



雲向
CLOUDVIEW

SALES BROCHURE
售樓說明書

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- ◊ 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.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。
- ◊ 如您擬選任由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

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

4. 物業的面積及四周環境

- ◊ 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- ◊ 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸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；

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。

- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- ◊ 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- ◊ 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- ◊ 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- ◊ 留意賣方有權改動未落成發展項目的建築圖則 (如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- ◊ 訂立臨時買賣合約時，您須向擁有人 (即賣方) 支付樓價5%的臨時訂金。
- ◊ 如您在訂立臨時買賣合約後五個工作日 (工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子) 之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金 (即樓價的5%) 會被沒收，而擁有人 (即賣方) 不得因您沒有簽立買賣合約而對您提出進一步申索。
- ◊ 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人 (即賣方) 必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- ◊ 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

- ◊ 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- ◊ 您可委託任何地產代理 (不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- ◊ 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁 (網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- ◊ 查閱售樓說明書中有關發展項目的預計關鍵日期³。
- 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- ◊ 收樓日期
- 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- ◊ 認可人士可批予在預計關鍵日期之後完成發展項目

- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：

- 工人罷工或封閉工地；
- 暴動或內亂；
- 不可抗力或天災；
- 火警或其他賣方所不能控制的意外；
- 戰爭；或
- 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。

- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。

- ◊ 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- ◊ 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。

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。

◊ 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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

- ◇ Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- ◇ In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.

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.

◇ Read through the sales brochure and in particular, check the following information in the sales brochure -

- whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

◇ Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

◇ Check the Government land grant on whether individual owners are liable to pay Government rent.

◇ Check the DMC on whether animals can be kept in the residential property.

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

◇ Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

◇ Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

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

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

9. Agreement for sale and purchase

◇ Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

◇ Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

◇ Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

◇ Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

◇ A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

◇ If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

◇ If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

◇ The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

◇ Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential

property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

- ◇ Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- ◇ Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- ◇ Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position

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.

validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Ⓢ Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ⓢ Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

1 發展項目的資料 INFORMATION ON THE DEVELOPMENT

發展項目名稱

雲向

Name of the Development

CLOUDVIEW

街道名稱及門牌號數

粉錦公路 663 號

(此臨時門牌號數有待發展項目建成時確認)

Name of the street and the street number

663 Fan Kam Road

(This provisional street number is subject to confirmation when the Development is completed)

樓層的總數

34層 (不包括地庫、天台、中層天台、上層天台及頂層天台)

Total number of storeys

34 storeys (excluding Basement, Roof, Intermediate Roof Floor, Upper Roof Floor and Top Roof Floor)

發展項目的經批准的建築圖則所規定的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓、天台、中層天台、上層天台及頂層天台

Floor numbering as provided in the approved building plans for the Development

B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 38/F, Roof, Intermediate Roof Floor, Upper Roof Floor and Top Roof Floor

被略去的樓層號數

不設4樓、13樓、14樓、24樓及34樓

Omitted floor numbers

4/F, 13/F, 14/F, 24/F and 34/F are omitted

庇護層

設於天台

Refuge floor

Located on Roof

本發展項目屬未落成發展項目

- (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2027年3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) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

This Development is an uncompleted development

- (a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 31 March 2027.
- (b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- (c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

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

賣方

Wisdom Sign Limited

Vendor

Wisdom Sign Limited

賣方之控權公司

Metro Lead Holdings Limited
Wing Tai Properties (International) Limited
Wing Tai Properties (B.V.I.) Limited
永泰地產有限公司

Holding companies of the Vendor

Metro Lead Holdings Limited
Wing Tai Properties (International) Limited
Wing Tai Properties (B.V.I.) Limited
Wing Tai Properties Limited

發展項目的認可人士

楊振光先生

Authorized Person for the Development

Mr. Yeung Chun Kwong

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

王董建築師事務有限公司

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

Wong Tung & Partners Limited

發展項目的承建商

Gammon Engineering & Construction Company Limited

Building contractor for the Development

Gammon Engineering & Construction Company Limited

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

高李葉律師行

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

Kao, Lee & Yip Solicitors

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

星展銀行香港分行
星展銀行(香港)有限公司

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

DBS Bank Ltd., Hong Kong Branch
DBS Bank (Hong Kong) Limited

已為發展項目的建造提供貸款的任何其他人

永泰地產(香港)有限公司
Sunbeam Star Development Limited
Su Sih Enterprises Limited

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

Wing Tai Properties (Hong Kong) Limited
Sunbeam Star Development Limited
Su Sih Enterprises Limited

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； 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;	不適用 Not applicable
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； 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;	不適用 Not applicable
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人； 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;	否 No
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； 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;	不適用 Not applicable
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； 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;	不適用 Not applicable
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人； 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;	否 No
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； 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;	不適用 Not applicable
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； 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;	不適用 Not applicable
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人； 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;	否 No
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； 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;	否 No

(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份； 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;	否 No
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； 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;	否 No
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； 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;	不適用 Not applicable
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； 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;	否 No
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份； 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;	否 No
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； 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;	否 No
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； 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;	不適用 Not applicable
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團； 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;	否 No
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 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.	否 No

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

發展項目中的多單位建築物將有構成圍封牆的一部分的非結構的預製外牆。

發展項目中的多單位建築物的非結構的預製外牆厚度範圍將為0.15米。

每個住宅物業的非結構的預製外牆的總面積表：

Schedule of total area of non-structural prefabricated external walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
2樓 2/F	A8	0.251
	B1	0.252
	B2	0.250
	B3	0.250
	B6	0.243
	B7	0.243
	B8	0.251
	C8	0.246
	D3	0.250
	D6	0.262
	D7	0.258
	D8	0.251
	D9	0.246
3樓 3/F	A8	0.251
	B1	0.931
	B2	0.250
	B3	0.250
	B6	0.243
	B7	0.243
	B8	0.251
	C8	0.246
	D1	0.457
	D2	0.250
	D3	0.250
	D6	0.262
	D7	0.258
D8	0.251	
D9	0.246	

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

The range of thickness of the non-structural prefabricated external walls of the multi-unit building in the Development will be 0.15m.

每個住宅物業的非結構的預製外牆的總面積表：

Schedule of total area of non-structural prefabricated external walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
5樓 5/F	A1	1.224
	A2	0.264
	A3	0.264
	A6	0.264
	A7	0.264
	A8	0.251
	B1	0.950
	B2	0.250
	B3	0.250
	B6	0.243
	B7	0.243
	B8	0.251
	C1	0.507
	C2	0.543
	C3	0.271
	C6	0.269
	C7	0.251
	C8	0.246
	D1	0.457
	D2	0.250
D3	0.250	
D6	0.262	
D7	0.258	
D8	0.251	
D9	0.246	

備註：
不設4樓、13樓、14樓、24樓及34樓。

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

發展項目中的多單位建築物將有構成圍封牆的一部分的非結構的預製外牆。

發展項目中的多單位建築物的非結構的預製外牆厚度範圍將為0.15米。

每個住宅物業的非結構的預製外牆的總面積表：

Schedule of total area of non-structural prefabricated external walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
6樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至37樓 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	A1	1.224
	A2	0.264
	A3	0.264
	A6	0.264
	A7	0.264
	A8	0.251
	B1	1.066
	B2	0.250
	B3	0.250
	B6	0.243
	B7	0.243
	B8	0.251
	C1	0.507
	C2	0.543
	C3	0.271
	C6	0.269
	C7	0.251
	C8	0.246
	D1	0.457
	D2	0.250
D3	0.250	
D6	0.262	
D7	0.258	
D8	0.251	
D9	0.246	

備註：
不設4樓、13樓、14樓、24樓及34樓。

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

The range of thickness of the non-structural prefabricated external walls of the multi-unit building in the Development will be 0.15m.

每個住宅物業的非結構的預製外牆的總面積表：

Schedule of total area of non-structural prefabricated external walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of non-structural prefabricated external walls of each residential property (sq.m.)
38樓 38/F	頂層單位 A PENTHOUSE A	0.487
	頂層單位 B PENTHOUSE B	1.543
	頂層單位 C PENTHOUSE C	0.322
	頂層單位 D PENTHOUSE D	0.322
	C3	0.271
	C6	0.269
	C7	0.251
	C8	0.246
	D6	0.262
	D7	0.258
	D8	0.251
	D9	0.246

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

發展項目中的多單位建築物將有構成圍封牆的一部分的幕牆。
發展項目中的多單位建築物的幕牆厚度範圍將為0.2米。

There will be curtain walls forming part of the enclosing walls of the multi-unit building in the Development.
The range of thickness of curtain walls of the multi-unit building in the Development will be 0.2m.

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
2樓 2/F	A8	0.805
	B1	0.794
	B2	0.344
	B3	0.312
	B6	0.737
	B7	0.784
	B8	0.780
	C8	0.354
	D3	0.304
	D6	0.304
	D7	0.304
	D8	0.329
	D9	0.354
3樓 3/F	A8	0.805
	B1	0.794
	B2	0.344
	B3	0.312
	B6	0.737
	B7	0.784
	B8	0.780
	C8	0.354
	D1	0.404
	D2	0.304
	D3	0.304
	D6	0.304
	D7	0.304
D8	0.329	
D9	0.354	

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
5樓 5/F	A1	0.795
	A2	0.344
	A3	0.312
	A6	0.737
	A7	0.784
	A8	0.780
	B1	0.794
	B2	0.344
	B3	0.312
	B6	0.737
	B7	0.784
	B8	0.780
	C1	0.000
	C2	0.000
	C3	0.364
	C6	0.304
	C7	0.329
	C8	0.354
	D1	0.404
	D2	0.304
D3	0.304	
D6	0.304	
D7	0.304	
D8	0.329	
D9	0.354	

備註：
不設4樓、13樓、14樓、24樓及34樓。

Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

發展項目中的多單位建築物將有構成圍封牆的一部分的幕牆。
發展項目中的多單位建築物的幕牆厚度範圍將為0.2米。

There will be curtain walls forming part of the enclosing walls of the multi-unit building in the Development.
The range of thickness of curtain walls of the multi-unit building in the Development will be 0.2m.

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
6樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至37樓 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	A1	0.795
	A2	0.344
	A3	0.312
	A6	0.737
	A7	0.784
	A8	0.780
	B1	0.794
	B2	0.344
	B3	0.312
	B6	0.737
	B7	0.784
	B8	0.780
	C1	0.000
	C2	0.000
	C3	0.364
	C6	0.304
	C7	0.329
	C8	0.354
	D1	0.404
	D2	0.304
	D3	0.304
D6	0.304	
D7	0.304	
D8	0.329	
D9	0.354	

備註：
不設4樓、13樓、14樓、24樓及34樓。

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
38樓 38/F	頂層單位 A PENTHOUSE A	2.004
	頂層單位 B PENTHOUSE B	2.290
	頂層單位 C PENTHOUSE C	2.060
	頂層單位 D PENTHOUSE D	2.060
	C3	0.364
	C6	0.304
	C7	0.329
	C8	0.354
	D6	0.304
	D7	0.304
	D8	0.329
	D9	0.354

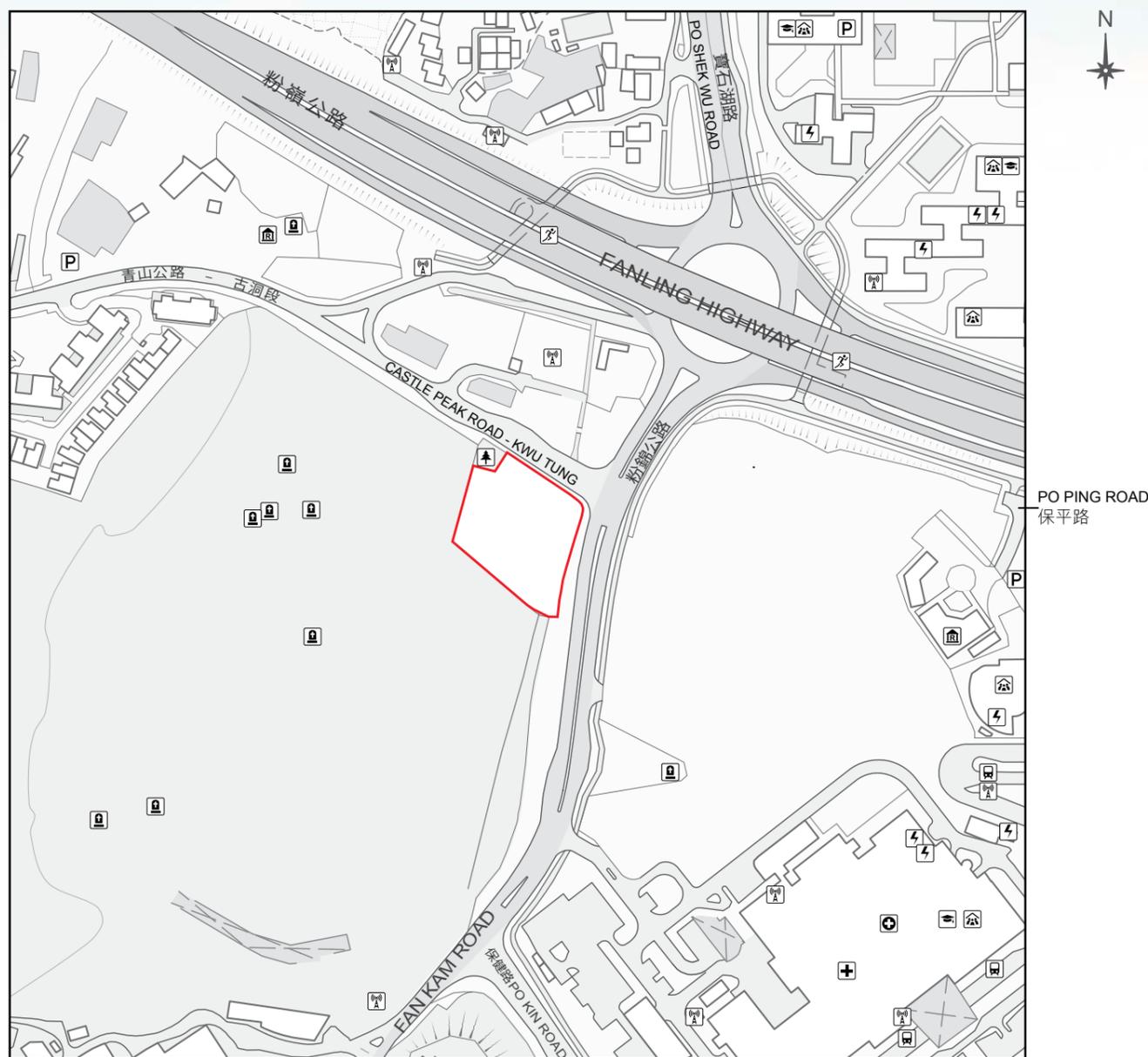
Note:
4/F, 13/F, 14/F, 24/F and 34/F are omitted.

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

根據發展項目的公契及管理協議的最新擬稿，獲委任為發展項目的管理人為尚泰物業管理有限公司。

Shang Tai Property Management Limited is appointed as the manager of the Development under the latest draft deed of mutual covenant incorporating management agreement in respect of the Development.

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



圖例 Notation

-  發電廠 (包括電力分站)
Power Plant (including Electricity Sub-stations)
-  墳場 Cemetery
-  醫院 Hospital
-  公眾停車場 (包括貨車停泊處)
Public Carpark (including Lorry Park)
-  公共交通總站 (包括鐵路車站)
Public Transport Terminal (including Rail Station)
-  公用事業設施裝置
Public Utility Installation
-  宗教場所 (包括教堂、廟宇及祠堂)
Religious Institution (including Church, Temple and Tsz Tong)
-  學校 (包括幼稚園)
School (including Kindergarten)
-  社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
-  體育設施 (包括運動場及游泳池)
Sports Facilities (including Sports Ground and Swimming Pool)
-  公園 Public Park
-  診療所 Clinic

 發展項目的位置
Location of the Development

比例 0米/M 250米/M
Scale 

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。

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年7月17日出版之數碼地形圖，圖幅編號T3-SW-A，有需要處經修正處理。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T3-SW-A dated 17 July 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

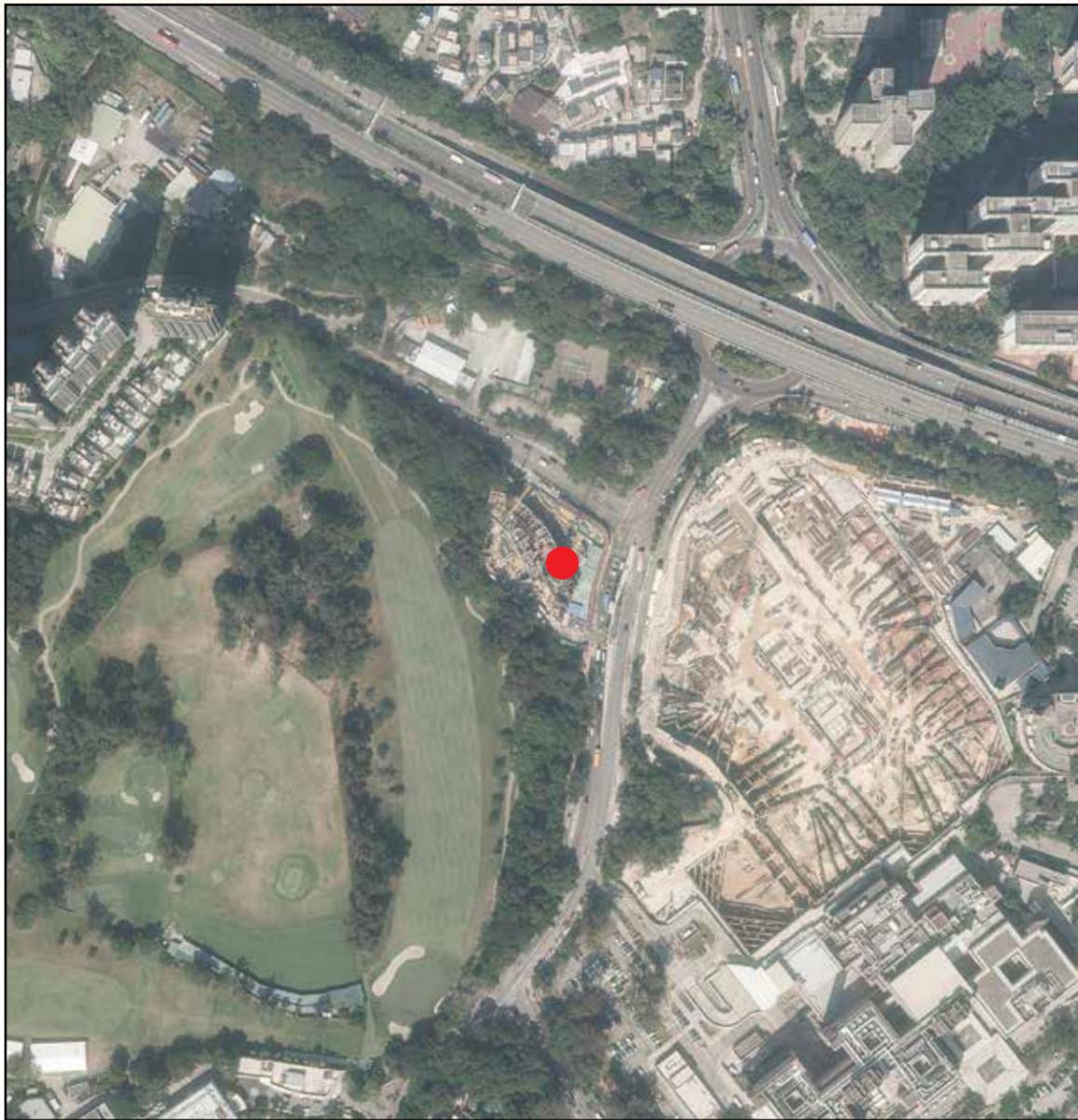
備註：

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

Notes:

1. The Vendor advises prospective purchasers to conduct 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.

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



● 發展項目的位置
Location of the Development

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E238767C，飛行日期：2024年11月1日。

Extract from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E238767C, date of flight: 1 November 2024.

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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鳥瞰照片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。

The aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：

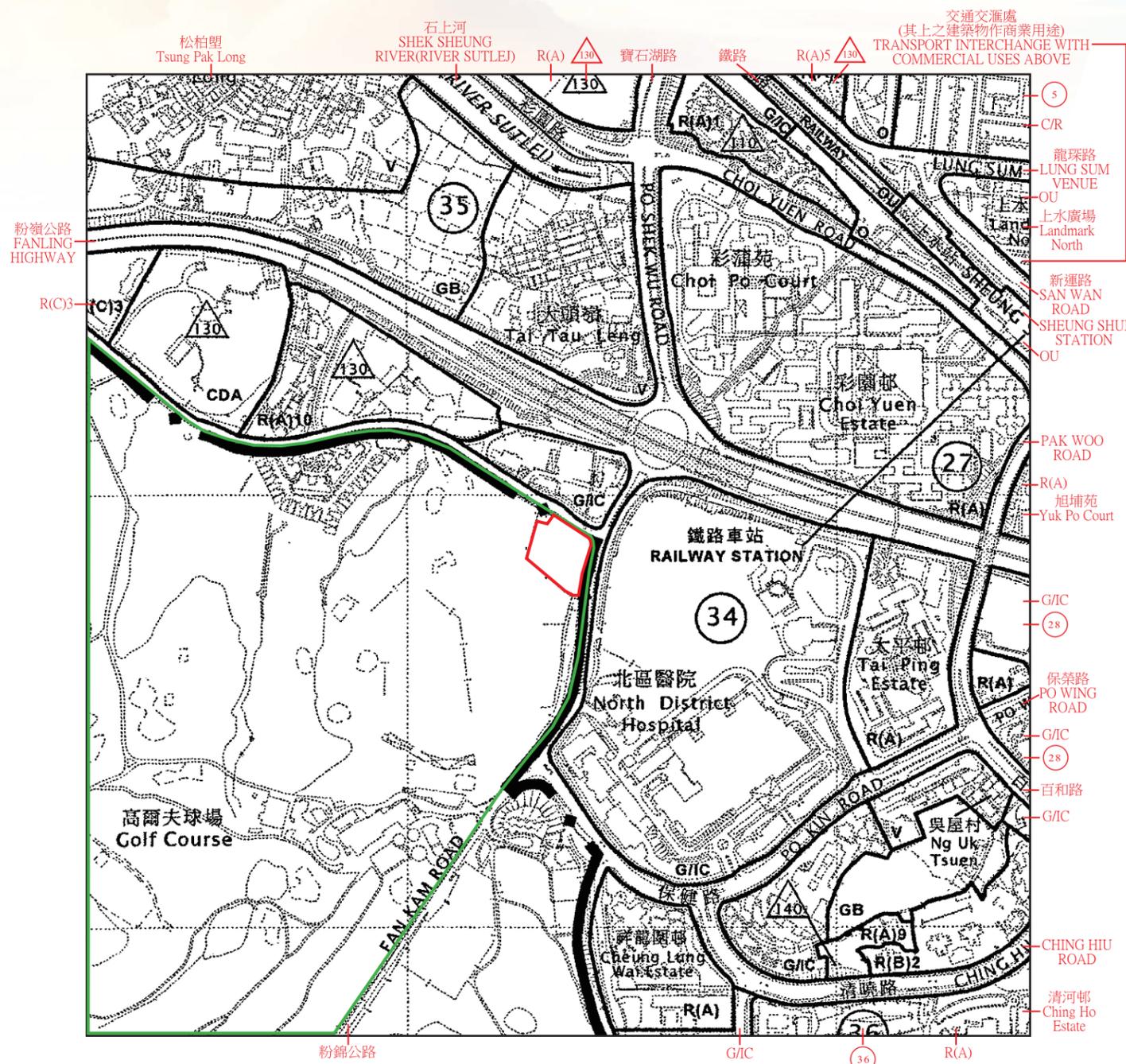
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

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

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



圖例 Notation

地帶 Zones

- C 商業 Commercial
- CDA 綜合發展區 Comprehensive Development Area
- C/R 商業/住宅 Commercial/Residential
- R(A) 住宅(甲類) Residential (Group A)
- R(B) 住宅(乙類) Residential (Group B)
- R(C) 住宅(丙類) Residential (Group C)
- V 鄉村式發展 Village Type Development
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses
- GB 綠化地帶 Green Belt

交通 Communications

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

其他 Miscellaneous

- 規劃範圍界線 Boundary of Planning Scheme
- 1 規劃區編號 Planning Area Number
- 130 最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)

此地帶並不被納入於任何分區計劃大綱圖或發展審批地區圖，或被當作草圖則。(不論是草圖、已局部核准的版本或是已核准的版本)，或任何憑藉市區重建局條例(第563章)第25(7)條而被當作是由城市規劃委員會擬備的草圖的圖則

This area is not covered by any Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan. (whether in draft, partly approved or approved form), or any plan that, by virtue of section 25(7) of the Urban Renewal Authority Ordinance (Cap. 563), is deemed to be a draft plan prepared by the Town Planning Board.

發展項目的位置 Location of the Development 比例 0米/M Scale 500米/M

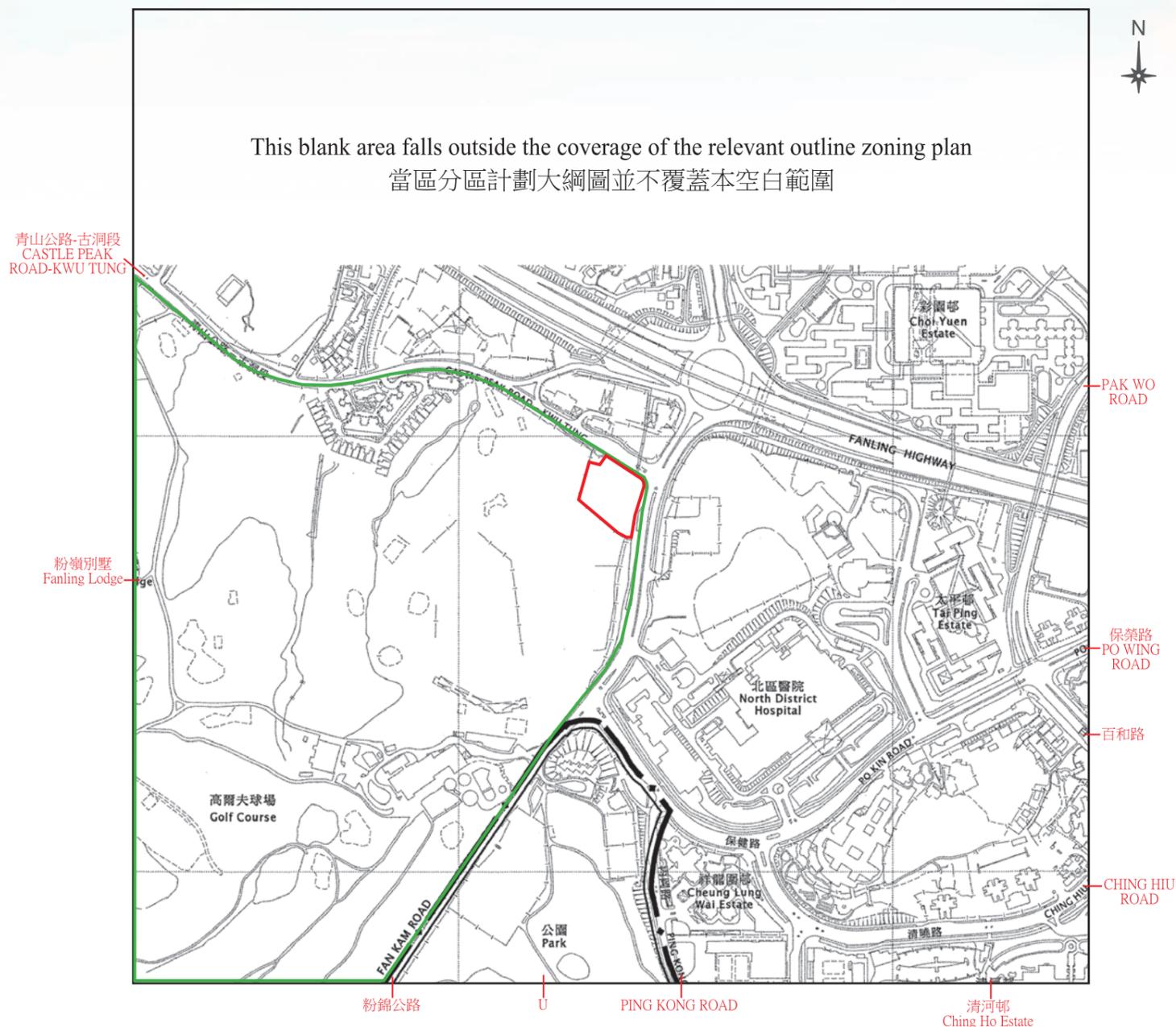
摘錄自2024年4月19日刊憲之粉嶺/上水分區計劃大綱核准圖(圖則編號S/FSS/28)，有需要處經修正處理，以紅色表示。
 Extracted from the approved Fanling/Sheung Shui Outline Zoning Plan (Plan no. S/FSS/28), gazetted on 19 April 2024, with adjustments where necessary as shown in red.

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

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

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



圖例 Notation

地帶 Zones

U 未決定用途
Undetermined

其他 Miscellaneous

— · — 規劃範圍界線
Boundary of Planning Scheme



此地帶並不被納入於任何分區計劃大綱圖或發展審批地區圖，或被當作草圖則。(不論是草圖、已局部核准的版本或是已核准的版本)，或任何憑藉市區重建局條例(第563章)第25(7)條而被當作是由城市規劃委員會擬備的草圖的圖則

This area is not covered by any Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan. (whether in draft, partly approved or approved form), or any plan that, by virtue of section 25(7) of the Urban Renewal Authority Ordinance (Cap. 563), is deemed to be a draft plan prepared by the Town Planning Board.

發展項目的位置
Location of the Development

比例 0米/M
Scale 500米/M

摘錄自2024年2月23日刊憲之粉嶺/上水擴展區分區計劃大綱核准圖(圖則編號S/FSSE/2)，有需要處經修正處理，以紅色表示。

Extracted from the approved Fanling/Sheung Shui Extension Area Outline Zoning Plan (Plan no. S/FSSE/2), gazetted on 23 February 2024, with adjustments where necessary as shown in red.

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

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. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Notes:

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

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

平面圖圖例 Legend For Floor Plan

AC	= 空調機 AIR-CONDITIONER
ACP	= 空調機平台 AIR-CONDITIONER PLATFORM
AC ROOM	= 空調機房 AIR-CONDITIONING PLANT ROOM
AF	= 建築裝飾 ARCHITECTURAL FEATURE
BATH	= 浴室 BATHROOM
BAL.	= 露台 BALCONY
BAL. ABOVE	= 露台置上 BALCONY ABOVE
BAL. & U.P. ABOVE	= 露台及工作平台置上 BALCONY AND UTILITY PLATFORM ABOVE
BR2	= 睡房 2 BEDROOM 2
BR3	= 睡房 3 BEDROOM 3
COMMON FLAT ROOF	= 公用平台
CD	= 電纜槽 CABLE DUCT
COVER OF BAL.	= 露台之頂蓋 COVER OF BALCONY
COVER FOR BAL. & U.P.	= 露台及工作平台之頂蓋 COVER FOR BALCONY & UTILITY PLATFORM
DN	= 往下 DOWN
DUCT FLOOR ABOVE SWITCH ROOM	= 掣房上之管道層
EAD	= 排氣管道槽 EXHAUST AIR DUCT
ED1	= 電氣管槽 1 ELECTRICAL DUCT 1
ED2	= 電氣管槽 2 ELECTRICAL DUCT 2
EMR1	= 電錶房 1 ELECTRICITY METER ROOM 1
EMR2	= 電錶房 2 ELECTRICITY METER ROOM 2
ELECT. ROOM	= 電房 ELECTRICITY ROOM
ELV ROOM 1	= 弱電房 1 EXTRA LOW VOLTAGE ROOM 1
ELV ROOM 2	= 弱電房 2 EXTRA LOW VOLTAGE ROOM 2
FLAT ROOF	= 平台
FLUSHING WATER BOOSTER PUMP ROOM	= 沖廁水加壓泵房
HR	= 消防喉轆 HOSE REEL
HS (GR)	= 橫向屏障 (綠化天台) HORIZONTAL SCREEN (GREEN ROOF)
INACCESSIBLE FLAT ROOF	= 無法進入的平台
KIT	= 廚房 KITCHEN
LAV	= 洗手間 LAVATORY
LIFT	= 升降機
LIFT LOBBY	= 升降機大堂
LIFT SHAFT	= 升降機槽
LIV/DIN	= 客飯廳 LIVING & DINING ROOM
MBATH	= 主人浴室 MASTER BATHROOM
MBR	= 主人睡房 MASTER BEDROOM
O. KIT	= 開放式廚房 OPEN KITCHEN
PD	= 管道槽 PIPE DUCT
PENTHOUSE	= 頂層單位
POTABLE WATER BOOSTER PUMP ROOM	= 食水加壓泵房
REFUGE ROOF	= 避難天台
ROOF	= 天台
RSMRR	= 垃圾及物料回收房 REFUSE STORAGE AND MATERIAL RECOVERY ROOM
STO	= 儲物室 STORE ROOM
SWITCH ROOM	= 掣房
TOP OF C.W.	= 玻璃幕牆之頂部 TOP OF CURTAIN WALL
TOP OF C.W. BELOW AF	= 建築裝飾下方之玻璃幕牆之頂部 TOP OF CURTAIN WALL BELOW ARCHITECTURAL FEATURE
T.P.	= 轉換層 TRANSFER PLATE

TRANSFER PLATE ABOVE	= 轉換層置上
UP	= 往上
U.P.	= 工作平台 UTILITY PLATFORM
WMC	= 水錶櫃 WATER METER CABINET
WMR	= 水錶房 WATER METER ROOM
N1	= 強效減音露台 (擋音式) ENHANCED ACOUSTIC BALCONY (BAFFLE TYPE)
N2	= 減音窗 (擋音式) ACOUSTIC WINDOW (BAFFLE TYPE)
N3	= 固定玻璃連維修窗 FIXED GLAZING WITH MAINTENANCE WINDOW
N4	= 自動關閉式門 AUTO-CLOSING DOOR
N5	= 置於鋼筋混凝土樓上之玻璃欄杆 (離地台完成面1.5米高) GLASS BALUSTRADE ON RC CURB 1.5M HIGH FROM FINISHED FLOOR LEVEL
N6	= 安裝在上方露台及工作平台底部天花的吸音物料 SOUND ABSORPTIVE MATERIAL AT CEILING UNDERSIDE OF BAL & U.P. ABOVE
N7	= 置於鋼筋混凝土樓上之玻璃欄杆 (離地台完成面1.25米高) GLASS BALUSTRADE ON RC CURB 1.25M HIGH FROM FINISHED FLOOR LEVEL
FENCE WALL 1150H FROM FFL	= 圍牆 (離地台完成面1.15米高) FENCE WALL 1.15M HIGH FROM FINISHED FLOOR LEVEL
FENCE WALL 1250H FROM FFL	= 圍牆 (離地台完成面1.25米高) FENCE WALL 1.25M HIGH FROM FINISHED FLOOR LEVEL
FENCE WALL 1500H FROM FFL	= 圍牆 (離地台完成面1.5米高) FENCE WALL 1.5M HIGH FROM FINISHED FLOOR LEVEL
FULL HEIGHT FENCE WALL	= 全高圍牆
	= 公用範圍 COMMON AREA
	= 平台上供__單位擺放空調裝置之位置 AREA ON FLAT ROOF FOR AIR-CONDITIONING FOR UNIT __
	= 平台上供頂層單位__擺放空調裝置之位置 AREA ON FLAT ROOF FOR AIR-CONDITIONING FOR PENTHOUSE __

適用於本節各樓面平面圖之備註：

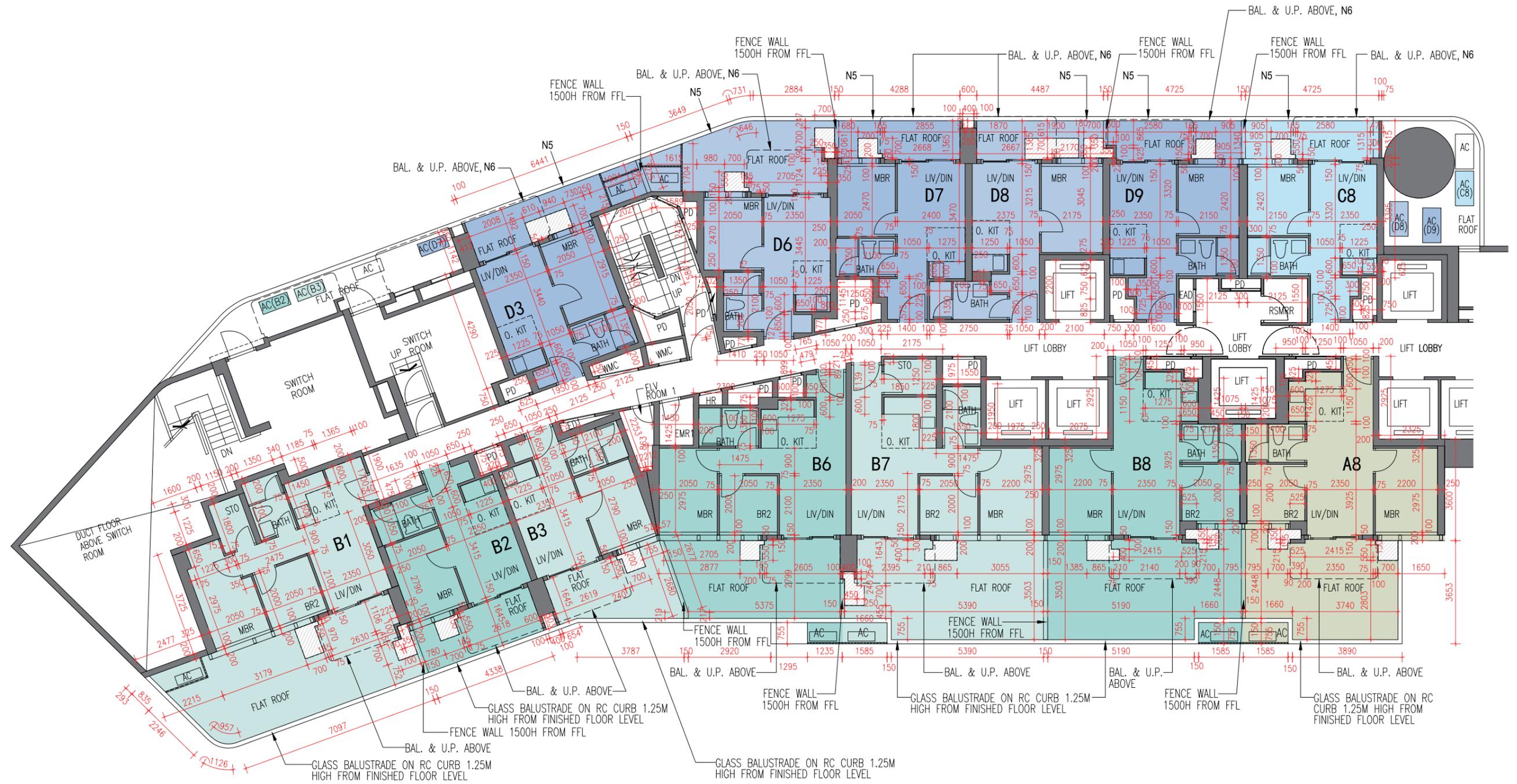
- 部份樓層外牆範圍設有建築裝飾。詳細資料請參考最新經批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或外牆處或附近設有外露之公用喉管。
- 部份住宅單位客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室及洗手間內設有冷氣及/或機電設備之外露喉管/管道。
- 露台及露台下的有蓋地方和工作平台及工作平台下的有蓋地方為不可封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃、爐具等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

Notes applicable to the floor plans of this section :

- There may be architectural features on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed are located at or adjacent to balcony and/or flat roof and/ or external wall of some residential units.
- There are sunken slabs and/or ceiling bulkheads at the ceiling of living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the installation of air-conditioning system and/or other mechanical & electrical services. There are exposed pipes/ ductings for air-conditioning system and/or mechanical & electrical services within some store rooms and lavatories.
- Balconies and the covered areas underneath the balconies and utility platforms and the covered areas underneath the utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown on floor plans such as bath tub, sink, water closet, shower, sink counter, stove, etc. are prepared based on the latest approved building plans and are for general indication only.

