential properties or the areas for air-conditioning provided on and forming parts of the combined balconies and utility platforms of the residential properties. The placing of air-conditioning outdoor units on the flat roofs or the areas for air-conditioning may affect the enjoyment of the relevant residential properties in terms of heat, noise, view, vibration or other aspects.

3) For the locations of the flat roofs or the areas for air-conditioning, please refer to the "Floor Plans of Residential Properties in the Development" section in this sales brochure.

## 5. Open kitchen

Under the DMC, owners of the residential properties shall comply with the requirements in the Fire Safety Management Plans. Such requirements include but are not limited to allowing the Manager and the registered fire services installation contractor(s) to enter with or without workmen, contractors and others and with or without equipment and apparatus at all reasonable times on prior reasonable notice (except in case of emergency) into his Residential Unit to carry out (at the cost and expense of the Relevant Owner) annual check and maintenance of the fire safety provisions including but not limited to smoke detectors and sprinkler heads within his Residential Unit. In carrying out annual check and maintenance of the fire safety provisions, the Manager shall repair (at his own costs and expense) any damage caused thereby and is liable for the negligent, wilful or criminal acts of the Manager, its employees, contractors and others.

For full details of the DMC provisions relating to the Fire Safety Management Plans, 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.

## 6. Noise Mitigation Measures

1) Under the DMC, no owner of the Residential Unit shall alter or remove or permit or suffer to be altered or removed any of the Approved Noise Mitigation Measures forming part of his Residential Unit. An Owner whose Residential Unit includes Approved Noise Mitigation Measures shall:

(a) comply with the NIA in respect of all Approved Noise Mitigation Measures forming part of his Residential Unit; and

(b) at his own expense inspect, maintain and carry out all necessary works for the maintenance of all Approved Noise Mitigation Measures forming part of his Residential Unit in accordance with the NIA.

2) The Approved Noise Mitigation Measures in the residential properties provided in the Development are:-

| Floor | Unit | Noise Mitigation Measures |
|---|---|---|
| 6/F – 28/F | C | Acoustic ceiling panel at Balcony |
| 6/F – 28/F | C | Acoustic windows at Study Room |
| 6/F – 28/F | D | Acoustic ceiling panel at Balcony |
| 6/F – 28/F | D | Acoustic windows at Study Room |
| 7/F – 22/F | D | Acoustic windows at Bedroom |
| 5/F – 28/F | E | Acoustic windows at Bedroom |
| 5/F – 17/F | E | Acoustic ceiling and sound absorption material on wall at Balcony |
| 6/F – 25/F | E | Acoustic windows at Study Room |
| 5/F – 27/F | F | Acoustic windows at Bedroom |

For the locations of the above Approved Noise Mitigation Measures, please refer to the "Floor Plans of Residential Properties in the Development" section in this sales brochure.

**7. Certain common areas and common facilities within the flat roofs of Units C and D on 5/F**

Prospective purchasers should note the presence and location of certain common areas and common facilities ("the said Common Areas and Facilities", which for the purpose of identification only are shown by hatched black on the floor plans in "Floor Plans of the Residential Properties in the Development" of the sales brochure) within the flat roofs of Units C and D on 5/F. The manager of the Development has the rights of access and other relevant rights to and in respect of the said Common Areas and Facilities (including the relevant portion of airspace) under the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development (including but not limited to the rights of the manager under clause 1(b) of Part B of Second Schedule to the DMC).

**8. Closed Circuit Television Imaging Device**

In relation to the external drainage pipes enclosed by architectural features in the Development, to provide a suitable closed circuit television imaging device and trained personnel to operate the device, or secure contract(s) with a service provider(s) for conducting inspection of the external drainage pipes enclosed by architectural features by a suitable closed circuit television imaging device and to carry out regular inspection and maintenance of the subject pipework at a specified interval as proposed by the Authorized Person to alert any early signs of water leakage and pipe joints/pipe brackets conditions.

**9. Building Energy Efficiency Ordinance**

Owners are required to take all steps as may be necessary for complying all applicable provisions of the Building Energy Efficiency Ordinance (Cap. 610 of the Laws of Hong Kong) and to ensure that all the building services installations within the Common Areas and Facilities shall comply with the minimum energy efficiency standards as stipulated under that Ordinance and/or any code of practice issued from time to time under that Ordinance.