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

2樓平面圖
2/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		A8	B1	B2	B3	B6	B7	B8	C8	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	2樓 2/F	3150, 3200, 3500	3150, 3200, 3250, 3500, 3550	3150, 3200, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3450, 3500	3150, 3200, 3250, 3500
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150, 200	150	150	150	100, 150	150	150, 200	200	150	100, 150	150	100, 150	200

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

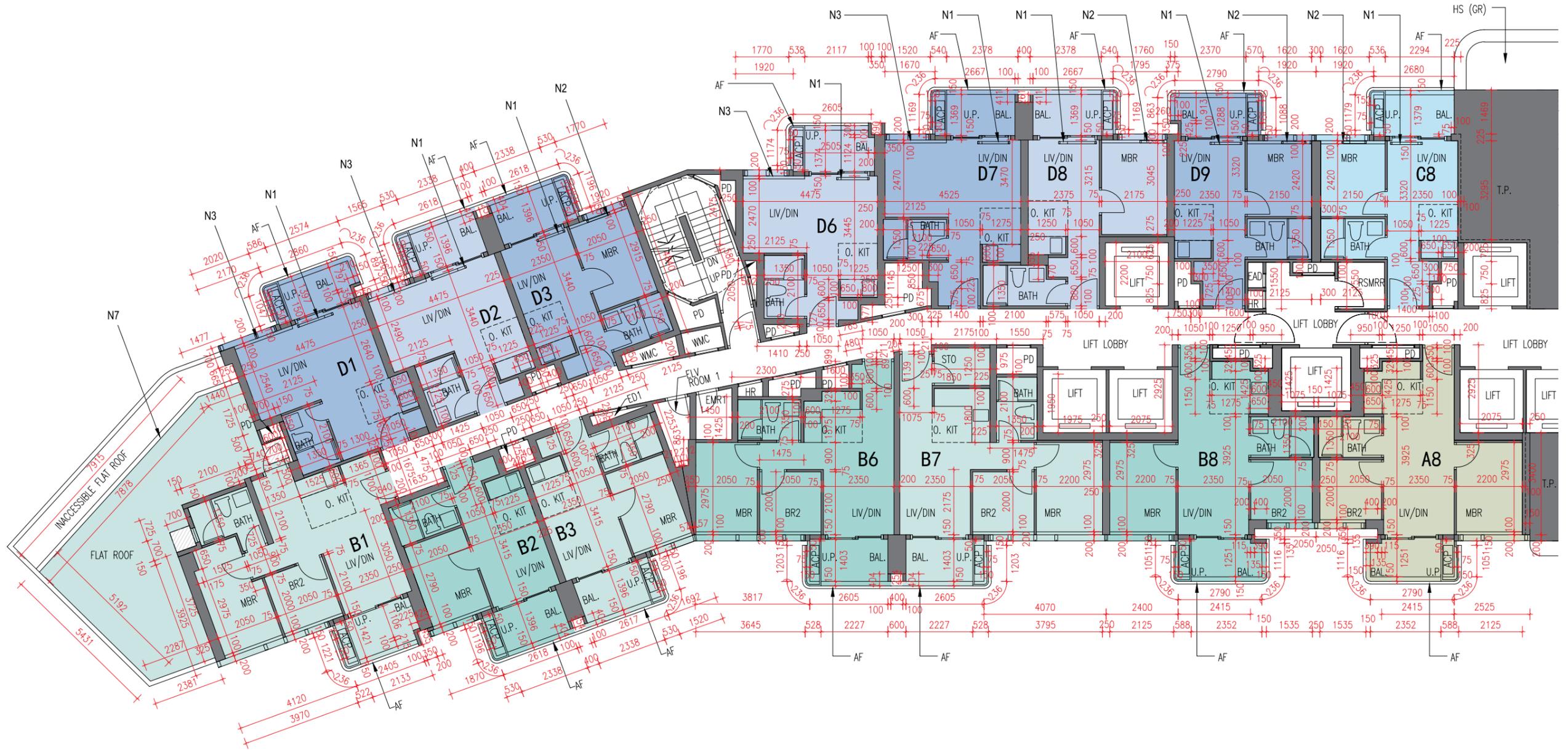
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。
- 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.
- Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

3樓平面圖
3/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit														
		A8	B1	B2	B3	B6	B7	B8	C8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	3樓 3/F	2900, 2950, 3250	2900, 3000, 3200, 3250, 3300	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2850, 2900, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150, 200	150	150	150	100, 150	150	150, 200	200	100, 150	100, 150	150	100, 150	150	100, 150	200

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。
- 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

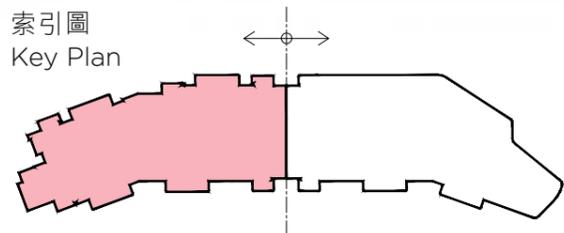
Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.
- Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

5樓平面圖
5/F Plan

索引圖
Key Plan



INACCESSIBLE FLAT ROOF
FLAT ROOF
FENCE WALL 1250H FROM FFL

比例 0米/M 5米/M
Scale 0m/M 5m/M

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

5樓平面圖
5/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		B1	B2	B3	B6	B7	B8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	5樓 5/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2850, 2900, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	100, 150	100, 150	150	100, 150	150	100, 150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
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- 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
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- Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit											
		A1	A2	A3	A6	A7	A8	C1	C2	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	5樓 5/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125,150, 175	150	150	150	150	150	100, 150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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備註：

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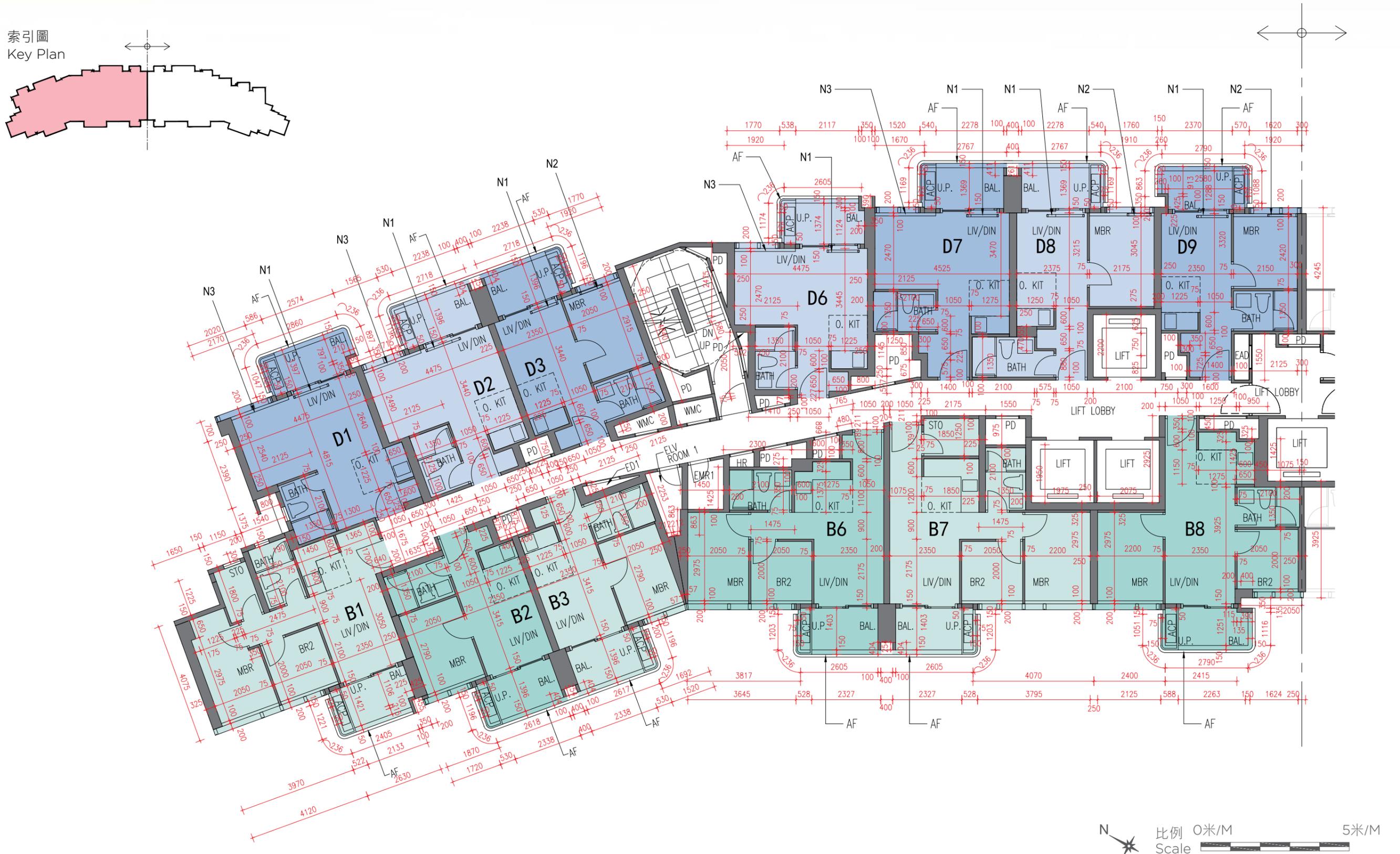
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

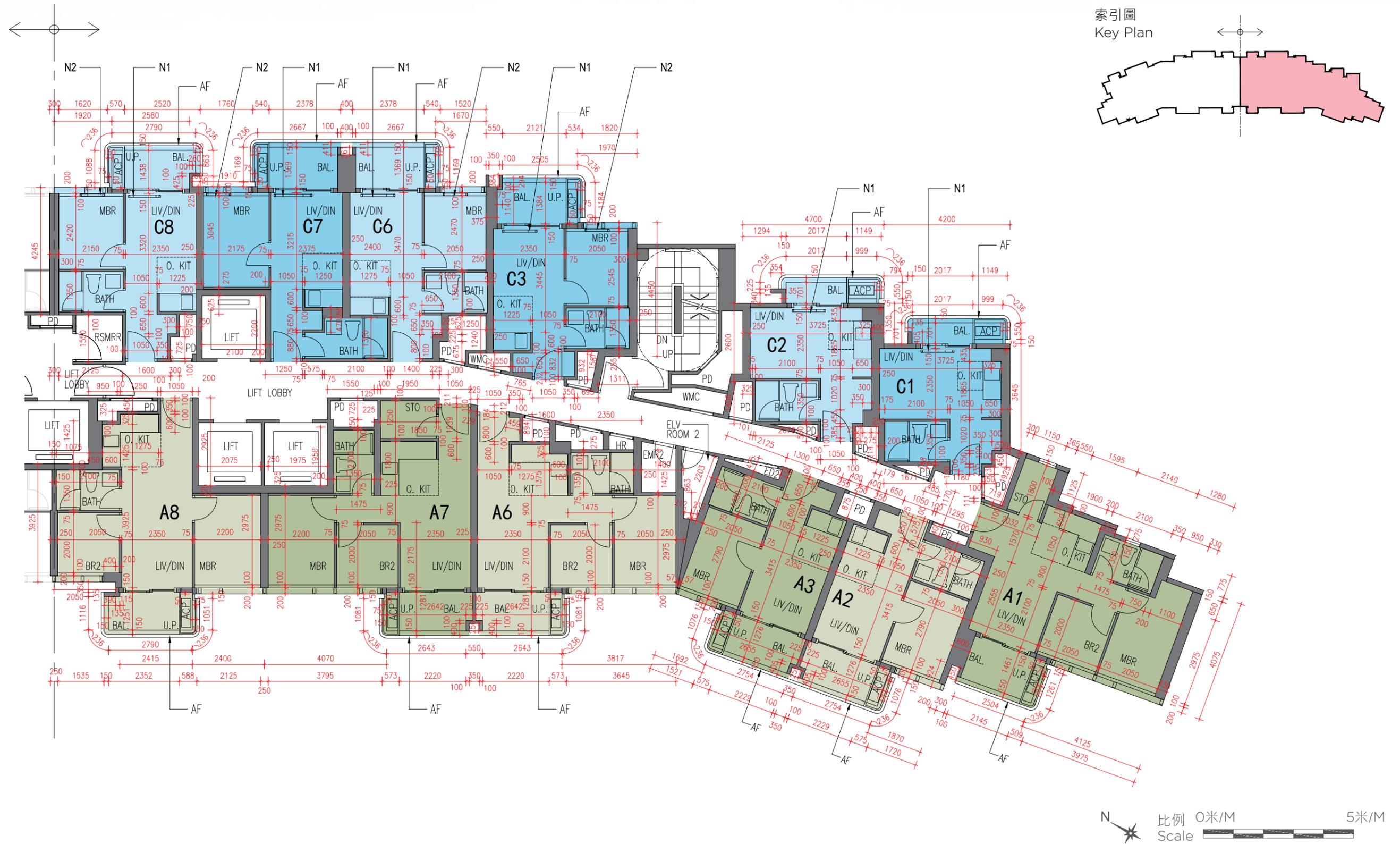
6樓平面圖
6/F Plan

索引圖
Key Plan



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

6樓平面圖
6/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		B1	B2	B3	B6	B7	B8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	6樓 6/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3250	2850, 2900, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	100, 150	100, 150	150	100, 150	150	100, 150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit											
		A1	A2	A3	A6	A7	A8	C1	C2	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	6樓 6/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	150	150	150	150	150	100, 150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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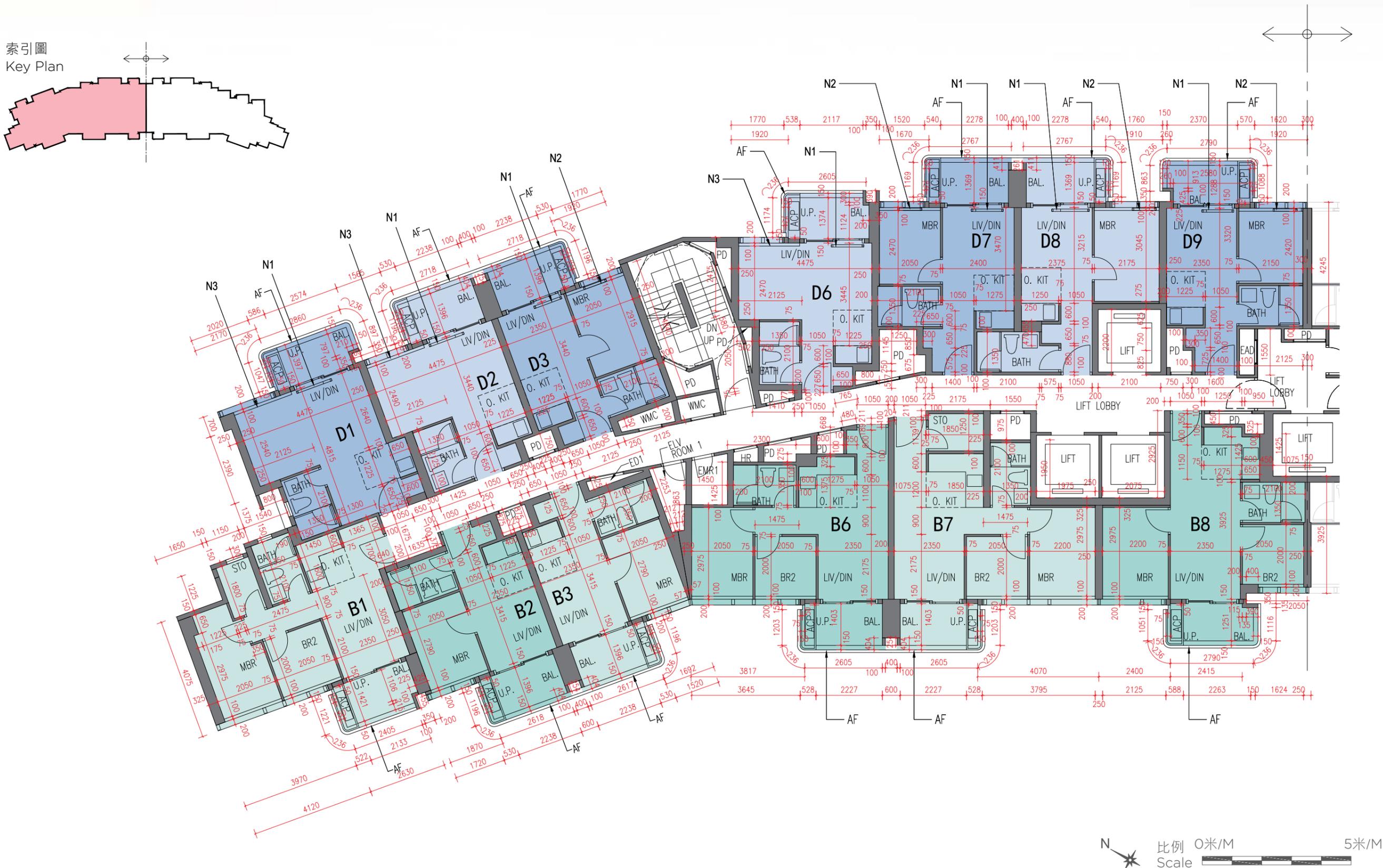
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

7樓平面圖
7/F Plan

索引圖
Key Plan



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

7樓平面圖
7/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		B1	B2	B3	B6	B7	B8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	7樓 7/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3250	2850, 2900, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	100, 150	100, 150	150	100, 150	150	100, 150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit											
		A1	A2	A3	A6	A7	A8	C1	C2	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	7樓 7/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	150	150	150	150	150	100, 150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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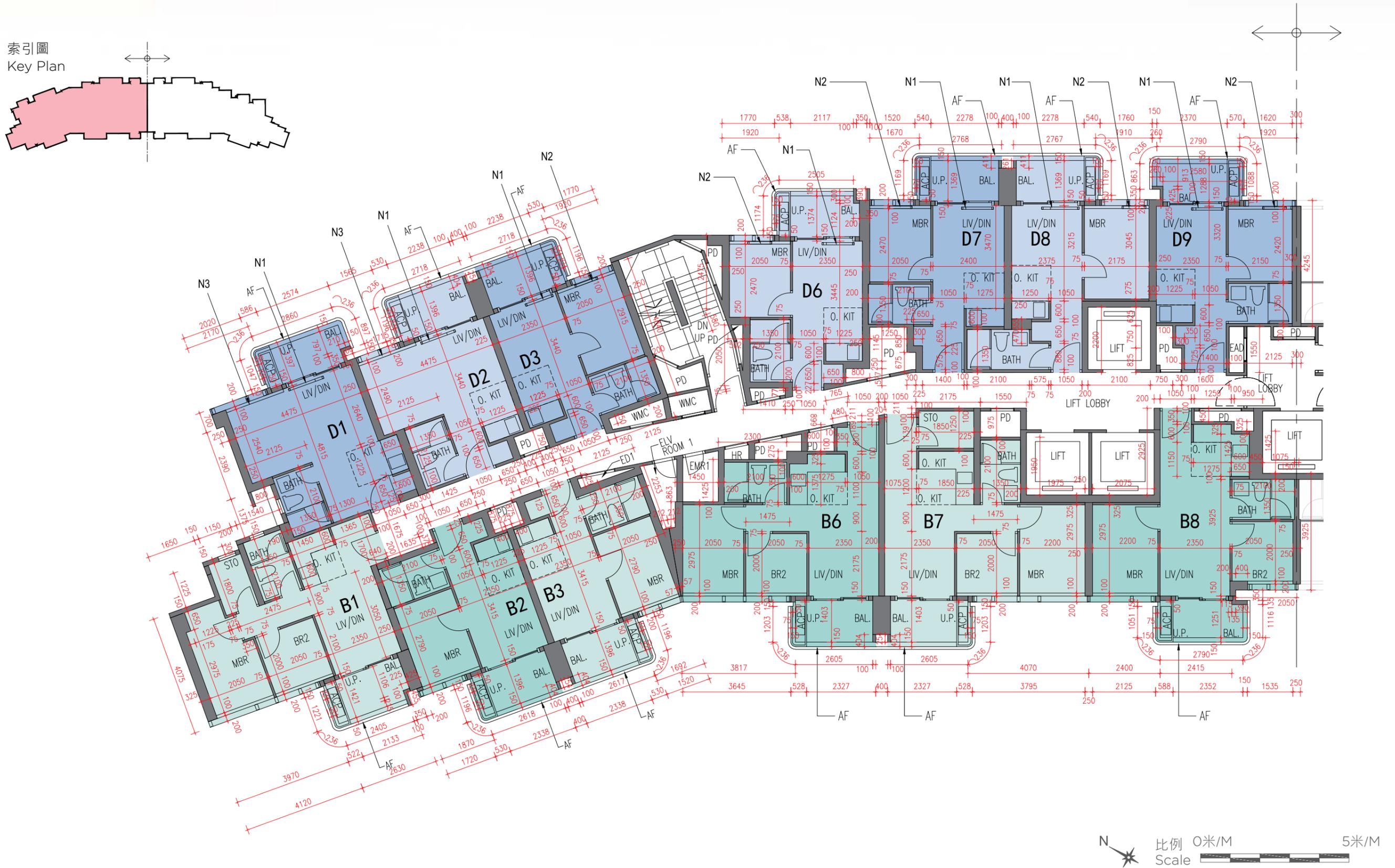
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

8樓平面圖
8/F Plan

索引圖
Key Plan



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

8樓平面圖
8/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		B1	B2	B3	B6	B7	B8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	8樓 8/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3250	2850, 2900, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	100, 150	100, 150	150	100, 150	150	100, 150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit											
		A1	A2	A3	A6	A7	A8	C1	C2	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	8樓 8/F	2900, 3000, 3050, 3250	2900, 2950, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3250	2900, 2950, 3000, 3200, 3250	2900, 2950, 3000, 3250
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	150	150	150	150	150	100, 150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
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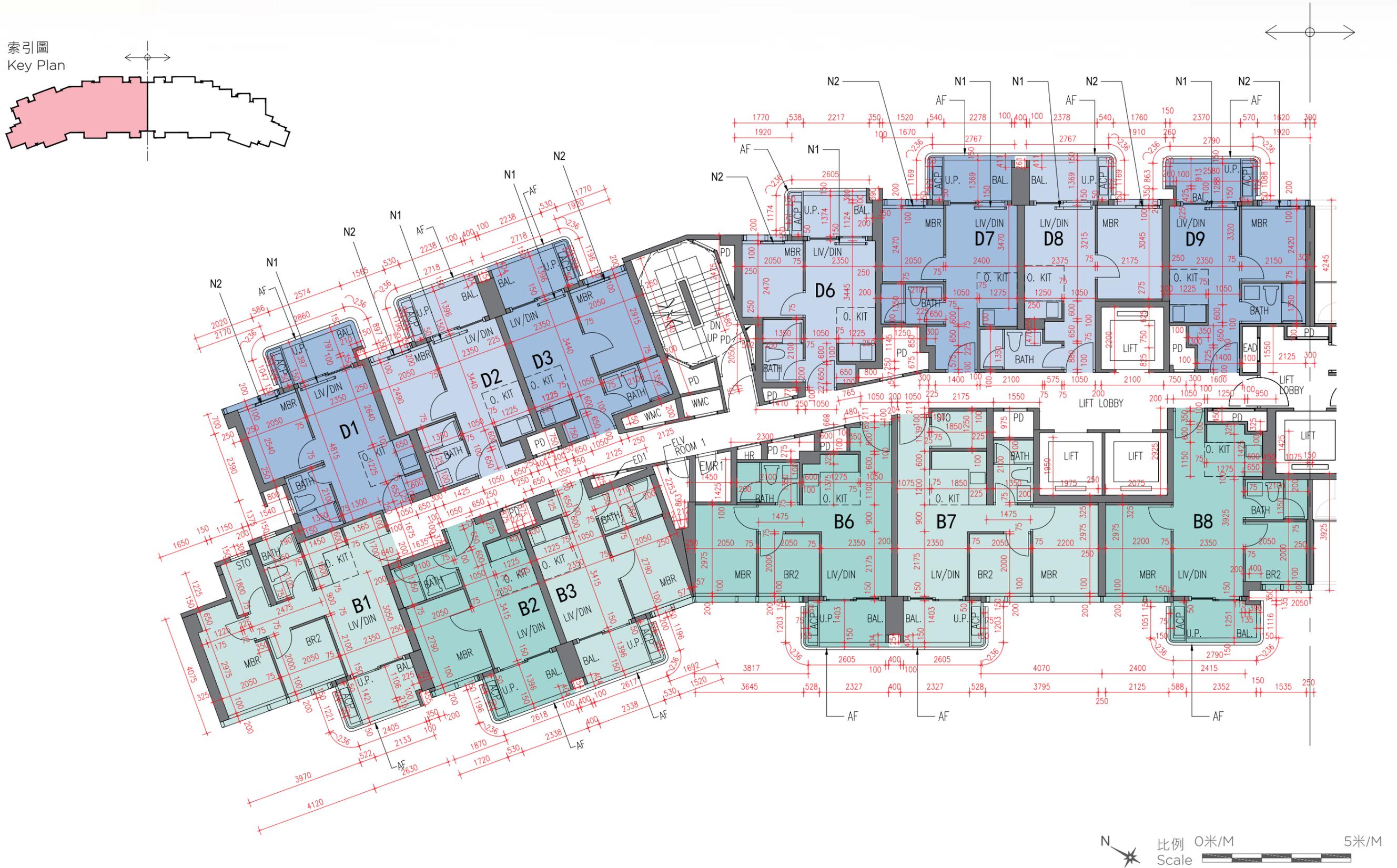
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10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 平面圖
 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Plan

索引圖
 Key Plan



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

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 平面圖
9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit												
		B1	B2	B3	B6	B7	B8	D1	D2	D3	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	9樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至36樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-36/F	3150, 3250, 3300, 3500	3150, 3200, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3500	3100, 3150, 3250, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3450, 3500	3150, 3200, 3250, 3500
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	100, 150	100, 150	150	100, 150	150	100, 150	150
層與層之間的高度 (毫米) The floor-to-floor height (mm)	37樓 37/F	3500, 3550	3500, 3550	3500, 3550	3150, 3200, 3450, 3500, 3550	3150, 3200, 3500, 3550	3500, 3550	3100, 3500, 3550	3100, 3500, 3550	3100, 3150, 3200, 3450, 3500, 3550	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3450, 3500	3150, 3200, 3250, 3500
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	150	150, 200	150	150, 200	100, 150	150	100, 150	150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。
- 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.
- Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit											
		A1	A2	A3	A6	A7	A8	C1	C2	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	9樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至36樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-36/F	3150, 3250, 3300, 3500	3150, 3200, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3450, 3500	3150, 3200, 3250, 3500
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	125, 150, 175	150	150	150	150	150	100, 150
層與層之間的高度 (毫米) The floor-to-floor height (mm)	37樓 37/F	3500, 3550	3500, 3550	3500, 3550	3150, 3200, 3450, 3500, 3550	3150, 3200, 3500, 3550	3500, 3550	3500, 3550	3450, 3500, 3550	3150, 3200, 3250, 3500	3150, 3200, 3250, 3500	3150, 3200, 3250, 3450, 3500	3150, 3200, 3250, 3500
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		150	150	150	100, 150	150	150	150	150	150	150	150	100, 150

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。
- 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

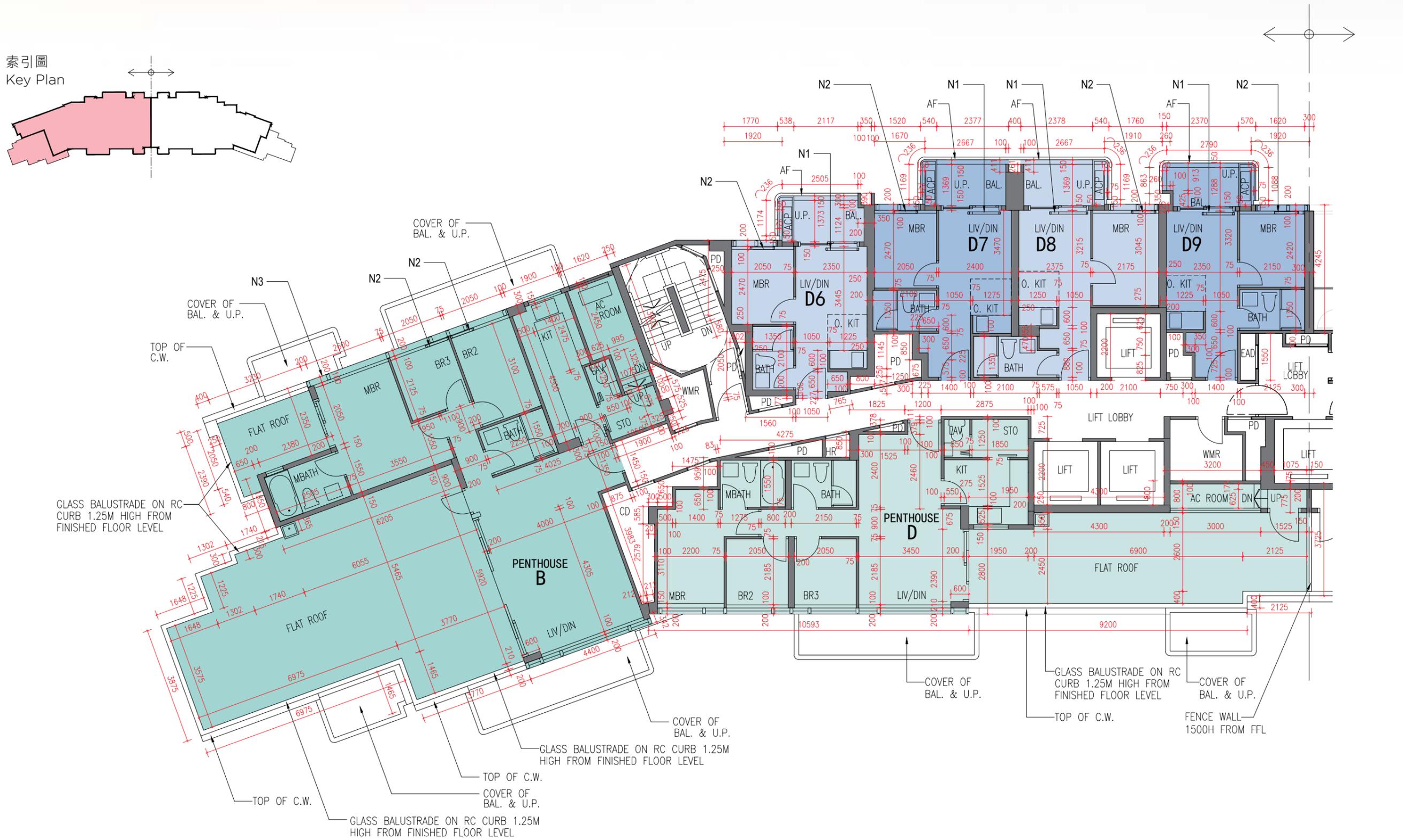
Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.
- Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

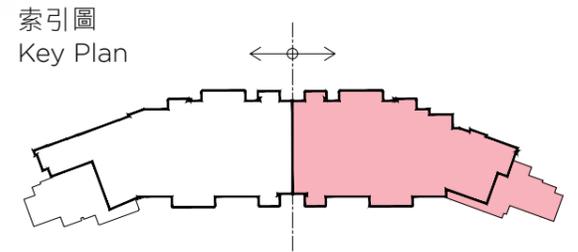
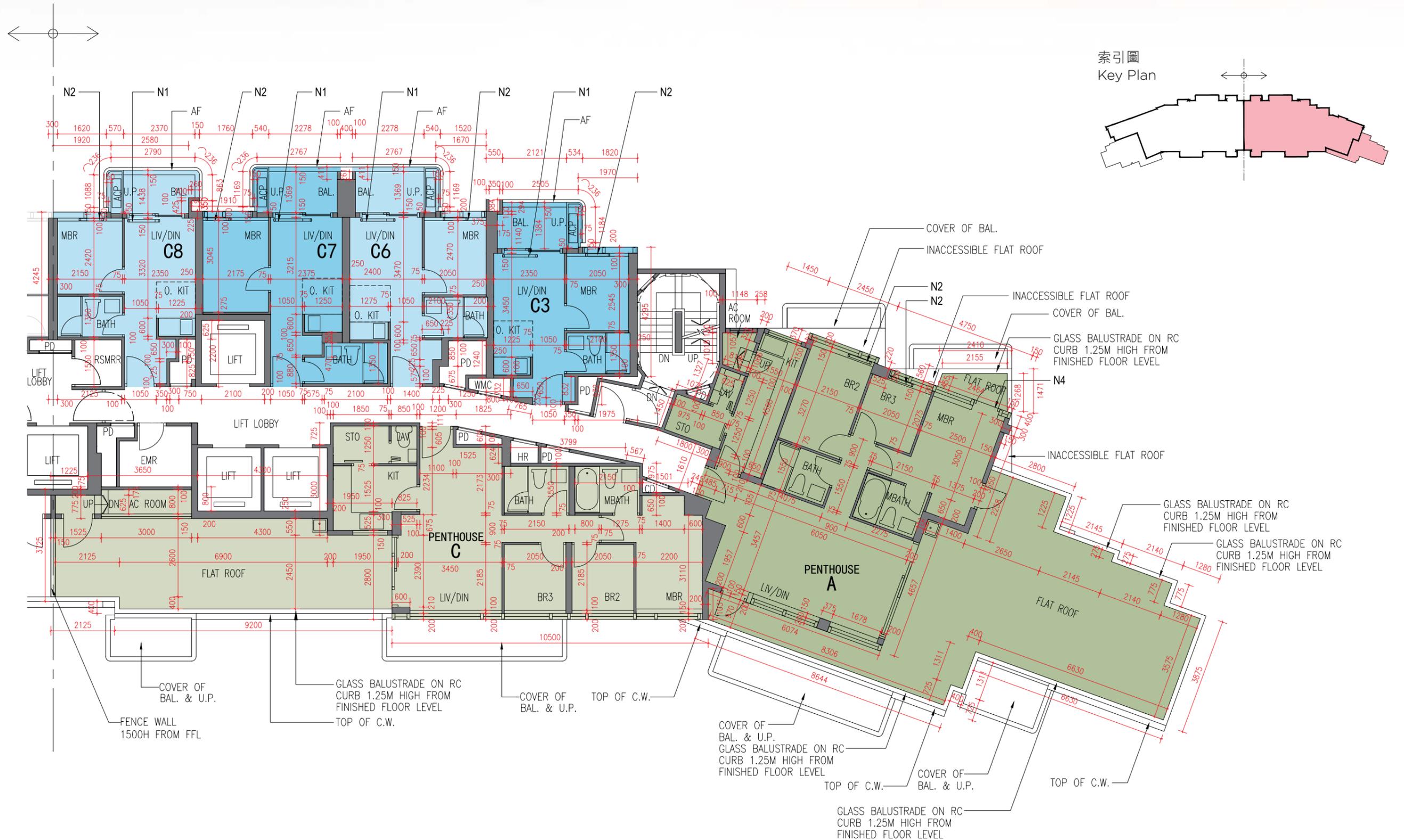
38樓 平面圖
38/F Plan

索引圖
Key Plan



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

38樓 平面圖
38/F Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit					
		頂層單位 B PENTHOUSE B	頂層單位 D PENTHOUSE D	D6	D7	D8	D9
層與層之間的高度 (毫米) The floor-to-floor height (mm)	38樓 38/F	3500, 3550	3500, 3550, 3900	3500, 3550	3500, 3550	3500, 3550	3500, 3550
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		200	200	150, 200	150, 200	150, 200	150, 200

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
3. 每個住宅物業的樓板的厚度不包括灰泥。
4. 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.
4. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit					
		頂層單位 A PENTHOUSE A	頂層單位 C PENTHOUSE C	C3	C6	C7	C8
層與層之間的高度 (毫米) The floor-to-floor height (mm)	38樓 38/F	3500, 3550	3500, 3550, 3900	3500, 3550	3500, 3550	3500, 3550	3500, 3550
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		200	200	150, 200	150, 200	150, 200	150, 200

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

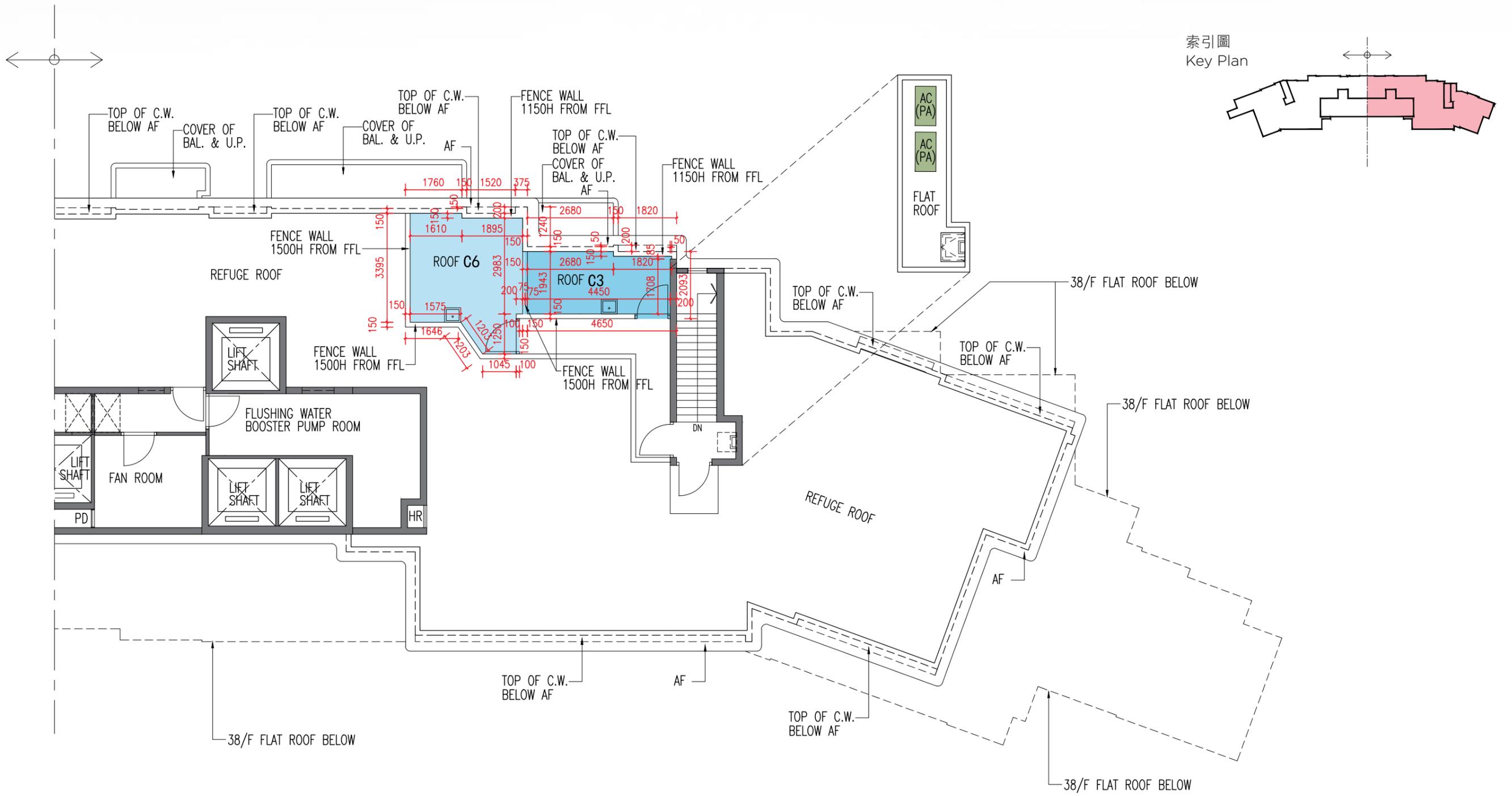
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
3. 每個住宅物業的樓板的厚度不包括灰泥。
4. 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.
4. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

天台 平面圖
ROOF Plan



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Unit			
		C3	C6	D6	D7
層與層之間的高度 (毫米) The floor-to-floor height (mm)	天台 Roof	不適用 N/A			
樓板 (不包括灰泥) 厚度 (毫米) The thickness of the floor slabs (excluding plaster) (mm)		不適用 N/A			

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
3. 每個住宅物業的樓板的厚度不包括灰泥。
4. 請參閱本售樓說明書第22頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.
4. Please refer to Page 22 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2樓 2/F	A8	34.869 (375) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	16.380 (176)	-	-	-	-	-	-
	B1	36.729 (395) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	23.021 (248)	-	-	-	-	-	-
	B2	23.214 (250) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	5.880 (63)	-	-	-	-	-	-
	B3	23.589 (254) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	8.160 (88)	-	-	-	-	-	-
	B6	33.570 (361) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	14.565 (157)	-	-	-	-	-	-
	B7	37.492 (404) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	20.475 (220)	-	-	-	-	-	-
	B8	34.419 (370) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	21.002 (226)	-	-	-	-	-	-
	C8	23.648 (255) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	5.267 (57)	-	-	-	-	-	-
	D3	24.044 (259) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	6.981 (75)	-	-	-	-	-	-
	D6	23.064 (248) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	12.221 (132)	-	-	-	-	-	-
	D7	23.515 (253) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	4.645 (50)	-	-	-	-	-	-
	D8	25.570 (275) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	3.520 (38)	-	-	-	-	-	-
	D9	23.203 (250) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	5.132 (55)	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
3樓 3/F	A8	37.859 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B1	41.281 (444) 露台 Balcony: 2.256 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	31.228 (336)	-	-	-	-	-	-
	B2	26.801 (288) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B3	27.432 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	37.415 (403) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	41.337 (445) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	37.919 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C8	26.615 (286) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D1	28.137 (303) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D2	25.781 (278) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D3	27.404 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D6	26.779 (288) 露台 Balcony: 2.215 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D7	27.133 (292) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D8	29.402 (316) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
D9	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計算入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓 5/F	A1	38.058 (410) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	9.690 (104)	-	-	-	-	-	-
	A2	27.163 (292) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A3	27.036 (291) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	37.209 (401) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	40.982 (441) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A8	37.919 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B1	39.667 (427) 露台 Balcony: 2.256 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	0.822 (9)	-	-	-	-	-	-
	B2	26.801 (288) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B3	27.432 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	37.415 (403) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	41.337 (445) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	37.919 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5樓 5/F	C1	18.247 (196) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	6.059 (65)	-	-	-	-	-	-
	C2	18.404 (198) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	13.692 (147)	-	-	-	-	-	-
	C3	23.292 (251) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	10.953 (118)	-	-	-	-	-	-
	C6	23.553 (254) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	4.686 (50)	-	-	-	-	-	-
	C7	25.570 (275) 露台 Balcony: --, 工作平台 Utility Platform: --	-	-	-	3.982 (43)	-	-	-	-	-	-
	C8	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D1	28.137 (303) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D2	25.781 (278) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D3	27.404 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D6	26.779 (288) 露台 Balcony: 2.215 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D7	27.133 (292) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D8	29.402 (316) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D9	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至37樓 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	A1	41.906 (451) 露台 Balcony: 2.348 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A2	26.814 (289) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A3	27.036 (291) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A6	37.209 (401) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A7	40.982 (441) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	A8	37.919 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B1	39.667 (427) 露台 Balcony: 2.256 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B2	26.801 (288) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B3	27.432 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B6	37.415 (403) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B7	41.337 (445) 露台 Balcony: 2.345 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B8	37.919 (408) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
6樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至37樓 6/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F	C1	20.247 (218) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
	C2	20.404 (220) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
	C3	27.025 (291) 露台 Balcony: 2.233 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C6	27.153 (292) 露台 Balcony: 2.333 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C7	29.403 (316) 露台 Balcony: 2.333 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C8	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D1	28.137 (303) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D2	25.781 (278) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D3	27.404 (295) 露台 Balcony: 2.343 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D6	26.779 (288) 露台 Balcony: 2.215 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D7	27.133 (292) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D8	29.402 (316) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D9	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計算入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

住宅物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
38樓 38/F	頂層單位 A PENTHOUSE A	74.313 (800) 露台 Balcony: --, 工作平台 Utility Platform: --	1.211 (13)	-	-	55.133 (593)	-	-	-	-	-	-
	頂層單位 B PENTHOUSE B	80.657 (868) 露台 Balcony: --, 工作平台 Utility Platform: --	5.287 (57)	-	-	64.274 (692)	-	-	-	-	-	-
	頂層單位 C PENTHOUSE C	63.872 (688) 露台 Balcony: --, 工作平台 Utility Platform: --	4.032 (43)	-	-	30.084 (324)	-	-	-	-	-	-
	頂層單位 D PENTHOUSE D	63.897 (688) 露台 Balcony: --, 工作平台 Utility Platform: --	4.032 (43)	-	-	30.084 (324)	-	-	-	-	-	-
	C3	26.824 (289) 露台 Balcony: 2.233 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	7.752 (83)	-	-	-
	C6	27.153 (292) 露台 Balcony: 2.333 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	12.179 (131)	-	-	-
	C7	29.403 (316) 露台 Balcony: 2.333 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C8	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D6	26.768 (288) 露台 Balcony: 2.215 (24), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	9.384 (101)	-	-	-
	D7	27.133 (292) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	12.479 (134)	-	-	-
	D8	29.402 (316) 露台 Balcony: 2.332 (25), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
D9	26.703 (287) 露台 Balcony: 2.000 (22), 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台 (如有的話) 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。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院 (如有的話) (不計入實用面積) 的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，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、24樓及34樓。
3. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
3. There is no verandah in the residential properties of the Development.

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

地庫 B/F



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

地下 G/F



發展項目的界線
Boundary of the Development

停車位類別 Type of Parking Space	數目 Number	每個停車位之尺寸(長x闊)(米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積(平方米) Area of each Parking Space (sq.metre)
 上落貨停車位 Loading and Unloading Space	1	11 x 3.5	38.5

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

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
2. 買方在簽署該臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時買賣合約的日期之後5個工作日內簽立買賣合約—
 - (a) 該臨時買賣合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 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。

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

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

A. 發展項目的公用部分

根據有關發展項目的公契及管理協議（「公契」）的最新擬稿：

1. 「**公用地方及設施**」指所有公用地方及所有公用設施。「**公用地方**」統指發展項目公用地方、住宅公用地方及停車場公用地方。「**公用設施**」統指發展項目公用設施、住宅公用設施及停車場公用設施。
2. 「**停車場公用地方**」指該土地及發展項目內根據停車場布局圖建造的，由第一擁有人按公契規定指定供停車位的業主及佔用人共同使用與享用，而並非特別轉讓的所有該等區域或部分，在不限制前文的一般適用範圍下，包括消防喉轆（構成發展項目公用地方及住宅公用地方之部分除外）、電動車充電電錶房、風機房、地庫排氣管槽（構成發展項目公用地方之部分除外）、車道（構成發展項目公用地方之部分除外）、任何非結構或非承重的內部間隔（如有）、將停車場公用地方與發展項目公用地方及/或住宅公用地方分隔並面向停車場公用地方的非結構或非承重原件的內半部分；

及符合條例第2條中「公用部分」的釋義的該等地方，但不包括發展項目公用地方及住宅公用地方。

停車場公用地方在公契夾附並經認可人士或其代表核實為準確的圖則上以靛藍色顯示，以資識別。
3. 「**停車場公用設施**」指停車場公用地方內供所有停車位的業主及佔用人共同使用，或安裝供其共同享用，而並非供任何個別停車位的業主獨家使用或享用或供發展項目整體享用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括電動車充電插座及電錶、排水渠、沙井、外露或有蓋渠道、總水管、入水掣、污水渠、溝渠、電纜、管道、電線、風機設備、通風裝置系統、消防裝置及設備、集水泵、照明設備、截油器、停車場交通輔助設施、停車場管理及入口通道控制設施、停車場公用地方的所有玻璃、窗格玻璃、窗框、門、門框、百葉窗及百葉窗框、及停車場公用地方樓板頂部的所有防水系統。
4. 「**發展項目公用地方**」指該土地及發展項目內指定供所有單位的業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一擁有人或任何個別單位的業主獨家使用的所有該等區域或部分，在不限制前文的一般適用範圍下，包括：
 - (i) 發展項目的所有結構或承重原件（構成住宅公用地方或停車場公用地方之部分除外）及發展項目的地基；
 - (ii) 地庫空心牆；
 - (iii) 發展項目的外牆（構成住宅公用地方或單位之部分除外）；
 - (iv) 發展項目邊界的圍牆；
 - (v) 警衛室及保安人員辦事處；
 - (vi) 上落貨停車位；
 - (vii) 變壓器房；
 - (viii) 電訊及廣播設備室；
 - (ix) 垃圾收集車輛停車位、垃圾收集及物料回收房、特低壓槽（構成住宅公用地方之部分除外）、排煙入口、車道（構成停車場公用地方之部分除外）、集水泵房、管道槽（構成住宅公用地方之部分除外）、消防入水掣及花灑入水掣、消防控制室、緊急車輛通道、平台（構成住宅公用地方及住宅單位之部分除外）、消防喉轆（構成停車場公用地方及住宅公用地方之部分除外）、水錶房（構成住宅公用地方之部分除外）、特低壓機電房、氣閥室（構成住宅公用地方之部分除外）、氣閥房、電纜

槽（構成住宅公用地方之部分除外）、水錶櫃（構成住宅公用地方之部分除外）、掣房、消防水缸及泵房、掣房上之管道層、暢通易達洗手間（構成康樂設施之部分除外）、排煙口、排氣管槽（構成住宅公用地方之部分除外）、地庫排氣管槽（構成停車場公用地方之部分除外）、氣管槽及管道槽房、平台上放置空調機的地方（構成住宅單位之部分除外）、檢測錶櫃、管道層、電訊及廣播設備室上之管道層、消防水缸、自動讀錶房（其中的獲批准自動讀錶外站除外）及緊急發電機機房；

及符合條例第2條中「公用部分」的釋義的該等地方，但不包括住宅公用地方及停車場公用地方。

發展項目公用地方，如可以在圖則上顯示，在公契夾附並經認可人士或其代表核實為準確的圖則上以綠色顯示，以資識別。

5. 「**發展項目公用設施**」指發展項目公用地方內供發展項目所有單位的業主及佔用人共同使用，或安裝供其共同享用，以作為便利設施的一部分，而並非供任何個別單位的業主獨家使用或享用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括變壓器房設施、垃圾收集及/或分類設備、排水渠、沙井、外露或有蓋渠道、總水管、入水掣、污水渠、溝渠、電纜、管道、電線、通風裝置系統、消防裝置及設備、煤氣管道及閥門、照明設備、衛生設備、發展項目公用地方的所有玻璃、窗格玻璃、窗框、門、門框、百葉窗及百葉窗框、及發展項目公用地方樓板頂部的所有防水系統。
6. 「**住宅公用地方**」指該土地及發展項目內指定供所有住宅單位的業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一擁有人或任何個別住宅單位的業主獨家使用的所有該等區域或部分，在不限制前文的一般適用範圍下，包括：
 - (i) 康樂設施；
 - (ii) 訪客停車位（該等停車位包括所有傷殘人士停車位）；
 - (iii) 管理員櫃台；
 - (iv) 單車停車位；
 - (v) 綠化區域；
 - (vi) 有上蓋的園景區；
 - (vii) 住宅單位的外牆，包括，但不限於：
 - (a) 幕牆系統（完全圍封或面向住宅單位的可開合窗戶、門、窗及門框與窗及門框周圍的密封膠除外，該等部分構成相關住宅單位的一部分）；及
 - (b) 非結構的預製外牆；但，為免存疑，不包括：
 - (c) 構成發展項目公用地方之部分的外牆及構成單位之部分的外牆；
 - (d) 圍封或面向住宅單位牆壁的內表面；及
 - (e) 圍封任何露台、工作平台、平台上供空調機用的區域或住宅單位連帶持有或構成其部分的供空調機用的區域的欄杆（如有）或玻璃圍欄（如有）；

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

(viii) 建築物維修裝置及其關聯系統；

(ix) 庇護天台；

(x) 圍封住宅單位連帶持有及構成其部分的平台（如有）及/或天台（如有）的圍牆（如有）或護牆（如有），為免存疑，不包括：

(a)（若圍牆或護牆將(i)住宅單位連帶持有及構成其部分的平台（如有）或天台（如有）與(ii)任何公用地方分隔）該等圍牆或護牆面向該等平台（如有）或天台（如有）的內表面；及

(b)（若一個住宅單位（「首述住宅單位」）擁有一面將它與毗鄰住宅單位分隔的公用牆或公用圍牆或公用護牆）該等公用牆（既非承重牆亦非結構支撐）面向首述住宅單位的內半部分或（視屬何情況而定）該等公用圍牆（既非承重牆亦非結構支撐）面向首述住宅單位的內半部分或（視屬何情況而定）該等公用護牆（既非承重牆亦非結構支撐）面向首述住宅單位的內半部分；

(xi) 用作保養及維修通道的公用地方；

(xii) 消防員升降機大堂；

(xiii) 非必要機房；

(xiv) 構成經批准噪音緩解措施部分但不構成住宅單位部分的1.5米高的實心護牆；

(xv) 橫向屏障；

(xvi) 花灑水缸、沖廁水泵房、花灑水泵房、食水上水泵房、食水上水水缸、大堂、沖廁水上水水缸、花槽、園景區園景美化地方、行人道、平台花園、平台（構成發展項目公用地方及住宅單位之部分除外）、升降機槽、升降機大堂、電纜槽（構成發展項目公用地方之部分除外）、電錶房、水錶櫃（構成發展項目公用地方之部分除外）、水錶房（構成發展項目公用地方之部分除外）、排氣管槽（構成發展項目公用地方之部分除外）、管道槽（構成發展項目公用地方之部分除外）、垃圾收集及物料回收室、不可內進之平台、消防喉轆（構成停車場公用地方及發展項目公用地方之部分除外）、食水增壓泵房、沖廁水增壓泵房、庇護天台、電力房、升降機機房、沖廁水水缸、氣閥室（構成發展項目公用地方之部分除外）、食水水缸、升降機、升降機井底坑、信箱、特低壓槽（構成發展項目公用地方之部分除外）及露台與工作平台的上蓋；

及符合條例第2條中「公用部分」的釋義的該等地方，但不包括發展項目公用地方及停車場公用地方。

住宅公用地方，如可以在圖則上顯示，在公契夾附並經認可人士或其代表核實為準確的圖則上以黃色、黃色加黑點、黃色加黑色十字、黃色間黑交叉斜線、黃色間黑Z字形線、黃色加黑色星形、黃色間黑虛線顯示並以紅色線條顯示，以資識別。

11. 「住宅公用設施」指住宅公用地方內供所有住宅單位的業主及佔用人共同使用，或安裝供其共同享用，而並非供任何個別住宅單位的業主獨家使用或享用或供發展項目整體享用的所有該等裝置及設施，在不限制前文的一般適用範圍下，包括信箱、垃圾收集及/或分類設備、排水渠、沙井、外露或有蓋渠道、總水管、入水掣、污水渠、溝渠、電纜、管道、電線、通風裝置系統、消防裝置及設備、煤氣管道及閥門、照明設備、衛生設備、任何住宅公用地方的所有玻璃、窗格玻璃、窗框、門、門框、百葉窗及百葉窗框、及任何住宅公用地方樓板頂部的所有防水系統。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予發展項目中的每個住宅物業的不分割份數的數目，於本節最後列表說明。

C. 有關發展項目的管理人的委任年期

受限於條例的規定，公契管理人將獲委任為管理該土地及發展項目首任管理人，其最初任期為由公契的日期起計兩年，其後繼續管理發展項目至其委任根據公契條款終止為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人將按下列原則決定每個住宅單位的業主須分擔管理開支的款額：

(a) 發展項目每個單位的業主須按他的單位獲分配的管理份數數目對發展項目所有單位獲分配的管理份數總數之比例分擔年度管理預算A部分評估的款項。A部分將涵蓋管理人認為歸屬管理與保養發展項目公用地方及發展項目公用設施及綠邊範圍及綠邊範圍構築物（直至綠邊範圍的管有權交回政府）、斜坡及護土牆（如有）及政府批地文件要求業主須保養的該土地及發展項目之內或之外的任何地方或設施或供所有業主享用的預計管理開支（不包括下文提述管理預算B部分及C部分涵蓋的預計管理開支）；

(b) 每個業主除了按上述(a)款應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目對發展項目所有住宅單位獲分配的管理份數總數之比例分擔年度管理預算B部分評估的款項。B部分須涵蓋管理人認為僅歸屬管理與保養住宅公用地方及住宅公用設施或僅供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支，且為免存疑，B部分還涵蓋停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬於使用訪客停車位的部分；及

(c) 每個業主除了按上述(a)款應付的款項外，還須就他作為業主擁有的每個停車位按他的停車位獲分配的管理份數數目對發展項目所有停車位獲分配的管理份數總數之比例分擔年度管理預算C部分評估的款項。C部分須涵蓋管理人認為僅歸屬管理與保養停車場公用地方及停車場公用設施或僅供所有停車位業主享用的預計管理開支。為免存疑，C部分不包括停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬於使用訪客停車位的部分，該部分納入年度管理預算B部分。

E. 計算管理費按金的基準

管理費按金金額相等於第一年預算管理開支之每月分擔款項的3個月款項。

F. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

備註：

(1) 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同意義。

(2) 請參閱公契的最新擬稿以了解全部詳情。公契的最新擬稿在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取公契最新擬稿的副本。

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

A. Common parts of the Development

According to the latest draft Deed of Mutual Covenant incorporating Management Agreement (“DMC”) in respect of the Development:

1. “**Common Areas and Facilities**” means all of the Common Areas and all of the Common Facilities. “**Common Areas**” means collectively the Development Common Areas, the Residential Common Areas and the Car Park Common Areas. “**Common Facilities**” means collectively the Development Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

2. “**Car Park Common Areas**” means all those areas or parts of the Land and the Development constructed in accordance with the Car Park Layout Plans, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of the Car Parks and which is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include hose reel (excluding those forming part of the Development Common Areas and Residential Common Areas), electric vehicle charger meter room(s), fan room, basement exhaust air duct (excluding those forming part of the Development Common Areas), driveway(s) (excluding those forming part of the Development Common Areas), any non-structural or non-load bearing internal partition(s) (if any), the inner half of any non-structural or non-load bearing elements separating the Car Park Common Areas from the Development Common Areas and/or the Residential Common Areas and facing the Car Park Common Areas;

and such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas and the Residential Common Areas.

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

3. “**Car Park Common Facilities**” means all those installations and facilities in the Car Park Common Areas used in common by or installed for or intended for the common benefit of the Owners and occupiers of all the Car Parks, and not for the exclusive use or benefit of any individual Owner of the Car Parks or the Development as a whole and which, without limiting the generality of the foregoing, include electric vehicle charging sockets and meters, drains, manholes, surface or covered channels, water mains, inlets, sewers, gutters, cables, pipes, wires, fan equipment, ventilation installation systems, fire services installations or equipment, sump pumps, lighting fitments, petrol interceptor, car park traffic aids, car park management and access control facilities, all glazing, window panes, window frames, doors, door frames, louver, and louver frames of the Car Park Common Areas, and all water-proofing systems on the top of the floor slab of the Car Park Common Areas.

4. “**Development Common Areas**” means all those areas or parts of the Land and the Development, the right to the use of which is designated for the common use and benefit of the Owners and occupiers of all the Units and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Unit and which, without limiting the generality of the foregoing, include:

(i) all structural or load bearing elements of the Development (excluding those forming part of the Residential Common Areas or the Car Park Common Areas) and foundations of the Development;

(ii) basement cavity wall;

(iii) external walls of the Development (excluding those forming part of the Residential Common Areas and those forming part of the Units);

(iv) fence walls along the boundary of the Development;

(v) the Guard House and Watchmen’s Office;

(vi) the Loading and Unloading Space;

(vii) the Transformer Room(s);

(viii) telecommunications and broadcasting equipment room;

(ix) refuse collection vehicles parking, refuse storage & material recovery chamber, extra low voltage duct (excluding those forming part of the Residential Common Areas), smoke vent inlet, driveway(s) (excluding those forming part of the Car Park Common Areas), sump pump room, pipe duct(s) (excluding those forming part of the Residential Common Areas), fire service inlet(s) & sprinkler inlet(s), fire service control room, emergency vehicular access, flat roof (excluding those forming part of the Residential Common Areas and the Residential Unit), hose reel (excluding those forming part of the Car Park Common Areas and Residential Common Areas), water meter room (excluding those forming part of the Residential Common Areas), extra low voltage duct room, gas valve chamber (excluding those forming part of the Residential Common Areas), gas valve room, cable duct (excluding those forming part of the Residential Common Areas), water meter cabinet (excluding those forming part of the Residential Common Areas), switch room(s), fire service water tank & pump room, duct floor above switch room, accessible toilet (excluding those forming part of the Recreational Facilities), smoke vent(s), exhaust air duct (excluding those forming part of the Residential Common Areas), basement exhaust air duct (excluding those forming part of the Car Park Common Areas), air duct & pipe duct room, area on flat roof for air-conditioning (excluding those forming part of the Residential Unit), check meter cabinet, duct floor, duct floor above telecommunications and broadcasting equipment room, fire service water tank, automatic meter reading room (excluding the Approved AMR Outstations therein) and emergency generator room;

and such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Residential Common Areas and Car Park Common Areas.

For the purpose of identification, the Development Common Areas are, where possible, shown coloured Green on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

5. “**Development Common Facilities**” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including transformer room facilities, refuse collection and/or segregation equipment, drains, manholes, surface or covered channels, water mains, inlets, sewers, gutters, cables, pipes, wires, ventilation installation systems, fire services installations or equipment, town gas pipes and valves, lighting fitments, sanitary fitments, all glazing, window panes, window frames, doors, door frames, louvers, and louver frames of the Development Common Areas, and all water-proofing systems on the top of the floor slab of the Development Common Areas.

14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

6. “Residential Common Areas” means all those areas or parts of the Land and the Development, the right to the use of which is designated for common use and benefit of the Owners and occupiers of all the Residential Units and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and which, without limiting the generality of the foregoing, include:-

- (i) the Recreational Facilities;
- (ii) the Visitors' Parking Spaces (which include all the Parking Spaces for Disabled Persons);
- (iii) the Caretaker's Counter;
- (iv) the Bicycle Parking Spaces;
- (v) the Greenery Area;
- (vi) the Covered Landscape Areas;
- (vii) external walls of the Residential Units, including, without limitation:
 - (a) the curtain wall system (except openable windows, doors, windows and door frames and sealant around window and door frames wholly enclosing or fronting the Residential Unit which shall form part of the relevant Residential Unit); and
 - (b) the Non-structural Prefabricated External Walls;but, for the avoidance of doubt, excluding:
 - (c) the external walls forming part of the Development Common Areas and those forming part of the Units;
 - (d) the internal surfaces of the walls enclosing or fronting any Residential Unit; and
 - (e) the railing(s) (if any) or glass balustrade(s) (if any) enclosing any balcony, utility platform, area(s) on flat roof for air-conditioning or area for air-conditioning held with or forming part of any Residential Unit;
- (viii) building maintenance unit(s) and its associated systems;
- (ix) refuge roof(s);
- (x) fence wall(s) (if any) or parapet wall(s) (if any) enclosing the flat roof (if any) and/or roof (if any) held with and forming part of any Residential Unit but, for the avoidance of doubt, excluding:
 - (a) (where a fence wall or parapet wall separates (i) the flat roof (if any) or the roof (if any) held with and forming part of a Residential Unit from (ii) any Common Areas) the interior surface of such fence wall or parapet wall and facing such flat roof (if any) or roof (if any); and

(b) (where a Residential Unit (“the first-mentioned Residential Unit”) has a common wall or a common fence wall or a common parapet wall which separates it from the adjoining Residential Unit) the inner half of the common wall (being neither load bearing walls nor structural supports) facing the first-mentioned Residential Unit or (as the case may be) the inner half of the common fence wall (being neither load bearing walls nor structural supports) facing the first-mentioned Residential Unit or (as the case may be) the inner half of the common parapet wall (being neither load bearing walls nor structural supports) facing the first-mentioned Residential Unit;

- (xi) the Common Areas for M&R Access;
- (xii) fireman's lift lobby(ies);
- (xiii) Non-essential Plant Room;
- (xiv) 1.5m high solid parapet wall forming part of the Approved Noise Mitigation Measures excluding those forming part of the Residential Units;
- (xv) Horizontal Screens;
- (xvi) sprinkler water tank, flushing water pump room, sprinkler pump room, potable water upfeed pump room, potable water upfeed tank, lobby(ies), flushing water upfeed tank, planter(s), landscaping area(s), landscaped area(s), pavement, podium garden, flat roof(s) (excluding those forming part of the Development Common Areas and the Residential Unit), lift shaft(s), lift lobby(ies), cable duct(s) (excluding those forming part of the Development Common Areas), electricity meter room(s), water meter cabinet(s) (excluding those forming part of the Development Common Areas), water meter room(s) (excluding those forming part of the Development Common Areas), exhaust air duct(s) (excluding those forming part of the Development Common Areas), pipe duct(s) (excluding those forming part of the Development Common Areas), refuse storage & material recovery room(s), inaccessible flat roof(s), hose reel(s) (excluding those forming part of the Car Park Common Areas and Development Common Areas), potable water booster pump room, flushing water booster pump room, refuge roof, electric room, lift machine room(s), flushing water tank, gas valve chamber (excluding those forming part of the Development Common Areas), potable water tank(s), lift(s), lift pit(s), mailbox, extra low voltage duct (excluding those forming part of the Development Common Areas) and cover(s) of balcony & utility platform;

and such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas and the Car Park Common Areas.

For the purpose of identification, the Residential Common Areas are, where possible, shown coloured Yellow, Yellow Stippled Black, Yellow with Black Crosses, Yellow Cross Hatched Black, Yellow Zigzag Hatched Black, Yellow Starred Black and Yellow Dashed Black and shown in Red Lines on the plans certified as to their accuracy by or on behalf of the Authorized Person annexed to the DMC.

11. “Residential Common Facilities” means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Residential Units and not for the exclusive use or benefit of any individual Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include mailboxes, refuse collection and/or segregation equipment, drains, manholes, surface or covered channels, water mains, inlets, sewers, gutters, cables, pipes, wires, ventilation installation systems, fire services

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installations or equipment, town gas pipes and valves, lighting fitments, sanitary fitments, all glazing, window panes, window frames, doors, door frames, louver, and louver frames of any Residential Common Areas, and all water-proofing systems on the top of the floor slab of any Residential Common Areas.

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

Number of undivided shares assigned to each residential property in the Development are set out in the table annexed at the end of this section.

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

Subject to the provisions of the Ordinance, the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner of a Residential Unit shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities and the Edged Green Area and the Edged Green Area Structures (until possession of the Edged Green Area shall have been re-delivered to the Government), the Slope and Retaining Walls (if any) and any areas or facilities within or outside the Land and the Development that are required to be maintained by the Owners under the Government Grant or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget);
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt, Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and the Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces; and

- (c) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks excluding for the avoidance of doubt, parts of the estimated management expenditure in respect of the Car Park Common Areas and the Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces which shall be treated as falling within Part B of the annual Management Budget.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to 3 months' monthly contribution of the first year's budgeted management expenses.

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

Not applicable.

Notes:

- (1) Unless otherwise defined in this sales brochure, capitalized terms used in the above shall have the same meanings of such terms in the DMC.
- (2) For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

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

樓層樓層 Floor	住宅單位 Residential Unit	分配予每個住宅單位的不分割份數的數目 No. of Undivided Shares allocated to each Residential Unit
2樓 2/F	A8	37 / 24,652
	B1	39 / 24,652
	B2	24 / 24,652
	B3	24 / 24,652
	B6	35 / 24,652
	B7	40 / 24,652
	B8	37 / 24,652
	C8	24 / 24,652
	D3	25 / 24,652
	D6	24 / 24,652
	D7	24 / 24,652
	D8	26 / 24,652
	D9	24 / 24,652
3樓 3/F	A8	38 / 24,652
	B1	44 / 24,652
	B2	27 / 24,652
	B3	27 / 24,652
	B6	37 / 24,652
	B7	41 / 24,652
	B8	38 / 24,652
	C8	27 / 24,652
	D1	28 / 24,652
	D2	26 / 24,652
	D3	27 / 24,652
	D6	27 / 24,652
	D7	27 / 24,652
D8	29 / 24,652	
D9	27 / 24,652	

樓層樓層 Floor	住宅單位 Residential Unit	分配予每個住宅單位的不分割份數的數目 No. of Undivided Shares allocated to each Residential Unit
5樓 5/F	A1	39 / 24,652
	A2	27 / 24,652
	A3	27 / 24,652
	A6	37 / 24,652
	A7	41 / 24,652
	A8	38 / 24,652
	B1	40 / 24,652
	B2	27 / 24,652
	B3	27 / 24,652
	B6	37 / 24,652
	B7	41 / 24,652
	B8	38 / 24,652
	C1	19 / 24,652
	C2	20 / 24,652
	C3	24 / 24,652
	C6	24 / 24,652
	C7	26 / 24,652
	C8	27 / 24,652
	D1	28 / 24,652
	D2	26 / 24,652
	D3	27 / 24,652
D6	27 / 24,652	
D7	27 / 24,652	
D8	29 / 24,652	
D9	27 / 24,652	

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樓層樓層 Floor	住宅單位 Residential Unit	分配予每個住宅單位的不分割份數的數目 No. of Undivided Shares allocated to each Residential Unit
6樓至37樓 6/F - 37/F	A1	42 / 24,652
	A2	27 / 24,652
	A3	27 / 24,652
	A6	37 / 24,652
	A7	41 / 24,652
	A8	38 / 24,652
	B1	40 / 24,652
	B2	27 / 24,652
	B3	27 / 24,652
	B6	37 / 24,652
	B7	41 / 24,652
	B8	38 / 24,652
	C1	20 / 24,652
	C2	20 / 24,652
	C3	27 / 24,652
	C6	27 / 24,652
	C7	29 / 24,652
	C8	27 / 24,652
	D1	28 / 24,652
	D2	26 / 24,652
D3	27 / 24,652	
D6	27 / 24,652	
D7	27 / 24,652	
D8	29 / 24,652	
D9	27 / 24,652	

樓層樓層 Floor	住宅單位 Residential Unit	分配予每個住宅單位的不分割份數的數目 No. of Undivided Shares allocated to each Residential Unit
38樓 38/F	頂層單位 A Penthouse A	80 / 24,652
	頂層單位 B Penthouse B	88 / 24,652
	頂層單位 C Penthouse C	67 / 24,652
	頂層單位 D Penthouse D	67 / 24,652
	C3	28 / 24,652
	C6	28 / 24,652
	C7	29 / 24,652
	C8	27 / 24,652
	D6	28 / 24,652
	D7	28 / 24,652
	D8	29 / 24,652
	D9	27 / 24,652

備註：

- (1) 不設4樓、13樓、14樓、24樓及34樓。
- (2) 不設單位A4、A5、B4、B5、C4、C5、D4及D5。
- (3) 2樓不設單位A1、A2、A3、A6、A7、C1、C2、C3、C6、C7、D1及D2。
- (4) 3樓不設單位A1、A2、A3、A6、A7、C1、C2、C3、C6及C7。
- (5) 38樓不設單位A1、A2、A3、A6、A7、A8、B1、B2、B3、B6、B7、B8、C1、C2、D1、D2及D3。

Notes:

- (1) There are no designations of 4/F, 13/F, 14/F, 24/F and 34/F.
- (2) There are no designations of Units A4, A5, B4, B5, C4, C5, D4 and D5.
- (3) There are no designations of Units A1, A2, A3, A6, A7, C1, C2, C3, C6, C7, D1 and D2 on 2/F.
- (4) There are no designations of Units A1, A2, A3, A6, A7, C1, C2, C3, C6 and C7 on 3/F.
- (5) There are no designations of Units A1, A2, A3, A6, A7, A8, B1, B2, B3, B6, B7, B8, C1, C2, D1, D2 and D3 on 38/F.

15 批地文件的摘要 SUMMARY OF LAND GRANT

- 發展項目興建於丈量約份第91約地段第4076號餘段。丈量約份第91約地段第4076號（「該地段」）根據日期為2021年7月27日並於土地註冊處登記為新批租約第22916號的賣地協議及條件（「批地文件」）持有。
 - 該地段的租期由2021年7月27日起計50年。
 - 批地文件一般條款第7條規定：
 - 買方須在整個租契年期期間就根據此等條款已建或重建建築物（該詞語指本一般條款第(b)款所預料的重新發展）：
 - 根據已批准的設計及佈局及任何經批准的建築圖則保養一切建築物，不得對其作出修訂或更改；及
 - 根據此等條款或任何將來的合約修訂保養一切已建或今後可能搭建的一切建築物，使其處於修繕妥當的狀態，並以此狀態於租契年期屆滿或提早終止時交還此等建築物。
 - 倘若在租契年期期間的任何時候拆卸當時在該地段或其中任何部分上面的任何建築物，買方須興建相同類型和不少於原有總樓面面積並且健全及堅固的一幢或多幢建築物或經地政總署署長（「署長」）批准的類型和價值的一幢或多幢建築物作為代替。如果作出上述拆卸，買方須在上述拆卸的一(1)個曆月內向署長申請批准進行該地段的重新發展之建築工程，並在收到上述批准後的三(3)個曆月內展開重新發展所必要的工程，及在署長規定的期限內完成工程，以達致署長滿意程度。
 - 批地文件特別條款第(2)條規定：
 - 買方須：
 - 於2024年3月31日或署長批准的其他日期或之前，自費根據署長所批准的形式、材料、標準、水平、定線和設計，並在所有方面令署長滿意下：
 - 鋪設及構建於批地文件所夾附圖則上以綠邊顯示的未來公共道路的該等部分（下稱「綠邊範圍」）；
 - 在綠邊範圍內提供及建造署長可全權酌情要求的行人過路處、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人道、道路或其他構築物（以下統稱為「構築物」）；及
 - 在粉錦公路與青山公路—古洞段交界或其鄰近地方提供署長可全權酌情要求的該等道路標記以便建築物、車輛和行人交通可以於綠邊範圍上進行；
 - 於2024年3月31日或署長批准的其他日期或之前，自費在綠邊範圍鋪設路面、路緣及渠道並提供署長可全權酌情要求的集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意；及
 - 自費保養綠邊範圍連同構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意，直至綠邊範圍的管有權按照批地文件特別條款第(3)條交還。
 - 如果買方未能在本特別條款第(a)款指明的日期或署長可能批准的其他日期或之前履行上述條款
- 的責任，政府可進行必要的工程，費用由買方負責，買方須應要求向政府支付金額相等於該等工程費用的款項，該金額由署長決定，其決定為最終決定且對買方具有約束力。
- 政府毋須就買方履行或不履行本特別條款第(a)款的責任，或政府行使本特別條款第(b)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- 買方須就買方履行或不履行本特別條款第(a)款的責任，或政府行使本特別條款第(b)款的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- 批地文件特別條款第(3)條規定：

僅為了進行批地文件特別條款第(2)條指明的工程之目的而言，買方須在批地文件簽立之日被授予綠邊範圍的管有權。綠邊範圍須於2024年3月31日或署長批准的其他日期或之前交還予政府。買方須在其管有綠邊範圍的所有合理時間內准許所有政府、公共車輛及行人交通自由出入綠邊範圍，並確保該項進出的權利不受進行的工程干擾或阻礙，不論有關工程是否依據批地文件特別條款第(2)條進行。
- 批地文件特別條款第(4)條規定：

未經署長事先書面同意，買方不得使用綠邊範圍作儲物用途，或在該處搭建任何臨時構築物，又或用作批地文件特別條款第(2)、(42)、(43)及(45)條訂明的工程以外的任何其他用途。
- 批地文件特別條款第(5)條規定：
 - 買方須在其管有綠邊範圍期間的所有合理時間：
 - 允許政府、署長及其人員、承辦商、代理、工人和任何獲署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便視察、檢查及監督根據批地文件特別條款第(2)(a)條進行的工程（批地文件特別條款第(2)(a)(i)(III)條除外），及進行、視察、檢查及監督批地文件特別條款第(2)(b)條規定的工程及任何其他署長認為有必要在綠邊範圍內進行的工程；
 - 允許政府和獲政府授權的相關公用事業公司在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便在綠邊範圍或任何毗連土地之內、之上或之下進行任何工程或實施其他用途，包括但不限於鋪設及日後保養所有水管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或處所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備，而買方須在任何有關上述於綠邊範圍或任何毗連土地內進行的工程的所有事項上完全配合政府和獲政府授權的相關公用事業公司；及
 - 允許水務監督的人員和獲水務監督授權的任何人士在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便在綠邊範圍內進行有關任何水務裝置的運作、保養、維修、更換及改動的任何工程。且就該等條款之目的而言，「水務監督」按《水務設施條例》、其下的任何規例及任何修訂法例（下稱「《水務設施條例》」）中的定義。
 - 政府毋須就買方履行或不履行本特別條款第(a)款的責任，或政府、署長、其人員、承辦商、代理、工人、水務監督的人員或相關的公用事業公司或任何根據本特別條款第(a)款獲授權的人士行使其被授予的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損壞、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

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(c) 買方須就買方履行或不履行本特別條款第(a)款的責任，或政府、署長、其人員、承辦商、代理、工人、水務監督的人員或相關的公用事業公司或任何根據本特別條款第(a)款獲授權的人士行使其被授予的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

8. 批地文件特別條款第(6)條規定：

買方須在一切方面符合該等條款及目前或任何時候在香港生效的所有有關建築、衛生及規劃之法例、附例及規例之規定發展該地段，在該地段上興建一幢或多幢建築物，並於2027年3月31日或之前完工和使其適宜佔用。

9. 批地文件特別條款第(7)條規定：

該地段或其任何部分或任何已建或擬建於該地段的一幢或多幢建築物不得用作私人住宅用途以外的任何用途。

10. 批地文件特別條款第(8)(c)至(8)(e)條規定：

受該等條款之規限，該地段或其任何部分進行發展或重新發展時（本詞僅指批地文件一般條款第7條所預料的重新發展）：

(c) 該地段已建或擬建的一座或多座建築物的總樓面面積應不少於15,840平方米及不得超過26,400平方米；

(d) (i) 在該地段上已建或擬建的任何建築物或其他構築物的任何部份連同天台構築物及天台建築裝飾的總計高度不得超過香港主水平基準以上130米；

(ii) (i) 儘管本特別條款第(d)(i)款有所規定，規劃署署長在計算建築物或構築物高度時可行使其獨有酌情決定權不納入計算建立或放置在建築物的主天台最高水平或其上的高度不超過香港主水平基準以上130米的機房、水缸、升降機房、機電工程設備、可持續或可再生能源裝置、其他天台構築物及天台建築裝飾，惟該等天台構築物及天台建築裝飾的類型、設計、尺寸及佈局須達致規劃署署長滿意；

(ii) 就本(d)款之目的而言，規劃署署長對何謂構成「主天台」、「天台構築物」及「天台建築裝飾」，或天台構築物及天台建築裝飾是否建立或放置在建築物的主天台最高水平或其上，及其是否不納入計算建築物的高度所作出的決定為最終決定，且對買方具有約束力；及

(e) 該地段上已建或擬建的任何一座或多座建築物的設計及佈局應得到署長的事先書面同意，而在取得該等同意之前，不得在該地段上開展任何建築工程(特別條款第(9)(b)條所述的工程、公用事業走廊的建造及渠務設施改道工程(分別於批地文件特別條款第(42)(c)及(44)(e)(i)條界定)及地盤平整工程除外)，且就此等條款之目的而言，「建築工程」及「地盤平整工程」的定義見《建築物條例》。

11. 批地文件特別條款第(9)條規定：

(a) 在不損害批地文件特別條款第(42)(d)、(43)(b)、(43)(c)、(44)(b)及(45)(d)條的原則下，除非事先獲署長書面同意，不得在批地文件所夾附圖則上以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的範圍(下稱「道路專用範圍」)內建立、建造或放置建築物或構築物或任何建築物或構築物的支撐(根據本特別條款第(b)款建立或建造的構築物除外)。

(b) 買方須：

(i) 於2024年3月31日或署長批准的其他日期或之前，自費根據署長所批准的形式、材料、標準、水平、定線和設計，並在所有方面令署長滿意下：

(I) 鋪設及構建道路專用範圍；及

(II) 在道路專用範圍內提供及建造署長可全權酌情要求的暗渠、污水渠、排水渠、行人道及該等其他構築物(以下統稱為「道路專用範圍構築物」)

以便建築物及行人交通可以於道路專用範圍上進行；

(ii) 於2024年3月31日或署長批准的其他日期或之前，自費在道路專用範圍鋪設路面、路緣及渠道並在該範圍提供署長可全權酌情要求的集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意；及

(iii) 自費保養道路專用範圍連同道路專用範圍構築物，以及在該道路專用範圍建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意，直至道路專用範圍按照本特別條款第(g)(ii)款交還予政府。

(c) 如果買方未能在本特別條款第(b)款指明的日期或署長可能批准的其他日期或之前履行上述條款的責任，政府可進行必要的工程，費用由買方負責，買方須應要求向政府支付金額相等於該等工程費用的款項，該金額由署長決定，其決定為最終決定且對買方具有約束力。

(d) 政府毋須就買方履行或不履行本特別條款第(b)款的責任，或政府行使本特別條款第(c)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(e) 買方須就買方履行或不履行本特別條款第(b)款的責任，或政府行使本特別條款第(c)款的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

(f) 買方須在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前的所有合理時間允許政府、署長、其人員、承辦商、工人、代理和任何獲署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段包括道路專用範圍，以便視察、檢查及監督根據本特別條款第(b)款進行的工程，及進行、視察、檢查及監督本特別條款第(c)款下的工程及任何其他署長認為有必要在道路專用範圍內進行的工程；

(g) 儘管批地文件特別條款第(19)及(22)條有所規定：

(i) 在道路專用範圍根據本特別條款第(g)(ii)款交還之前，買方須應署長要求，及在任何情況下不遲於2024年3月31日，自費按署長規定或批准的形式及條款，以分割契據的方式將道路專用範圍分割。買方須自費在土地註冊處將該分割契據註冊，且在該項註冊之前，不得進行任何影響該地段或其任何部份或在該地段或其任何部份已建或擬建的任何建築物或其任何部份的交易(根據批地文件特別條款第(19)(d)條進行的建築按揭或其他署長批准的交易除外)；

(ii) 買方須在署長要求的任何時候自費交還與移交道路專用範圍的空置管有權連同道路專用範圍構築物以及本特別條款第(b)(iii)條所述署長可全權酌情指定的所有構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，

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惟根據本特別條款第(a)款獲署長事先書面同意而建立或建造的構築物除外，但上述交還不帶任何產權負擔且政府毋須支付任何代價、付款或補償予買方，前提是政府沒有責任應買方的要求接收交還道路專用範圍，惟可在他認為合適時收回。為該目的，買方須按署長批准或要求的形式及條款自費簽訂交還契據和任何其他必要文件；及

- (iii) 在根據本特別條款第(g)(ii)款交還道路專用範圍予政府之前，買方不得轉讓、按揭、抵押、轉租、分租、放棄管有或以其他形式處理該地段或其中任何部分或其中任何權益或在其上的任何建築物或任何建築物之部分或使其承受產權負擔或訂立上述行為的任何協議，除非及直至買方已根據本特別條款第(g)(i)款自費將道路專用範圍從該地段分割，使署長滿意。但是本特別條款第(g)(iii)款不適用於批地文件特別條款第(19)(d)條所述的建築按揭或署長可能批准的其他交易。
- (h) (i) 買方不得將道路專用範圍或其任何部分作任何用途，除非：
 - (I) 進行批地文件特別條款第(44)(e)(i)條所述的渠務設施改道工程；
 - (II) 本特別條款指定的用途；
 - (III) 根據本特別條款第(h)(ii)款用作步行或乘坐輪椅通過的公共行人通道；及
 - (IV) 署長可全權酌情批准的其他用途。

不得在道路專用範圍或其任何部份內存放或停泊任何貨物或車輛。

- (ii) 買方須在根據本特別條款第(b)(i)及(b)(ii)款所述的工程竣工並使署長滿意後及在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前准許政府及所有公眾人士為了一切合法目的在白天及晚上的所有時間自由地且免費徒步或乘坐輪椅進出、經過或通過道路專用範圍。
- (iii) 政府毋須就買方履行或不履行本特別條款第(h)(ii)款的責任，或政府、署長、其人員、承辦商、代理、工人或任何獲署長授權之人士行使本特別條款(f)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (i) 特此明文同意、聲明及規定，本特別條款第(h)(ii)款對買方施加的責任，並非意指買方擬撥出，亦不等同於政府同意撥出道路專用範圍或其任何部份的通過權予公眾。
- (j) 特此明文同意與聲明，不得因本特別條款第(h)(ii)款規定買方的責任而預期或申索任何關於額外上蓋面積或地積比的優惠或權利，不論是否根據《建築物(規劃)規例》第22(1)條、對其的任何修訂、代替條文或其他規定(下稱「建築物(規劃)規例」)。為免存疑，買方明文放棄按建築物(規劃)規例第22(1)條申索額外上蓋面積或地積比的任何優惠或權利。
- (k) 特此又明文同意與聲明，不得因本特別條款第(g)(ii)款規定買方的責任而預期或申索任何關於額外上蓋面積或地積比的優惠或權利，不論是否根據建築物(規劃)規例第22(2)條。為免存疑，買方明文放棄按建築物(規劃)規例第22(2)條申索額外上蓋面積或地積比的任何優惠或權利。
- (l) 買方同意並接受在按本特別條款第(g)(ii)款交還道路專用範圍後，因為該地段的面積減少或其他原因，在開發或重建該地段或其中任何部分時，他可能無法取得批地文件特別條款第(8)(c)條准許的最大總樓面面積。政府對此沒有責任且買方不得對未能取得批地文件特別條款第(8)(c)條准許的最大總樓面面積向政府要求補償或退還地價或其他索求。
- (m) 如取得署長根據本特別條款第(a)款給予的事先書面同意後建立或建造任何建築物或構築物或任何建築物或構築物的支撐(下稱「核准構築物」)，買方同意：

- (i) 除非事先取得署長書面同意，不得更改、修改或加建(不論是否經由建築事務監督根據《建築物條例》批核)核准構築物或其任何部分，且就此等條款之目的而言，「建築事務監督」的定義見《建築物條例》；
- (ii) 不論在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前或之後，政府均毋須就核准構築物直接或間接地引起或附帶引起而對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償；
- (iii) 在不損害政府擁有的任何其他權利的原則下，署長可隨時全權酌情向買方送達不少於三(3)個曆月的書面通知，要求買方拆除和清拆核准構築物或其中署長指定的任何部分，且署長不需給出原因。政府毋須就拆除和清拆核准構築物或其任何部分，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償；
- (iv) 時刻自費保養(包括所有必要的修理、清潔及署長可能要求的任何其他工程)核准構築物，以保持其狀況良好及修繕妥當，全面令署長滿意，直至核准構築物拆卸或清拆為止；及
- (v) 買方須就於核准構築物的建立、存在、拆除或清拆，或核准構築物的狀態及情況，或核准構築物失修或缺乏保養，或任何其他有關核准構築物的方面直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

12. 批地文件特別條款第(11)條規定：

- (a) 買方可在該地段內搭建、建造及提供署長書面批准的康樂設施及其附屬設施(下稱「設施」)。設施的類型、大小、設計、高度及佈局須經署長的事先書面批准。
- (b) 為了計算批地文件特別條款第(8)(c)條規定的總樓面面積，並受制於批地文件特別條款第(55)(d)條的規定，若根據本特別條款第(a)款在該地段內提供的設施的任何部分乃供該地段上已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客共同使用和享用的，設施的該等部分將不予計算在內。署長認為設施其餘並非作此用途的部分則須計算在內。
- (c) 倘若設施的任何部分根據本特別條款第(b)款獲豁免列入總樓面面積的計算(下稱「獲豁免設施」)：
 - (i) 獲豁免設施須被指定為並構成批地文件特別條款第(20)(a)(v)條所指的公用地方之一部分；
 - (ii) 買方須自費保養獲豁免設施，使其保持修繕妥當及堅固的狀態，並須運營獲豁免設施，以達致署長滿意程度；及
 - (iii) 獲豁免設施只供在該地段已建或擬建的一幢或多幢住宅大廈之住客及其真正訪客使用，任何其他人士不得使用。

13. 批地文件特別條款第(12)條規定：

未經署長的事先書面批准，不得移走或干擾在該地段或毗鄰地段生長的樹木。署長在授予批准時可以對移植、代償性環境美化或補種施加他認為合適的條件。

15 批地文件的摘要 SUMMARY OF LAND GRANT

14. 批地文件特別條款第(13)條規定：

買方應自費在該地段及基座平台(如有)沒有建築物的任何地方進行園景美化、種植樹木及灌木，並於其後保持與保養綠化工程使其處於安全、乾淨、整潔、齊整及健康狀態，在一切方面使署長滿意。

15. 批地文件特別條款第(14)條規定：

受該等條款之規限，該地段或其任何部分進行發展或重新發展時(本詞僅指本一般條款第7條所預料的重新發展)：

- (a) (i) 除非屋宇署署長(下稱「屋宇署署長」)另作同意，買方須自費向屋宇署署長提供一份或多份圖則，表明所有於該地段地面或以上樓層現已或將會興建或建造以提供該地段邊界後移區域的所有建築物、構築物、建築物或構築物的支撐及任何伸出物的配置和佈局，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計劃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稱「經批准建築物後移建議書」。任何於該地段現已或將會興建或建造的建築物、構築物、建築物或構築物的支撐及任何伸出物須在各方面遵從經批准建築物後移建議書。就本(a)(i)分款而言，屋宇署署長就何謂該地段地面及是否遵從經批准建築物後移建議書之決定為最終決定並對買方具有約束力；
- (ii) 如未獲屋宇署署長事先書面批准，不得修改、更改、改動、修正或取代經批准建築物後移建議書。如屋宇署署長給予批准，可全權酌情制訂任何條款與條件；
- (b) (i) 除非屋宇署署長另作同意，買方須自費向屋宇署署長提供一份或多份圖則，表明現已建或將會建造於該地段上所有建築物或建築物群的配置和佈局，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透風度，以供屋宇署署長書面批核。該呈交文件應全面符合屋宇署署長的建築物分隔距離規定和屋宇署署長全權酌情要求或指定的其他相關資料；
- (ii) 本條(b)(i)款所載經屋宇署署長批准的呈交文件以下稱「經批准建築物分隔建議書」。任何現已或擬於該土地興建或建造的建築物或建築物群必須全面遵行經批准建築物分隔建議書。就本(b)(ii)款之目的而言，屋宇署署長就經批准建築物分隔建議書是否已獲遵從之決定為最終決定並對買方具有約束力；
- (iii) 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代經批准建築物分隔建議書。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。
- (c) (i) 買方須自費向屋宇署署長提交一份圖則，指明該土地或該處已建成或擬建的一座或多座建築物將會提供及維持綠化設施(包括但不限於提供有土壤基層的活植物)的一個或多個部分(下稱「綠化區域」、綠化區域的佈局和面積，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域建造工程的位置及資料)，以供屋宇署署長書面批准(該附設圖則的呈交文件以下簡稱「綠化建議書」)。屋宇署署長就何謂根據綠化建議書提供綠化設施及該地段或一座或多座建築物哪些部分構成綠化區域之決定為最終決定並對買方具有約束力。經屋宇署署長批准的前述呈交文件下稱「經批准綠化建議書」；
- (ii) 買方須自費按照經批准綠化建議書實施及完成綠化區域的建造工程，其後並須以屋宇署署長全面滿意的方式維修綠化區域。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代經批准綠化建議書；及
- (iii) 除非事先獲屋宇署署長書面批准，否則經批准綠化建議書註明的綠化區域將指定為並構成批地文件第(20)(a)(v)條所載的公用地方一部分，而除按照經批准綠化建議書列明的佈局、面積、位置和細節用作綠化區域外，不得作任何其他用途。

16. 批地文件特別條款第(15)(a)條規定：

受以下條件之規限，可在該地段設置供看守員或管理員或兩者一併使用的辦公設施：

- (i) 署長認為此等設施對於該地段上已建或擬建的一幢或多幢住宅大廈的安全、保安及良好管理是必須設置的；
- (ii) 該等設施只供全職及必須受僱於該地段的看守員或管理員或兩者一併作為辦公設施使用，不得作其他任何用途；及
- (iii) 此等設施的位置須事先獲得署長的書面批准。

就本(a)分款之目的而言，辦公設施不得設置於該地段內的任何擬用作或經修改用作單一家庭住宅的建築物內。署長對建築物是否會構成或擬用作或經修改用作單一家庭住宅之決定為最終決定，且對買方具有約束力。

17. 批地文件特別條款第(16)(a)條規定：

受以下條件之規限，可在該地段設置供看守員或管理員或兩者一併使用的宿舍：

- (i) 該等宿舍須設置於該地段上已建的其中一幢住宅大廈內或事先獲署長書面批准的其他地方；及
- (ii) 該等宿舍只供全職及必須受僱於該地段的看守員或管理員或兩者一併使用作住宿用途，不得作其他任何用途。

就本(a)分款之目的而言，上述宿舍不得設置於該地段內的任何擬作或經修改用作單一家庭住宅的建築物內。署長對建築物是否構成或擬作或經修改用作單一家庭住宅之決定為最終決定，且對買方具有約束力。

18. 批地文件特別條款第(17)(a)條規定：

該地段內可設置一個供業主立案法團或業主委員會使用的辦事處，但前提是：

- (i) 該辦事處只供就該地段已建或擬建的建築物而成立或將會成立的業主立案法團或業主委員會用作舉行會議及辦理行政事務，不得作任何其他用途；及
- (ii) 該辦事處位置須事先獲得署長的書面批准。

19. 批地文件特別條款第(23)條規定：

- (a) (i) 該地段內須提供停車位，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例(下稱「《道路交通條例》」)領有牌照的汽車，使運輸署署長(以下稱「運輸署署長」)滿意，車位數目比例如下：
- (l) 如該地段範圍內建有一座或多座住宅單位大廈(擬作單一家庭住所之用的一座或多座獨立屋、半獨立屋或排屋除外)，須根據下表所列就已建或擬建於該地段上的每個住宅單位的面積分別計算的比率：

每個住宅單位的面積	按照本(a)(i)(I)款擬提供的住宅停車位數目
少於40平方米	每16.7個住宅單位或其部分設置一個停車位
不少於40平方米但少於70平方米	每9.52個住宅單位或其部分設置一個停車位
不少於70平方米但少於100平方米	每3.17個住宅單位或其部分設置一個停車位
不少於100平方米但少於130平方米	每1.21個住宅單位或其部分設置一個停車位
不少於130平方米但少於160平方米	每0.89個住宅單位或其部分設置一個停車位
不少於160平方米	每0.7個住宅單位或其部分設置一個停車位