除非另有定義，本節內所用之專有詞語具有在發展項目的公契及管理協議(「公契」)最新擬稿內所賦予的相同意義。請參考公契最新擬稿了解全部詳情。公契最新擬稿已備於售樓處，於開放時間可供免費查閱，並可按要求在支付所需影印費後取得副本。

## 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. 吊船的運作

根據公契，管理人擁有執行以下操作的權利和權力：-

在所有合理時間以事先書面通知(緊急情況除外)，延伸、維護、操作、移動和進入、越過和/或進入或部分進入：-

(i) 位於 5 樓 C 單位和 D 單位的平台上方的部分空域指定用於維護排水管，以服務於所有住宅單位(構成住宅公用地方及設施的一部分)，僅用於執行上述排水管的維修及修理工作之目的，

(ii) 露台/工作平台/冷氣機平台的上蓋(構成住宅公用地方及設施的一部分)，或

(iii) 由管理人可能確定的住宅樓宇外部的任何部分，

履帶式伸縮臂吊船和/或任何吊臂、吊艇臂、其他設備或管理裝置，包括所有吊臂、支架、鉸鏈、立柱或其他相關設備(在本契約中統稱為「**吊船**」)：-

(i) 就上述 (i)、(ii) 及 (iii) 所提及的任何部分或設施(業主專有使用權的部分除外)，對住宅樓宇進行保養及維修；以及

(ii) 在上述空域上空和/或之上暫時停留一段合理的必要時間，

前提是：-

(I) 業主對住宅單位的持有、使用、佔用和享受的權利不受干擾及其進入住宅單位的權利不受阻礙；和

(II) 管理人應自行承擔費用和開支來彌補由此造成的任何損害，並對管理人、其員工、代理人、承建商或工人的疏忽、不誠實、故意或犯罪行為承擔責任，並確保將干擾降到最低。

## 3. 燈飾

外牆裝飾燈裝設在發展項目部分住宅物業及商用樓宇的外牆及/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。

## 4. 住宅物業的冷氣機平台及戶外空調機範圍

1) 公契列明(包括但不限於)，如下：-

(a) 對於已安裝冷氣機平台的住宅物業，不得安裝單獨的冷氣機、空調機或其他機體於並非該住宅物業的相關冷氣機平台的範圍內。於任何時候，不得在發展項目的外牆安裝單獨的冷氣機平台、單獨的冷氣機、空調機或其他機體。

(b) 對於沒有安裝冷氣機平台的住宅物業，不得安裝單獨的冷氣機、空調機或其他機體，除非事前獲得管理人書面同意及安裝於指定為該目的而設的位置，而前提是於任何時候，不得在發展項目的外牆安裝單獨的冷氣機平台、單獨的冷氣機、空調機或其他機體。

2) 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並屬於合併露台及工作平台一部分的冷氣機平台。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，例如熱氣、噪音、景觀、震動或其他方面造成影響。

3) 有關平台或冷氣機平台的位置，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」。

## 5. 開放式廚房

根據公契，住宅物業的業主必須遵守《消防安全管理計劃》內的要求。該等要求包括但不限於須准許管理人及註冊消防裝置承建商在事先合理通知(緊急情況下除外)在所有合理時間內，在有或沒有工人、承建商及其他人員、有或沒有設備及儀器的情況下進入其住宅單位(費用及開支由有關業主承擔)進行消防安全設施的年度檢查及保養，包括但不限於煙霧探測器以及其住宅單位內的灑水噴頭。在對消防安全規定進行年度檢查和維修時，管理人應(自費)修復由此造成的任何損壞，並對管理人、其雇員、承建商和其他人的疏忽、故意或犯罪行為負責。