(II) 如該地段內有提供擬供單一家庭居住的獨立屋、半獨立屋或排屋，車位數目比率如下：

- (A) 每座總樓面面積少於160平方米的該等房屋提供1個停車位；
- (B) 每座總樓面面積不少於160平方米但少於220平方米的該等房屋提供1.5個停車位，但如根據本特別條款第(a)(i)(II)(B)款所提供的停車位的數目含有小數，須進位至下一個整數；及
- (C) 每座總樓面面積不少於220平方米的該等房屋提供2個停車位。

就本特別條款第(a)(i)款之目的而言，運輸署署長對何謂一個住宅單位、一座或多座住宅單位大廈、一個獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定為最終決定，且對買方具有約束力。按照本特別條款第(a)(i)款提供的停車位（可根據批地文件特別條款第(26)條更改）下稱「住宅停車位」。就此等條款之目的而言，「汽車」的定義見《道路交通條例》。

(ii) 就本特別條款第(a)(i)(I)款之目的而言，根據本特別條款第(a)(i)(I)款提供的住宅停車位總數目須為根據本特別條款第(a)(i)(I)款列表依據就總樓面面積而言每個住宅單位面積所計算出來的各住宅停車位數目之總和。為此等條款之目的，「就總樓面面積而言每個住宅單位面積」為下列(I)及(II)之和：

- (I) 一個住宅單位供該單位住戶獨家使用及享用之總樓面面積，須由該單位之圍牆或護牆外面起量度。但若圍牆分隔兩個毗連單位，在這情況下須由該等牆壁之中間部分起量度，並包括單位內的內部間隔及支柱，但為免存疑，不包括該單位中沒有納入根據批地文件特別條款第(8)(c)條計算總樓面面積的所有樓面面積；及
- (II) 按比例分配予該住宅單位之住宅公用地方(根據下文界定)總樓面面積，即在各個住宅單位圍牆之外，供該地段已建或擬建的一幢或多幢住宅單位大廈之住戶共同使用及享用的住宅公用地方(該住宅公用地方下稱「住宅公用地方」)的總樓面面積，為免存疑，不包括沒有納入根據批地文件特別條款第(8)(c)條計算總樓面面積的所有樓面面積，在計算時根據以下公式向每一間住宅單位分攤：

$$\text{住宅公用地方之全部總樓面面積} \times \frac{\text{根據本特別條款第(a)(ii)(I)款所計出之該住宅單位之總樓面面積}}{\text{根據本特別條款第(a)(ii)(I)款所計出之所有住宅單位之全部總樓面面積}}$$

(iii) 該地段內須按照下列比例提供額外的停車位（按照本特別條款第(a)(iii)款提供的停車位（可根據批地文件第(26)條更改）以下稱「訪客停車位」），以供停泊根據《道路交通條例》領有牌照的汽車，使運輸署署長滿意，並須根據下表所列就已建或擬建於該地段上的每座住宅單位大廈內的住宅單位的數目分別計算的比率，惟該地段內須提供最少2個該等停車位：

每座大廈的住宅單位數目	每座大廈的訪客停車位的數目
30或以下	1
31至45	2
46至60	3
61至75	4
75以上	5

就本特別條款第(a)(iii)款之目的而言，擬作單一家庭住宅之用的一個獨立屋、半獨立屋或排屋不應被視為一座住宅單位大廈，且運輸署署長對何謂一個住宅單位、一座住宅單位大廈、一個獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定為最終決定，並對買方具有約束力。

- (iv) 住宅停車位及訪客停車位除用作本特別條款第(a)(i)款和第(a)(iii)款分別訂明的用途外，不得用作任何其他用途，尤其是該等停車位不得用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。
- (b) (i) 買方須遵照建築事務監督的要求和批准，在住宅停車位及訪客停車位中，保留及指定一定數目的停車位供傷殘人士停泊汽車（該等保留或指定的停車位下稱「傷殘人士停車位」）。就此等條款之目的而言，「傷殘人士」的定義見《道路交通條例》。
- (ii) 傷殘人士停車位除用作傷殘人士停泊根據《道路交通條例》領有牌照的汽車外，不得用作任何其他用途，尤其是該等停車位不得用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。
- (c) (i) 該地段內須按照每10個住宅停車位或其部分提供一個停車位的比例提供停車位，以供停泊根據《道路交通條例》領有牌照的電單車，並令運輸署署長滿意(按照本特別條款第(c)(i)款提供的停車位(可根據批地文件第(26)條更改)以下稱「電單車停車位」)。就此等條款之目的而言，「電單車」的定義見《道路交通條例》。
- (ii) 電單車停車位除用作本特別條款第(c)(i)訂明的用途外，不得用作任何其他用途，尤其是該等停車位不得用作存放、展示或展覽汽車作出售或其他用途或提供汽車清潔及美容服務。
- (d) (i) 除傷殘人士停車位外，每個住宅停車位及訪客停車位的尺寸須為2.5米闊及5.0米長及最少2.4米淨空高度。
- (ii) 每個傷殘人士停車位的尺寸須為建築事務監督所要求及批准之尺寸。
- (iii) 每個電單車停車位須為1.0米闊及2.4米長及最少2.4米淨空高度。

20. 批地文件特別條款第(24)條規定：

- (a) 該地段內須按照該地段已建或擬建的一幢或多幢建築物每800個住宅單位或其部分設置一個停車位的比率設置停車位以供貨車裝卸貨物，惟在該地段上已建或擬建的每座住宅單位大廈最少須設置一個上落貨停車位，該等上落貨停車位須位於每座住宅單位大廈旁邊或之內。就本特別條款第(a)款而言，擬作單一家庭住宅之用的一個獨立屋、半獨立屋或排屋不應被視為一座住宅單位大廈，且運輸署署長對是否構成一個獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定為最終決定，並對買方具有約束力。

15 批地文件的摘要 SUMMARY OF LAND GRANT

- (b) 每個按本特別條款第(a)款提供的停車位（可按批地文件特別條款第(26)條更改）須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等停車位除用作已建或擬建於該地段上的一幢或多幢建築物相關的貨車裝卸貨物外，不得作任何其他用途。

21. 批地文件特別條款第(25)條規定：

該地段內須按照就總樓面面積而言每個住宅單位面積少於70平方米的每30個住宅單位或其部分設置一個停車位的比率設置停車位以供停泊單車。就此等條款之目的而言，「單車」的定義見《道路交通條例》。就本特別條款之目的而言，擬作單一家庭住所之用的一個獨立屋、半獨立屋或排屋不應被視為一個住宅單位，且運輸署署長對是否構成一個獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定為最終決定，並對買方具有約束力。按照本特別條款提供的停車位不得用作除停泊單車以外的任何用途。每個根據本特別條款設置的停車位的尺寸須獲得運輸署署長的書面批准。

22. 批地文件特別條款第(26)條規定：

- (a) 即使批地文件特別條款第(23)(a)(i)、(23)(a)(iii)、(23)(c)(i)及(24)(a)條有所規定，買方可增加或減少按該等特別條款的要求所分別提供的停車位數目，幅度不多於5%，前提是如此增加或減少的停車位數目總數不得超過50個。
- (b) 除本特別條款第(a)款的規定外，買方可增加或減少住宅停車位及電單車停車位的各自數目（根據本特別條款第(a)計算的停車位不納入計算），幅度不多於5%
- (c) 即使批地文件特別條款第(23)(a)、(23)(c)、(23)(d)、(24)(a)及(25)條及本特別條款第(a)和(b)款有所規定，買方可增加或減少按該等條款或分條款的要求所提供的停車位的各自數目及尺寸到運輸署署長書面批准的該等其他的數目及尺寸，該等增加或減少也須受制於署長的事先書面同意，署長有絕對的酌情權決定是否發出有關的同意；並有絕對的酌情權在發出有關的同意時施加任何其他認為合適的條款或條件，包括要求買方支付由署長所釐定的補地價及行政費用。

23. 批地文件特別條款第(27)條規定：

- (a) 買方須在批地文件同意授予的整個年期的所有時間准許運輸署署長、政府、其人員、承辦商、代理、工人和任何獲上述人士授權之其他人士，不論是否備有工具、設備、機械、機器或汽車，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分及任何在該地段上已建或擬建之建築物以視察、檢查或確保買方未有違反或不遵從批地文件特別條款第(23)、(24)、(25)及(26)條。
- (b) 政府毋須就因運輸署署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士行使本特別條款第(a)款賦予的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (c) 買方須就運輸署署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士行使本特別條款第(a)款賦予的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

24. 批地文件特別條款第(29)條規定：

- (a) 在批地文件同意授予的整個年期內，不論在此等條款已在各方面令署長滿意之前或之後，住宅停車位及電單車停車位不得轉讓，除非：

- (i) 連同該地段的不分割份數一併轉讓，且該不分割份數賦予該地段上已建或擬建之一幢或多幢建築物之一個或多個住宅單位的獨家使用及管有權；或
- (ii) 予一名已經擁有該地段的不分割份數的人士，且該不分割份數賦予該人士該地段上已建或擬建之一幢或多幢建築物之一個或多個住宅單位的獨家使用及管有權。

惟在任何情況下，不得轉讓總數多於三(3)個的住宅停車位及電單車停車位予該地段上已建或擬建之一幢或多幢建築物之任何一個住宅單位的業主。

- (b) 即使本特別條款第(a)款有任何規定，買方可以在取得署長事先書面批准的前提下，將所有住宅停車位和電單車停車位整體轉讓，但只可轉讓給買方全資擁有的附屬公司。
- (c) 本特別條款第(a)款的規定不適用於轉讓整個該地段。
- (d) 本特別條款第(a)及第(b)款的規定不適用於傷殘人士停車位。

25. 批地文件特別條款第(30)條規定：

即使批地文件特別條款第(29)條有所規定，訪客停車位、傷殘人士停車位及根據批地文件特別條款第(24)(a)及(25)條(可分別根據特別條款第(26)條更改)於該地段內提供的停車位須被指定為並構成公用地方的一部分。

26. 批地文件特別條款第(31)條規定：

- (a) 買方須自費將經運輸署署長批准並顯示所有根據批地文件特別條款第(23)、(24)及(25)條(各條可根據特別條款第(26)條變更)在該地段內提供的停車位及上落貨停車位及該等根據批地文件特別條款第(32)條於該地段被指定為須提供泊車位資訊的停車位之佈局的一幅或多幅圖則或由認可人士(按《建築物條例》之定義)核證的該等一幅或多幅圖則之複本(下稱「停車場布局圖」)送交予署長存放並向運輸署署長提交。未得運輸署署長事先書面批准，不得修改、變更、改動、修訂或替代停車場布局圖。
- (b) 於停車場布局圖內顯示的停車位及上落貨停車位不得用作於特別條款第(23)、(24)及(25)條分別列明的用途以外的任何其他用途。買方須根據停車場布局圖保養於停車場布局圖上顯示的所有停車位、上落貨停車位及其他空間，包括但不限於升降機、樓梯平台和機動及流通區。
- (c) 除了停車場布局圖顯示的停車位外，該地段或其上之任何建築物或構築物之任何部分不得用作於批地文件特別條款第(23)、(24)及(25)條分別列明供的汽車停泊、裝卸貨物及停泊單車用途以外的任何其他用途。
- (d) 任何影響該地段或其任何部分或任何在其上已建或擬建的建築物或其部分的交易均不得在根據本特別條款第(a)分條送交存放及提交停車場布局圖之前進行(根據批地文件特別條款第(9)(g)(i)及(9)(g)(ii)條分割及交還道路專用範圍、根據批地文件特別條款第(19)(c)之租約或批租或租賃協議或租契協議及根據批地文件特別條款第(19)(d)條之建築按揭或其他署長可能批准的交易除外)。
- (e) 買方現：
- (i) 同意運輸署署長、署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士以其獨有及絕對酌情權查閱、使用、複印及修訂停車場布局圖，及同意運輸署署長或署長以其獨有及絕對酌情權認為恰當之任何途徑及任何方式(包括但不限於電子途徑或經電子平台)披露及傳播停車場布局圖予任何政府部門或第三方(不論個人、商號、法人團體、公眾人士或其他組織)作搜索、查閱、複印、列印、傳播、利用、分析、研究停車場布局圖或將停車場布局圖作其他用途，不論用以回覆公眾或傳媒查詢或其他查詢，或運輸署署長、署長或政府之主動查詢；及

- (ii) 接受及確認運輸署署長、署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士行使其獨有及絕對酌情權及有權決定是否行使本特別條款第(e)(i)款所賦予之權利查閱、使用、複印、修訂、披露或傳播停車場布局圖。
- (f) 就本特別條款第(e)款之目的而言，買方須促致或達至促致停車場布局圖的知識產權擁有人同意運輸署署長、署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士查閱、使用、複印、修訂、披露及傳播停車場布局圖，及同意任何政府部門或第三方搜索、查閱、複印、列印、傳播、利用、分析、研究停車場布局圖或將停車場布局圖作其他用途。
- (g) 買方現接受及確認根據本特別條款第(e)及(f)款給予的同意將在批地文件授予的整個年期屆滿或提前終止後繼續有效並對買方有約束力。
- (h) 政府毋須就買方履行或不履行本特別條款第(a)、(b)、(c)、(d)及(f)款的責任；運輸署署長、署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士行使本特別條款第(e)款所賦予的酌情權與權利；或任何政府部門或第三方根據本特別條款第(e)(i)款就停車場布局圖進行的搜索、查閱、複印、列印、傳播、利用、分析、研究或其他用途所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (i) 買方須就買方履行或不履行本特別條款第(a)、(b)、(c)、(d)及(f)款的責任；運輸署署長、署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士在行使本特別條款第(e)款所賦予的酌情權與權利；或任何政府部門或第三方根據本特別條款第(e)(i)款就停車場布局圖進行的搜索、查閱、複印、列印、傳播、利用、分析、研究或其他用途，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
27. 批地文件特別條款第(32)條規定：
- (a) 買方須：
- (i) 在該地段根據特別條款第(23)(a)(iii)條（可根據批地文件特別條款第(26)條變更）提供的停車位數目不少於10個的情況下，自費向運輸署署長提交或促使他人提交一份或多份圖則供運輸署署長書面批准，該圖則或該等圖則須顯示獲指定用作容納該等將會在該地段上任何建築物、構築物或樓面空間之內、之上或之中提供及安裝用以提供與該等停車位有關或有聯繫的資料之設施、裝置及設備（下稱「設施、裝置及設備」）的範圍或空間的位置和尺寸，該圖則或該等圖則須載有運輸署署長可全權及絕對酌情要求或指定的資料（以下統稱「泊車位資訊系統範圍」），包括但不限於根據本特別條款第(b)款而須提供的空置的汽車停車位的數目和種類（以下統稱「泊車位資訊」）的資料。在該地段內不得展開任何建築工程（批地文件特別條款第(9)(b)條所述工程、公用事業走廊的建造及渠務設施改道工程（分別根據批地文件特別條款第(42)(c)條及第(44)(e)(i)之定義）及地盤平整工程除外），直至獲得該等批准為止；
- (ii) 於2027年3月31日或署長批准的其他日期或之前，自費以運輸署署長在各方面滿意的方式根據本特別條款第(a)(i)款獲批准的該圖則或該等圖則進行及完成泊車位資訊系統範圍的工程，並自費提供及安裝設施、裝置及設備，及其後須在批地文件同意授予的整個年期的所有時間自費保養泊車位資訊系統範圍與設施、裝置及設備以保持其修繕妥當及良好狀態，以履行買方在本特別條款第(b)款下的責任，並在所有方面令運輸署署長滿意；及
- (iii) 在批地文件同意授予的整個年期的所有合理時間准許運輸署署長、署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士，無論是否備有工具、設備、機械、機器或汽車，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分及任何在該地段上已建或擬建之建築物以視察、檢查及監督為遵從本特別條款第(a)(ii)款而進行的任何工程。
- (b) 買方須從由運輸署署長決定並以書面指定的日期開始（運輸署署長為此的決定為最終決定並對買方有約束力）及其後在批地文件同意授予的整個年期內所有時間，以運輸署署長不時要求或書面指明之格式及時間及間距（運輸署署長為此的決定為最終決定並對承批人有約束力）自費向運輸署署長提交或達至提交泊車位資訊，並在所有方面令運輸署署長滿意。
- (c) 買方現：
- (i) 同意運輸署署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士以其獨有及絕對酌情權處理、使用及複印泊車位資訊及同意運輸署署長以其獨有及絕對酌情權認為恰當之任何格式及途徑，披露及傳播泊車位資訊，不論是原始或經處理，至任何政府部門或第三方（不論個人、商號、法人團體、公眾人士或其他組織）以作搜索、查閱、複印、列印、傳播、利用、分析、研究或其他用途；及
- (ii) 接受及確認運輸署署長、政府、其人員、承辦商、代理、工人及任何獲上述人士授權之其他人士有獨有及絕對酌情權及權利決定是否行使本特別條款第(c)(i)款所賦予之權利處理、使用或複印泊車位資訊或以任何格式及以任何途徑披露及傳播泊車位資訊，不論是原始或經處理，至任何政府部門或第三方。
- (d) 政府毋須就買方履行或不履行本特別條款第(a)及(b)款的責任；運輸署署長、署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士行使本特別條款第(a)(iii)及(c)款所賦予的酌情權與權利；或任何政府部門或第三方根據本特別條款第(c)款就泊車位資訊進行的搜索、查閱、複印、列印、傳播、利用、分析、研究或其他用途所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (e) 買方須就買方履行或不履行本特別條款第(a)及(b)款的責任；與買方根據本特別條款第(b)款提交泊車位資訊有關的任何遺漏、錯誤、疏忽或失責；運輸署署長、署長、政府、其人員、承辦商、代理、工人或任何獲上述人士授權之其他人士行使本特別條款第(a)(iii)及(c)款所賦予的酌情權與權利；或任何政府部門或第三方根據本特別條款第(c)款就泊車位資訊進行的搜索、查閱、複印、列印、傳播、利用、分析、研究或其他用途，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (f) 泊車位資訊系統範圍須被指定為並構成公用地方的一部分。
28. 批地文件特別條款第(33)條規定：
- 買方無權使用汽車進出該地段，除非經批地文件所夾附圖則上顯示並標記的X點和Y點之間的Z點或署長書面批准的其他點之間進出。當該地段進行發展或重新發展時，建築工程的車輛獲准使用署長規定位置的臨時通道進入該地段，但須受署長所訂條件的規限。完成發展或重新發展後，買方須自費在署長指明的時限內將建造的臨時通道的範圍恢復原狀，並在所有方面令署長滿意。
29. 批地文件特別條款第(34)條規定：
- 除非獲得署長事先書面批准，買方不可分割、移除或後移任何該地段毗鄰或毗連的政府土地或在任何政府土地上進行任何加建或堆填或進行任何類型的斜坡護土工程，署長有絕對酌情權，在符合他認為合適的條款及條件下給予批准，包括授予額外政府土地作為延伸該地段並釐定相關地價。
30. 批地文件特別條款第(35)條規定：
- (a) 如果任何土地存在或已經被分割、移除或後移或在其上加建或堆填或進行任何類型的斜坡護土工程，不論有否經署長事先書面批准，亦不論是在該地段內或任何政府土地內，旨在或關連於構建、平整或開發該地段或其中任何部分或買方按此等條款需要進行的任何其他工程，或作任何其他

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他用途，買方須自行出資進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護與承托該地段及任何毗鄰或毗連政府土地或出租土地內的土地，避免與防止其後發生任何滑土、山泥傾瀉或地陷。買方須在批地文件授予的年期的所有時間自行出資保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程，使其處於修繕妥當及良好的狀態，以達致署長滿意程度。

- (b) 本特別條款第(a)款的任何規定，不得影響政府在此等條款下的權利，尤其是批地文件特別條款第(34)條下的權利。
- (c) 無論在任何時候，倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因導致或引起任何滑土、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，買方須自行出資進行修葺使之恢復原狀以達致署長滿意的程度，並須就上述滑土、山泥傾瀉或地陷所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (d) 除了批地文件規定對違反此等條款的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物及排水或輔助或其他工程或對任何滑土、山泥傾瀉或地陷修葺並使之恢復原狀及修繕良好。如買方忽略或未能在該通知指定的時期內遵從該通知的要求，達致署長滿意的程度，署長可立即執行與進行任何必要工程。買方須應要求向政府償還因而產生的費用，連同任何行政費及專業費用及開支。

31. 批地文件特別條款第(36)條規定：

未經署長事先書面批准，不可在該地段內使用碎石機。

32. 批地文件特別條款第(37)條規定：

如果在發展或重新發展該地段或其中任何部分時已安裝預應力地樁，買方須自行出資在預應力地樁的服務年限期間，定期保養與檢查預應力地樁，以達致署長滿意的程度，並在署長不時行使絕對酌情權要求時，提供上述檢驗工程的報告和資料給署長。如果買方忽略或未能進行上述保養與檢查工程，署長可立即執行與進行該等保養與檢查工程，而買方須應要求向政府償還因而產生的費用。

33. 批地文件特別條款第(38)條規定：

- (a) 倘若從該地段或任何由該地段的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料（以下統稱為「廢物」）被侵蝕、沖刷或傾倒到公共小巷或道路或路渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業（以下統稱為「政府物業」），買方須自行出資清理政府物業的廢物並彌補對政府物業造成的任何損壞。買方須就上述侵蝕、沖刷或傾倒對私人物業所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (b) 即使本特別條款第(a)款有所規定，署長可以（但沒有責任）在買方要求時清理政府物業的廢物及對政府物業造成的任何損壞作出修復，買方須應要求向政府支付因此產生的費用。

34. 批地文件特別條款第(39)條規定：

買方須在任何時候，特別是在進行建築、保養、翻新或維修工程（下稱「該等工程」）期間，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，以避免對該地段、綠邊範圍或其中任何部分之上、上面、之下或毗鄰的任何政府或其他現存排水渠（包括批地文件特別條款第(44)(a)(i)及(44)(e)(i)條分別提述的渠務設施及改道渠務設施，如有）、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、管道、電纜（包括批地文件特別條款第(45)(a)條提述的電纜及電纜裝置）、電線、公用事業服務或任何其他工程或裝置（以下統稱「該等服務設施」）造成任何損害、干擾或阻礙。買方在進行任何該等工程之前須進行或促使他人進行適當的搜索及必要的查詢，確定該等服務

設施的位置和水平，及須就如何處理或會受該等工程影響之任何該等服務設施向署長提交建議書，供其就各方面審批，且買方必須在取得署長對該等工程及上述建議書作出的書面批准後才能進行任何工程。買方須履行署長於批出上述批准時對該等服務設施的任何要求和承擔因此而支出的費用，包括所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復因進行該等工程（不包括(i)批地文件特別條款第(45)(a)條提述的電纜及電纜裝置，其修復及糾正工程及補償須由「電力公司」（按批地文件特別條款第(45)(c)條定義）按批地文件特別條款第(45)(c)條進行，費用由買方支付；及(ii)明渠、污水渠、雨水渠或總水管的修復須由署長進行，除非署長另作選擇，且買方須應要求時向政府支付該等工程的費用），使署長滿意。如果買方未能對該地段、綠邊範圍或其任何部分或任何該等服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，並使署長滿意，署長可進行其認為必要的改道、重鋪、維修、彌補或修復工程，買方須在被要求時向政府支付上述工程的費用。就該特別條款之目的而言，「該等服務設施」不包括「現存東江水管」及「現存水管」（按批地文件特別條款第(42)(a)(i)及(43)(a)(i)條分別定義）。

35. 批地文件特別條款第(40)條規定：

- (a) 買方須自費以署長滿意的方式在該地段邊界範圍內或在政府土地上建造和保養署長認為需要排水渠及渠道，以截流和輸送所有落入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。且買方須獨自就此等暴雨水或雨水所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之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買方承擔責任，而買方須應要求向政府支付此等接駁工程的費用。此外，買方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（包括批地文件特別條款第(46)(b)條所提及的工程）的部分將由買方自費維護，買方須在政府要求時將此等工程部分移交政府，此後便由政府自費維護。且買方須在政府要求時向政府繳付上述接駁工程的技術審核費用。如買方不維護建於政府土地上的上述接駁工程任何部分，署長可執行其視為必要的維護工程，買方須在政府要求時支付有關工程的費用。

36. 批地文件特別條款第(41)條規定：

使用臨時總水管之淡水作沖廁用途將予以批准，惟買方將被要求自費安裝適合使用於鹹水和經處理污水及可接受鹹水或經處理污水供應（如將來獲供應）的管道，以達致水務監督滿意。

37. 批地文件特別條款第(42)條規定：

- (a) (i) 買方特此承認於批地文件簽訂之日，在該地段及綠邊範圍內於批地文件所夾附圖則上於兩條藍色虛線之間顯示並標示“7.6m WWR”的該等部分（下稱「水務專用範圍1」）現存有一條直徑48英吋的東江水管，並於批地文件所夾附圖則上以一條藍色線顯示（下稱「現存東江水管」）。
- (ii) 在不損害批地文件一般條款第5條的一般性的原則下，買方須被視作已接受該地段及綠邊範圍於批地文件簽訂之日的現況及狀態，並受存在現存東江水管所限。買方無權就此或據此對政府提出任何形式的反對或索償。
- (iii) 買方不得在批地文件同意授予的年期的任何時間干預、阻塞、搬遷、移除、重置或改道現存東江水管或容許或使其蒙受干預、阻塞、搬遷、移除、重置或改道。
- (b) 在水務專用範圍1內開展任何種類的任何工程之前，買方須向水務監督提交擬於水務專用範圍1內進行的所有工程的細節以供水務監督批准。在獲得水務監督對擬開展工程的事先書面批准之前，不得在水務專用範圍1或其任何部份內開展任何工程。

(c) 為保護及維護現存東江水管的運作及修葺，買方須於2027年3月31日或署長批准的其他日期或之前，自費根據水務監督所要求或批准的材料、標準、水平、定線、佈局和設計，並在所有方面令水務監督滿意下在該地段於批地文件所夾附的圖則上兩條藍色虛線之間以粉紅色及粉紅色間黑斜線顯示並標示“7.6m WWR”的該等部分（下稱「公用事業走廊範圍」）內建造、提供及其後保養一條公用事業走廊（下稱「公用事業走廊」）。公用事業走廊須：

- (i) 從現存東江水管外表面兩側量度，最小內淨闊度為800毫米；
- (ii) 頂部設有可移動上蓋，且該可移動上蓋與現存東江水管拱頂之間的最小淨空高度為800毫米；及
- (iii) 將現存東江水管的整體部分圍封於公用事業走廊範圍內。

就本特別條款之目的，水務監督對公用事業走廊是否遵從本特別條款第(c)(i)、(c)(ii)及(c)(iii)款之決定為最終決定並對買方具有約束力。為免存疑，買方毋須在道路專用範圍及綠邊範圍建造公用事業走廊。

(d) 在不損害批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(43)(b)、(43)(c)、(44)(b)及(45)(d)的原則下，

- (i) 除非獲得水務監督的事先書面同意，
 - (I) 不得在水務專用範圍1內建立或建造或放置任何建築物或構築物或建築物或構築物的支撐物(公用事業走廊除外)；
 - (II) 不得在水務專用範圍1內放置或儲存任何性質的物品或材料；及
 - (III) 不得在水務專用範圍1內種植任何樹木或灌木。
- (ii) 經水務監督的事先書面同意及其對擬於水務專用範圍1內建造的建築物或構築物或建築物或構築物的支撐物或其任何部分的設計與建造工程的書面批准，買方可建立或建造：
 - (I) 在水務專用範圍1地面水平下面或之下的建築物或構築物或建築物或構築物的支撐物或其任何部分，條件是水務監督認為(其意見為最終的且對買方具有約束力)該等建築物或構築物或建築物或構築物的支撐物其任何部分的設計和建造工程不會破壞、干預或影響現存東江水管、公用事業走廊或現存水管(其後在批地文件特別條款第(43)(a)(i)條定義)；
 - (II) 在水務專用範圍1地面水平上面或之上的建築物或構築物或建築物或構築物的支撐物或其任何部分，條件是從水務專用範圍1地面水平向上延伸應有高度不少於10米的淨空高度，且水務監督認為(其意見為最終的且對買方具有約束力)該等建築物或構築物或建築物或構築物的支撐物或其任何部分的設計和建造工程不會破壞、干預或影響現存東江水管、公用事業走廊或現存水管(其後在批地文件特別條款第(43)(a)(i)條定義)。

就本特別條款之目的而言，署長對何謂水務專用範圍1地面水平的決定為最終決定並對買方具有約束力。儘管已經取得本特別條款第(d)(i)及(d)(ii)款所述的水務監督的事先書面同意和批准，除非應署長要求或取得署長按照批地文件特別條款第(2)、(4)或(9)條(視情況而定)給出的事先書面批准或同意，不得在水務專用範圍1內處於綠邊範圍或道路專用範圍內的部分建立或建造建築物或構築物或支撐物。為免存疑，若本特別條款第(d)款的限制或要求與批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(43)(b)、(43)(c)、(44)(b)及(45)(d)其中任何一條或多條抵觸，買方須遵守和遵從本特別條款第(d)款及上述批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(43)(b)、(43)(c)、(44)(b)及(45)(d)條呈述的所有限制及要求(以適用於水務專用範圍1為限)。

(e) 為了保護現存東江水管及公用事業走廊，未經水務監督預先書面同意，不得在該地段和綠邊範圍上進行爆破或打樁工程。

(f) 買方須於任何時候，特別是在該地段內或毗鄰地方進行建造、保養、更新或維修工程時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對現存東江水管及公用事業走廊造成任何損壞、干擾或阻礙。倘若在批地文件同意授予的年期的任何時候，買方、其傭工、工人或承辦商對現存東江水管或公用事業走廊造成損壞、干擾或阻礙，買方須在政府要求時向政府繳交維修及修復現存東江水管，公用事業走廊，與現存東江水管或公用事業走廊相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用，若該等維修或修復是必需的或將會是必需的。在不損害批地文件特別條款第(39)條的原則下，買方亦須就現存東江水管或公用事業走廊的任何損壞、干擾或阻礙，及此等維修及修復現存東江水管，公用事業走廊，與現存東江水管或公用事業走廊相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

(g) 買方須在任何時候准許水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分以便視察、檢查、運作、保養、維修、更新、拆除、移除、替換及重新配置現存東江水管或在水務專用範圍1內進行任何其他水務監督認為必要的工程。

(h) 政府毋須就現存東江水管的存在，買方履行或不履行本特別條款第(b)、(c)、(d)及(f)款的責任或水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士行使本特別條款(g)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(i) 買方須就現存東江水管的存在；買方履行或不履行本特別條款第(b)、(c)、(d)及(f)款的責任；水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士行使本特別條款(g)款的權利或任何買方、其傭工、工人或承辦商關於現存東江水管或公用事業走廊的損壞的作為或不作為所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

38. 批地文件特別條款第(43)條規定：

(a) (i) 買方特此承認於批地文件簽訂之日，在該地段及綠邊範圍內於批地文件所夾附圖則上於兩條紫色虛線之間顯示並標示“6m WWR”的該等部分（下稱「水務專用範圍2」）現存有一條直徑600毫米的政府水管，並於批地文件所夾附圖則上以一條紫色線顯示（下稱「現存水管」）。

(ii) 在不損害批地文件一般條款第5條的一般性的原則下，買方須被視作已接受該地段及綠邊範圍於批地文件簽訂之日的現況及狀態，並受存在現存水管所限。買方無權就此或據此對政府提出任何形式的反對或索償。

(iii) 買方不得在批地文件同意授予的年期的任何時間干預、阻塞、搬遷、移除、重置或改道現存水管或容許或使其蒙受干預、阻塞、搬遷、移除、重置或改道。

(b) 在不損害批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(c)、(44)(b)及(45)(d)的原則下，

(i) 除非獲得水務監督的事先書面同意，不得在水務專用範圍2內建立或建造或放置任何建築物或構築物或建築物或構築物的支撐物（公用事業走廊除外），且不得在水務專用範圍2內放置或儲存任何性質的物品或材料；

(ii) 經水務監督的事先書面同意及其對擬於水務專用範圍2內建造的建築物或構築物或建築物或構築物的支撐物或其任何部分的設計與建造工程的書面批准，買方可建立或建造：

(I) 在水務專用範圍2地面水平下面或之下的建築物或構築物或建築物或構築物的支撐物或其任何部分，條件是水務監督認為（其意見為最終的及對買方有約束力）該等建築物或構築物或建築物或構築物的支撐物或其任何部分的設計和建造工程不會破壞、干預或影響現存水管、現存東江水管或公用事業走廊；及

(II) 在水務專用範圍2地面水平上面或之上的建築物或構築物或建築物或構築物的支撐物或其任何部分，條件是從水務專用範圍2地面水平向上延伸應有高度不少於5.1米的淨空高度且水務監督認為（其意見為最終的且對買方具有約束力）該等建築物或構築物或建築物或構築物的支撐物或其任何部分的設計和建造工程不會破壞、干預或影響現存水管、現存東江水管或公用事業走廊。

就本特別條款之目的而言，署長對何謂水務專用範圍2地面水平的決定為最終決定並對買方具有約束力。儘管已經取得本特別條款第(b)(i)及(b)(ii)款所述的水務監督的事先書面同意和批准，除非應署長要求或取得署長按照批地文件特別條款第(2)、(4)或(9)條(視情況而定)給出的事先書面批准或同意，不得在水務專用範圍2內處於綠邊範圍或道路專用範圍內的部分建立或建造建築物或構築物或支撐物為免存疑，若本特別條款第(b)或(c)款的限制或要求與批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(44)(b)及(45)(d)其中任何一條或多條抵觸，買方須遵守和遵從本特別條款第(b)及(c)款及上述批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(44)(b)及(45)(d)條呈述的所有限制及要求(以適用於水務專用範圍2為限)。

(c) 不得在水務專用範圍2內種植任何長有穿透性根系的樹木或灌木。如擬種植樹木或灌木與水務專用範圍2之間的淨距離為不多於2.5米，須按水務監督要求或批准的材料、標準、定線、佈局和設計裝設堅硬的樹根屏障，且該等堅硬的樹根屏障必須伸展至現存水管內底水平以下。就本特別條款第(c)款之目的而言，水務監督對何謂堅硬的樹根屏障及現存水管內底水平之決定為最終決定並對買方具有約束力。

(d) 買方須於任何時候，特別是在該地段內或毗鄰地方進行建造、保養、更新或維修工程時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對現存水管造成任何損壞、干擾或阻礙。倘若在批地文件同意授予的年期的任何時候，買方、其傭工、工人或承辦商對現存水管造成損壞、干擾或阻礙，買方須在政府要求時向政府繳交維修及修復現存水管，與現存水管相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用，若該等維修或修復是必需的或將會是必需的。在不損害批地文件特別條款第(39)條的原則下，買方亦須就現存水管的任何損壞、干擾或阻礙，及此等維修及修復現存水管，與現存水管相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

(e) 買方須在任何時候准許水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分以便視察、檢查、運作、保養、維修、更新、拆除、移除、替換及重新配置現存水管或在水務專用範圍2內進行任何其他水務監督認為必要的工程。

(f) 政府毋須就現存水管的存在，買方履行或不履行本特別條款第(b)、(c)及(d)款的責任或水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士行使本特別條款(e)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(g) 買方須就現存水管的存在；買方履行或不履行本特別條款第(b)、(c)及(d)的責任；水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士行使本特別條款(e)款的權利或任何買方、其傭工、工人或承辦商關於現存水管的損壞的作為或不作為所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

39. 批地文件特別條款第(44)條規定：

(a) (i) 買方特此承認於批地文件簽訂之日，在該地段上於批地文件所夾附圖則上以粉紅色間黑斜線及粉紅色間黑斜線間藍斜線顯示並標示“D.R.”的該等部分(下稱「渠務專用範圍」)有現存渠務設施穿越、通過或置於該等部分之下(下稱「渠務設施」)。

(ii) 在不損害批地文件一般條款第5條的一般性的原則下，買方須被視作已接受該地段於批地文件簽訂之日的現況及狀態，並受存在渠務設施所限。買方無權就此或據此對政府提出任何形式的反對或索償。

(b) 在不損害批地文件特別條款第(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(45)(d)的原則下，

(i) 除非獲得署長事先書面同意，不得在渠務專用範圍內建立建築物、構築物或建築物或構築物的支撐物；及

(ii) 在獲得署長的事先書面同意的情況下，買方可以在渠務專用範圍內建立或建造一座或多座建築物或一座或多座構築物或任何一座或多座建築物或構築物的支撐物或其任何部份，條件是從渠務專用範圍地面水平向上延伸應有高度不少於5.1米的淨空高度。

就本特別條款之目的而言，署長對何謂渠務專用範圍地面水平之決定為最終決定並對買方具有約束力。儘管已經取得本特別條款第(b)(i)及(b)(ii)款所述的署長的事先書面同意，除非該等建立或建造是應署長要求或取得署長按照批地文件特別條款第(9)條給出的事先書面批准或同意，不得在渠務專用範圍內亦屬於道路專用範圍的部分建立或建造建築物或構築物或支撐物。為免存疑，若本特別條款第(b)款的限制或要求與批地文件特別條款第(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(45)(d)中的一條或多條抵觸，買方須遵守和遵從本特別條款第(b)款及批地文件特別條款第(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(45)(d)條呈述的所有限制及要求(只要其適用於渠務專用範圍)。

(c) 政府、署長、其人員、承辦商、代理、工人及任何或署長授權的人士，不論是否備有工具、設備、機械、機器或車輛，在所有時間且毋須付費的情況下，有權自由及不受限制地進出、往返及通過該地段或其任何部份，以便按署長要求或授權鋪設、視察、維修、保養、更換及更新渠務設施。不得在渠務專用範圍內放置任何可能阻塞渠務設施或引致其超出荷載的任何性質的物件或物料。倘若署長認為（其意見為最終意見，並對買方具約束力）渠務專用範圍內有物件或物料可能會阻塞渠務設施或引致其超出荷載，署長有權以書面通知要求買方以各方面均令其滿意的方式自費拆卸或移除該等物件或物料，並恢復渠務專用範圍的原狀。如買方忽略或沒有在通知書訂明的限期內遵行有關要求，或情況緊急，署長可進行其認為必須的移除、拆卸及恢復原狀工程，買方須按政府要求向政府支付金額等同於該等工程的費用，該金額由署長決定，其決定為最終決定，且對買方具有約束力。

(d) 除必須恢復其行使本特別條款第(c)款的權利和權力時挖掘的坑槽至原狀外，政府毋須對政府、署長、其人員、承辦商、代理、工人及任何或署長授權的人士行使本特別條款第(c)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(e) (i) 受制於取得署長事先書面批准及其全權酌情制定的該等條款及條件，包括所要求的任何地價及行政費用，買方可自費按署長批准的物料及標準，規格及設計進行改道渠務設施或其任何一部份或多個部份之該等工程，致使渠務設施改道至該地段內或外署長批准的一個或多個位置及水平，以達致署長全面滿意(下稱「渠務設施改道工程」)。買方根據署長書面批准而改道的渠務設施連同渠務設施中未改道的任何一部份或多個部份(如有)以下統稱為「改道渠務設施」。

- (ii) 倘若該地段的一個或多個部份位於由改道渠務設施外表面起量度3.0米距離內，該地段的該等一個或多個位於由改道渠務設施外表面起量度3.0米距離內的部分須構成並視為一個新的渠務專用範圍（該等一個或多個將於署長致買方一封或多封信函中勾劃及指明的範圍下稱「新渠務專用範圍」）並替代渠務專用範圍，所有「渠務專用範圍」的題述此後須被詮釋為題述「新渠務專用範圍」且所有本特別條款關於渠務設施的條文須被詮釋為適用於改道渠務設施。
- (iii) 倘若改道渠務設施完全位於該地段之外且該地段並無任何部分位於由改道渠務設施外表面起量度3.0米距離內，則渠務專用範圍終止存在，且本特別條款下買方的權利及責任須立即完全停止和終結。
- (f) (i) 除進行渠務設施改道工程外，買方不得或容許或使其蒙受以任何方式拆卸、破壞、清拆、干預或阻塞渠務設施或其任何一個或多個部分，除非並直至改道渠務設施投入運作並在所有方面另署長滿意。
- (ii) 倘若改道渠務設施完全置於該地段內或部分置於該地段內，於渠務設施改道工程或其一個或多個部分完成時，買方不得以任何方式拆卸、破壞、清拆、改道、重置、干預或阻塞改道渠務設施或其一個或多個部分或容許或使其蒙受拆卸、破壞、清拆、改道、重置、干預或阻塞。
- (g) 政府毋須就渠務設施或改道渠務設施的存在，買方履行或不履行本特別條款第(e)(i)及(f)款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干預承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干預向政府提出任何形式的索償。
- (h) 買方須就渠務設施或改道渠務設施的存在；買方履行或不履行本特別條款第(e)(i)及(f)款的責任；政府、署長、其人員、承辦商、代理、工人或獲署長授權的任何人士行使本特別條款第(c)款的權利或買方、其傭工、工人或承辦商關於渠務設施或改道渠務設施的任何作為或不作為，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (i) 就本特別條款之目的而言，署長對於何謂改道渠務設施外表面之決定最終決定且對買方具有約束力。

40. 批地文件特別條款第(45)條規定：

- (a) 買方特此承認於批地文件簽訂之日，在該地段、綠邊範圍及相鄰或毗連的政府或已批租土地的地面水平之下有若干現存11千伏特輸電電纜，其大致定線在批地文件所夾附圖則上以紅色線表示，僅供識別（下稱「電纜」）及關聯的電纜工程、構築物、設施和裝置（以下統稱為「電纜裝置」）。
- (b) 在不損害批地文件一般條款第5條的一般性的原則下，買方須被視作已接受該地段及綠邊範圍於批地文件簽訂之日的現況及狀態，並受存在電纜及電纜裝置所限。買方無權就此或據此對政府提出任何形式的反對或索償。
- (c) 買方須自費令自己信納電纜及電纜裝置的位置及範圍，不得以任何方式拆除、損壞或干預或容許他人以任何方式拆除、損壞或干預電纜及電纜裝置或其任何部分。任何對電纜及電纜裝置或其任何部分的拆除、損壞或干預將由中華電力有限公司（下稱「電力公司」）修復、彌補或補救，費用則由買方承擔。買方須就買方、其傭工、工人或承辦商對電纜或電纜裝置或其任何部分的拆除、損壞或干預所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (d) 在不損害批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(44)(b)條的原則下，

- (i) 除非取得署長事先書面同意，不得在該地段或綠邊範圍距離電纜中心線或電纜裝置外部表面任何方向的1.5米範圍（以下統稱為「電纜專用範圍」）內的該等部分建立或建造任何建築物或構築物或任何建築物或構築物的支撐物件或地基（不包括類別、設計及佈局受制於署長事先書面同意的邊界線圍欄）及種植任何樹木或灌木；及
- (ii) 如得到署長的事先書面同意，買方可於電纜專用範圍地面水平之上或上面建立或興建一座或多座建築物、一座或多座構築物或任何建築物或構築物的支撐物，前提是電纜專用範圍由地面水平向上伸展之高度須有不少於5.1米的淨空高度。

儘管已經取得本特別條款第(d)(ii)款所述的署長的事先書面同意，不得在電纜專用範圍內亦屬於綠邊範圍或道路專用範圍的部分建立或建造建築物或構築物或支撐物，除非該等建立或建造是應署長要求或取得署長按照批地文件特別條款第(2)、(4)或(9)條（視情況而定）給出的事先書面批准或同意。為免存疑，若本特別條款第(d)款的限制或要求與批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(44)(b)中的任何一條或多條抵觸，買方須遵守和遵從本特別條款第(d)款及批地文件特別條款第(2)(a)、(9)(a)、(9)(b)、(42)(c)、(42)(d)、(43)(b)、(43)(c)及(44)(b)條呈述的所有限制及要求（以適用於電纜專用範圍為限）。

- (e) 在電纜專用範圍開展任何種類的任何工程之前，買方須諮詢電力公司，以確保任何該等工程不會損壞、干擾或危及電纜及電纜裝置的安全運作及其一個或多個部分的結構完整（署長對此的決定為最終決定），同時如署長要求，買方須自費就確保電纜及電纜裝置或其任何部分的安全運作和結構完整採取電力公司要求的該等預防措施，達致在所有方面令署長滿意。
- (f) 買方須遵行所有目前有效且與電纜及電纜裝置有關的條例、附例及規例及任何對其的修訂或替代的法例。
- (g) 買方須自費遵行機電工程署及所有其他有關政府和法定機構對於有關或鄰近電纜及電纜裝置的建築物或構築物的任何部分的建造（包括所用的建材）、維修及保養的要求。
- (h) (i) 就在電纜專用範圍進行電纜及電纜裝置的檢驗、視察、維修、保養、改道、提升、替換、更新及發展工程及根據本特別條款第(c)款進行檢驗、視察、修復、彌補及補救工程或任何署長全權酌情認為必要的任何其他工程之目的而言，買方須准許署長、電力公司及他們的人員、承辦商、代理、工人及任何獲他們當中任意一方授權的人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過：
 - (I) 該地段或其任何部份或任何在該地段上建立或擬建立的一座或多座建築物或構築物（在批地文件同意授予整個年期的所有時間）；及
 - (II) 綠邊範圍或其任何部份或任何在其上建立或擬建立的一座或多座構築物（在買方擁有其管有權的所有時間）。
- (ii) 政府毋須就電纜及電纜裝置的存在或署長、電力公司、他們的人員、承辦商、代理、工人及任何或他們當中任意一方授權的人士行使本特別條款第(h)(i)的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干預承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干預向政府提出任何形式的索償。
- (iii) 買方須就電纜及電纜裝置的存在；或買方、他的僱員、承辦商、代理或工人拆卸或損壞或干預電纜及電纜裝置或其任何部分；或署長、電力公司、他們的人員、承辦商、代理、工人或任何他們當中任意一方授權的人士行使本特別條款第(h)(i)的權利所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (i) 倘若署長認為（其意見為最終意見並約束買方）在電纜專用範圍內有任何建築物、構築物或任何建築物或構築物的支撐物或地基（包括本特別條款第(d)(i)款下經署長事先書面同意的邊界線圍

15 批地文件的摘要 SUMMARY OF LAND GRANT

欄) 可能會阻塞為進行本特別條款第(h)(i)款訂明的工程而須出入電纜專用範圍的通道，署長有權向買方發出書面通知，要求買方在署長指明的時限內自費以在各方面令署長滿意的方式，拆卸或移除該建築物、構築物或任何建築物或構築物的支撐物或地基。如買方忽略或沒有在通知書訂明的限期內遵行有關要求，或情況緊急，署長可進行其全權酌情認為必須的該等拆卸、移除及修復工程，買方須按要求向政府支付一筆相等於該等工程費用的款項，該筆款項將由署長決定，其決定為最終及對買方具有約束力。

(j) 就本特別條款之目的而言，署長就下列事宜的決定：

(i) 何謂本特別條款第(a)款所指的該地段、綠邊範圍或任何相鄰或毗連的政府或已批租土地的地面水平；

(ii) 何謂本特別條款第(a)款所指的電纜及電纜裝置；

(iii) 何謂本特別條款第(c)款所指的對電纜或電纜裝置或其任何部分的拆除、損壞或干擾；

(iv) 何謂本特別條款第(d)(i)款所指的電纜中心線或電纜裝置外部表面；

(v) 何謂本特別條款第(d)(ii)款所指的電纜專用範圍地面水平；

(vi) 是否構成本特別條款第(e)款所指的損壞、干擾或危及電纜及電纜裝置的安全運作及結構完整；及

(vii) 何謂本特別條款第(g)款所指的有關或鄰近電纜及電纜裝置的建築物或構築物，

為最終決定並對買方具有約束力。

(k) 倘若電纜及電纜裝置，在所有方面另署長滿意的情況下，被改道至該地段之外或至該地段之內的該等一個或多個位置或從該地段內移除或被棄置，買方可以向署長申請解除其在本特別條款下的限制或義務。在考慮該等申請時，署長可全權酌情制定其認為合適的條款及條件（包括支付任何地價及行政費用）。

41. 批地文件特別條款第(46)條(a)至(g)款規定：

(a) 受制於排污影響評估所載的建議（按照批地文件特別條款第(47)(a)條定義及經環境保護署署長批准），買方須自費在環境保護署署長滿意的該地段內的該等位置，以其滿意的材料及標準，建造並提供服務於該地段的污水處理工程及排放設施（下稱「污水處理工程及排放設施」），在所有方面令環境保護署署長滿意。買方須於其後自費以令環境保護署署長滿意的方式運作、維持及維修污水處理工程及排放設施。

(b) 儘管批地文件特別條款第(40)(b)條有所規定，若將來該地段的緊鄰範圍內鋪設、啟用及提供政府污水渠，買方須在環境保護署向其發出書面通知時，並在書面通知規定的時限內，自費並按照環境保護署署長滿意的方式、材料及標準，接駁污水處理工程及排放設施駁至政府污水渠或更改該等污水渠或在該地段內建造新的污水渠或兩者同時進行，全面達致環境保護署署長滿意，以排放該地段產生的污水至政府污水渠。倘若按照本特別條款第(b)款在該地段內更改任何污水渠或建造新的污水渠，以使其接駁至政府污水渠，買方須自費保養及維修上述更改污水渠或新的污水渠，使署長滿意。

(c) 在本特別條款第(b)款及批地文件特別條款第(40)(b)條所述的接駁該地段內的污水渠至政府污水渠的工程完成後，買方須在環境保護署署長要求時，自費清拆及移除污水處理工程及排放設施或其任何部份以全面達致環境保護署署長滿意。

(d) 儘管此等條款有所規定，政府沒有義務在該地段的緊鄰範圍內鋪設、啟用或提供任何政府污水渠且並未就此及就該等鋪設、啟用或提供的時間給出任何無論是明示或隱含的保證。

(e) 在按照本特別條款第(c)款完成污水處理工程及排放設施或其任何部份的清拆及移除工程之前，買方須在所有時間准許政府、環境保護署署長及其人員、承辦商、代理、工人及任何獲環境保護署署長授權的人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及在該地段上建造或擬建造的任何一座或多座建築物，以便視察、取樣、測試、測量、度量及記錄污水處理工程及排放設施並視察及檢查污水處理工程及排放設施與政府污水渠之間的連接或按照本特別條款第(b)款更改或建造污水渠以接駁至政府污水渠及根據本特別條款第(c)款對污水處理工程及排放設施或其任何部份的清拆及移除。

(f) 政府毋須就買方履行或不履行本特別條款第(a)、(b)及(c)款的責任或政府、環境保護署署長、其人員、承辦商、代理、工人或任何或環境保護署署長授權的人士行使本特別條款第(e)款賦予的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(g) 買方須就買方履行或不履行本特別條款第(a)、(b)及(c)款的責任，政府、環境保護署署長、其人員、承辦商、代理、工人或任何或環境保護署署長授權的人士行使本特別條款第(e)款賦予的權利所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

42. 批地文件特別條款第(47)條規定：

(a) 買方須在批地文件之日起的六(6)個曆月內或署長批准的其他期限內，自費向環境保護署署長提交或促使他人提交一份有關發展該地段的排污影響評估（下稱「排污影響評估」）以供其書面審批，在所有方面使環境保護署署長滿意，內容須載有（除其他事項外）環境保護署署長要求的資料和詳情，包括但不限於該地段發展工程可能引致的所有不良排污影響，以及建議實施的緩解措施、改善工程和其他措施與工程。

(b) 買方須自費在環境保護署署長指定的期限內，以環境保護署署長及渠務署署長全面滿意的方式，進行和實施本特別條款第(a)款下經環境保護署署長批准的排污影響評估所載的建議措施。

(c) 排污影響評估的技術方面須由香港工程師學會會員以土木工程為專業學科或特許土木工程師負責。

(d) 在環境保護署署長根據本特別條款第(a)款對排污影響評估作出書面批准前，不得在該地段或其任何部分展開建築工程(批地文件特別條款第(9)(b)條所述工程及地盤平整工程除外)。

(e) 為免存疑及在不損害批地文件一般條款第5條的一般性的原則下，買方特此承認及同意買方須獨自負責自費進行及實施本特別條款第(a)款下經環境保護署署長批准的排污影響評估所載的建議措施，達致環境保護署署長及渠務署署長的全面滿意。政府毋須就買方履行或不履行本特別條款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

43. 批地文件特別條款第(48)條規定：

(a) 買方須在批地文件之日後六(6)個曆月內或署長批准的其他期限內，自費向渠務署署長提交或促使他人提交一份有關發展該地段的排水影響評估（下稱「排水影響評估」），以供其書面審批，在所有方面達致渠務署署長滿意，內容須載有（除其他事項外）渠務署署長要求的資料和詳情，包括但不限於該地段發展項目可能引致的所有不良渠務影響，以及建議實施的緩解措施、改善工程及其他措施與工程。

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- (b) 買方須自費在渠務署署長指定的期限內，以渠務署署長全面滿意的方式進行及實施本特別條款第(a)款下經渠務署署長批准的排水影響評估所載的建議措施。
- (c) 排水影響評估的技術方面須由香港工程師學會會員以土木工程為專業學科或特許土木工程師負責。
- (d) 排水影響評估根據本特別條款第(a)款獲渠務署署長書面批准前，不得在該地段或其任何部分展開任何建築工程。
- (e) 為免存疑及在不損害批地文件一般條款第5條的一般性的原則下，買方特此承認及同意買方須獨自負責自費進行及實施本特別條款第(a)款下經渠務署署長批准的排水影響評估所載的建議措施，在所有方面達致渠務署署長滿意。政府毋須就買方履行或不履行本特別條款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

44. 批地文件特別條款第(49)條規定：

- (a) 買方須在批地文件之日起的六(6)個曆月或署長批准的其他期限內，自費向署長提交或促使他人提交一份發展該地段的噪音影響評估(以稱「噪音影響評估」)予署長，以供其作書面審批，全面達致署長滿意。噪音影響評估須載有(除其他事項外)署長要求的資料及詳情，包括但不限於所有因發展該地段可能產生的不利的噪音影響和採取適當的噪音緩解措施、改善工程及其他措施及工程(以下統稱為「噪音緩解措施」)的建議。
- (b) 買方須自費在署長指定的期限內進行與實施署長按照本特別條款第(a)款批准的噪音影響評估內所建議的噪音緩解措施(下稱「經批准噪音緩解措施」)，在一切方面使署長滿意。
- (c) 在噪音影響評估按本特別條款第(a)款獲署長書面批准前，不得在該地段或其任何部分展開任何建築工程(批地文件特別條款第(9)(b)條所述工程、公用事業走廊的建造、渠務設施改道工程及地盤平整工程除外)。
- (d) 為免存疑及在不損害批地文件一般條款第5條的一般性的原則下，買方特此承認及同意買方須獨自負責自費進行及實施經批准噪音緩解措施，以達致署長的全面滿意。政府毋須就買方履行或不履行本特別條款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

45. 批地文件特別條款第(50)條規定：

倘若經批准噪音緩解措施中包括在該地段上建立或建造伸展超出該地段的邊界而達到任何毗連政府土地上方及之上的隔音屏障(下稱「隔音屏障」)，以下條件適用：

- (a) 買方須按建築事務監督批准的圖則自費設計、建立及建造隔音屏障，在一切方面遵循《建築物條例》；
- (b) 不得在毗連該地段的任何政府土地之上、上面或之下為隔音屏障建立地基或支撐物；
- (c) 未經署長的事先書面批准，不得在隔音屏障或其任何部分之處或之上作出任何更改、增建、更換或附加裝置；
- (d) 買方須在所有時候自費維護、保養及維修隔音屏障或(如獲署長批准)任何替代物，使其保持良好及修繕妥當的狀態，在一切方面使署長滿意。如因按本特別條款進行任何工程需要實施臨時交通封路或改道，開展工程前必須就臨時交通安排獲得運輸署署長的書面批准；

- (e) 隔音屏障不得用作隔音屏障以外的任何其他用途。未經署長的事先書面同意，買方不得使用或容許或允許他人使用隔音屏障或其任何部分張貼廣告或展示任何招牌、告示或海報；
- (f) 經署長事先書面批准，買方、其承辦商、代理、工人及任何獲買方授權的人士可獲准不論是否備有工具、設備、機械、機器或車輛進入毗連該地段的政府土地，以按照本特別條款進行伸越至毗連政府土地上之隔音屏障部分之工程；
- (g) 買方須在所有時候採取必要的預防措施，避免因隔音屏障或其任何部分的搭建、建造、存在、維修、保養、清潔、更新、更改、更換、使用、拆卸或移除或因隔音屏障或其任何部分的加建或附加而對任何毗連該地段及隔音屏障之政府土地或進入或使用毗連該地段及隔音屏障的政府土地之任何人士或車輛造成任何損害或損傷；
- (h) 署長有權在任何時候經絕對酌情決定向買方發出書面通知，要求買方在收到該書面通知後及在通知日起的六個曆月內拆卸與移除伸展至政府土地的隔音屏障部分，不能設置任何替代物。當收到該書面通知，買方須在上述書面通知指定的期限內自費拆卸與移除上述隔音屏障部分，在一切方面使署長滿意；
- (i) 倘若買方未能履行本特別條款下的責任，署長可進行所需工程及買方須應要求向署長支付相等於該等工程費用的金額，該金額由署長決定，署長的決定為最終決定並對買方有約束力；
- (j) 買方須在所有時候允許政府、署長及其人員、承辦商、代理、工人及任何署長授權的人士不論是否備有工具、設備、機械、機器或車輛，毋須付費有權自由和不受限制地進出、往返及經過該地段或其任何部分及已建或擬建於其上的一幢或多幢建築物，以視察、檢查和監督按本特別條款第(a)、(d)及(h)款規定進行的任何工程及進行本特別條款第(i)款的任何工程或任何署長認為必要的其他工程；
- (k) 政府毋須就買方履行或不履行本特別條款的責任、政府按本特別條款第(i)款進行任何工程或政府、署長及其人員、承辦商、代理、工人及任何署長授權的人士行使本特別條款第(j)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償；及
- (l) 買方須就買方履行或不履行本特別條款的責任、政府按本特別條款第(i)款進行任何工程或政府、署長及其人員、承辦商、代理、工人及任何署長授權的人士行使本特別條款第(j)款的權利所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

46. 批地文件特別條款第(51)條規定：

- (a) 買方特此承認在批地文件之日現存有下列裝置(以下統稱為「煤氣裝置」)：
 - (i) 一條沿青山公路 - 古洞段至該地段北面的高壓煤氣管道，其大概位置在批地文件所夾附的圖則上以橙色線條顯示；及
 - (ii) 一個位於該地段的北面、且建立於在土地註冊處註冊並現稱丈量約份第91約地段第3959號土地上的煤氣粉嶺西煤氣調壓站。
- (b) 買方須於批地文件之日起六(6)個曆月或署長批准的其他時限內，自費向機電工程署署長提交或促使他人提交一份定量風險評估(下稱「定量風險評估」)，以供其書面審批，並在所有方面使機電工程署署長滿意。該評估須載有(除其他事項外)機電工程署署長可能要求的資料及詳情，包括但不限於一份就煤氣裝置可能對該地段及其上的發展項目及機電工程署署長決定的其他土地(其決定是最終的及對買方具有約束力)(該等其他土地以下統稱為「土地」)構成的風險的定量風險評估以及在該地段進行及實施的緩解措施、保護工程及其他措施和工程(下稱「風險緩解措施」)；

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施」) 的建議，以支援及確保煤氣裝置對該地段、其上的發展項目及土地構成的風險遵從《香港規劃標準與準則》第12章第4.4條所載風險指引及任何規劃署發布的用以量度場外具有潛在危險的裝置風險程度修訂條文，及其他機電工程署署長所指明的規定。

- (c) 買方須自費於機電工程署署長指定的期限內進行和實施定量風險評估中機電工程署署長按照本特別條款第(b)款批准的風險緩解措施(下稱「經批准風險緩解措施」)，以使機電工程署署長全面滿意。買方此後須在批地文件同意授予的整個年期自費保養因實施經批准風險緩解措施而興建或安裝的構築物或設施，以使機電工程署署長全面滿意。
- (d) 在機電工程署署長按照本特別條款第(b)對定量風險評估給出書面批准之前，不得在該地段或其任何部份進行任何建築工程(批地文件特別條款第(9)(b)條所述工程、公用事業走廊的建造、渠務設施改道工程及地盤平整工程除外)。
- (e) 為免存疑及在不損害批地文件一般條款第5條的一般性的原則下，買方特此承認及同意買方須獨自負責自費進行及實施經批准風險緩解措施，以達致機電工程署署長的全面滿意。政府毋須就買方履行或不履行本特別條款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

47. 批地文件特別條款第(52)條規定：

- (a) 買方須於批地文件之日起的六(6)個曆月或署長批准的其他期限內，自費向環境保護署署長提交或促使他人提交一份發展該地段或與其有關的空氣質素影響評估(下稱「空氣質素影響評估」)以供其書面審批，一切方面使環境保護署署長滿意。空氣質素影響評估須載有(除其他事項外)環境保護署署長要求的資料及詳情，包括但不限於與所有來自附近源頭對空氣質素的負面影響例如附近道路的汽車排放及緩解措施、改善工程及其他措施及工程的建議，以符合《空氣污染管制條例》、其下的任何規例及任何修訂法例規定的空氣質素指標。
- (b) 買方須自費並於環境保護署署長訂明的期限內進行及實施本特別條款第(a)款下經環境保護署署長批准的空氣質素影響評估所載的建議，在一切方面使環境保護署署長滿意。
- (c) 在空氣質素影響評估根據本特別條款第(a)款獲環境保護署署長書面批准前，不得在該地段或其任何部分展開任何建築工程(批地文件特別條款第(9)(b)條所述工程、公用事業走廊的建、渠務設施改道工程及地盤平整工程除外)。
- (d) 為免存疑及在不損害批地文件一般條款第5條的一般性的原則下，買方特此承認及同意買方須獨自負責自費進行及實施本特別條款第(a)款下經環境保護署署長批准的空氣質素影響評估所載的建議，以全面達致環境保護署署長同意。政府毋須就買方履行或不履行本特別條款的責任所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

48. 批地文件特別條款第(53)條規定：

- (a) 買方須在2027年3月31日或署長批准的其他日期或之前，根據本特別條款第(b)款提述的獲批准「自動讀錶外站建議書」和《水務設施條例》，自費以各方面均令水務監督滿意的方式，在該地段或其任何部份或在任何建於或擬建於其上的一座或多座建築物內提供並安裝水務監督全權酌情要求的一個或多個外站連同設施及配套設備，以作食水供應自動讀錶用途(上述該或該等外站連同設施及配套設備以下統稱為「自動讀錶外站」)。
- (b) 買方須自費以各方面均令水務監督滿意的方式向水務監督提交或促使他人提交為提供及安裝自動讀錶外站而擬備的建議書(下稱「自動讀錶外站建議書」)供水務監督書面批准，當中須載有(除其他事項外)水務監督可全權酌情要求的該等資料及詳情，包括但不限於：

- (i) 一份顯示自動讀錶外站位置的布局圖；
 - (ii) 為建造自動讀錶外站的設計、佈局及設施的詳情；及
 - (iii) 被指定或將被指定用作容納自動讀錶外站及方便視察及保養自動讀錶外站而提供的範圍或空間之詳情。
- (c) 在水務監督根據本特別條款第(b)款對自動讀錶外站建議書作出書面批准之前，不得在該地段上展開提供或安裝自動讀錶外站的工程。根據在本特別條款第(b)款下獲批的自動讀錶外站建議書所安裝的自動讀錶外站於以下稱為「獲批准自動讀錶外站」。
 - (d) 買方須自費以各方面均令水務監督滿意的方式運作、保養及維修獲批准自動讀錶外站，使其處於修繕妥當及運作良好的狀態，直至獲批准自動讀錶外站按本特別條款第(g)款交付予水務監督為止。
 - (e) 在為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間上、上方、之上、下、之下或之內，不得建立或放置任何可能妨礙或干擾對獲批准自動讀錶外站作出視察、檢查、運作、保養、維修、更新、拆卸、移除、更換及重新配置的構築物、物件或物料(不論性質為何)。倘若水務監督認為(其意見為最終意見，並對買方具約束力)在為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間上、上方、之上、下、之下或之內建立或放置了有可能妨礙或干擾對獲批准自動讀錶外站作出視察、檢查、運作、保養、維修、更新、拆卸、移除、更換或重新配置的構築物、物件或物料，水務監督有權以書面通知要求買方自費以各方面均令水務監督滿意的方式在通知書訂明的限期內拆卸或移除該等構築物、物件或物料，並恢復為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間的原狀。
 - (f) 如買方沒有履行其本特別條款第(a)、(d)及(e)款的任何責任，水務監督可進行必須的工程，費用由買方承擔，買方須按要向水務監督支付該等工程的費用，該金額由水務監督決定，其決定為最終決定，並對買方具有約束力。
 - (g) 買方須應要求將獲批准自動讀錶外站或其中任何被要求的部分在水務監督以書面指明的日期交付予水務監督，及在任何情況下，獲批准自動讀錶外站須於署長發信表明此等條款已被遵從並使其滿意之日，被視為已由買方交付予水務監督。
 - (h) 買方須在批地文件同意授予的年期的所有時間允許水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士，不論是否備有工具、設備、機械、機器或汽車，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分及任何該地段已建或擬建的建築物，以達至以下目的：
 - (i) 視察、檢查及監管買方根據本特別條款第(a)、(d)及(e)款而須進行的任何工程；
 - (ii) 根據本特別條款第(f)款進行任何工程；及
 - (iii) 在獲批准自動讀錶外站或其中任何部份根據本特別條款第(g)款交付予水務監督之後，視察、檢查、運作、保養、維修、更新、拆卸、移除、更換及重新配置獲批准自動讀錶外站或其中任何部份及水務監督認為必須的任何其他工程。
 - (i) 政府毋須就買方履行或不履行本特別條款第(a)、(d)及(e)款的責任或水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士行使本特別條款第(f)及(h)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

15 批地文件的摘要 SUMMARY OF LAND GRANT

- (j) 買方須就買方履行或不履行本特別條款第(a)、(d)及(e)款的責任或水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士行使本特別條款第(f)及(h)款的權利所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

49. 批地文件特別條款第(54)條規定：

凡在此等條款有下述規定：

- (a) 凡規定政府或其獲授權的人員將會或可在該地段或其任何部分之上或該地段以外進行任何種類的工程（不論是代表買方或基於買方未能進行此類工程或其他原因），費用由買方負擔，或買方須應要求向政府或其獲授權人員支付或償還上述工程費用，該費用包括政府或其獲授權的人員所釐定的監督費用及經常性支出；或
- (b) 凡規定必須取得政府或其獲授權的人員事先的批准或同意，政府或其獲授權的人員有絕對酌情權以他們認為合適的有關條款及條件發出批准或同意或拒絕批准或同意。

50. 批地文件特別條款第(56)條規定：

該地段不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，無論置於屬陶泥金塔、骨灰盅或其他類似容器亦然。

備註：

1. 除非另有說明，批地文件的摘要內使用的所有詞語和詞句具有批地文件內賦予該等詞語和詞句的相同意義。
2. 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取副本。

15 批地文件的摘要 SUMMARY OF LAND GRANT

1. The Development is constructed on The Remaining Portion of Lot No.4076 in Demarcation District No.91. Lot No.4076 in Demarcation District No.91 (“the Lot”) is held under the Agreement and Conditions of Sale dated 27th July 2021 registered in the Land Registry as New Grant No.22916 (“the Land Grant”).
2. The lot is granted for a term of 50 years commencing from 27th July 2021.
3. General Condition No.7 of the Land Grant stipulates that:
 - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by a sound and substantial building or buildings of the same type and of no less gross floor area or by a building or buildings of such type and value as shall be approved by the Director of Lands (“the Director”). In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
4. Special Condition No.(2) of the Land Grant stipulates that:
 - (a) The Purchaser shall:
 - (i) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form that portion of future public road shown edged green on the plan annexed to the Land Grant (hereinafter referred to as “the Edged Green Area”);
 - (II) provide and construct within the Edged Green Area such pedestrian crossings, bridges, tunnels, overpasses, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Structures”); and
 - (III) provide such road markings as the Director at his sole discretion may require at or adjacent to the junction of Fan Kam Road and Castle Peak Road - Kwu Tung so that building, vehicular and pedestrian traffic may be carried on the Edged Green Area;
 - (ii) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense and to the satisfaction of the Director, surface, kerb and channel the Edged Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and
 - (iii) maintain at the Purchaser’s own expense the Edged Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Edged Green Area has been re-delivered in accordance with Special Condition No.(3) of the Land Grant.
 - (b) In the event of the non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
 - (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
 - (d) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition.
5. Special Condition No.(3) of the Land Grant stipulates that:

For the purpose only of carrying out the works specified in Special Condition No.(2) of the Land Grant, the Purchaser shall on the date of the Land Grant be granted possession of the Edged Green Area. The Edged Green Area shall be redelivered to the Government by the Purchaser on or before the 31st day of March, 2024 or such other date as may be approved by the Director. The Purchaser shall at all reasonable times while he is in possession of the Edged Green Area allow free access over and along the Edged Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Land Grant or otherwise.
6. Special Condition No.(4) of the Land Grant stipulates that:

The Purchaser shall not without the prior written consent of the Director use the Edged Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Conditions Nos.(2), (42), (43) and (45) of the Land Grant and in accordance with the provisions therein.

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

(a) The Purchaser shall at all reasonable times while he is in possession of the Edged Green Area:

(i) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director 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 and the Edged Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Land Grant (other than Special Condition No.(2)(a)(i)(III) of the Land Grant) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Land Grant and any other works which the Director may consider necessary in the Edged Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government 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 and the Edged Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out or other usage to be carried in, upon or under the Edged Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Edged Green Area or any adjoining land; and

(iii) permit the officers of the Water Authority and any persons authorized by 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 and the Edged Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Edged Green Area and for the purpose of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Waterworks Ordinance").

(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 Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out

of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder.

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

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2027.

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

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

10. Special Condition Nos.(8)(c) to (8)(e) of the Land Grant stipulates that:

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.7 of the Land Grant) of the lot or any part thereof:

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 15,840 square metres and shall not exceed 26,400 square metres;

(d) (i) no part of any building or buildings or other structure or structures erected or to be erected on the lot together with rooftop structures and roof-top architectural features may in the aggregate exceed a height of 130 metres above the Hong Kong Principal Datum;

(ii) (I) notwithstanding sub-clause (d)(i) of this Special Condition, the Director of Planning at his sole discretion may in calculating the height of a building or structure exclude plant rooms, water tanks, lift machine rooms, electrical and mechanical plants, sustainable or renewable energy facilities, other roof-top structures and roof-top architectural features erected or placed at or above the highest level of main roof of the building at a level not exceeding a height of 130 metres above the Hong Kong Principal Datum provided that the type, design, size and disposition of the said roof-top structures and roof-top architectural features are to the satisfaction of the Director of Planning;

(II) for the purpose of this sub-clause (d), the decision of the Director of Planning as to what constitute "the main roof", "the roof-top structures" and "the roof-top architectural features" or whether the roof-top structures and the rooftop architectural features are or are not erected or placed at or above the highest level of main roof and whether they may be excluded from calculating the height of a building shall be final and binding on the Purchaser; and

(e) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than the works as referred to in Special Condition No.(9)(b) of the Land Grant, the construction of the Utility Corridor and the Diversion Works for the Drainage

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Facilities (as respectively defined in Special Conditions Nos.(42)(c) and (44)(e)(i) of the Land Grant) and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance.

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

(a) Without prejudice to Special Conditions Nos.(42)(d), (43)(b), (43)(c), (44)(b) and (45)(d) of the Land Grant, except with the prior written consent of the Director, no building or structure or support for any building or structure (other than the structure or structures erected or constructed in accordance with sub-clause (b) of this Special Condition) shall be erected, constructed or placed within those portions of the lot shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed to the Land Grant (hereinafter referred to as “the Road Reserve Area”).

(b) The Purchaser shall:

(i) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Road Reserve Area; and

(II) provide and construct within the Road Reserve Area such culverts, sewers, drains, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Road Reserve Area Structures”)

so that building and pedestrian traffic may be carried on the Road Reserve Area;

(ii) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense and to the satisfaction of the Director, surface, kerb and channel the Road Reserve Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

(iii) maintain at the Purchaser’s own expense the Road Reserve Area together with the Road Reserve Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Road Reserve Area shall have been surrendered to the Government in accordance with sub-clause (g)(ii) of this Special Condition.

(c) In the event of the non-fulfilment of any of the Purchaser’s obligations under sub-clause (b) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or

any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (b) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(f) The Purchaser shall at all reasonable times prior to the surrender of the Road Reserve Area to the Government in accordance with sub-clause (g)(ii) of this Special Condition permit the Government, the Director, his officers, contractors, workmen, agents and any persons authorized by the Director, 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 including the Road Reserve Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works or other purpose which the Director may consider necessary in the Road Reserve Area.

(g) Notwithstanding the provisions of Special Conditions Nos.(19) and (22) of the Land Grant:

(i) prior to the surrender of the Road Reserve Area referred to in sub-clause (g)(ii) of this Special Condition, the Purchaser shall upon demand by the Director and in any event not later than the 31st day of March, 2024 carve out at his own expense and to the satisfaction of the Director the Road Reserve Area from the lot by way of a deed poll in such form and containing such provisions as the Director shall require or approve, which deed poll shall be registered by the Purchaser at his own expense at the Land Registry and no transaction (except a building mortgage under Special Condition No.(19)(d) of the Land Grant 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 thereon shall be entered into prior to such registration;

(ii) the Purchaser shall at his own expense at any time when called upon to do so by the Director surrender and deliver up to the Government vacant possession of the Road Reserve Area together with the Road Reserve Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant referred to in sub-clause (b)(iii) of this Special Condition as the Director shall at his sole discretion specify, save and except any structure or structures erected or constructed with the prior written consent of the Director given under sub-clause (a) of this Special Condition, but otherwise free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Road Reserve Area at the request of the Purchaser, but may do so as and when it sees fit. For this purpose, the Purchaser shall at his own expense execute a deed of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and

- (iii) the Purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the Road Reserve Area to the Government pursuant to sub-clause (g)(ii) of this Special Condition unless and until the Purchaser has at his own expense carved out the Road Reserve Area from the lot to the satisfaction of the Director in accordance with sub-clause (g)(i) of this Special Condition provided that this sub-clause (g)(iii) shall not apply to a building mortgage referred to in Special Condition No.(19)(d) of the Land Grant or such other transactions as the Director may approve.
- (h) (i) The Purchaser shall not use the Road Reserve Area or any part or parts thereof for any purpose other than for:
- (I) carrying out the Diversion Works for the Drainage Facilities as referred to in Special Condition No.(44)(e)(i) of the Land Grant;
- (II) the purposes as specified in this Special Condition;
- (III) public pedestrian passage on foot or by wheelchair in accordance with sub-clause (h)(ii) of this Special Condition; and
- (IV) such other purposes as the Director at his sole discretion may approve.
- No goods or vehicles shall be stored or parked within the Road Reserve Area or any part or parts thereof.
- (ii) The Purchaser shall, after the works referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition shall have been completed to the satisfaction of the Director and prior to the surrender of the Road Reserve Area to the Government in accordance with sub-clause (g)(ii) of this Special Condition, permit the Government and all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over the Road Reserve Area.
- (iii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or nonfulfilment of the Purchaser's obligations under sub-clause (h)(ii) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the rights conferred under sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser 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 Purchaser contained in sub-clause (h)(ii) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Road Reserve 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 Purchaser contained in sub-clause (h)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor (hereinafter referred to as "the Building (Planning) Regulations") or otherwise, and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations.
- (k) It is further expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (g)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations or otherwise, and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations.
- (l) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Road Reserve Area pursuant to sub-clause (g)(ii) of this Special Condition, due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under Special Condition No.(8)(c) of the Land Grant. The Government shall have no responsibility or liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government if the maximum gross floor area permitted under Special Condition No.(8)(c) of the Land Grant cannot be attained.
- (m) Where any buildings or structures or supports for any buildings or structures have been erected or constructed with the prior written consent of the Director given under sub-clause (a) of this Special Condition (hereinafter collectively referred to as "the Approved Structures"), the Purchaser agrees:
- (i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance) shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director, and for the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance;
- (ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the Approved Structures whether before or after the surrender of the Road Reserve Area to the Government pursuant to sub-clause (g)(ii) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;
- (iii) that, without prejudice to any other rights of the Government, at any time and at his absolute discretion, the Director shall have the right to serve upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish and remove the Approved Structures or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the demolition or removal of the Approved Structures or any part or parts

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thereof, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Purchaser's own expense the Approved Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or the removal of the Approved Structures; and

(v) to indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the erection, presence, removal or demolition of the Approved Structures or the state and condition of the Approved Structures or the lack of repair or maintenance of the Approved Structures or otherwise in respect of the Approved Structures.

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

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No.(8)(c) of the Land Grant, subject to Special Condition No. (55)(d) of the Land Grant, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(20)(a)(v) of the Land Grant;

(ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

13. Special Condition No.(12) 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.(13) of the Land Grant stipulates that:

The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

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

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.7 of the Land Grant) of the lot or any part thereof:

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

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

(b) (i) unless the D of B agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the lot including but not limited to continuous projected 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) of this Special Condition as approved by the D of B is hereinafter referred to as "the Approved Building Separation Submission". Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause (b)(ii), the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Purchaser;

(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;

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- (c) (i) the Purchaser shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Purchaser. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”;
- (ii) the Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B; and
- (iii) except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (20)(a)(v) of the Land Grant, 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.

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

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

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

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.

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

Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) such quarters shall be located in one of the blocks of residential units erected on the lot

or in such other location as may be approved in writing by the Director; and

- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Purchaser.

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

One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:

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

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

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as “C for T”) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Road Traffic Ordinance”) at the following rates:

- (I) where a block or blocks of residential units (other than detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(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 9.52 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.17 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.21 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.89 residential unit or part thereof
Not less than 160 square metres	One space for every 0.7 residential unit or part thereof

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

- (A) one space for each such house where its gross floor area is less than 160 square metres;
- (B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and
- (C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the C for T as to what constitutes a residential unit, a block or blocks of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (26) of the Land Grant) 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)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective 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)(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) of the Land Grant; 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) of the Land Grant (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

×

The gross floor area of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

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. (26) of the Land Grant) are hereinafter referred to as “the 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 such 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

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

(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) Out of the Residential Parking Spaces and the Visitors’ Parking Spaces, the Purchaser 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. For the purpose of these Conditions, “disabled persons” shall be as defined in the Road Traffic Ordinance.

(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.

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- (c) (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 a rate of one space for every 10 spaces or part thereof of the Residential Parking Spaces (the spaces to be provided under this sub-clause (c)(i) (as may be varied under Special Condition No.(26) of the Land Grant) are hereinafter referred to as “the Motor Cycle Parking Spaces”). For the purpose of these Conditions, “motor cycle” shall be as defined in the Road Traffic Ordinance.
- (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces and the Visitors’ 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 dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the 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.

20. Special Condition No.(24) 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 a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit or a block of residential units and the decision of the C for T as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (26) of the Land Grant) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

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

Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a rate of one space for every 30 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres. For the purpose of these Conditions, “bicycle” shall be as defined in the Road Traffic Ordinance. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit and the decision of the C for T as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. The space to be provided under this Special

Condition shall not be used for any purposes other than for the parking of bicycles. Each of the spaces provided under this Special Condition shall be of such dimensions as may be approved in writing by the C for T.

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

- (a) Notwithstanding Special Conditions Nos.(23)(a)(i), (23)(a)(iii), (23)(c)(i) and (24)(a) of the Land Grant, the Purchaser 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 Purchaser may increase or reduce the respective number of the Residential Parking Spaces and the 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 Conditions Nos.(23)(a), (23)(c), (23)(d), (24)(a) and (25) of the Land Grant and sub-clauses (a) and (b) of this Special Condition, the Purchaser 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 Purchaser of any premium and administrative fee as shall be determined by the Director.

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

- (a) The Purchaser shall at all times throughout the term agreed to be granted by the Land Grant 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 Conditions Nos. (23), (24), (25) and (26) of the Land Grant by the Purchaser.
- (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 Purchaser or any other person 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 Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, 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.

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

- (a) Throughout the term agreed to be granted by the Land Grant whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the 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 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 Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment 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.

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

Notwithstanding Special Condition No. (29) of the Land Grant, the Visitors' Parking Spaces, the Parking Spaces for Disabled Persons and the spaces provided within the lot in accordance with Special Conditions Nos.(24)(a) and (25) of the Land Grant (as may be varied under Special Condition No. (26) of the Land Grant) shall be designated as and form part of the Common Areas.

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

- (a) The Purchaser 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 Conditions Nos.(23), (24) and (25) of the Land Grant (as may be respectively varied under Special Condition No. (26) of the Land Grant) and the spaces which are the subject of the Parking Information to be designated within the lot in accordance with Special Condition No. (32) of the Land Grant, or a copy of such plan or plans certified by an authorized person (as defined in the Buildings Ordinance) (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 Conditions Nos.(23), (24) and (25) of the Land Grant. The Purchaser 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 or parking of bicycles set out respectively in Special Conditions Nos.(23), (24) and (25) of the Land Grant.

- (d) No transaction (except the carving out and surrender of the Road Reserve Area under Special Conditions Nos. (9)(g)(i) and (9)(g)(ii) of the Land Grant, a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (19)(c) of the Land Grant and a building mortgage under Special Condition No. (19)(d) of the Land Grant 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 Purchaser 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 Purchaser 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 Purchaser 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 Purchaser after the expiry or sooner determination of the term agreed to be granted by the Land Grant.

- (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 Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; 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 Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (i) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (b), (c), (d) and (f) of this Special Condition; 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.

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

(a) The Purchaser shall:

- (i) at his own expense submit or cause to be submitted to the C for T for his written approval a plan or plans showing the locations and dimensions of the areas or spaces designated for accommodating such facilities, installations and equipment (hereinafter referred to as "the Facilities, Installations and Equipment") to be provided and installed in, on or within any building, structure or floor space on the lot, which plan or plans shall contain such information as the C for T may require or specify at his sole and absolute discretion (hereinafter collectively referred to as "the Parking Information System Area") for the purpose of submitting information relating to and associated with the spaces provided in accordance with Special Condition No.(23)(a)(iii) of the Land Grant (as may be varied under Special Condition No.(26) of the Land Grant) in the event that not less than 10 such spaces are provided or to be provided within the lot, including but not limited to the number and types of vacant spaces for the parking of motor vehicles (hereinafter collectively referred to as "the Parking Information") as required under and in accordance with sub-clause (b) of this Special Condition. No building works (other than the works as referred to in Special Condition No. (9)(b) of the Land Grant, the construction of the Utility Corridor and the Diversion Works for the Drainage Facilities (as respectively defined in Special Conditions Nos.(42)(c) and (44)(e)(i) of the Land Grant) and site formation works) shall be commenced on the lot until such approval shall have been obtained;
- (ii) on or before the 31st day of March, 2027 or such other date as may be approved by the Director, at the Purchaser's own expense carry out and complete in all respects to the satisfaction of the C for T the works for the Parking Information System Area in accordance with the plan or plans approved under sub-clause (a)(i) of this Special Condition, and at the Purchaser's own expense provide and install the Facilities, Installations and Equipment and shall thereafter at all times during the term agreed to be granted by the Land Grant, maintain at the Purchaser's own expense the

Parking Information System Area and the Facilities, Installations and Equipment in good and substantial repair and conditions for the purposes of fulfilling the Purchaser's obligations under sub-clause (b) of this Special Condition and in all respects to the satisfaction of the C for T; and

- (iii) at all reasonable times throughout the term agreed to be granted by the Land Grant permit the C for T, the Director, 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 and supervising any works to be carried out in compliance with sub-clause (a)(ii) of this Special Condition.
- (b) The Purchaser shall, commencing on a date to be decided and specified in writing by the C for T (as to which the decision of the C for T shall be final and binding on the Purchaser) and thereafter at all times throughout the term agreed to be granted by the Land Grant, at the Purchaser's own expense and in all respects to the satisfaction of the C for T submit or cause to be submitted to the C for T the Parking Information in such format and at such time and intervals as the C for T may from time to time require or specify in writing (as to which the decision of the C for T shall be final and binding on the Purchaser).
- (c) The Purchaser hereby:
 - (i) gives his consent to the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, at their sole and absolute discretion, to process, use and copy the Parking Information and to disclose and disseminate the Parking Information, whether as submitted or after processing, in such format by such media, to any government department or third party (whether individual, firm, corporate body, members of the public or other organization) as the C for T shall at his sole and absolute discretion consider appropriate for searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise by such government department or third party; and
 - (ii) accepts and acknowledges that the C for T, 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 process, use or copy the Parking Information or to disclose and disseminate the Parking Information, whether as submitted or after processing, in whatever format and by whatever media, to any government department or third party as provided in sub-clause (c)(i) of this Special Condition.
- (d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a) and (b) of this Special Condition; 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-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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(e) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a) and (b) of this Special Condition; any omission, mistake, neglect or default by the Purchaser in relation to submitting the Parking Information in accordance with sub-clause (b) of this Special Condition; 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-clauses (a)(iii) and (c) of this Special Condition; or the searching, viewing, copying, printing, disseminating, utilizing, analyzing, researching or otherwise of the Parking Information by any government department or third party as provided under sub-clause (c) of this Special Condition.

(f) The Parking Information System Area shall be designated as and form part of the Common Areas.

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

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

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

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

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

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term agreed to be granted by the Land Grant 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. (34) of the Land Grant.

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

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

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

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

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

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

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

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter collectively 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 collectively referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

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

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain (including the Drainage Facilities and the Diverted Drainage Facilities, if any, respectively referred to in Special Conditions Nos.(44)(a)(i) and (44)(e)(i) of the Land Grant), waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable (including the Cables and the Cable Installations referred to in Special Condition No. (45)(a) of the Land Grant), wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Edged Green Area or any part of any of them (hereinafter collectively referred to as “the Services”). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and the Purchaser shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Edged Green Area or any part of any of them or any of the Services in any manner arising out of the Works (except for: (i) the Cables and the Cable Installations referred to in Special Condition No. (45)(a) of the Land Grant, the reinstatement and rectification works and the making good of which shall be carried out by the Power Company (as defined in Special Condition No. (45)(c) of the Land Grant) at the cost of the Purchaser and in accordance with Special Condition No. (45)(c) of the Land Grant; and (ii) nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Edged Green Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works. For the purpose of this Special Condition, “the Services” shall exclude the Existing DJ Watermains and the Existing Watermains (as respectively defined in Special Conditions Nos. (42)(a)(i) and (43)(a)(i) of the Land Grant).

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

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

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense and to the satisfaction of the Director and in such case any section of the said connection works (including those mentioned in Special Condition No. (46)(b) of the Land Grant) which is constructed within Government land shall be maintained by the Purchaser at his own expense and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

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

Consent to use temporary mains fresh water for flushing will be given, provided that the Purchaser will be required to install at his own expense and to the satisfaction of the Water Authority plumbing suitable for the use of salt water and treated effluent and to accept salt water or treated effluent supply if available in future.

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

- (a) (i) The Purchaser hereby acknowledges that as at the date of the Land Grant, there is an existing Dongjiang watermains of 48 inches in diameter as shown by a blue line on the plan annexed to the Land Grant (hereinafter referred to as “the Existing DJ Watermains”) within such portions of the lot and the Edged Green Area as shown between two pecked blue lines and marked “7.6m WWR” on the plan annexed to the Land Grant (hereinafter referred to as “the Waterworks Reserve Area 1”).
- (ii) Without prejudice to the generality of the provisions of General Condition No.5 of the Land Grant, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot and the Edged Green Area as existing on the date of the Land Grant subject to the presence of the Existing DJ Watermains, and no objection or claim whatsoever shall be made or raised against the Government by the Purchaser in respect of or on account of the same.
- (iii) The Purchaser shall not at any time during the term agreed to be granted by the Land Grant interfere with, obstruct, resite, remove, relocate or divert, or permit or suffer to be interfered with, obstructed, resited, removed, relocated or diverted the Existing DJ Watermains.

(b) The Purchaser shall prior to the commencement of any works of any description whatsoever within the Waterworks Reserve Area 1 submit to the Water Authority for approval details of all the works proposed to be carried out within the Waterworks Reserve Area 1. No works shall be commenced within the Waterworks Reserve Area 1 or any part or parts thereof until the proposed works shall have been approved in writing by the Water Authority.

(c) For the purposes of providing protection to and safeguarding the operation and maintenance of the Existing DJ Watermains, the Purchaser shall on or before the 31st day of March, 2027 or such other date as may be approved by the Director, at the

Purchaser's own expense and in all respects to the satisfaction of the Water Authority, construct, provide and thereafter maintain within such portions of the lot as shown coloured pink and pink hatched black between two pecked blue lines and marked "7.6m WWR" on the plan annexed to the Land Grant (hereinafter referred to as "the Utility Corridor Area") a utility corridor (hereinafter referred to as "the Utility Corridor") which shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Water Authority. The Utility Corridor shall:

- (i) have a minimum internal clear width of 800 millimetres on both sides measured from the external surfaces of the Existing DJ Watermains;
- (ii) have movable covers at the top, with minimum clear headroom of 800 millimetres between the movable covers and the crown of the Existing DJ Watermains; and
- (iii) enclose the whole section of the Existing DJ Watermains within the Utility Corridor Area.

For the purpose of this Special Condition, the decision of the Water Authority as to whether the Utility Corridor complies with sub-clauses (c)(i), (c)(ii) and (c)(iii) of this Special Condition shall be final and binding on the Purchaser. For the avoidance of doubt, the Purchaser is not required to construct the Utility Corridor within the Road Reserve Area and the Edged Green Area.