請參考公契最新擬稿了解公契關於《消防安全管理計劃》的條款的全部詳情。公契最新擬稿已備於售樓處，於開放時間可供免費查閱，並可按要求在支付所需影印費後取得副本。

## 6. 噪音緩解措施

1) 根據公契，住宅物業的業主不得更改或移除或允許或容忍更改或移除構成其住宅單位一部分的任何認可的噪音緩解措施。其住宅物業包含認可的噪音緩解措施的業主需：

(a) 就構成其住宅物業的一部分的所有認可的噪音緩解措施遵從《噪音緩解措施》的規定；和

(b) 根據《噪音緩解措施》，自費檢查、保養及進行所有必要的工程，以維修構成其住宅單位一部分的所有認可噪音緩解措施。

2) 於發展項目的住宅物業的認可噪音緩解措施：-

| 樓層 | 單位 | 噪音緩解措施 |
|---|---|---|
| 6樓至28樓 | C | 於露台的減音天花板 |
| 6樓至28樓 | C | 於書房的減音窗 |
| 6樓至28樓 | D | 於露台的減音天花板 |
| 6樓至28樓 | D | 於書房的減音窗 |
| 7樓至22樓 | D | 於睡房的減音窗 |
| 5樓至28樓 | E | 於睡房的減音窗 |
| 5樓至17樓 | E | 於露台的減音天花板和牆壁上的減音物料 |
| 6樓至25樓 | E | 於書房的減音窗 |
| 5樓至27樓 | F | 於睡房的減音窗 |

有關以上認可噪音緩解措施的位置，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」。

## 7. 5樓C及D單位的平台內的若干公用地方及公用設施

準買家應注意，5樓C及D單位的平台內的若干公用地方及公用設施(下稱「該等公用地方及設施」，為便於識別，於本售樓說明書的「發展項目的住宅物業的樓面平面圖」的樓面平面圖上以黑色斜黑線標示)的存在及其位置。根據發展項目的公契及管理協議(「公契」)，該發展項目的管理人對該等公用地方及設施(包括相關部分的空中空間)享有進出權及其他相關權利(包括但不限於公契附表二B部第1(b)條所賦予管理人的權利)。

## 8. 閉路電視影像裝置

就發展項目內被建築裝飾構件圍封之外部排水喉管，須提供合適之閉路電視影像裝置及受訓人員以操作該裝置，或與服務供應商訂立合約，由其以合適之閉路電視影像裝置對上述被建築裝飾構件圍封之外部排水喉管進行檢查，並按照認可人士所建議之指明時間間距，定期對有關喉管系統進行檢查及維修保養，以及早偵測任何滲水跡象及喉管接駁位/喉管托架之狀況。

## 9. 建築物能源效益條例

業主須採取一切必要措施，以遵守《建築物能源效益條例》(香港法例第610章)所有適用條文，並確保所有位於公共範圍及設施內之屋宇裝備裝置，均符合該條例及/或其下不時發布的任何實務守則所訂明之最低能源效益標準。

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

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

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

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

### 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.

### 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。

| | | **Area (sq. m.)**<br>**面積（平方米）** |
|---|---|---|
| **Disregarded GFA under Building (Planning) Regulations 23(3)(b)**<br>**根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積** | | |
| 1 (*) | Carpark and loading/unloading area excluding public transport terminus<br>停車場及上落客貨地方（公共交通總站除外） | 665.821 |
| 2 | Plant rooms and similar services<br>機房及相類設施 | |
| 2.1 | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.<br>所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 | 139.111 |
| 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.<br>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 | 758.432 |
| 2.3 | Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.<br>非強制性或非必要機房，例如空調機房、送風櫃房等 | Not Applicable<br>不適用 |
| **Green Features under Joint Practice Notes 1 and 2**<br>**根據聯合作業備考第1及第2號提供的環保設施** | | |
| 3 | Balcony<br>露台 | 124.008 |
| 4 | Wider common corridor and lift lobby<br>加闊的公用走廊及升降機大堂 | Not Applicable<br>不適用 |
| 5 | Communal sky garden<br>公用空中花園 | Not Applicable<br>不適用 |
| 6 | Acoustic fin<br>隔聲鰭 | Not Applicable<br>不適用 |
| 7 | Wing wall, wind catcher and funnel<br>翼牆、捕風器及風斗 | Not Applicable<br>不適用 |
| 8 | Non-structural prefabricated external wall<br>非結構預製外牆 | 124.738 |
| 9 | Utility platform<br>工作平台 | 93.000 |
| 10 | Noise barrier<br>隔音屏障 | Not Applicable<br>不適用 |
| **Amenity Features**<br>**適意設施** | | |
| 11 | Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office<br>管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 | Not Applicable<br>不適用 |
| 12 | Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities<br>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 | 36.944 |
| 13 | Covered landscaped and play area<br>有蓋園景區及遊樂場地 | 117.056 |
| 14 | Horizontal screens/covered walkways and trellis<br>橫向屏障/有蓋人行道及花棚 | Not Applicable<br>不適用 |
| 15 | Larger lift shaft<br>擴大升降機槽 | 84.710 |
| 16 | Chimney shaft<br>煙囪管道 | Not Applicable<br>不適用 |
| 17 | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room<br>其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 | Not Applicable<br>不適用 |

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

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Amenity Features<br>適意設施** | | |
| 18 (*) | Pipe duct, air duct and vertical riser for mandatory feature or essential plant room<br>強制性設施或必要機房所需的管槽及氣槽、氣槽及垂直立管 | 34.375 |
| 19 | Pipe duct, air duct for non-mandatory or non-essential plant room<br>非強制性設施或非必要機房所需的管槽及氣槽 | 6.275 |
| 20 | Plant room, pipe duct, air duct for environmentally friendly system and feature<br>環保系統及設施所需的機房、管槽及氣槽 | 56.233 |
| 21 | Void in duplex domestic flat and house<br>複式住宅單位及洋房的中空空間 | Not Applicable<br>不適用 |
| 22 | Sunshade and reflector<br>遮陽篷及反光罩 | Not Applicable<br>不適用 |
| 23 (*) | Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window<br>伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 | Not Applicable<br>不適用 |
| 24 | Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway<br>《作業備考》APP-19 第 3(b) 及 (c) 段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道 | Not Applicable<br>不適用 |
| **Other Exempted Items<br>其他項目** | | |
| 25 (*) | Refuge floor including refuge floor cum sky garden<br>庇護層，包括庇護層兼空中花園 | Not Applicable<br>不適用 |
| 26 | Covered area under large projecting/ overhanging feature<br>大型伸出/外懸設施下的有蓋地方 | Not Applicable<br>不適用 |
| 27 | Public transport terminus<br>公共交通總站 | Not Applicable<br>不適用 |
| 28 (*) | Party structure and common staircase<br>共用構築物及公用樓梯 | Not Applicable<br>不適用 |
| 29 (*) | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA<br>僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 | Not Applicable<br>不適用 |
| 30 | Public passage<br>公眾通道 | Not Applicable<br>不適用 |
| 31 | Covered set back area<br>有蓋的後移部分 | Not Applicable<br>不適用 |

| | | Area (sq. m.)<br>面積（平方米） |
|---|---|---|
| **Bonus GFA<br>額外總樓面面積** | | |
| 32 | Bonus GFA<br>額外總樓面面積 | Not Applicable<br>不適用 |
| **Additional Green Features under Joint Practice Note (No. 8)<br>根據聯合作業備考（第 8 號）提供的額外環保設施** | | |
| 33 | Buildings adopting Modular Integrated Construction<br>採用「組裝合成」建築法的樓宇 | Not Applicable<br>不適用 |

Note:

The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

**Environment Assessment of the Building**

建築物的環境評估

**Green Building Certification**

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

Provisional GOLD

PROVISIONAL GOLD NB V2.0 2025 HKGBC BEAM Plus

Application no.: PAG0194/25

**綠色建築認證**

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

暫定評級 金級

暫定 金級 NB V2.0 2025 HKGBC BEAM Plus

申請編號: PAG0194/25

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

### 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 brochures:

### 發展項目的公用部分的預計能量表現或消耗

於印製售樓説明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

| **Part I**<br>**第 I 部分** | |
|---|---|
| Provision of Central Air Conditioning<br>提供中央空調 | Yes<br>是 |
| Provision of Energy Efficient Features<br>提供具能源效益的設施 | Yes<br>是 |
| Energy Efficient Features Proposed<br>擬安裝的具能源效益的設施 | Energy Saving Lighting<br>節能燈具<br>Energy Saving AC<br>節能冷氣 |