- (d) Without prejudice to Special Conditions Nos.(2)(a), (9)(a), (9)(b), (42)(c), (43)(b), (43)(c), (44)(b) and (45)(d) of the Land Grant,
 - (i) except with the prior written consent of the Water Authority,
 - (I) no building or structure or support for any building or structure (other than the Utility Corridor) shall be erected or constructed or placed within the Waterworks Reserve Area 1;
 - (II) no object or material of whatsoever nature shall be placed or stored within the Waterworks Reserve Area 1; and
 - (III) no tree or shrub shall be planted within the Waterworks Reserve Area 1.
 - (ii) with the prior written consent of the Water Authority and its written approval as to the design and construction of the building or buildings or structure or structures or part or parts thereof to be constructed within the Waterworks Reserve Area 1, the Purchaser may erect or construct:
 - (I) building or buildings or structure or structures or any part or parts thereof under or below the ground level of the Waterworks Reserve Area 1 on condition that the design and construction of such building or buildings or structure or structures or any part or parts thereof in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) will not damage, interfere with or affect the Existing DJ Watermains, the Utility Corridor or the Existing Watermains (hereinafter defined in Special Condition No. (43)(a)(i) of the Land Grant);

- (II) building or buildings or structure or structures or any part or parts thereof over or above the ground level of the Waterworks Reserve Area 1 on condition that there is a clear air space extending upwards from the ground level of the Waterworks Reserve Area 1 to a height of not less than 10 metres from the ground level of the Waterworks Reserve Area 1, and that the design and construction of such building or buildings or structure or structures or any part or parts thereof in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) will not damage, interfere with or affect the Existing DJ Watermains, the Utility Corridor or the Existing Watermains (hereinafter defined in Special Condition No. (43)(a)(i) of the Land Grant).

For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Waterworks Reserve Area 1 shall be final and binding on the Purchaser. Notwithstanding the prior written consent and approval of the Water Authority as referred to in sub-clauses (d)(i) and (d)(ii) of this Special Condition shall have been obtained, no building or structure or support may be erected or constructed within those portions of the Waterworks Reserve Area 1 which are also within the Edged Green Area or the Road Reserve Area unless such erection or construction is required by the Director or with the prior written approval or consent of the Director in accordance with the provisions under Special Condition No. (2), (4) or (9) of the Land Grant (as the case may be). For the avoidance of doubt, if there exists any inconsistency between the restrictions or requirements stated in this sub-clause (d) and Special Conditions Nos. (2)(a), (9)(a), (9)(b), (42)(c), (43)(b), (43)(c), (44)(b) and (45)(d) of the Land Grant or any one or more of such Special Conditions, all the restrictions and requirements (in so far as they are applicable to the Waterworks Reserve Area 1) stated in this sub-clause (d) and the said Special Conditions Nos.(2)(a), (9)(a), (9)(b), (42)(c), (43)(b), (43)(c), (44)(b) and (45)(d) hereof shall be observed and complied with by the Purchaser.

- (e) For the protection of the Existing DJ Watermains and the Utility Corridor, no blasting or pile driving works shall be carried out on the lot and the Edged Green Area except with the prior written consent of the Water Authority.
- (f) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any construction, maintenance, renewal or repair works within or adjacent to the lot to avoid causing any damage, disturbance or obstruction to the Existing DJ Watermains and the Utility Corridor. The Purchaser shall pay to the Government on demand the costs of repair and reinstatement to the Existing DJ Watermains, the Utility Corridor, any valves, valve pits, chambers and the like relating to the Existing DJ Watermains or the Utility Corridor, and any other Government water mains which shall become or may be necessary at any time during the term agreed to be granted by the Land Grant as a result of damage, disturbance or obstruction caused to the Existing DJ Watermains or the Utility Corridor by the Purchaser, his servants, workmen or contractors, and the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage, disturbance or obstruction to the Existing DJ Watermains or the Utility Corridor and the costs of such repair and reinstatement to the Existing DJ Watermains, the Utility Corridor, any valves, valve pits, chambers and the like relating to the Existing DJ Watermains or the Utility Corridor and any other Government water mains, without prejudice to Special Condition No. (39) of the Land Grant.
- (g) The Purchaser shall at all times 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, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and reprovisioning the Existing DJ Watermains or carrying out any other works which the Water Authority may consider necessary in the Waterworks Reserve Area 1.

- (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 Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing DJ Watermains, the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (d) and (f) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (g) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (i) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing DJ Watermains; the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (d) and (f) of this Special Condition; the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (g) of this Special Condition or anything done or omitted to be done by the Purchaser, his servants, workmen or contractors in connection with any damage to the Existing DJ Watermains or the Utility Corridor.

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

- (a) (i) The Purchaser hereby acknowledges that as at the date of the Land Grant, there is an existing Government watermains of 600 millimetres in diameter as shown by a purple line on the plan annexed to the Land Grant (hereinafter referred to as "the Existing Watermains") within such portions of the lot and the Edged Green Area as shown between two pecked purple lines and marked "6m WWR" on the plan annexed to the Land Grant (hereinafter referred to as "the Waterworks Reserve Area 2").
- (ii) Without prejudice to the generality of the provisions of General Condition No.5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot and the Edged Green Area as existing on the date of the Land Grant subject to the presence of the Existing Watermains, and no objection or claim whatsoever shall be made or raised against the Government by the Purchaser in respect of or on account of the same.
- (iii) The Purchaser shall not at any time during the term agreed to be granted by the Land Grant interfere with, obstruct, resite, remove, relocate or divert, or permit or suffer to be interfered with, obstructed, resited, removed, relocated or diverted the Existing Watermains.
- (b) Without prejudice to Special Conditions Nos.(2)(a), (9)(a), (9)(b), (42)(c), (42)(d), (43)(c), (44)(b) and (45)(d) of the Land Grant,

- (i) except with the prior written consent of the Water Authority, no building, structure or support for any building or structure (other than the Utility Corridor) shall be erected or constructed or placed within the Waterworks Reserve Area 2, and no object or material of whatsoever nature shall be placed or stored within the Waterworks Reserve Area 2;
- (ii) with the prior written consent of the Water Authority and its written approval as to the design and construction of the building or buildings or structure or structures or part or parts thereof to be constructed within the Waterworks Reserve Area 2, the Purchaser may erect or construct:
 - (I) building or buildings or structure or structures or any part or parts thereof under or below the ground level of the Waterworks Reserve Area 2 on condition that the design and construction of such building or buildings or structure or structures or any part or parts thereof in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) will not damage, interfere with or affect the Existing Watermains, the Existing DJ Watermains or the Utility Corridor; and
 - (II) building or buildings or structure or structures or any part or parts thereof over or above the ground level of the Waterworks Reserve Area 2 on condition that there is a clear air space extending upwards from the ground level of the Waterworks Reserve Area 2 to a height of not less than 5.1 metres from the ground level of the Waterworks Reserve Area 2, and that the design and construction of such building or buildings or structure or structures or any part or parts thereof in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser) will not damage, interfere with or affect the Existing Watermains, the Existing DJ Watermains or the Utility Corridor.

For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Waterworks Reserve Area 2 shall be final and binding on the Purchaser. Notwithstanding the prior written consent and approval of the Water Authority as referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition shall have been obtained, no building or structure or support may be erected or constructed within those portions of the Waterworks Reserve Area 2 which are also within the Edged Green Area or the Road Reserve Area unless such erection or construction is required by the Director or with the prior written approval or consent of the Director in accordance with the provisions under Special Condition No. (2), (4) or (9) of the Land Grant (as the case may be). For the avoidance of doubt, if there exists any inconsistency between the restrictions or requirements stated in sub-clause (b) or (c) of this Special Condition and Special Conditions Nos.(2)(a), (9)(a), (9)(b), (42)(c), (42)(d), (44)(b) and (45)(d) of the Land Grant or any one or more of such Special Conditions, all the restrictions and requirements (in so far as they are applicable to the Waterworks Reserve Area 2) stated in sub-clauses (b) and (c) of this Special Condition and the said Special Conditions Nos.(2)(a), (9)(a), (9)(b), (42)(c), (42)(d), (44)(b) and (45)(d) of the Land Grant shall be observed and complied with by the Purchaser.

- (c) No trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve Area 2. Rigid root barriers shall be constructed with such materials and to such standards, alignment, disposition and design as shall be required or approved by the Water Authority if the clear distance between any trees or shrubs and the Waterworks Reserve Area 2 is not more than 2.5 metres, and the rigid root barriers must extend below the invert level of the Existing Watermains. For the purpose of this sub-clause (c), the decision of the Water Authority as to what constitute "rigid root barriers" and "the invert level of the Existing Watermains" shall be final and binding on the Purchaser.

- (d) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any construction, maintenance, renewal or repair works within or adjacent to the lot to avoid causing any damage, disturbance or obstruction to the Existing Watermains. The Purchaser shall pay to the Government on demand the costs of repair and reinstatement to the Existing Watermains, any valves, valve pits, chambers and the like relating to the Existing Watermains, and any other Government water mains which shall become or may be necessary at any time during the term agreed to be granted by the Land Grant as a result of damage, disturbance or obstruction caused to the Existing Watermains by the Purchaser, his servants, workmen or contractors, and the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage, disturbance or obstruction to the Existing Watermains and the costs of such repair and reinstatement to the Existing Watermains, any valves, valve pits, chambers and the like relating to the Existing Watermains and any other Government water mains, without prejudice to Special Condition No. (39) of the Land Grant.
- (e) The Purchaser shall at all times 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, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof for the purpose of inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Existing Watermains or carrying out any other works which the Water Authority may consider necessary in the Waterworks Reserve Area 2.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing Watermains, the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c) and (d) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (e) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing Watermains; the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c) and (d) of this Special Condition; the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (e) of this Special Condition or anything done or omitted to be done by the Purchaser, his servants, workmen or contractors in connection with any damage to the Existing Watermains.

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

- (a) (i) The Purchaser hereby acknowledges that as at the date of the Land Grant, there are existing drainage facilities (hereinafter referred to as "the Drainage Facilities") running across, through or under such portions of the lot as shown coloured pink hatched black and pink hatched black hatched blue and marked "D.R." on the plan annexed to the Land Grant (hereinafter referred to as "the Drainage Reserve Area").

- (ii) Without prejudice to the generality of the provisions of General Condition No.5 of the Land Grant, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of the Land Grant subject to the presence of the Drainage Facilities, and no objection or claim whatsoever shall be made or raised against the Government by the Purchaser in respect of or on account of the same.

(b) Without prejudice to Special Conditions Nos.(9)(a), (9)(b), (42)(c), (42)(d), (43)(b), (43)(c) and (45)(d) of the Land Grant,

- (i) except with the prior written consent of the Director, no building, structure or support for any building or structure shall be erected within the Drainage Reserve Area; and
- (ii) with the prior written consent of the Director, the Purchaser may erect or construct building or buildings or structure or structures or support or supports for any building or buildings or structure or structures or any part or parts thereof within the Drainage Reserve Area provided that there is a clear air space extending upwards from the ground level of the Drainage Reserve Area to a height of not less than 5.1 metres from the ground level of the Drainage Reserve Area.

For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Drainage Reserve Area shall be final and binding on the Purchaser. Notwithstanding the prior written consent of the Director as referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition shall have been obtained, no building or structure or support may be erected or constructed within those portions of the Drainage Reserve Area which are also within the Road Reserve Area unless such erection or construction is required by the Director or with the prior written approval or consent of the Director in accordance with the provisions under Special Condition No. (9) of the Land Grant. For the avoidance of doubt, if there exists any inconsistency between the restrictions or requirements stated in this sub-clause (b) and Special Conditions Nos.(9)(a), (9)(b), (42)(c), (42)(d), (43)(b), (43)(c) and (45)(d) of the Land Grant or any one or more of such Special Conditions, all the restrictions and requirements (in so far as they are applicable to the Drainage Reserve Area) stated in this sub-clause (b) and the said Special Conditions Nos. (9)(a), (9)(b), (42)(c), (42)(d), (43)(b), (43)(c) and (45)(d) of the Land Grant shall be observed and complied with by the Purchaser.

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

- (d) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clause (c) of this Special Condition, the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the rights conferred under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (e) (i) Subject to the prior written approval of the Director who may give the approval on such terms and conditions as he may at his absolute discretion impose including the payment of any premium and administrative fee as he may require, the Purchaser may at the Purchaser's own expense and in all respects to the satisfaction of the Director carry out such works to divert the Drainage Facilities or any part or parts thereof to such location or locations within or outside the lot and at such levels, with such materials and to such standard, specification and design as may be approved by the Director (hereinafter referred to as "the Diversion Works for the Drainage Facilities"). The Drainage Facilities that have been diverted by the Purchaser with the written approval of the Director together with any part or parts of the Drainage Facilities not so diverted (if any) shall hereinafter collectively be referred to as "the Diverted Drainage Facilities".
- (ii) In the event that any portion or portions of the lot falls or fall within a distance of 3.0 metres measured from the external surfaces of the Diverted Drainage Facilities, such portion or portions of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Drainage Facilities shall form and be regarded as a new drainage reserve area (which area or areas as delineated and specified in a letter or letters from the Director to the Purchaser are hereinafter referred to as "the New Drainage Reserve Area") in substitution of the Drainage Reserve Area, and all references to "the Drainage Reserve Area" shall thereafter be construed as references to "the New Drainage Reserve Area" and all provisions in relation to the Drainage Facilities under this Special Condition shall be construed as references to the Diverted Drainage Facilities.
- (iii) In the event that the Diverted Drainage Facilities are located wholly outside the lot without any portion of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Drainage Facilities, the Drainage Reserve Area shall cease to exist and thereupon the rights and obligations of the Purchaser under this Special Condition shall absolutely cease and determine.
- (f) (i) Other than the carrying out of the Diversion Works for the Drainage Facilities, the Purchaser shall not in any way demolish, damage, remove, interfere with or obstruct or permit or suffer to be demolished, damaged, removed, interfered with or obstructed the Drainage Facilities or any part or parts thereof unless and until the Diverted Drainage Facilities have been put into operation in all respects to the satisfaction of the Director.
- (ii) In the event that the Diverted Drainage Facilities are located wholly within or partly within the lot, upon completion of the Diversion Works for the Drainage Facilities or any part or parts thereof, the Purchaser shall not in any way demolish, damage, remove, divert, relocate, interfere with or obstruct or permit or suffer to be demolished, damaged, diverted, relocated, interfered with or obstructed the Diverted Drainage Facilities or any part or parts thereof.
- (g) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Drainage Facilities or the Diverted Drainage Facilities, the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (e)(i) and (f) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (h) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of the Drainage Facilities or the Diverted Drainage Facilities; the fulfilment or nonfulfilment of any of the Purchaser's obligations under sub-clauses (e)(i) and (f) of this Special Condition; the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the right conferred under sub-clause (c) of this Special Condition or anything done or omitted to be done by the Purchaser, his servants, workmen or contractors in connection with any damage to the Drainage Facilities or the Diverted Drainage Facilities.
- (i) For the purpose of this Special Condition, the decision of the Director as to what constitute the external surfaces of the Diverted Drainage Facilities shall be final and binding on the Purchaser.
40. Special Condition No.(45) of the Land Grant stipulates that:
- (a) The Purchaser hereby acknowledges that as at the date of the Land Grant, there are some existing electricity transmission cables of 11 kilovolts below the ground level of the lot, the Edged Green Area and the adjacent or adjoining Government or leased land, the approximate alignments of which for identification purposes only are shown by red lines on the plan annexed to the Land Grant (hereinafter referred to as "the Cables") and associated cable works, structures, facilities and installations (hereinafter collectively referred to as "the Cable Installations").
- (b) Without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot and the Edged Green Area as existing on the date of the Land Grant subject to the presence of the Cables and the Cable Installations, and no objection or claim whatsoever shall be made or raised against the Government by the Purchaser in respect of or on account of the same.
- (c) The Purchaser shall at his own expense satisfy himself as to the location and extent of the Cables and the Cable Installations and shall not demolish, damage or interfere with or permit or suffer to be demolished, damaged or interfered with in any way the Cables and the Cable Installations or any part or parts thereof. Any demolition or damage of or interference with the Cables or the Cable Installations or any part or parts thereof shall be reinstated, made good or rectified by the CLP Power Hong Kong Limited (hereinafter referred to as "the Power Company") at the cost of the Purchaser. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any demolition or damage of or interference with the Cables or the Cable Installations or any part or parts thereof by the Purchaser, his servants, workmen or contractors.

(d) Without prejudice to Special Conditions Nos.(2)(a), (9)(a), (9)(b),(42)(c), (42)(d), (43)(b), (43)(c) and (44)(b) of the Land Grant,

(i) except with the prior written consent of the Director, no building or structure or support or foundation for any building or structure (other than boundary fences as to which type, design and disposition shall be subject to the prior written approval by the Director) shall be erected or constructed and no tree or shrub shall be planted in those portions of the lot or the Edged Green Area within a distance of 1.5 metres from all directions measured from the centre line of the Cables or from the outer surface of the Cable Installations (hereinafter collectively referred to as “the Cable Reserve Areas”); and

(ii) with the prior written consent of the Director, the Purchaser may erect or construct building or buildings or structure or structures or support or supports for any building or buildings or structure or structures over or above the ground level of the Cable Reserve Areas within the lot on condition that there is a clear air space extending upwards from the ground level of the cable Reserve Areas to a height of not less than 5.1 metres from the ground level of the Cable Reserve Areas.

Notwithstanding the prior written consent of the Director as referred to in sub-clause (d)(ii) of this Special Condition shall have been obtained, no building or structure or support may be erected or constructed within those portions of the Cable Reserve Areas which are also within the Edged Green Area or the Road Reserve Area unless such erection or construction is required by the Director or with the prior written approval or consent of the Director in accordance with the provisions under Special Condition No. (2), (4) or (9) of the Land Grant (as the case may be). For the avoidance of doubt, if there exists any inconsistency between the restrictions or requirements stated in this sub-clause (d) and Special Conditions Nos. (2)(a), (9)(a), (9)(b), (42)(c), (42)(d), (43)(b), (43)(c) and (44)(b) of the Land Grant or any one or more of such Special Conditions, all the restrictions and requirements (in so far as they are applicable to the Cable Reserve Areas) stated in this sub-clause (d) and the said Special Conditions Nos. (2)(a), (9)(a), (9)(b), (42)(c), (42)(d), (43)(b), (43)(c) and (44)(b) hereof shall be observed and complied with by the Purchaser.

(e) Prior to the commencement of any works of any description whatsoever within the Cable Reserve Areas, the Purchaser shall consult the Power Company so as to ensure that any such works will not damage, interfere with or endanger the safe operation and structural integrity of part or parts of the Cables and the Cable Installations (all as to which the decision of the Director shall be conclusive), and if required by the Director, the Purchaser shall, at the Purchaser’s own expense and in all respects to the satisfaction of the Director, take such precautions as may be required by the Power Company to ensure the safe operation and structural integrity of the Cables and the Cable Installations or any part or parts thereof.

(f) The Purchaser shall comply with all Ordinances, bye-laws and regulations for the time being in force and relating to the Cables or the Cable Installations and any amending or replacing legislation thereto.

(g) The Purchaser shall at his own expense comply with all requirements of the Director of Electrical and Mechanical Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or structure or buildings or structures which are connected to or in close proximity with the Cables and the Cable Installations.

(h) (i) For the purpose of carrying out survey, inspection, repair, maintenance, diversion, improvement, replacement, renewal or development works of the Cables and the Cable Installations and carrying out survey, inspection, reinstatement, making good and rectification works under sub-clause (c) of this Special Condition or any other works which the Director may at his absolute discretion consider necessary in the Cable Reserve Areas, the Purchaser shall permit the Director, the Power Company and 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:

(I) the lot or any part thereof and any building or buildings or structure or structures erected or to be erected thereon at all times throughout the term agreed to be granted by the land Grant; and

(II) the Edged Green Area or any part or parts thereof and any structure or structures erected or to be erected thereon at all times while the Purchaser is in possession of the same.

(ii) The Government shall have no responsibility or liability for any loss, damage, nuisance, disturbance or injury whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Cables and the Cable Installations or the exercise by the Director, the Power Company, their officers, contractors, agents, workmen or any other persons authorized by any of them of the right conferred under sub-clause (h)(i) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance, disturbance or injury.

(iii) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses; charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of the Cables and the Cable Installations; any demolition or damage of or interference with the Cables and the Cable Installations or any part or parts thereof by the Purchaser, his employees, contractors, agents or workmen; or the exercise by the Director, the Power Company, their officers, contractors, agents, workmen or any other persons authorized by any of them of the right conferred under sub-clause (h)(i) of this Special Condition.

(i) Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) there are buildings, structures or supports or foundation for any buildings or structures (including boundary fences as may be approved by the Director under sub-clause (d)(i) of this Special Condition) within the Cable Reserve Areas which may obstruct the access to the Cable Reserve Areas for carrying out the works as stipulated in sub-clause (h)(i) of this Special Condition, the Director shall be entitled to call upon the Purchaser by notice in writing, within such time limit as may be specified by the Director at the Purchaser’s own expense and in all respects to the satisfaction of the Director, to demolish or remove such buildings, structures, supports or foundation for any buildings or structures. If the Purchaser shall neglect or fail to comply with such notice within the time limit specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as the Director may at his absolute discretion consider necessary and the Purchaser shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

- (j) For the purpose of this Special Condition, the decision of the Director as to:
- (i) what constitute the ground level of the lot, the Edged Green Area or any adjacent or adjoining Government or leased land referred to in sub-clause (a) of this Special Condition;
 - (ii) what constitute the Cable and the Cable Installations referred to in sub-clause (a) of this Special Condition;
 - (iii) what constitute demolition or damage of and interference with the Cables and the Cable Installations or any part or parts thereof referred to in sub-clause (c) of this Special Condition;
 - (iv) what constitutes the centre line of the Cables or the outer surface of the Cable Installations referred to in sub-clause (d)(i) of this Special Condition;
 - (v) what constitutes the ground level of the Cable Reserve Areas referred to in sub-clause (d)(ii) of this Special Condition;
 - (vi) whether the safe operation or structural integrity of the Cables and the Cable Installations has been or is being damaged, interfered with or endangered referred to in sub-clause (e) of this Special Condition; and
 - (vii) what constitute building or structure or buildings or structures which are connected to or in close proximity with the Cables and the Cable Installations referred to in sub-clause (g) of this Special Condition,

shall be final and binding on the Purchaser.

- (k) In the event that the Cables and the Cable Installations are diverted outside the lot or to such location or locations within the lot or removed from the lot or abandoned in all respects to the satisfaction of the Director, the Purchaser may apply to the Director for the release of restrictions and obligations under this Special Condition. In considering such application, the Director may impose any terms and conditions (including payment of any premium and administrative fee) as he sees fit at his sole discretion.

41. Special Condition Nos.(46)(a) to (g) of the Land Grant stipulates that:

- (a) Subject to the recommendations contained in the SIA (as defined in and approved by the Director of Environmental Protection under Special Condition No. (47)(a) of the Land Grant), the Purchaser shall at his own expense construct and provide sewerage treatment works and disposal facilities to serve the lot (hereinafter referred to as “the Sewerage Treatment Works and Disposal Facilities”) at such locations within the lot, with such materials and to such standards in all respects to the satisfaction of the Director of Environmental Protection. The Purchaser shall thereafter at his own expense operate, maintain and repair the Sewerage Treatment Works and Disposal Facilities to the satisfaction of the Director of Environmental Protection.
- (b) Notwithstanding Special Condition No. (40)(b) of the Land Grant, when Government sewers are laid, commissioned and made available in the vicinity of the lot in the future and upon the Director of Environmental Protection serving a written notice to the Purchaser, the Purchaser shall at his own expense and within such time limit as may be stipulated in such written notice connect the Sewerage Treatment Works and Disposal

Facilities to the Government sewers or alter the sewers or construct new sewers within the lot or both in such manner, with such materials and to such standards in all respects to the satisfaction of the Director of Environmental Protection for the purpose of discharging the sewage arising from the lot to the Government sewers. In the event that any sewers are altered or new sewers are constructed within the lot in accordance with this sub-clause (b) for connection to the Government sewers, the Purchaser shall at his own expense maintain and repair the said altered sewers or new sewers to the satisfaction of the Director.

- (c) The Purchaser shall, after completion of the works for connecting the sewers within the lot to the Government sewers as referred to in sub-clause (b) of this Special Condition and Special Condition No. (40)(b) of the Land Grant, upon the request of the Director of Environmental Protection, demolish and remove at the Purchaser’s own expense the Sewerage Treatment Works and Disposal Facilities or any part or parts thereof in all respects to the satisfaction of the Director of Environmental Protection.
- (d) Notwithstanding anything contained in these Conditions, the Government is under no obligation and gives no warranty, implied or express, whatsoever as to the laying, commissioning or otherwise making available of any Government sewers in the vicinity of the lot or as to the time when the same will be laid, commissioned or made available.
- (e) Prior to the completion of the demolition and removal of the Sewerage Treatment Works and Disposal Facilities or any part or parts thereof in accordance with sub-clause (c) of this Special Condition, the Purchaser shall at all times permit the Government, the Director of Environmental Protection and his officers, contractors, agents, workmen and any persons authorized by the Director of Environmental Protection, 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 and any building or buildings erected or to be erected thereon for the purpose of inspecting, sampling, testing, gauging, making measurements and taking records of the Sewerage Treatment Works and Disposal Facilities and inspecting and checking the connection of the Sewerage Treatment Works and Disposal Facilities to the Government sewers or the alteration or construction of sewers for connection to the Government sewers in accordance with sub-clause (b) of this Special Condition and the demolition and removal of the Sewerage Treatment Works and Disposal Facilities or any part or parts thereof in accordance with sub-clause (c) of this Special Condition.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clauses (a), (b) and (c) of this Special Condition or the exercise by the Government, the Director of Environmental Protection, his officers, contractors, agents, workmen or any persons authorized by the Director of Environmental Protection of the right conferred under sub-clause (e) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clauses (a), (b) and (c) of this Special Condition or the exercise by the Government, the Director of Environmental Protection, his officers, contractor, agents, workmen or any persons authorized by the Director of Environmental Protection of the rights conferred under sub-clause (e) of this Special Condition.

42. Special Condition No.(47) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as "SIA") on and associated with the development of the lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than the works as referred to in Special Condition No. (9) (b) of the Land Grant and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.
- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

43. Special Condition No.(48) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (hereinafter referred to as "the DIA") on and associated with the development of the lot containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services carry out and implement the recommendations contained in the DIA as approved by the Director of Drainage Services under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Drainage Services.
- (c) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works shall be commenced on the lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services under sub-clause (a) of this Special Condition.
- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the DIA as approved by the Director of Drainage Services under subclause (a) of this Special Condition in all respects to the satisfaction of the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

44. Special Condition No.(49) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as "the NIA") on and associated with the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works (hereafter collectively referred to as "Noise Mitigation Measures").
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under sub-clause (a) of this Special Condition (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.
- (c) No building works (other than the works as referred to in Special Condition No. (9)(b) of the Land Grant, the construction of the Utility Corridor, the Diversion Works for the Drainage Facilities and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director under sub-clause (a) of this Special Condition.
- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the Approved Noise Mitigation Measures in all

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respects to the satisfaction of the Director. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

45. Special Condition No.(50) of the Land Grant stipulates that:

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, written agreement of the C for T on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than as noise barrier, and except with the prior written consent of the Director, the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;
- (f) subject to the prior written approval of the Director, the Purchaser and his contractors, agents, workmen and any persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under this Special Condition in relation to the part or parts of the Noise Barrier projecting over the Government land;
- (g) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, presence, inspection, repair, maintenance, cleaning, renewal, alteration, replacement, use, demolition or removal of the Noise Barrier or any part or parts thereof or the addition or attachment to the Noise Barrier or any part or parts thereof;
- (h) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove any part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (i) in the event of the non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Government may carry out the necessary works and the Purchaser shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser;
- (j) the Purchaser shall at all times permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director 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 or buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;
- (k) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, the carrying out of any works by the Government under sub-clause (i) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the right conferred under sub-clause (j) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance; and
- (l) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, the carrying out of the works by the Government under sub-clause (i) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the rights conferred under sub-clause (j) of this Special Condition.

46. Special Condition No.(51) of the Land Grant stipulates that:

- (a) The Purchaser hereby acknowledges that as at the date of the Land Grant, there are in existence the following installations (hereinafter collectively referred to as "the Towngas Installations"):
 - (i) a high pressure town gas pipeline running along Castle Peak Road - Kwu Tung to the north of the lot, the approximate alignment of which is shown by an orange line on the plan annexed to the Land Grant; and

- (ii) the Towngas Fanling West Offtake Station erected on all that piece or parcel of ground now known and registered in the Land Registry as Lot No. 3959 in Demarcation District No. 91 to the north of the lot.
- (b) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services submit or cause to be submitted to the Director of Electrical and Mechanical Services for his approval in writing a quantitative risk assessment (hereinafter referred to as "the QRA") containing, among others, such information and particulars as the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risks posed by the Towngas Installations to the lot and the development thereon and such other piece or pieces of land as the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director of Electrical and Mechanical Services shall be final and binding on the Purchaser) (such other piece or pieces of land are hereinafter collectively referred to as "the Land") and recommendations for mitigation measures, protection works and other measures and works to be carried out and implemented within the lot (hereinafter collectively referred to as "the Risk Mitigation Measures") to enable and ensure that the risks posed by the Towngas Installations to the lot, the development thereon and the Land comply with the Risk Guidelines as described in Section 4.4, Chapter 12 of the Hong Kong Planning Standards and Guidelines and any amending provisions issued by the Planning Department as adopted to assess the off-site risk levels of Potentially Hazardous Installations, and any other requirements as specified by the Director of Electrical and Mechanical Services.
- (c) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures contained in the QRA as approved by the Director of Electrical and Mechanical Services under sub-clause (b) of this Special Condition (hereinafter referred to as "the Approved Risk Mitigation Measures") in all respects to the satisfaction of the Director of Electrical and Mechanical Services. The Purchaser shall thereafter at all times throughout the term agreed to be granted by the Land Grant, at his own expense maintain all the structures and facilities that are constructed or installed to implement the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director of Electrical and Mechanical Services.
- (d) No building works (other than the works as referred to in Special Condition No. (9)(b) of the Land Grant, the construction of the Utility Corridor, the Diversion Works for the Drainage Facilities and site formation works) shall be commenced on the lot or any part thereof until the QRA shall have been approved in writing by the Director of Electrical and Mechanical Services under sub-clause (b) of this Special Condition.
- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director of Electrical and Mechanical Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or nonfulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

47. Special Condition No.(52) of the Land Grant stipulates that:

- (a) The Purchaser shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his approval in writing an air quality impact assessment (hereinafter referred to as "the Air Quality Impact Assessment") on and associated with the development of the lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse air quality impacts from the nearby sources such as vehicle emissions from nearby roads, and recommendations for mitigation measures, improvement works and other measures and works to comply with the Air Quality Objectives as stipulated in the Air Pollution Control Ordinance, any regulations made thereunder and any amending legislation.
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection.
- (c) No building works (other than the works as referred to in Special Condition No. (9)(b) of the Land Grant, the construction of the Utility Corridor, the Diversion Works for the Drainage Facilities and site formation works) shall be commenced on the lot or any part thereof until the Air Quality Impact Assessment shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.
- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

48. Special Condition No.(53) of the Land Grant stipulates that:

- (a) The Purchaser shall on or before the 31st day of March, 2027 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority 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.

- (b) The Purchaser 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 Purchaser 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 Purchaser), 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 Purchaser, at the Purchaser’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 any of the Purchaser’s obligations under sub-clauses (a), (d) and (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser 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 Purchaser.
- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Purchaser 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 Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall at all times throughout the term agreed to be granted by the Land Grant 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, 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 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 Purchaser 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 shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition.

49. Special Condition No.(54) of the Land Grant stipulates that:

Wherever in these Conditions it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Purchaser or on the failure of the Purchaser to carry out such works or otherwise) at the cost of the Purchaser or that the Purchaser shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

15 批地文件的摘要 SUMMARY OF LAND GRANT

50. Special Condition No.(56) 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.

Remarks:

1. Unless otherwise specified, all terms and expressions used in this Summary of Land Grant section shall have the same meanings as ascribed to them in the Land Grant.
2. 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.

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

1. 描述

- (a) 批地文件特別條款第(2)(a)(i)條提述的綠邊範圍及構築物。
- (b) 批地文件特別條款第(9)條提述的道路專用範圍及道路專用範圍構築物。
- (c) 批地文件特別條款第(42)(c)條提述的公用事業走廊。
- (d) 批地文件特別條款第(53)(c)條提述的獲批准自動讀錶外站。

2. 公眾的使用權

- (a) 公眾有權按照批地文件使用綠邊範圍及構築物和道路專用範圍及道路專用範圍構築物。
- (b) 《一手住宅物業銷售條例》(第621章)附表1第1部第16(4)條不適用於公用事業走廊及獲批准自動讀錶外站。

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

- (a) 批地文件特別條款第(2)(a)(i)條提述的綠邊範圍及構築物(直至綠邊範圍的管有權按批地文件特別條款第(3)條交還給政府)。
- (b) 批地文件特別條款第(9)條提述的道路專用範圍及道路專用範圍構築物(直至道路專用範圍按批地文件特別條款第(9)(g)(ii)條交還予政府)。

2. 公眾的使用權

公眾有權按照批地文件使用綠邊範圍及構築物和道路專用範圍及道路專用範圍構築物。

3. 道路專用範圍及道路專用範圍構築物，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，直至其管有權已根據批地文件特別條款第(9)(g)(ii)條交還政府為止。《一手住宅物業銷售條例》(第621章)附表1第1部第16(5)(a)條不適用於綠邊範圍及構築物。

4. 該等擁有人按規定須以有關住宅物業分攤的管理開支比例，應付管理、營運或維持道路專用範圍及道路專用範圍構築物的部分開支，直至其管有權已根據批地文件特別條款第(9)(g)(ii)條交還政府為止。《一手住宅物業銷售條例》(第621章)附表1第1部第16(5)(b)條不適用於綠邊範圍及構築物。

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

不適用

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

不適用

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節末附錄的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

1. 綠邊範圍及構築物

批地文件特別條款第(2)條：

(a) 買方須：

- (i) 於2024年3月31日或署長批准的其他日期或之前，自費根據署長所批准的形式、材料、標準、水平、定線和設計，並在所有方面令署長滿意下：

(I) 鋪設及構建於批地文件所夾附圖則上以綠邊顯示的未來公共道路的該等部分(下稱「綠邊範圍」)；

(II) 在綠邊範圍內提供及建造署長可全權酌情要求的行人過路處、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人道、道路或其他構築物(以下統稱為「構築物」)；及

(III) 在粉錦公路與青山公路—古洞段交界或其鄰近地方提供署長可全權酌情要求的該等道路標記

以便建築物、車輛和行人交通可以於綠邊範圍上進行；

- (ii) 於2024年3月31日或署長批准的其他日期或之前，自費在綠邊範圍鋪設路面、路緣及渠道並提供署長可全權酌情要求的集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意；及

- (iii) 自費保養綠邊範圍連同構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、有水附管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意，直至綠邊範圍的管有權按照批地文件特別條款第(3)條交還。

- (b) 如果買方未能在本特別條款第(a)款指明的日期或署長可能批准的其他日期或之前履行上述條款的責任，政府可進行必要的工程，費用由買方負責，買方須應要求向政府支付金額相等於該等工程費用的款項，該金額由署長決定，其決定為最終決定且對買方具有約束力。

- (c) 政府毋須就買方履行或不履行本特別條款第(a)款的責任，或政府行使本特別條款第(b)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

- (d) 買方須就買方履行或不履行本特別條款第(a)款的責任，或政府行使本特別條款第(b)款的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

批地文件特別條款第(3)條：

僅為了進行批地文件特別條款第(2)條指明的工程之目的而言，買方須在批地文件簽立之日被授予綠邊範圍的管有權。綠邊範圍須於2024年3月31日或署長批准的其他日期或之前交還予政府。買方須在其管有綠邊範圍的所有合理時間內准許所有政府、公共車輛及行人交通自由出入綠邊範圍，並確保該項進出的權利不受進行的工程干擾或阻礙，不論有關工程是否依據批地文件特別條款第(2)條進行。

批地文件特別條款第(4)條：

未經署長事先書面同意，買方不得使用綠邊範圍作儲物用途，或在該處搭建任何臨時構築物，又或用作批地文件特別條款第(2)、(42)、(43)及(45)條訂明的工程以外的任何其他用途。

批地文件特別條款第(5)條：

(a) 買方須在其管有綠邊範圍期間的所有合理時間：

- (i) 允許政府、署長及其人員、承辦商、代理、工人和任何獲署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便視察、檢查及監督根據批地文件特別條款第(2)(a)條進行的工程（批地文件特別條款第(2)(a)(i)(III)條除外），及進行、視察、檢查及監督批地文件特別條款第(2)(b)條規定的工程及任何其他署長認為有必要在綠邊範圍內進行的工程；
- (ii) 允許政府和獲政府授權的相關公用事業公司在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便在綠邊範圍或任何毗連土地之內、之上或之下進行任何工程或實施其他用途，包括但不限於鋪設及日後保養所有水管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或處所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備，而買方須在任何有關上述於綠邊範圍或任何毗連土地內進行的工程的所有事項上完全配合政府和獲政府授權的相關公用事業公司；及
- (iii) 允許水務監督的人員和獲水務監督授權的任何人士在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段及綠邊範圍，以便在綠邊範圍內進行有關任何水務裝置的運作、保養、維修、更換及改動的任何工程。且就該等條款之目的而言，「水務監督」須按《水務設施條例》、其下的任何規例及任何修訂法例（下稱「《水務設施條例》」）中的定義。

(b) 政府毋須就買方履行或不履行本特別條款第(a)款的責任，或政府、署長、其人員、承辦商、代理、工人、水務監督的人員或相關的公用事業公司或任何根據本特別條款第(a)款獲授權的人士行使其被授予的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損壞、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(c) 買方須就買方履行或不履行本特別條款第(a)款的責任，或政府、署長、其人員、承辦商、代理、工人、水務監督的人員或相關的公用事業公司或任何根據本特別條款第(a)款獲授權的人士行使其被授予的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

2. 道路專用範圍及道路專用範圍構築物

批地文件特別條款第(9)條：

(a) 在不損害批地文件特別條款第(42)(d)、(43)(b)、(43)(c)、(44)(b)及(45)(d)條的原則下，除非事先獲署長書面同意，不得在批地文件所夾附圖則上以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的範圍（下稱「道路專用範圍」）內建立、建造或放置建築物或構築物或任何建築物或構築物的支撐（根據本特別條款第(b)款建立或建造的構築物除外）。

(b) 買方須：

(i) 於2024年3月31日或署長批准的其他日期或之前，自費根據署長所批准的形式、材料、標準、水平、定線和設計，並在所有方面令署長滿意下：

(I) 鋪設及構建道路專用範圍；及

(II) 在道路專用範圍內提供及建造署長可全權酌情要求的暗渠、污水渠、排水渠、行人道及該等其他構築物（以下統稱為「道路專用範圍構築物」）

以便建築物及行人交通可以於道路專用範圍上進行；

(ii) 於2024年3月31日或署長批准的其他日期或之前，自費在道路專用範圍鋪設路面、路緣及渠道並在該範圍提供署長可全權酌情要求的集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意；及

(iii) 自費保養道路專用範圍連同道路專用範圍構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使署長滿意，直至道路專用範圍按照本特別條款第(g)(ii)款交還予政府。

(c) 如果買方未能在本特別條款第(b)款指明的日期或署長可能批准的其他日期或之前履行上述條款的責任，政府可進行必要的工程，費用由買方負責，買方須應要求向政府支付金額相等於該等工程費用的款項，該金額由署長決定，其決定為最終決定且對買方具有約束力。

(d) 政府毋須就買方履行或不履行本特別條款第(b)款的責任，或政府行使本特別條款第(c)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。

(e) 買方須就買方履行或不履行本特別條款第(b)款的責任，或政府行使本特別條款第(c)款的權利，所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

(f) 買方須在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前的所有合理時間允許政府、署長、其人員、承辦商、工人、代理和任何獲署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該地段包括道路專用範圍，以便視察、檢查及監督根據本特別條款第(b)款進行的工程，及進行、視察、檢查及監督本特別條款第(c)款下的工程及任何其他署長認為有必要在道路專用範圍內進行的工程；

(g) 儘管批地文件特別條款第(19)及(22)條有所規定：

(i) 在道路專用範圍根據本特別條款第(g)(ii)款交還之前，買方須應署長要求，及在任何情況下不遲於2024年3月31日，自費按署長規定或批准的形式及條款，以分割契據的方式將道路專用範圍分割。買方須自費在土地註冊處將該分割契據註冊，且在該項註冊之前，不得進行任何影響該地段或其任何部份或在該地段或其任何部份已建或擬建的任何建築

物或其任何部份的交易（根據批地文件特別條款第(19)(d)條進行的建築按揭或其他署長批准的交易除外）；

- (ii) 買方須在署長要求的任何時候自費交還與移交道路專用範圍的空置管有權連同道路專用範圍構築物以及本特別條款第(b)(iii)條所述署長可全權酌情指定的所有構築物、路面、集水溝、污水渠、排水渠、消防柱、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，惟根據本特別條款第(a)款獲署長事先書面同意而建立或建造的構築物除外，但上述交還不帶任何產權負擔且政府毋須支付任何代價、付款或補償予買方，前提是政府沒有責任應買方的要求接收交還道路專用範圍，惟可在他認為合適時收回。為該目的，買方須按署長批准或要求的形式及條款自費簽訂交還契據和任何其他必要文件；及
- (iii) 在根據本特別條款第(g)(ii)款交還道路專用範圍予政府之前，買方不得轉讓、按揭、抵押、轉租、分租、放棄管有或以其他形式處理該地段或其中任何部分或其中任何權益或在其上的任何建築物或任何建築物之部分或使其承受產權負擔或訂立上述行為的任何協議，除非及直至買方已根據本特別條款第(g)(i)款自費將道路專用範圍從該地段分割，使署長滿意。但是本特別條款第(g)(iii)款不適用於批地文件特別條款第(19)(d)條所述的建築按揭或署長可能批准的其他交易。
- (h) (i) 買方不得將道路專用範圍或其任何部分作任何用途，除非：
 - (I) 進行批地文件特別條款第(44)(e)(i)條所述的渠務設施改道工程；
 - (II) 本特別條款指定的用途；
 - (III) 根據本特別條款第(h)(ii)款用作步行或乘坐輪椅通過的公共行人通道；及
 - (IV) 署長可全權酌情批准的其他用途。

不得在道路專用範圍或其任何部份存放或停泊任何貨物或車輛。
- (ii) 買方須在根據本特別條款第(b)(i)及(b)(ii)款所述的工程竣工並使署長滿意後及在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前准許政府及所有公眾人士為了一切合法目的在白天及晚上的所有時間自由地且免費徒步或乘坐輪椅進出、經過或通過道路專用範圍。
- (iii) 政府毋須就買方履行或不履行本特別條款第(h)(ii)款的責任，或政府、署長、其人員、承辦商、代理、工人或任何獲署長授權之人士行使本特別條款(f)款的權利，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (i) 特此明文同意、聲明及規定，本特別條款第(h)(ii)款對買方施加的責任並非意指買方擬撥出，亦不等同於政府同意撥出道路專用範圍或其任何部份的通過權予公眾。
- (j) 特此明文同意與聲明，不得因本特別條款第(h)(ii)款規定買方的責任而預期或申索任何關於額外上蓋面積或地積比的優惠或權利，不論是否根據《建築物（規劃）規例》第22(1)條、對其的任何修訂、代替條文或其他規定（下稱「建築物（規劃）規例」）。為免存疑，買方明文放棄按建築物（規劃）規例第22(1)條申索額外上蓋面積或地積比的任何優惠或權利。
- (k) 特此又明文同意與聲明，不得因本特別條款第(g)(ii)款規定買方的責任而預期或申索任何關於額外上蓋面積或地積比的優惠或權利，不論是否根據建築物（規劃）規例第22(2)條。為免存疑，買方明文放棄按建築物（規劃）規例第22(2)條申索額外上蓋面積或地積比的任何優惠或權利。

- (l) 買方同意並接受在按本特別條款第(g)(ii)款交還道路專用範圍後，因為該地段的面積減少或其他原因，在開發或重建該地段或其中任何部分時，他可能無法取得批地文件特別條款第(8)(c)條准許的最大總樓面面積。政府對此沒有責任且買方不得對未能取得批地文件特別條件第(8)(c)條准許的最大總樓面面積向政府要求補償或退還地價或其他索求。
- (m) 如取得署長根據本特別條款第(a)款給予的事先書面同意後建立或建造任何建築物或構築物或任何建築物或構築物的支撐（下稱「核准構築物」），買方同意：
 - (i) 除非事先取得署長書面同意，不得更改、修改或加建（不論是否經由建築事務監督根據《建築物條例》批核）核准構築物或其任何部分，且就此等條款之目的而言，「建築事務監督」的定義見《建築物條例》；
 - (ii) 不論在道路專用範圍根據本特別條款第(g)(ii)款交還予政府之前或之後，政府均毋須就核准構築物直接或間接引起或附帶引起而對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償；
 - (iii) 在不損害政府擁有的任何其他權利的原則下，署長可隨時全權酌情向買方送達不少於三(3)個曆月的書面通知，要求買方拆除和清拆核准構築物或其中署長指定的任何部分，且署長不需給出原因。政府毋須就拆除和清拆核准構築物或其任何部分，所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償；
 - (iv) 時刻自費保養（包括所有必要的修理、清潔及署長可能要求的任何其他工程）核准構築物，以保持其狀況良好及修繕妥當，全面令署長滿意，直至核准構築物拆卸或清拆為止；及
 - (v) 買方須就於核准構築物的豎立、存在、拆除或清拆，或核准構築物的狀態及情況，或核准構築物失修或缺乏保養，或任何其他有關核准構築物的方面直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

3. 公用事業走廊

批地文件特別條款第(42)(c)、(42)(e)、(42)(f)、(42)(h)及(42)(i)條：

- (c) 為保護及維護現存東江水管的運作及修葺，買方須於2027年3月31日或署長批准的其他日期或之前，自費根據水務監督所要求或批准的材料、標準、水平、定線、佈局和設計，並在所有方面令水務監督滿意下在該地段於批地文件所夾附的圖則上兩條藍色虛線之間以粉紅色及粉紅色間黑斜線顯示並標示“7.6m WWR”的該等部分（下稱「公用事業走廊範圍」）內建造、提供及其後保養一條公用事業走廊（下稱「公用事業走廊」）。公用事業走廊須：
 - (i) 從現存東江水管外表面兩側量度，最小內部淨闊度為800毫米；
 - (ii) 頂部設有可移動上蓋，且該可移動上蓋與現存東江水管拱頂之間的最小淨空高度為800毫米；及
 - (iii) 將現存東江水管的整體部分圍封於公用事業走廊範圍內。

就本特別條款之目的，水務監督對公用事業走廊是否遵從本特別條款第(c)(i)、(c)(ii)及(c)(iii)款之決定為最終決定並對買方具有約束力。為免存疑，買方毋須在道路專用範圍及綠邊範圍建造公用事業走廊。

- (e) 為了保護現存東江水管及公用事業走廊，未經水務監督預先書面同意，不得在該地段和綠邊範圍上進行爆破或打樁工程。
- (f) 買方須於任何時候，特別是在該地段內或毗鄰地方進行建造、保養、更新或維修工程時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對現存東江水管及公用事業走廊造成任何損壞、干擾或阻礙。倘若在批地文件同意授予的年期期間任何時候，買方、其傭工、工人或承辦商對現存東江水管或公用事業走廊造成損壞、干擾或阻礙，買方須在政府要求時向政府繳交維修及修復現存東江水管，公用事業走廊，與現存東江水管或公用事業走廊相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用，若該等維修或修復是必需的或將會是必需的。在不損害批地文件特別條款第(39)條的原則下，買方亦須就現存東江水管或公用事業走廊的任何損壞、干擾或阻礙，及此等維修及修復現存東江水管，公用事業走廊，與現存東江水管或公用事業走廊相關的任何閘、閘井或閘室及類似物件及任何其他政府水管的費用所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。
- (h) 政府毋須就現存東江水管的存在，買方履行或不履行本特別條款第(b)、(c)、(d)及(f)款的責任或水務監督、其人員、承辦商、代理、它或他們的工人及任何獲水務監督授權的人士行使本特別條款(g)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (i) 買方須就現存東江水管的存在；買方履行或不履行本特別條款第(b)、(c)、(d)及(f)款的責任；水務監督、其人員、承辦商、代理、其工人及任何獲水務監督授權的人士行使本特別條款(g)款的權利或任何買方、其傭工、工人或承辦商關於現存東江水管或公用事業走廊的損壞的作為或不作為所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

4. 獲批准自動讀錶外站

批地文件特別條款第(53)條：

- (a) 買方須在2027年3月31日或署長批准的其他日期或之前，根據本特別條款第(b)款提述的獲批准「自動讀錶外站建議書」和《水務設施條例》，自費以各方面均令水務監督滿意的方式，在該地段或其任何部份或在任何建於或擬建於其上的一座或多座建築物內提供並安裝水務監督全權酌情要求的一個或多個外站連同設施及配套設備，以作食水供應自動讀錶用途(上述該或該等外站連同設施及配套設備以下統稱為「自動讀錶外站」)。
- (b) 買方須自費以各方面均令水務監督滿意的方式向水務監督提交或促使他人提交為提供及安裝自動讀錶外站而擬備的建議書(下稱「自動讀錶外站建議書」)供水務監督書面批准，當中須載有(除其他事項外)水務監督可全權酌情要求的該等資料及詳情，包括但不限於：
- (i) 一份顯示自動讀錶外站位置的布局圖；
- (ii) 為建造自動讀錶外站的設計、佈局及設施的詳情；及
- (iii) 被指定或將被指定用作容納自動讀錶外站及方便視察及保養自動讀錶外站而提供的範圍或空間之詳情。
- (c) 在水務監督根據本特別條款第(b)款對自動讀錶外站建議書作出書面批准之前，不得在該地段上展開提供或安裝自動讀錶外站的工程。根據在本特別條款第(b)款下獲批的自動讀錶外站建議書所安裝的自動讀錶外站於以下稱為「獲批准自動讀錶外站」。

- (d) 買方須自費以各方面均令水務監督滿意的方式運作、保養及維修獲批准自動讀錶外站，使其處於修繕妥當及運作良好的狀態，直至獲批准自動讀錶外站按本特別條款第(g)款交付予水務監督為止。
- (e) 在為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間上、上方、之上、下、之下或之內，不得建立或放置任何可能妨礙或干擾對獲批准自動讀錶外站作出視察、檢查、運作、保養、維修、更新、拆卸、移除、更換及重新配置的構築物、物件或物料(不論性質為何)。倘若水務監督認為(其意見為最終意見，並對買方具約束力)在為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間上、上方、之上、下、之下或之內建立或放置了有可能妨礙或干擾對獲批准自動讀錶外站作出視察、檢查、運作、保養、維修、更新、拆卸、移除、更換或重新配置的構築物、物件或物料，水務監督有權以書面通知要求買方自費以各方面均令水務監督滿意的方式在通知書訂明的限期內拆卸或移除該等構築物、物件或物料，並恢復為容納獲批准自動讀錶外站及方便其視察及保養而提供的範圍或空間的原狀。
- (f) 如買方沒有履行其本特別條款第(a)、(d)及(e)款的任何責任，水務監督可進行必須的工程，費用由買方承擔，買方須按要求向水務監督支付該等工程的費用，該金額由水務監督決定，其決定為最終決定，並對買方具有約束力。
- (g) 買方須應要求將獲批准自動讀錶外站或其中任何被要求的部分在水務監督以書面指明的日期交付予水務監督，及在任何情況下，獲批准自動讀錶外站須於署長發信表明此等條款已被遵從並使其滿意之日，被視為已由買方交付予水務監督。
- (h) 買方須在批地文件同意授予的年期的所有時間允許水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士，不論是否備有工具、設備、機械、機器或汽車，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分及任何該地段已建或擬建的建築物，以達至以下目的：
- (i) 視察、檢查及監管買方根據本特別條款第(a)、(d)及(e)款而須進行的任何工程；
- (ii) 根據本特別條款第(f)款進行任何工程；及
- (iii) 在獲批准自動讀錶外站或其中任何部份根據本特別條款第(g)款交付予水務監督之後，視察、檢查、運作、保養、維修、更新、拆卸、移除、更換及重新配置獲批准自動讀錶外站或其中任何部份及水務監督認為必須的任何其他工程。
- (i) 政府毋須就買方履行或不履行本特別條款第(a)、(d)及(e)款的責任或水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士行使本特別條款第(f)及(h)款的權利所直接或間接地引起或附帶引起或與之相關的對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且買方不得就任何該等損失、損害、滋擾或干擾向政府提出任何形式的索償。
- (j) 買方須就買方履行或不履行本特別條款第(a)、(d)及(e)款的責任或水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士行使本特別條款第(f)及(h)款的權利所直接或間接地引起或與之相關的一切不論任何性質的責任、索償、損失、損害、費用、收費、開支、要求、訴訟及司法程序，向政府作出彌償，並使政府持續得到彌償。

註：

- 除另有註明外，此部分內使用的所有詞語和詞句具有批地文件所賦予相同的含意。
- 請參閱批地文件以了解全部詳情。批地文件的文本在售樓處的開放時間內可供免費查閱，並可在支付所需的影印費用後獲取副本。

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

備註：除另有註明外，以下的專有詞語具有發展項目之公契及管理協議（下稱「公契」）所賦予相同的含意。

1. 綠邊範圍及構築物

公契第I章：

“在公契中，除非上下文義另有要求或准許，下列字詞具有以下界定的意義：

...

「綠邊範圍」政府批地文件特別條款第(2)(a)(i)(I)條所述的綠邊範圍。”

公契第IV章C部分第3條：

“根據政府批地文件特別條款第(5)(a)條，直至綠邊範圍的管有權交還予政府，業主須在所有合理時間：-

- (i) 允許政府、地政總署署長及其人員、承辦商、代理、工人和任何獲地政總署署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該土地及綠邊範圍，以便視察、檢查及監督根據政府批地文件特別條款第(2)(a)條進行的工程(政府批地文件特別條款第(2)(a)(i)(III)條除外)，及進行、視察、檢查及監督政府批地文件特別條款第(2)(b)條規定的工程及任何其他地政總署署長認為有必要在綠邊範圍內進行的工程；
- (ii) 允許政府和獲政府授權的相關公用事業公司在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該土地及綠邊範圍，以便在綠邊範圍或任何毗連土地之內、之上或之下進行任何工程或實施其他用途，包括但不限於鋪設及日後保養所有水管、電線、管道、電纜槽及擬為該土地或任何毗連或毗鄰土地或處所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備，而業主須在任何有關上述於綠邊範圍或任何毗連土地內進行的工程的所有事項上完全配合政府和獲政府授權的相關公用事業公司；及
- (iii) 允許水務監督的人員和獲其授權的任何人士在其要求時，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該土地及綠邊範圍，以便在綠邊範圍內進行有關任何水務裝置的運作、保養、維修、更換及改動的任何工程。”

公契第IV章C部分第8條：

“根據政府批地文件特別條款第(45)(h)(i)條，就於電纜專用範圍進行電纜及電纜裝置的檢驗、視察、維修、保養、改道、提升、替換、更新及發展工程及根據政府批地文件特別條款第(45)(c)條進行檢驗、視察、修復、彌補及補救工程或任何地政總署署長全權酌情認為必要的任何其他工程之目的而言，業主須允許地政總署署長、中華電力有限公司及他們的人員、承辦商、代理、工人及任何獲他們當中任意一方授權的人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過(i) (在政府批地文件同意授予整個年期的所有時間)該土地或其任何部份或任何在該土地上建立或擬建立的一座或多座建築物或構築物；及(ii) (在所有時間直至綠邊範圍的管有權交還予政府) 綠邊範圍或其任何部份或任何在其上建立或擬建立的一座或多座構築物。

公契第VI章B部分第1(ab)及1(ca)條：

“管理人須以適當的方式並按照公契管理該土地及發展項目，包括但不限於公用地方及設施。除公契中另行明示規定者外，管理人須負責、並且擁有完全且不受限制的授權，進行適當管理該土地及發展項目所必需或必要的一切作為及事宜。在不以任何方式限制前文的一般適用範圍下，管理人擁有下列權力及責任：

...

(ab)代表業主與政府或任何公用事業或其它主管機構或任何其他人士洽商處理以任何方式與該土地及發展項目或公用地方及設施或綠邊範圍及綠邊範圍構築物(直至綠邊範圍管有權交還予政府) 相關的一切事宜。在任何該等事宜的處理過程中管理人所採用的任何政策、作出的任何決定、採取的任何行動，只要不違反公契及政府批地文件及/或任何法例或政府立法或規例或者與其衝突，便對全體業主具有約束力。

...

(ca)根據政府批地文件保養綠邊範圍連同綠邊範圍構築物及所有在綠邊範圍之上或之內建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械，使地政總署署長滿意，直至綠邊範圍或其任何部份的管有權交還予政府。”

公契第VI章D部分第3(p)條：

“管理預算中的管理開支，須包括但不限於下列各項：

...

(p) 根據政府批地文件特別條款第(2)(a)(iii)條以令地政總署署長滿意的方式保養綠邊範圍、綠邊範圍構築物及所有在其上或其內建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、附有水管連接至總水喉管的消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械(直至綠邊範圍管有權交還予政府)的費用”

公契第VI章D部分第4(i)條：

“每份年度管理預算須劃分為下列部分：

(i) A部分將涵蓋管理人認為歸屬管理與保養發展項目公用地方及發展項目公用設施及綠邊範圍及綠邊範圍構築物(直至綠邊範圍的管有權交回政府)、斜坡及護土牆(如有)及政府批地文件要求業主須保養的該土地及發展項目之內或之外的任何地方或設施或供所有業主享用的預計管理開支(不包括管理預算B部分及C部分涵蓋的預計管理開支)”

2. 道路專用範圍及道路專用範圍構築物

公契第I章：

“在公契中，除非上下文義另有要求或准許，下列字詞具有以下界定的意義：

...

「道路專用範圍」政府批地文件特別條款第(9)(a)條所述於政府批地文件所夾附圖則上以粉紅色間藍斜線及粉紅色間黑斜線間藍斜線顯示的範圍。

「道路專用範圍構築物」根據政府批地文件特別條款第(9)(b)(i)(II)條提供及建造的暗渠、污水渠、排水渠、行人道及該等其他構築物和道路專用範圍上及內建造、安裝及提供的所有構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、街道照明、交通標誌、街道設施、道路標記及機械。”

公契第IV章C部分第4條：

“根據政府批地文件特別條款第(9)(f)條，業主須在道路專用範圍根據政府批地文件特別條款第(9)(g)(ii)條交還予政府之前的所有合理時間允許政府、地政總署署長、其人員、承辦商、工人、代理和任何獲地政總署署長授權之人士，不論是否備有工具、設備、機械、機器或車輛，毋須付費並有權自由及不受限制地進出、往返及通過該土地包括道路專用範圍，以便視察、檢查及監督根據政府批地文件特別條款第(9)(b)條進行的工程，及進行、視察、檢查及監督政府批地文件特別條款第(9)(c)條下的工程及任何其他地政總署署長認為有必要在道路專用範圍內進行的工程。”

公契第VI章B部分第1(ce)條：

“管理人須以適當的方式並按照公契管理該土地及發展項目，包括但不限於公用地方及設施。除公契中另行明示規定者外，管理人須負責、並且擁有完全且不受限制的授權，進行適當管理該土地及發展項目所必需或必要的一切作為及事宜。在不以任何方式限制前文的一般適用範圍下，管理人擁有下列權力及責任：

...

(ce)按照政府批地文件的要求及所述方式保養道路專用範圍連同道路專用範圍構築物（直至道路專用範圍交還予政府）”

公契第VI章D部分第3(u)條：

“管理預算中的管理開支，須包括但不限於下列各項：

...

(u) 按照政府批地文件保養於政府批地文件特別條款第(9)(a)條定義的道路專用範圍及政府批地文件特別條款第(9)(b)(i)(II)條定義的道路專用範圍構築物（直至道路專用範圍交還予政府）的費用與開支...”

公契第X章第15條：

“儘管公契有所規定，各方特此承認道路專用範圍及道路專用範圍構築物現主要服務於，其中包括，該土地及發展項目。直至道路專用範圍及道路專用範圍構築物按照政府批地文件交還予政府，管理人須負責保養及維修道路專用範圍及道路專用範圍構築物，達致地政總署署長滿意，並須進行政府批地文件要求的有關道路專用範圍及道路專用範圍構築物的該等其他工程，業主須負責相關的費用及開支猶如其構成公用地方及公用設施之部分一樣。”

3. 公用事業走廊

公契第I章：

“在公契中，除非上下文義另有要求或准許，下列字詞具有以下界定的意義：

...

「**公用事業走廊**」政府批地文件特別條款第(42)(c)條所述的公用事業走廊。”

公契第VI章B部分第1(cb)條：

“管理人須以適當的方式並按照公契管理該土地及發展項目，包括但不限於公用地方及設施。除公契中另行明示規定者外，管理人須負責、並且擁有完全且不受限制的授權，進行適當管理該土

地及發展項目所必需或必要的一切作為及事宜。在不以任何方式限制前文的一般適用範圍下，管理人擁有下列權力及責任：

...

(cb) 根據政府批地文件特別條款第(42)(c)條保養公用事業走廊。”

公契第VI章D部分第3(q)條：

“管理預算中的管理開支，須包括但不限於下列各項：

...

(q) 根據政府批地文件特別條款第(42)(c)條保養公用事業走廊的費用”

4. 獲批准自動讀錶外站

公契第I章：

“在公契中，除非上下文義另有要求或准許，下列字詞具有以下界定的意義：

...

「**獲批准自動讀錶外站**」政府批地文件特別條款第(53)(c)條所定義的獲批准自動讀錶外站。”

公契第IV章C部分第11條：

“根據政府批地文件特別條款第(53)(h)條，業主須在批地文件同意授予的年期的所有時間允許水務監督、其人員、承辦商、代理人、其工人及任何獲水務監督授權的人士，不論是否備有工具、設備、機械、機器或汽車，毋須付費並有權自由及不受限制地進出、往返及通過該地段或其任何部分及任何該地段已建或擬建的建築物，以達至以下目的：

- (i) 視察、檢查及監管業主根據政府批地文件特別條款第(53)(a)、(53)(d)及(53)(e)條而須進行的任何工程；
- (ii) 根據政府批地文件特別條款第(53)(f)條進行任何工程；及
- (iii) 在獲批准自動讀錶外站或其中任何部份根據政府批地文件特別條款第(53)(g)條交付予水務監督之後，視察、檢查、運作、保養、維修、更新、拆卸、移除、更換及重新配置獲批准自動讀錶外站或其中任何部份及水務監督認為必須的任何其他工程。”

備註：

1. 本圖則是附錄於批地文件的圖則的複製本，有需要處經修正處理，亦是本章E段提及的圖則。
2. 本圖則僅作顯示綠邊範圍、道路專用範圍及公用事業走廊範圍的位置之用處。本圖則中所示的其他事項未必能反映其最新狀況。

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

1. Description

- (a) The Edged Green Area and the Structures both as referred to in Special Condition No.(2)(a)(i) of the Land Grant.
- (b) The Road Reserve Area and the Road Reserve Area Structures both as referred to in Special Condition No.(9) of the Land Grant.
- (c) The Utility Corridor as referred to in Special Condition No.(42)(c) of the Land Grant.
- (d) The Approved AMR Outstations as referred to in Special Condition No.(53)(c) of the Land Grant.

2. General Public's Right to Use

- (a) The general public has the right to use the Edged Green Area and the Structures and the Road Reserve Area and the Road Reserve Area Structures in accordance with the Land Grant.
- (b) Section 16(4) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Utility Corridor and the Approved AMR Outstations..

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

1. Description

- (a) The Edged Green Area and the Structures both as referred to in Special Condition No.(2)(a)(i) of the Land Grant (until such time as possession of the Edged Green Area has been re-delivered to the Government in accordance with Special Condition No.(3) of the Land Grant).
- (b) The Road Reserve Area and the Road Reserve Area Structures both as referred to in Special Condition No.(9) of the Land Grant (until such time as the Road Reserve Area shall have been surrendered to the Government in accordance with Special Condition (9)(g)(ii) of the Land Grant).

2. General Public's Right to Use

The general public has the right to use the Edged Green Area and the Structures, the Road Reserve Area and the Road Reserve Area Structures in accordance with the Land Grant.

- 3. The Road Reserve Area and the Road Reserve Area Structures are required to be managed, operated or maintained at the expense of the owners of the residential properties in the development (until such time as possession of the same has been surrendered to the Government in accordance with Special Condition No.(9)(g)(ii) of the Land Grant). Section 16(5)(a) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Edged Green Area and the Structures.

- 4. Those owners are required to meet a proportion of the expense of managing, operating or maintaining the Road Reserve Area and the Road Reserve Area Structures (until such time as possession of the same has been surrendered to the Government in accordance with Special Condition No.(9)(g)(ii) of the Land Grant) through the management expenses apportioned to the residential properties concerned. Section 16(5)(b) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Edged Green Area and the Structures.

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

Not applicable

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

Not applicable

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

Refer to the plans appended at the end of this section.

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

1. The Edged Green Area and the Structures

Special Condition No.(2) of the Land Grant:

(a) The Purchaser shall:

- (i) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form that portion of future public road shown edged green on the plan annexed to the Land Grant (hereinafter referred to as "the Edged Green Area");
 - (II) provide and construct within the Edged Green Area such pedestrian crossings, bridges, tunnels, overpasses, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Structures"); and
 - (III) provide such road markings as the Director at his sole discretion may require at or adjacent to the junction of Fan Kam Road and Castle Peak Road - Kwu Tung

so that building, vehicular and pedestrian traffic may be carried on the Edged Green Area;

- (ii) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Edged Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and
 - (iii) maintain at the Purchaser's own expense the Edged Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Edged Green Area has been re-delivered in accordance with Special Condition No.(3) of the Land Grant.
- (b) In the event of the non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.
- (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (d) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition.

Special Condition No.(3) of the Land Grant:

For the purpose only of carrying out the works specified in Special Condition No.(2) of the Land Grant, the Purchaser shall on the date of the Land Grant be granted possession of the Edged Green Area. The Edged Green Area shall be redelivered to the Government by the Purchaser on or before the 31st day of March, 2024 or such other date as may be approved by the Director. The Purchaser shall at all reasonable times while he is in possession of the Edged Green Area allow free access over and along the Edged Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(2) of the Land Grant or otherwise.

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

The Purchaser shall not without the prior written consent of the Director use the Edged Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Conditions Nos.(2), (42), (43) and (45) of the Land Grant and in accordance with the provisions therein.

Special Condition No.(5) of the Land Grant:

- (a) The Purchaser shall at all reasonable times while he is in possession of the Edged Green Area:
- (i) permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director 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 and the Edged Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(2)(a) of the Land Grant (other than Special Condition No.(2)(a)(i)(III) of the Land Grant) and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(2)(b) of the Land Grant and any other works which the Director may consider necessary in the Edged Green Area;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government 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 and the Edged Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out or other usage to be carried in, upon or under the Edged Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Edged Green Area or any adjoining land; and
 - (iii) permit the officers of the Water Authority and any persons authorized by 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 and the Edged Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Edged Green Area and for the purpose of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Waterworks Ordinance").
- (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 Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the

exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder.

2. The Road Reserve Area and the Road Reserve Area Structures

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

- (a) Without prejudice to Special Conditions Nos.(42)(d), (43)(b), (43)(c), (44)(b) and (45)(d) of the Land Grant, except with the prior written consent of the Director, no building or structure or support for any building or structure (other than the structure or structures erected or constructed in accordance with sub-clause (b) of this Special Condition) shall be erected, constructed or placed within those portions of the lot shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed to the Land Grant (hereinafter referred to as "the Road Reserve Area").

(b) The Purchaser shall:

- (i) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Road Reserve Area; and

(II) provide and construct within the Road Reserve Area such culverts, sewers, drains, pavements or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Road Reserve Area Structures")

so that building and pedestrian traffic may be carried on the Road Reserve Area;

- (ii) on or before the 31st day of March, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Road Reserve Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

(iii) maintain at the Purchaser's own expense the Road Reserve Area together with the Road Reserve Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as the Road Reserve Area shall have been surrendered to the Government in accordance with sub-clause (g)(ii) of this Special Condition.

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

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (b) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clause (b) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (c) of this Special Condition.

(f) The Purchaser shall at all reasonable times prior to the surrender of the Road Reserve Area to the Government in accordance with sub-clause (g)(ii) of this Special Condition permit the Government, the Director, his officers, contractors, workmen, agents and any persons authorized by the Director, 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 including the Road Reserve Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works or other purpose which the Director may consider necessary in the Road Reserve Area.

(g) Notwithstanding the provisions of Special Conditions Nos.(19) and (22) of the Land Grant:

- (i) prior to the surrender of the Road Reserve Area referred to in sub-clause (g) (ii) of this Special Condition, the Purchaser shall upon demand by the Director and in any event not later than the 31st day of March, 2024 carve out at his own expense and to the satisfaction of the Director the Road Reserve Area from the lot by way of a deed poll in such form and containing such provisions as the Director shall require or approve, which deed poll shall be registered by the Purchaser at his own expense at the Land Registry and no transaction (except a building mortgage under Special Condition No.(19)(d) of the Land Grant 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 thereon shall be entered into prior to such registration;

- (ii) the Purchaser shall at his own expense at any time when called upon to do so by the Director surrender and deliver up to the Government vacant possession of the Road Reserve Area together with the Road Reserve Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant referred to in sub-clause (b)(iii) of this Special Condition as the Director shall at his sole discretion specify, save and except any structure or structures erected or constructed with the prior written consent of the Director given under sub-clause (a) of this Special Condition, but otherwise free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Road Reserve Area at the request of the Purchaser, but may do so as and when it sees fit. For this purpose, the Purchaser shall at his own expense execute a deed of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and
- (iii) the Purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the Road Reserve Area to the Government pursuant to sub-clause (g)(ii) of this Special Condition unless and until the Purchaser has at his own expense carved out the Road Reserve Area from the lot to the satisfaction of the Director in accordance with sub-clause (g)(i) of this Special Condition provided that this sub-clause (g)(iii) shall not apply to a building mortgage referred to in Special Condition No.(19)(d) of the Land Grant or such other transactions as the Director may approve.
- (h) (i) The Purchaser shall not use the Road Reserve Area or any part or parts thereof for any purpose other than for:
 - (I) carrying out the Diversion Works for the Drainage Facilities as referred to in Special Condition No.(44)(e)(i) of the Land Grant;
 - (II) the purposes as specified in this Special Condition;
 - (III) public pedestrian passage on foot or by wheelchair in accordance with sub-clause (h)(ii) of this Special Condition; and
 - (IV) such other purposes as the Director at his sole discretion may approve.

No goods or vehicles shall be stored or parked within the Road Reserve Area or any part or parts thereof.
- (ii) The Purchaser shall, after the works referred to in sub-clauses (b)(i) and (b)(ii) of this Special Condition shall have been completed to the satisfaction of the Director and prior to the surrender of the Road Reserve Area to the Government in accordance with sub-clause (g)(ii) of this Special Condition, permit the Government and all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to

pass and repass on foot or by wheelchair along, to, from, by, through and over the Road Reserve Area.

- (iii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or nonfulfilment of the Purchaser's obligations under sub-clause (h)(ii) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any persons authorized by the Director of the rights conferred under sub-clause (f) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser 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 Purchaser contained in sub-clause (h)(ii) of this Special Condition neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Road Reserve 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 Purchaser contained in sub-clause (h)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor (hereinafter referred to as "the Building (Planning) Regulations") or otherwise, and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations.
- (k) It is further expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (g)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations or otherwise, and for the avoidance of doubt, the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations.
- (l) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Road Reserve Area pursuant to sub-clause (g)(ii) of this Special Condition, due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under Special Condition No.(8)(c) of the Land Grant. The Government shall have no responsibility or liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government if the maximum gross floor area permitted under Special Condition No.(8)(c) of the Land Grant cannot be attained.
- (m) Where any buildings or structures or supports for any buildings or structures have been erected or constructed with the prior written consent of the Director given under sub-clause (a) of this Special Condition (hereinafter collectively referred to as "the Approved Structures"), the Purchaser agrees:
 - (i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance)

shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director, and for the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance;

- (ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the Approved Structures whether before or after the surrender of the Road Reserve Area to the Government pursuant to sub-clause (g)(ii) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;
- (iii) that, without prejudice to any other rights of the Government, at any time and at his absolute discretion, the Director shall have the right to serve upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish and remove the Approved Structures or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the demolition or removal of the Approved Structures or any part or parts thereof, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;
- (iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Purchaser's own expense the Approved Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or the removal of the Approved Structures; and
- (v) to indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the erection, presence, removal or demolition of the Approved Structures or the state and condition of the Approved Structures or the lack of repair or maintenance of the Approved Structures or otherwise in respect of the Approved Structures.

3. The Utility Corridor

Special Condition Nos.(42)(c), (42)(e), (42)(f), (42)(h) and (42)(i) of the Land Grant:

- (c) For the purposes of providing protection to and safeguarding the operation and maintenance of the Existing DJ Watermains, the Purchaser shall on or before the 31st day of March, 2027 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority, construct, provide and thereafter maintain within such portions of the lot as shown coloured pink and pink hatched black between two pecked blue lines and marked "7.6m WWR" on the plan annexed to the Land Grant (hereinafter referred to as "the Utility Corridor Area") a utility corridor (hereinafter referred to as "the Utility Corridor") which shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Water Authority. The Utility Corridor shall:

- (i) have a minimum internal clear width of 800 millimetres on both sides measured from the external surfaces of the Existing DJ Watermains;
- (ii) have movable covers at the top, with minimum clear headroom of 800 millimetres between the movable covers and the crown of the Existing DJ Watermains; and
- (iii) enclose the whole section of the Existing DJ Watermains within the Utility Corridor Area.

For the purpose of this Special Condition, the decision of the Water Authority as to whether the Utility Corridor complies with sub-clauses (c)(i), (c)(ii) and (c)(iii) of this Special Condition shall be final and binding on the Purchaser. For the avoidance of doubt, the Purchaser is not required to construct the Utility Corridor within the Road Reserve Area and the Edged Green Area.

- (e) For the protection of the Existing DJ Watermains and the Utility Corridor, no blasting or pile driving works shall be carried out on the lot and the Edged Green Area except with the prior written consent of the Water Authority.
- (f) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any construction, maintenance, renewal or repair works within or adjacent to the lot to avoid causing any damage, disturbance or obstruction to the Existing DJ Watermains and the Utility Corridor. The Purchaser shall pay to the Government on demand the costs of repair and reinstatement to the Existing DJ Watermains, the Utility Corridor, any valves, valve pits, chambers and the like relating to the Existing DJ Watermains or the Utility Corridor, and any other Government water mains which shall become or may be necessary at any time during the term agreed to be granted by the Land Grant as a result of damage, disturbance or obstruction caused to the Existing DJ Watermains or the Utility Corridor by the Purchaser, his servants, workmen or contractors, and the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage, disturbance or obstruction to the Existing DJ Watermains or the Utility Corridor and the costs of such repair and reinstatement to the Existing DJ Watermains, the Utility Corridor, any valves, valve pits, chambers and the like relating to the Existing DJ Watermains or the Utility Corridor and any other Government water mains, without prejudice to Special Condition No. (39) of the Land Grant.
- (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 Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing DJ Watermains, the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (d) and (f) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (g) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (i) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of the Existing DJ Watermains; the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (b), (c), (d) and (f) of this Special Condition; the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of the right conferred under sub-clause (g) of this Special Condition or anything done or omitted to be done by the Purchaser, his servants, workmen or contractors in connection with any damage to the Existing DJ Watermains or the Utility Corridor.

4. The Approved AMR Outstations

Special Condition No.(53) of the Land Grant:

- (a) The Purchaser shall on or before the 31st day of March, 2027 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority 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.
- (b) The Purchaser 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 Purchaser 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 Purchaser), 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 Purchaser, at the Purchaser'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 any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser 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 Purchaser.
- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Purchaser 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 Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall at all times throughout the term agreed to be granted by the Land Grant 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, 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 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 Purchaser 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 shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the

Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under subclauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition.

Remarks:

1. Unless otherwise specified, all terms and expressions used in this section shall have the same meanings as ascribed to them in the Land Grant.
2. 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.

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

Note: Unless otherwise provided, capitalized terms below shall have the same meaning given to them under the Deed of Mutual Covenant incorporating Management Agreement in respect of the Development ("the Deed").

1. The Edged Green Area and the Structures

Section I of the Deed:

"In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:

...

"Edged Green Area" The Edged Green Area as referred to in Special Condition No.(2)(a)(i)(I) of the Government Grant."

Clause 3 of Subsection C of Section IV of the Deed:

"Pursuant to Special Condition No. (5)(a) of the Government Grant, until possession of the Edged Green Area shall have been re-delivered to the Government, the Owners shall at all reasonable times:-

- (i) permit the Government, the Director of Lands and his officers, contractors, agents, workmen and any persons authorized by the Director of Lands 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 Land and the Edged Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) of the

Government Grant (other than Special Condition No. (2)(a)(i)(III) of the Government Grant) and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Edged Green Area;

- (ii) permit the Government and the relevant public utility companies authorized by the Government 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 Land and the Edged Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out or other usage to be carried in, upon or under the Edged Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Land or any adjoining or neighbouring land or premises, and the Owners shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Edged Green Area or any adjoining land; and

- (iii) permit the officers of the Water Authority and any persons authorized by 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 Land and the Edged Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Edged Green Area."

Clause 8 of Subsection C of Section IV of the Deed:

"Pursuant to Special Condition No. (45)(h)(i) of the Government Grant, for the purpose of carrying out survey, inspection, repair, maintenance, diversion, improvement, replacement, renewal or development works of the Cables and the Cable Installations and carrying out survey, inspection, reinstatement, making good and rectification works under Special Condition No. (45)(c) of the Government Grant or any other works which the Director of Lands may at his absolute discretion consider necessary in the Cable Reserve Areas, the Owners shall permit the Director of Lands, the CLP Power Hong Kong Limited and 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 (i) the Land or any part thereof and any building or buildings or structure or structures erected or to be erected thereon at all times throughout the term of the Government Grant and (ii) the Edged Green Area or any part or parts thereof and any structure or structures erected or to be erected thereon at all times until possession of the Edged Green Area shall have been re-delivered to the Government."

Clauses 1(ab) and 1(ca) of Subsection B of Section VI of the Deed:

"The Manager will manage the Land and the Development, including but not limited to, the Common Areas and Facilities, in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:

...

- (ab) To represent the Owners in all matters and dealings with Government or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Land and the Development or the Common Areas and Facilities or the Edged Green Area and the Edged Green Area Structures (until possession of the Edged Green Area shall have been re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings so long as the same does not contravene or is not in conflict with any of the provisions of this Deed and the Government Grant and/or any statutory or Government legislation or regulations.

...

- (ca) To maintain the Edged Green Area together with the Edged Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands in accordance with the Government Grant until such time as possession of the Edged Green Area or any part or parts thereof has or have been re-delivered to the Government. ”

Clause 3(p) of Subsection D of Section VI of the Deed:

“The management expenditure in the Management Budget shall include but not be limited to the following:

...

- (p) The costs of maintaining the Edged Green Area, the Edged Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands (until possession of the Edged Green Area shall have been re-delivered to the Government) in accordance with Special Condition No.(2)(a)(iii) of the Government Grant”

Clause 4(i) of Subsection D of Section VI of the Deed:

“Each annual Management Budget shall be divided into the following parts:

- (i) Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities and the Edged Green Area and the Edged Green Area Structures (until possession of the Edged Green Area shall have been re-delivered to the Government), the Slope and Retaining Walls (if any) and any areas or facilities within or outside the Land and the Development that are required to be maintained by the Owners under the Government Grant or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget)”

2. The Road Reserve Area and the Road Reserve Area Structures

Section I of the Deed:

“In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:

...

“**Road Reserve Area**” The area shown coloured pink hatched blue and pink hatched black hatched blue on the plan annexed to the Government Grant as referred to in Special Condition No.(9)(a) of the Government Grant.

“**Road Reserve Area Structures**” The culverts, sewers, drains, pavements or such other structures to be provided and constructed as referred to in Special Condition No. (9)(b)(i)(II) of the Government Grant and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided on or in the Road Reserve Area.”

Clause 4 of Subsection C of Section IV of the Deed:

“Pursuant to Special Condition No. (9)(f) of the Government Grant, the Owners shall at all reasonable times prior to the surrender of the Road Reserve Area to the Government in accordance with Special Condition No. (9)(g)(ii) of the Government Grant permit the Government, the Director of Lands, his officers, contractors, workmen, agents and any persons authorized by the Director of Lands, 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 Land including the Road Reserve Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (9)(b) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (9)(c) of the Government Grant and any other works or other purpose which the Director of Lands may consider necessary in the Road Reserve Area.”

Clause 1(ce) of Subsection B of Section VI of the Deed:

“The Manager will manage the Land and the Development, including but not limited to, the Common Areas and Facilities, in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:

...

- (ce) To maintain the Road Reserve Area together with the Road Reserve Area Structures (until such time as the Road Reserve Area shall have been surrendered to the Government) as required under the provisions of the Government Grant and in the manner as provided therein.”

Clause 3(u) of Subsection D of Section VI of the Deed:

“The management expenditure in the Management Budget shall include but not be limited to the following:

...

- (u) The costs and expenses of maintaining the Road Reserve Area as defined in Special Condition No.(9)(a) of the Government Grant and the Road Reserve Area Structures as defined in Special Condition No.(9)(b)(i)(II) of the Government Grant (until the Road Reserve Area shall have been surrendered to the Government) under the Government Grant...”

Clause 15 of Section X of the Deed:

“Notwithstanding anything herein contained, the parties hereto acknowledge that the Road Reserve Area and the Road Reserve Area Structures are now serving primarily, inter alia, the Land and the Development and until such time as the Road Reserve Area and the Road Reserve Area Structures shall be surrendered to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance and repair of the Road Reserve Area and the Road Reserve Area Structures to the satisfaction of the Director of Lands and shall carry out such other works in respect of the Road Reserve Area and the Road Reserve Area Structures as are required under the Government Grant and the Owners shall be responsible for the costs and expenses thereof as if they were part of the Common Areas and Common Facilities.”

3. The Utility Corridor

Section I of the Deed:

“In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:

...

“**Utility Corridor**” The Utility Corridor as referred to in Special Condition No.(42)(c) of the Government Grant.”

Clause 1(cb) of Subsection B of Section VI of the Deed:

“The Manager will manage the Land and the Development, including but not limited to, the Common Areas and Facilities, in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely:

...

(cb) To maintain the Utility Corridor in accordance with Special Condition No.(42)(c) of the Government Grant.”

Clause 3(q) of Subsection D of Section VI of the Deed:

“The management expenditure in the Management Budget shall include but not be limited to the following:

(q) The costs of maintaining the Utility Corridor in accordance with Special Condition No.(42)(c) of the Government Grant”

4. The Approved AMR Outstations

Section I of the Deed:

“In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits:

...

“**Approved AMR Outstations**” The Approved AMR Outstations as defined in Special Condition No.(53)(c) of the Government Grant.”

Clause 11 of Subsection C of Section IV of the Deed:

“Pursuant to Special Condition No. (53)(h) of the Government Grant, the Owners shall at all times throughout the term of the Government Grant 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, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the Land 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 Owners under Special Conditions Nos. (53)(a), (53)(d) and (53)(e) of the Government Grant;
- (ii) carrying out any works under Special Condition No. (53)(f) of the Government Grant; 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 Special Condition No. (53)(g) of the Government Grant and any other works which the Water Authority may consider necessary.”

Notes:

1. This plan is a reproduction of the plan as annexed to the Land Grant, with adjustments where necessary, and is the plan referred to in Paragraph E of this Section.
2. This plan is for showing the locations of the Edged Green Area, the Road Reserve Area and the Utility Corridor Area only. Other matters shown in this plan may not reflect their latest condition.

地庫 B/F

圖例 Notation

-  批地文件特別條款第(53)(c)條之「獲批准自動讀錶外站」
-  The “Approved AMR Outstations” under Special Condition (53)(c) of the Land Grant



發展項目的界線
Boundary of the Development

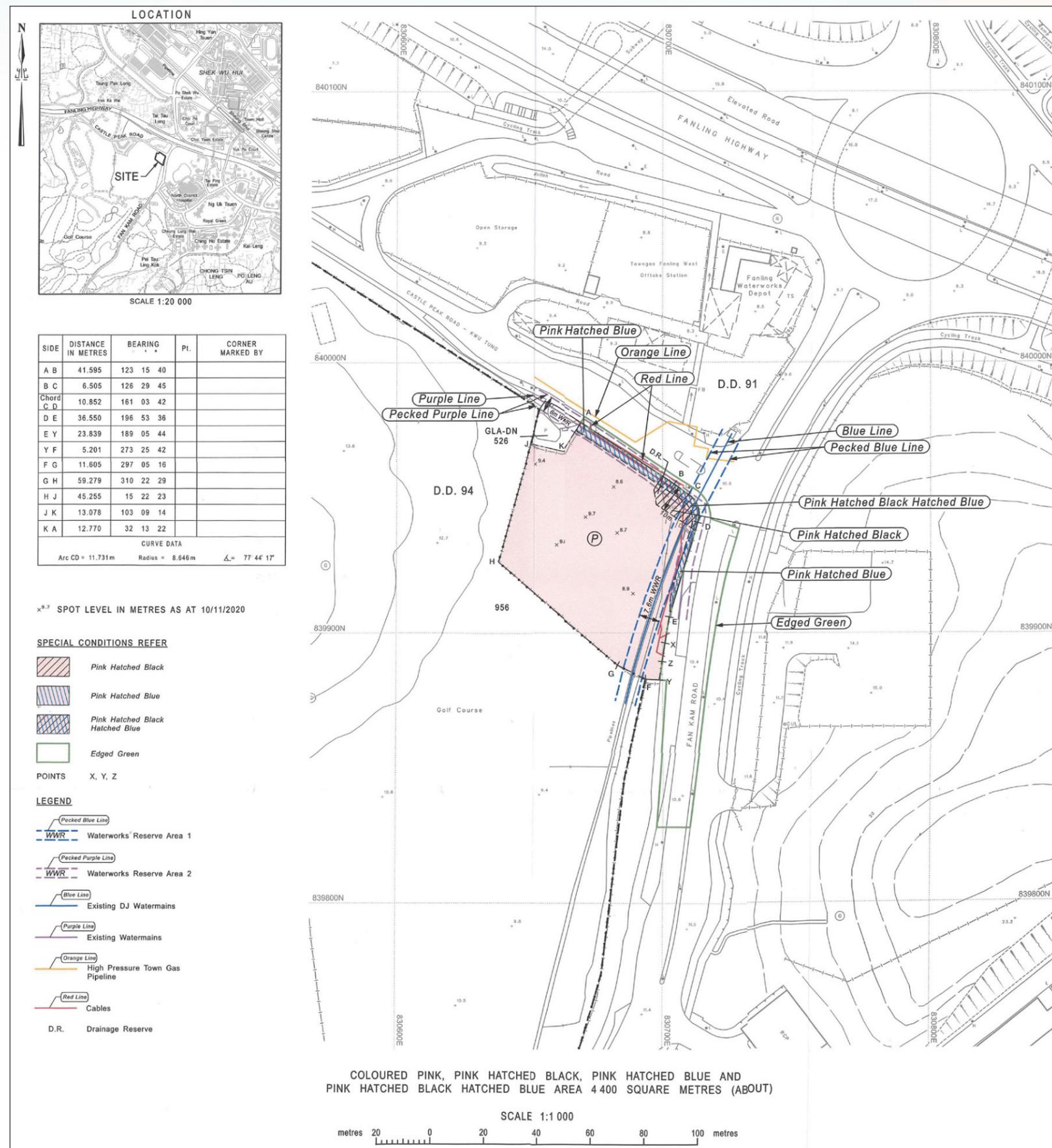
N
比例 0米/M 5米/M
Scale 

備註:

1. 上圖僅作顯示「獲批准自動讀錶外站」的位置，圖中所示之其他事項未必能反映其最新狀況。
2. 本圖則是附錄於公契的最新擬稿的[地庫]圖則的複製本，有需要處經修正處理，亦是本章E段提及的圖則。
3. 本圖則僅作顯示獲批准自動讀錶外站的位置之用處。本圖則中所示的其他事項未必能反映其最新狀況。

Notes:

1. The plan above is for showing the location of the “Approved AMR Outstations” only. Other matters shown in this plan may not reflect their latest conditions.
2. This plan is a reproduction of the [Basement Floor] plan as annexed to the latest draft of the Deed, with adjustments where necessary, and is the plan referred to in Paragraph E of this Section.
3. This plan is for showing the location the Approved AMR Outstations only. Other matters shown in this plan may not reflect their latest condition.



圖例 Notation

- 粉紅色間黑斜線 Pink Hatched Black
- 粉紅色間藍斜線 Pink Hatched Blue
- 粉紅色間黑斜線間藍斜線 Pink Hatched Black Hatched Blue
- 綠邊範圍 Edged Green
- 水務專用範圍1 Waterworks' Reserve Area 1
- 水務專用範圍2 Waterworks' Reserve Area 2
- 現存東江水管 Existing DJ Watermains
- 現存水管 Existing Watermains
- 高壓煤氣管道 High Pressure Town Gas Pipeline
- 電纜 Cables
- 渠務專用範圍 Drainage Reserve

備註:

1. 本圖則是附錄於批地文件的圖則的複製本，有需要處經修正處理，亦是本章E段提及的圖則。
2. 本圖則僅作顯示綠邊範圍、道路專用範圍及公用事業走廊範圍的位置之用處。本圖則中所示的其他事項未必能反映其最新狀況。

Notes:

1. This plan is a reproduction of the plan as annexed to the Land Grant, with adjustments where necessary, and is the plan referred to in Paragraph E of this Section.
2. This plan is for showing the locations the Edged Green Area, the Road Reserve Area and the Utility Corridor Area only. Other matters shown in this plan may not reflect their latest condition.