**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<br>位置 | Internal Floor Area Served ($m^2$)<br>使用有關裝置的內部樓面面積（平方米） | Annual Energy Use of Baseline Building (Note 2)<br>基線樓宇（註腳 2）每年能源消耗量 | | Annual Energy Use of Proposed Building<br>擬興建樓宇每年能源消耗量 | |
|---|---|---|---|---|---|
| | | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時/平方米/年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣/石油氣<br>用量單位/平方米/年 | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時/平方米/年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣/石油氣<br>用量單位/平方米/年 |
| Area served by central building services installation (Note 3)<br>有使用中央屋宇裝備裝置的部分（註腳 3） | Domestic area served by central building services installation: 1,762.98<br>使用中央屋宇裝備裝置的住用部分：1,762.98 | 138.2 | 0 | 109.87 | 0 |
| | Non-Domestic area (Podium) served by central building services installation: 1.506.27<br>使用中央屋宇裝備裝置的非住用部份（平台）：1,506.27 | 350.97 | 0 | 299.25 | 0 |

**Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)**
**第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計**

| Type of Installations<br>裝置類型 | Yes<br>是 | No<br>否 | N/A<br>不適用 |
|---|---|---|---|
| Lighting Installations<br>照明裝置 | ✓ | | |
| Air Conditioning Installations<br>空調裝置 | ✓ | | |
| Electrical Installations<br>電力裝置 | ✓ | | |
| Lift & Escalator Installations<br>升降機及自動梯的裝置 | ✓ | | |
| Performance-based Approach<br>以總能源為本的方法 | ✓ | | |

Notes:

1. In general, the lower the estimated "Annual Energy use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/$m^2$/annum) and town gas/LPG consumption (unit/$m^2$/annum), of the Development by the internal floor area served, where:

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

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

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services department.

註腳：

1. 一般而言，一棟樓宇的預計「每年能源消耗量」愈低，其節約能源的效益愈高。如一棟樓宇預計的「每年能源消耗量」低於該樓宇的「基線樓宇每年能源消耗量」，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量〔以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

   (a) 「每年能源消耗量」與新建樓宇 BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及

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

2. 「基準樓宇」與新建樓宇 BEAM Plus 標準（現行版本）中的「基準建築物模式（零分標準）」具有相同涵義。

3. 「中央屋宇裝備裝置」與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

# INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase 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 for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, 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 for Sale and Purchase 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 for Sale and Purchase.
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 for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.
5. For information and requirements relating to the Pink Hatched Black Area as referred to in Special Conditions Nos (10)(a) of the Government Grant, please refer to the sections of "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this Sales Brochure.

1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成買賣及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉售該住宅物業或停車位，或轉移該住宅物業或停車位的正式買賣合約的權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的未付地稅。
4. 已簽署正式買賣合約的買方有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。
5. 關於批地文件特別條款第(10)(a)條所提及的粉紅色間黑斜線的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

# POSSIBLE FUTURE CHANGES
# 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

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

Date of printing of this sales brochure: 12 March 2026

本售樓説明書印製日期：2026年3月12日

# EXAMINATION RECORD
# 檢視紀錄

| **Examination / Revision Date**<br>檢視/修改日期 | **Revision Made**<br>所作修改 | |
|---|---|---|
| | **Page Number**<br>頁次 | **Revision Made**<br>所作修改 |
| 21 April 2026<br>2026年4月21日 | 8 | Information on the Development is updated.<br>更新發展項目的資料。 |
| | 12 | Some wordings under 'Information on Design of the Development' are revised.<br>修訂「發展項目的設計的資料」的部分文字。 |
| | 14 | 'Location Plan of the Development' is updated. The date of Survey Sheet is updated.<br>更新「發展項目的所在位置圖」。更新測繪圖的日期。 |
| | 17 | 'Outline Zoning Plan etc. relating to the Development' is updated.<br>更新「關乎發展項目的分區計劃大綱圖等」。 |
| | 20 | Certain wordings under 'Layout Plan of the Development' are deleted.<br>刪除「發展項目的布局圖」部分文字。 |
| 11 June 2026<br>2026年6月11日 | 14 | 'Location Plan of the Development' is updated. The date of Survey Sheet is updated.<br>更新「發展項目的所在位置圖」。更新測繪圖的日期。 |
| | 15 | 'Aerial Photo' is updated.<br>更新「發展項目的鳥瞰照片」。 |
| 10 September 2026<br>2026年9月10日 | 14 | 'Location Plan of the Development' is updated. The date of Survey Sheet is updated.<br>更新「發展項目的所在位置圖」。更新測繪圖的日期。 |