17 對買方的警告 WARNING TO PURCHASERS

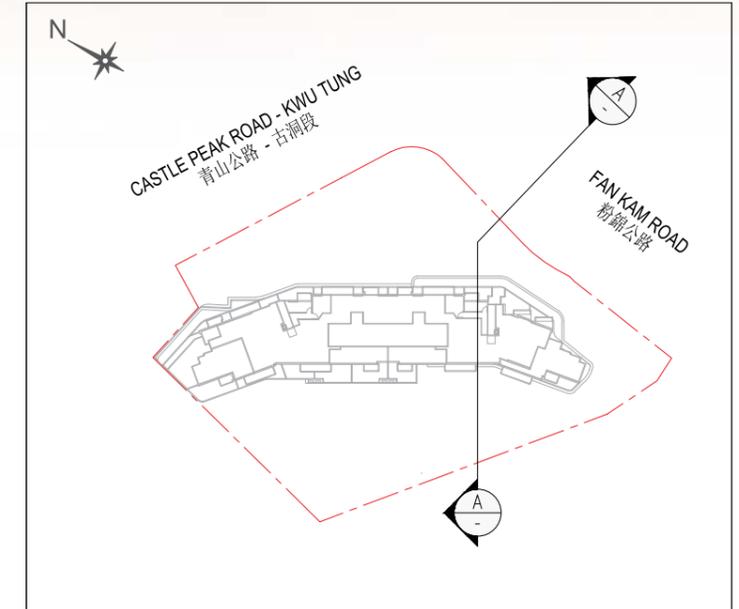
1. 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 4. In the case of paragraph 3(ii) 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.

橫截面圖 Cross Section Plan A-A

TOP ROOF	頂層天台
UPPER ROOF	上層天台
INTERMEDIATE ROOF	中層天台
ROOF	天台
38/F	38樓
37/F	37樓
36/F	36樓
35/F	35樓
33/F	33樓
32/F	32樓
31/F	31樓
30/F	30樓
29/F	29樓
28/F	28樓
27/F	27樓
26/F	26樓
25/F	25樓
23/F	23樓
22/F	22樓
21/F	21樓
20/F	20樓
19/F	19樓
18/F	18樓
17/F	17樓
16/F	16樓
15/F	15樓
12/F	12樓
11/F	11樓
10/F	10樓
9/F	9樓
8/F	8樓
7/F	7樓
6/F	6樓
5/F	5樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下
B/F	地庫



索引圖 Key Plan



備註：

1. (▽) 表示香港主水平基準以上高度 (米)。
2. — — 虛線代表該建築物之最低住宅樓層水平。
3. 毗連建築物的一段粉錦公路為香港主水平基準以上10.47至10.82米。
4. 毗連建築物的一段行車道及緊急車輛通道為香港主水平基準以上11.15至11.275米。

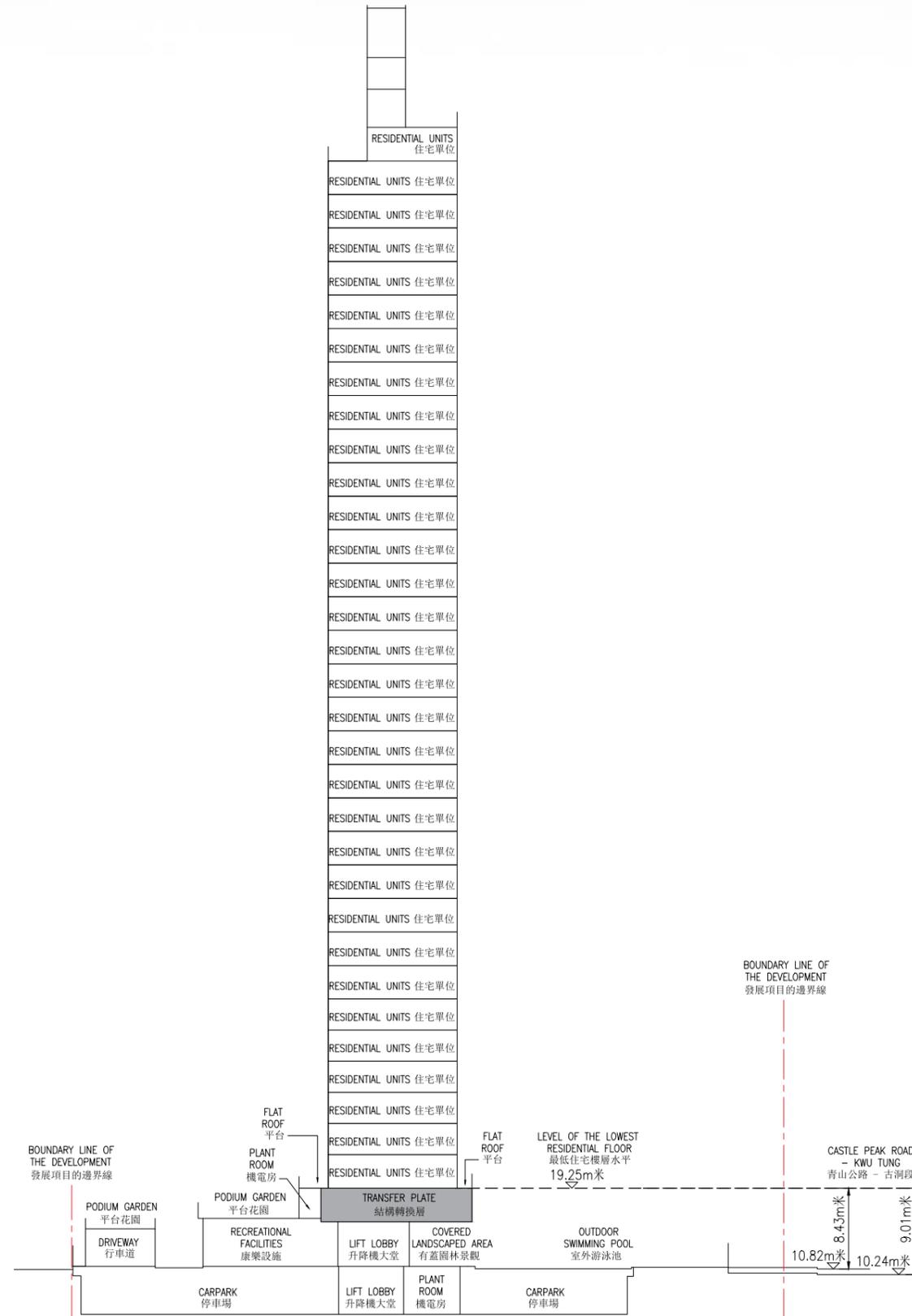
Notes:

1. (▽) denotes height (in metre) above Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building.
3. The part of Fan Kam Road adjacent to the building is 10.47 to 10.82 metres above the Hong Kong Principal Datum (HKPD).
4. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 11.15 to 11.275 metres above the Hong Kong Principal Datum (HKPD).

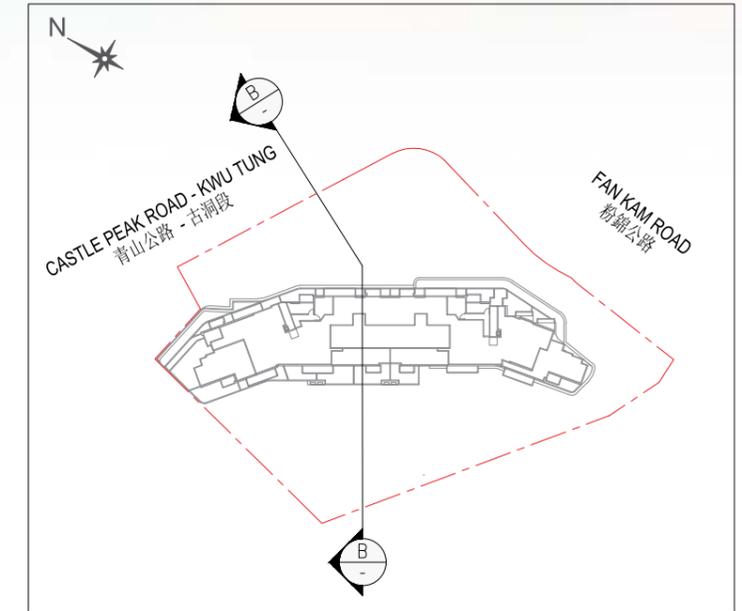
18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 Cross Section Plan B-B

TOP ROOF	頂層天台
UPPER ROOF	上層天台
INTERMEDIATE ROOF	中層天台
ROOF	天台
38/F	38樓
37/F	37樓
36/F	36樓
35/F	35樓
33/F	33樓
32/F	32樓
31/F	31樓
30/F	30樓
29/F	29樓
28/F	28樓
27/F	27樓
26/F	26樓
25/F	25樓
23/F	23樓
22/F	22樓
21/F	21樓
20/F	20樓
19/F	19樓
18/F	18樓
17/F	17樓
16/F	16樓
15/F	15樓
12/F	12樓
11/F	11樓
10/F	10樓
9/F	9樓
8/F	8樓
7/F	7樓
6/F	6樓
5/F	5樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下
B/F	地庫



索引圖 Key Plan



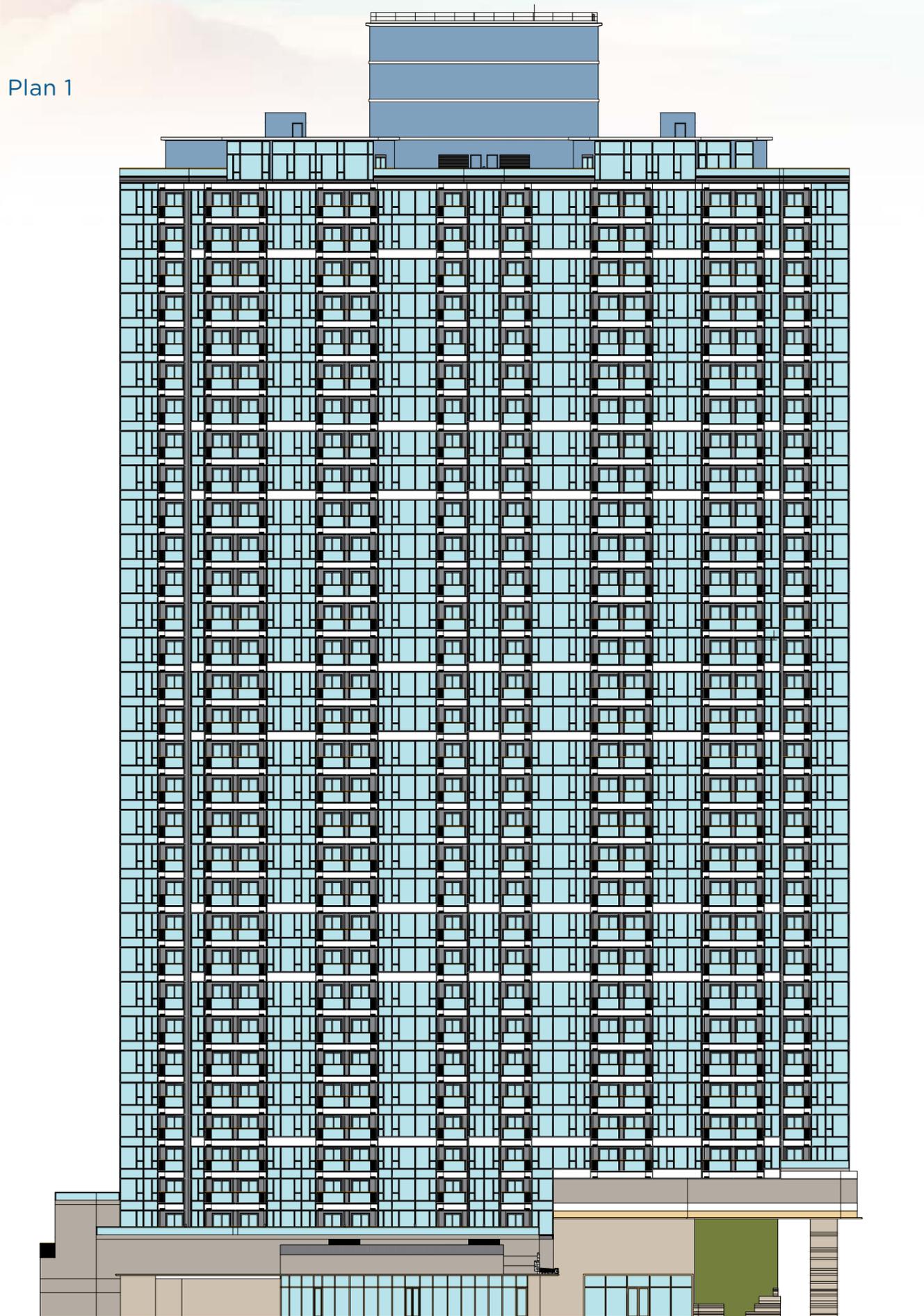
備註：

1. (▽) 表示香港主水平基準以上高度 (米)。
2. — — 虛線代表該建築物之最低住宅樓層水平。
3. 毗連建築物的一段青山公路-古洞段為香港主水平基準以上10.24至10.82米。

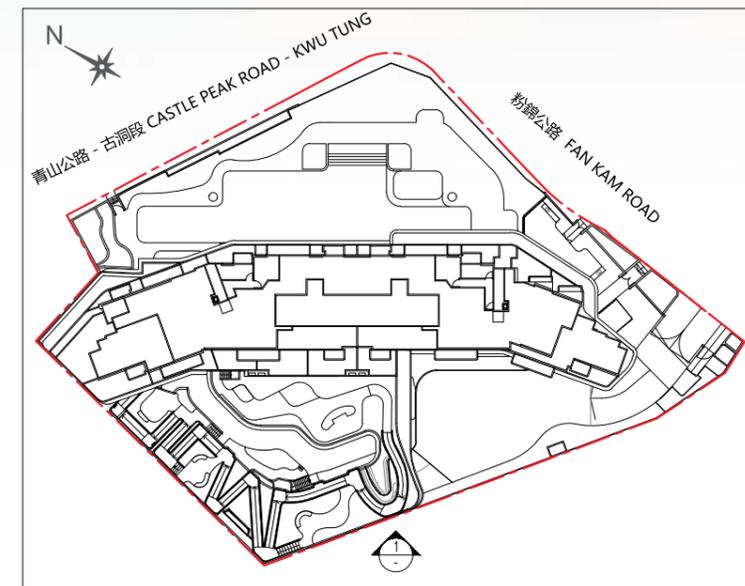
Notes:

1. (▽) denotes height (in metre) above Hong Kong Principal Datum.
2. — — Dotted line denotes the level of the lowest residential floor of the building.
3. The part of Castle Peak Road - Kwu Tung adjacent to the building is 10.24 to 10.82 metres above the Hong Kong Principal Datum (HKPD).

立面圖 Elevation Plan 1



索引圖 Key Plan

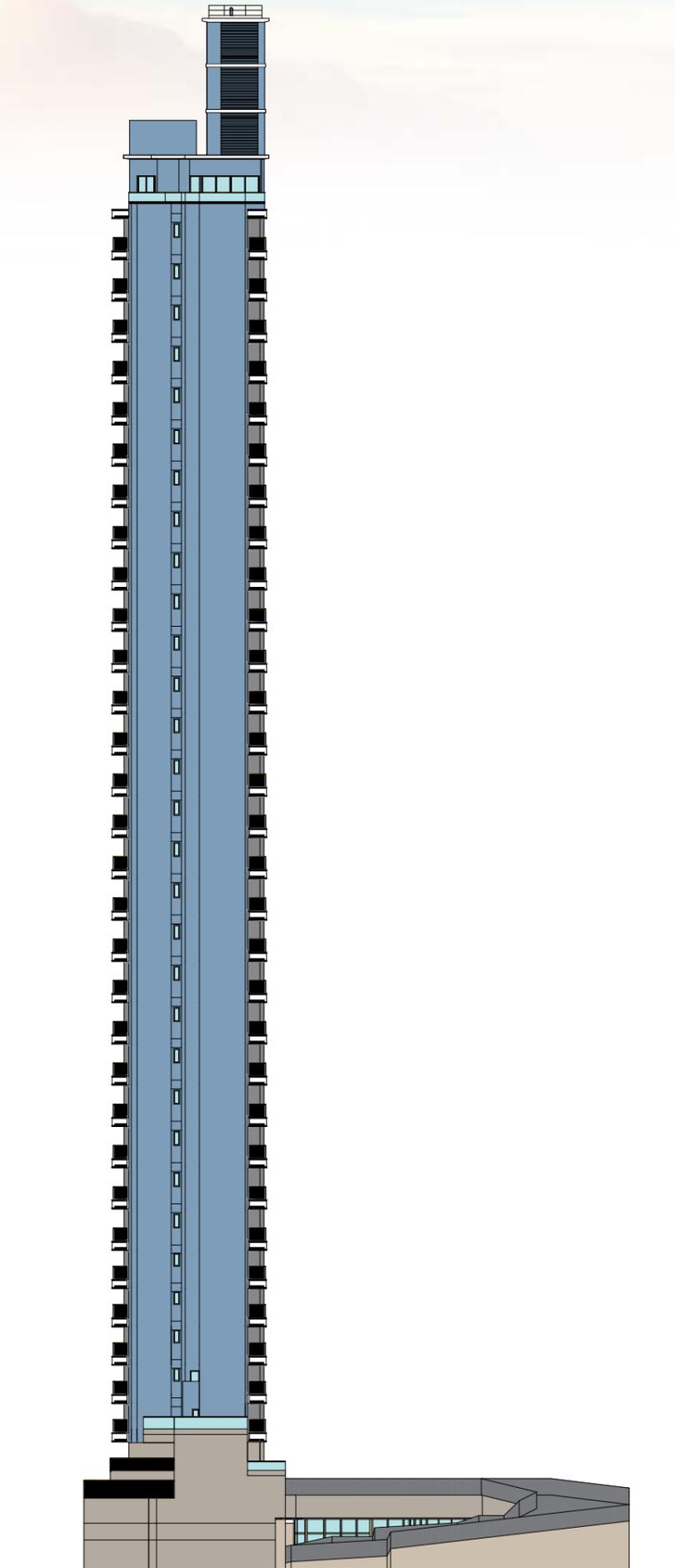


發展項目的認可人士已經證明本立面圖所顯示的立面：
1. 以2025年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

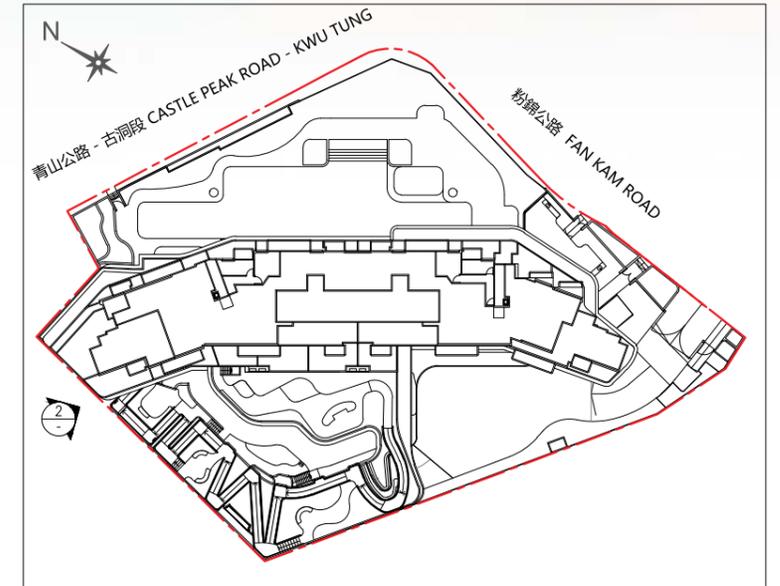
The Authorized Person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 3 June 2025; and
2. are in general accordance with the outward appearance of the Development.

立面圖 Elevation Plan 2



索引圖 Key Plan

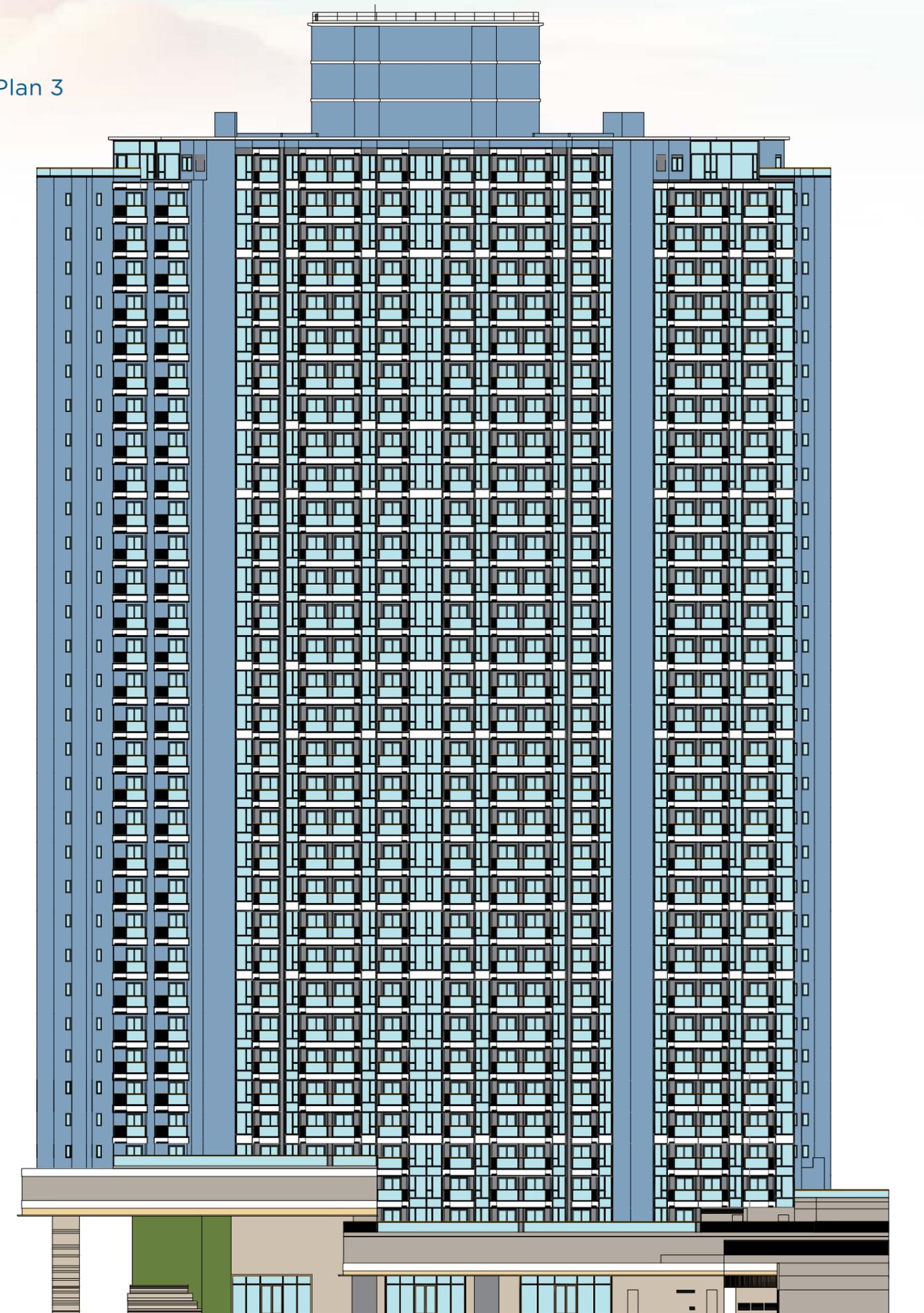


- 發展項目的認可人士已經證明本立面圖所顯示的立面：
1. 以2025年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 2. 大致上與發展項目的外觀一致。

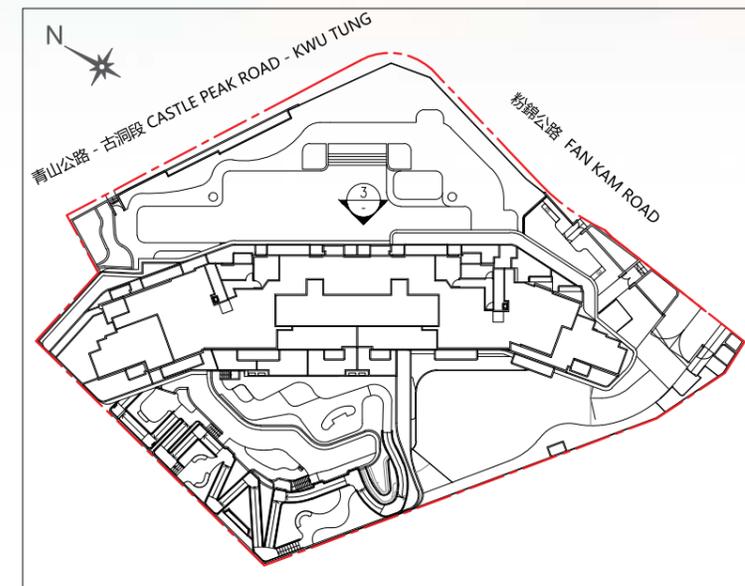
The Authorized Person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 17 February 2025; and
2. are in general accordance with the outward appearance of the Development.

立面圖 Elevation Plan 3



索引圖 Key Plan

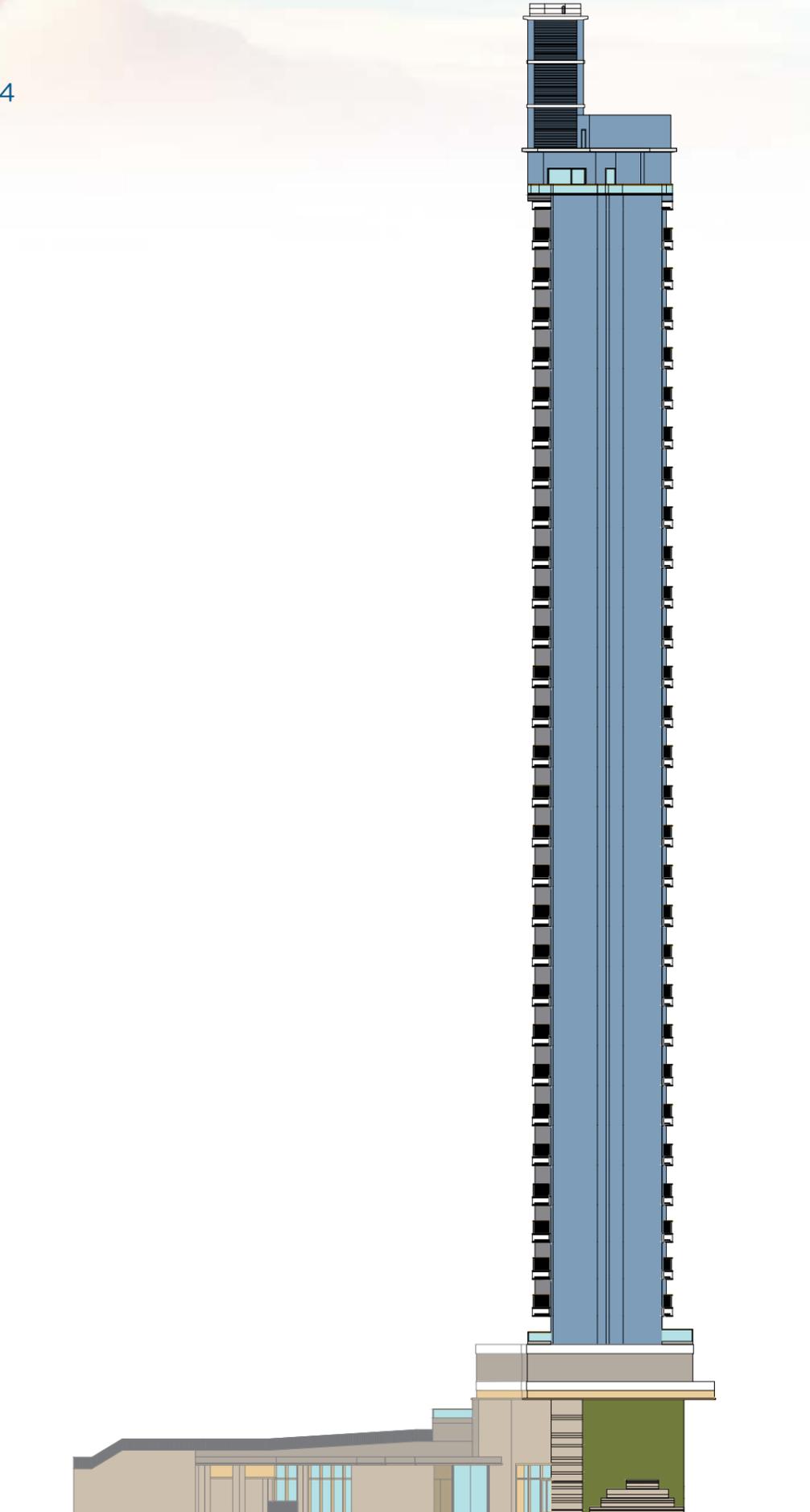


發展項目的認可人士已經證明本立面圖所顯示的立面：
1. 以2025年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

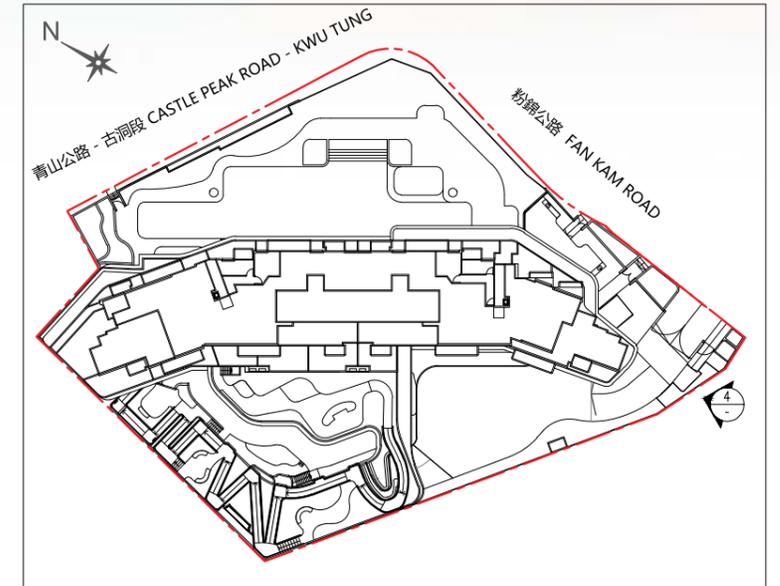
The Authorized Person for the Development has certified that the elevations shown on this plan:

1. are prepared on the basis of the approved building plans for the Development as of 3 June 2025; and
2. are in general accordance with the outward appearance of the Development.

立面圖 Elevation Plan 4



索引圖 Key Plan



- 發展項目的認可人士已經證明本立面圖所顯示的立面：
1. 以2025年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
 2. 大致上與發展項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the Development as of 17 February 2025; and
2. are in general accordance with the outward appearance of the Development.

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

公用設施的類別 Category of Common Facilities		有蓋 Covered	露天 Uncovered	總面積 Total Area
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for residents' use)	平方米 sq.m.	549.456	823.198	1372.654
	平方呎 sq.ft.	5914	8861	14775
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) 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)	平方米 sq.m.	-	-	-
	平方呎 sq.ft.	-	-	-
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) 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)	平方米 sq.m.	387.982	789.736	1177.718
	平方呎 sq.ft.	4176	8501	12677

備註：以平方呎顯示之面積由以平方米顯示之面積依據1平方米=10.764平方呎換算，並四捨五入至整數，與平方米表述之面積可能有些微差異。

Note: The areas in square feet, which have been converted from the areas in square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer, may be slightly different from the areas presented in square metres.

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

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk。
2. (a) 指明住宅物業的公契及管理協議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. The address of the website on which copies of the Outline Zoning Plan relating to the Development are available is: www.ozp.tpb.gov.hk.
2. (a) A copy of the latest draft of the deed of mutual covenant incorporating management agreement in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.

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

1. 外部裝修物料			
細項		描述	
a.	外牆	裝修物料的類型	住宅大樓 鋪砌幕牆、玻璃牆、外牆漆、鋁質飾板、鋁質百葉及鋁質格柵
		基座	鋪砌玻璃牆、外牆漆、鋁質飾板、鋁質百葉、鋁質格柵、天然石材飾板及垂直綠化牆
b.	窗	窗框的用料	氟化碳塗鋁窗框
		玻璃的用料	<p>所有單位，38樓頂層單位A、B、C、D除外 客飯廳：單層有色玻璃 主人睡房及睡房：低輻射鍍膜中空有色玻璃 浴室：單層酸蝕有色玻璃 儲物室：單層有色玻璃(如適用)</p> <p>38樓頂層單位A、B、C、D 客飯廳、主人睡房及睡房：低輻射鍍膜中空有色玻璃 主人浴室：單層酸蝕有色玻璃 廚房：單層有色玻璃</p>
c.	窗台	窗台用料	不適用
		窗台板裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	露台裝修物料的類型	露台 鋁質框裝有夾心玻璃欄杆配鋁質頂欄，鋁質格柵，台邊鋪砌鋁質蓋板
		露台地板	鋪砌瓷磚
		露台牆壁	髹外牆漆
		露台天花板	髹外牆漆及鋁質天花板
		露台是否有蓋	露台設有上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

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

2. 室內裝修物料					
細項	描述	牆壁	地板	天花板	
a. 大堂	地庫停車場升降機大堂裝修物料的類型	鋪砌瓷磚及不鏽鋼	鋪砌瓷磚	裝設髹乳膠漆及特色油漆之石膏板假天花及玻璃纖維加強石膏造型假天花	
	地下升降機大堂裝修物料的類型	鋪砌瓷磚及不鏽鋼	鋪砌瓷磚	裝設髹乳膠漆及特色油漆之石膏板假天花及玻璃纖維加強石膏造型假天花	
	住宅樓層升降機大堂裝修物料的類型	鋪砌金屬、木飾面，人造皮革及牆紙	鋪砌瓷磚	裝設髹乳膠漆及焗漆之石膏板假天花	
		牆壁	地板	天花板	
b. 室內牆身及天花板	客飯廳及睡房裝修物料的類型	髹乳膠漆及鋪砌膠板	髹乳膠漆，部分裝設髹乳膠漆之石膏板假陣		
		地板	牆腳線的用料		
c. 內部地板	客飯廳的用料	鋪砌瓷磚，另通往露台、工作平台及平台的室內地台圍邊鋪砌人造石及金屬條	木牆腳線		
	睡房的用料	鋪砌瓷磚，另通往露台、工作平台及平台的室內地台圍邊鋪砌人造石及金屬條	木牆腳線		
		牆壁	地板	天花板	
d. 浴室	裝修物料的類型	外露之牆身鋪砌瓷磚	外露之地板鋪砌瓷磚，淋浴間鋪砌天然石材及人造石	髹乳膠漆之石膏板假天花	
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
	洗手間	裝修物料的類型	外露之牆身鋪砌瓷磚	外露之地板鋪砌瓷磚	髹乳膠漆之石膏板假天花
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底		
		牆壁	地板	天花板	灶台
e. 廚房	裝修物料的類型	外露之牆身鋪砌瓷磚及實心面材，廚櫃地櫃背及雪櫃連冰箱背遮蓋的位置鋪砌瓷磚	鋪砌瓷磚	髹乳膠漆之石膏板假天花	實心面材
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底及廚房頂櫃的底部			
	開放式廚房	裝修物料的類型	<p>所有單位，以下所列單位除外： 外露之牆身髹乳膠漆及鋪砌高光澤焗漆面及實心面材，廚櫃地櫃背及嵌入式雪櫃連冰箱背遮蓋的位置鋪砌瓷磚</p> <p>2樓: A8、B1、B6、B7及B8單位 3樓: A8、B1、B6、B7、B8及D1單位 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓: A1、A6、A7、A8、B1、B6、B7、B8、C1、C2及D1單位 外露之牆身鋪砌高光澤焗漆面及實心面材，廚櫃地櫃背及嵌入式雪櫃連冰箱背遮蓋的位置鋪砌瓷磚</p>	鋪砌瓷磚	髹乳膠漆，部分裝設髹乳膠漆之石膏板假陣
	牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底及廚房頂櫃的底部			

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

3. 室內裝置				
細項		描述		
		用料	裝修物料	配件
a.	門	單位入口	實心防火木門	膠板及金屬 防盜眼、隱藏氣鼓、門擋、防煙條及電子門鎖
		睡房	中空木門	啞光澤焗漆面 門擋，拉手及門鎖
		浴室	中空木門連木百葉	啞光澤焗漆面 門擋，拉手及門鎖
		露台及工作平台	鋁框配單層玻璃	氟化碳塗鋁 門鎖及拉手
		廚房	實心防火木門配防火玻璃視窗	啞光澤焗漆面 隱藏氣鼓、門擋、防煙條，拉手及門鎖
		儲物室	所有單位，38樓：頂層單位A、B、C、D除外 中空木門 38樓：頂層單位A、B、C、D 中空木門連木百葉	啞光澤焗漆面 門擋，拉手及門鎖
		洗手間	鋁摺門連百葉	氟化碳塗鋁 門鎖
		客飯廳通往平台	2樓：A8、B1、B2、B3、B6、B7、B8、C8、D3、D6、D7、D8、D9單位 3樓：B1單位 5樓：A1、C1、C2、C3、C6、C7、C8單位 鋁框配單層玻璃 38樓：頂層單位A、B、C、D 鋁框配低輻射鍍膜中空玻璃	氟化碳塗鋁 門鎖及拉手
		儲物室通往平台	鋁框配單層玻璃	氟化碳塗鋁 門鎖及拉手
		主人睡房通往平台	鋁框配低輻射鍍膜中空玻璃	氟化碳塗鋁 所有單位，以下所列單位除外 門鎖及拉手 38樓：頂層單位A 門鎖、拉手及隱藏氣鼓
	廚房/ 儲物室通往空調機房	鋁框配防火玻璃	氟化碳塗鋁 門鎖及拉手	

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

3. 室內裝置				
細項	描述			
		類型	用料	
b. 浴室	(i) 裝置及設備的類型及用料	櫃枱面	天然石材	
		面盤櫃	木製櫃配以金屬、膠板及高光澤焗漆面	
		鏡櫃	木製櫃配鏡及膠板	
		洗手盤水龍頭	鍍鉻	
		洗手盤及坐廁	陶瓷	
		毛巾架	鍍鉻	
		毛巾掛勾	鍍鉻	
		淋浴間置物架	鍍鉻	
		廁紙架	鍍鉻	
		淋浴間	強化玻璃	
		(ii) 供水系統的類型及用料	冷水喉管	銅喉
	熱水喉管		配有隔熱層之銅喉	
	(iii) 沐浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑水龍頭及花灑手握頭	鍍鉻	
		浴缸水龍頭及花灑手握頭	鍍鉻	
浴缸		搪瓷鑄鐵		
(iv) 浴缸大小 (如適用的話)	1394毫米(長) x 694毫米(闊) x 434毫米(高)			
		用料		
c. 廚房	(i) 洗滌盆的用料	不鏽鋼		
	(ii) 供水系統的用料	冷熱水供水系統採用銅喉管		
		用料	裝修物料	
	(iii) 廚櫃的用料及裝修物料	木製廚櫃	膠板、金屬及高光澤焗漆面	
	(iv) 所有其他裝置及設備的類型	洗手盆水龍頭	鍍鉻	
		消防裝置及設備	開放式廚房內或附近的天花裝置消防花灑頭及可定位聲響警報基座的煙霧探測器	
置物架		金屬		
d. 睡房	裝置 (包括嵌入式衣櫃) 的類型及用料：無裝置			
e. 電話	有關接駁點的位置及數目，請參照「機電裝置數量說明表」			
f. 天線	有關接駁點的位置及數目，請參照「機電裝置數量說明表」			
g. 電力裝置	<p>所有單位，38樓頂層單位A、B、C、D除外 每個單位都提供單相供電的總電掣箱</p> <p>38樓頂層單位A、B、C、D 每個單位都提供三相供電的總電掣箱</p> <p>導管是部分隱藏及部分外露¹ 有關電插座及空調機接駁點的位置和數目，請參閱「機電裝置數量說明表」</p>			

¹ 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

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

3. 室內裝置	
細項	描述
h. 氣體供應	<p>所有單位，以下所列單位除外 開放式廚房單位之煤氣供應點設於露台及工作平台，並連接到氣體熱水爐</p> <p>2樓：A8、B1、B2、B3、B6、B7、B8、C8、D3、D6、D7、D8及D9單位 5樓：A1、C1、C2、C3、C6及C7單位 開放式廚房單位之煤氣供應點設於平台，並連接到氣體熱水爐</p> <p>38樓頂層單位A、B、C、D 廚房有煤氣供應點，並連接到氣體煮食爐及氣體熱水爐</p>
i. 洗衣機接駁點	<p>提供設計為直徑為22毫米的供水喉，及設計為直徑40毫米的去水位</p> <p>所有單位，B1單位除外 洗衣機接駁點位於廚房及開放式廚房 B1單位 洗衣機接駁點位於客飯廳</p>
j. 供水	<p>熱水和冷水供應採用銅喉管 水管是部分隱藏及部分外露² 廚房、開放式廚房、浴室及洗手間均有熱水供應</p>

4. 雜項				
細項	描述			
a. 升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
		產品型號	1至3號及5至7號升降機：HCA-900-C0210，4號升降機：MCA-925-C0180	
	(ii) 升降機的數目及到達的樓層	升降機的數目	7	
		到達的樓層	地庫、地下、2樓至38樓 (不設4樓、13樓、14樓、24樓及34樓)	
b. 信箱	用料	不鏽鋼		
c. 垃圾收集	(i) 垃圾收集的方法	垃圾由物業管理公司收集及統籌處理至垃圾及物料回收房		
	(ii) 垃圾房的位置	垃圾及物料回收室設於各住宅樓層 垃圾及物料回收房設於地庫		
d. 水錶、電錶及氣體錶		水錶	電錶	氣體錶
	(i) 位置	每層住宅樓層的公用水錶櫃或水錶房內	每層住宅樓層的公用電錶櫃或電錶房內	氣體錶設於每個住宅單位內
	(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施	
(包括嵌入式的裝備的細節及其位置)	<p>發展項目的入口、地下升降機大堂、停車場、游泳池、會所及所有升降機均設有直接連繫管理處的閉路電視。</p> <p>每個單位均設有對講機系統。</p> <p>地庫停車場升降機大堂、地下升降機大堂、會所入口及所有升降機均設有「智能卡」及「訪客二維碼」入口通道控制系統。</p> <p>發展項目入口設有車輛出入控制系統。</p>

6. 設備
有關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。

² 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

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

1. Exterior Finishes				
Item	Description			
a.	External wall	Type of finishes	Residential towers	Finished with curtain wall, glass wall, external paint, aluminium cladding, aluminium louvre and aluminium grille
			Podium	Finished with glass wall, external paint, aluminium cladding, aluminium louvre, aluminium grille, natural stone cladding and vertical green wall
b.	Window	Material of frame	Fluorocarbon coated aluminium frame	
		Material of glass	<p>All units except Penthouses A, B, C, D on 38/F Living & Dining Room: tinted single glazing Master Bedroom and Bedroom: tinted insulated glass unit (IGU) with low-e coating Bathroom: acid-etched tinted single glazing Store room: tinted single glazing (if applicable)</p> <p>Penthouses A, B, C, D on 38/F Living & Dining Room, Master Bedroom and Bedrooms: tinted insulated glass unit (IGU) with low-e coating Master Bathroom: acid-etched tinted single glazing Kitchen: tinted single glazing</p>	
c.	Bay Window	Material of bay window	N/A	
		Finishes of window sill	N/A	
d.	Planter	Type of finishes	N/A	
e.	Verandah or balcony	Type of finishes of balcony	Balcony	Aluminium frame fitted with laminated glass balustrade with aluminium top rail, aluminium grille, aluminium cladded curb
			Balcony floor	Finished with porcelain tiles
			Balcony wall	Finished with external paint
			Balcony ceiling	Finished with external paint and aluminium ceiling
		Whether the balcony is covered	Balcony is covered	
		Verandah	N/A	
f.	Drying Facilities for Clothing	Type	N/A	
		Material	N/A	

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

2. Interior Finishes						
Item		Description				
		Wall	Floor	Ceiling		
a.	Lobby	Type of finishes for car park lift lobby on B/F	Finished with porcelain tiles and stainless steel	Finished with porcelain tiles	Gypsum board false ceiling & glass fibre reinforced gypsym (GRG) moulding false ceiling with emulsion paint and special paint	
		Type of finishes for lift lobby on G/F	Finished with porcelain tiles and stainless steel	Finished with porcelain tiles	Gypsum board false ceiling & glass fibre reinforced gypsym (GRG) moulding false ceiling with emulsion paint and special paint	
		Type of finishes for lift lobby on residential floors	Finished with metal, wood veneer, vinyl and wallcovering	Finished with porcelain tiles	Gypsum board false ceiling with emulsion paint and lacquer paint	
		Wall	Floor	Ceiling		
b.	Internal wall and ceiling	Type of finishes for Living & Dining room and Bedroom	Finished with emulsion paint and plastic laminate	Finished with emulsion paint and partially finished with gypsum board bulkhead with emulsion paint		
		Floor	Skirting			
c.	Internal floor	Material for Living & Dining room	Finished with porcelain tiles, border along inside edge of floor to balcony, utility platform and flat roof is finished with reconstituted stone and metal strip	Timber skirting		
		Material for Bedroom	Finished with porcelain tiles, border along inside edge of floor to balcony, utility platform and flat roof is finished with reconstituted stone and metal strip	Timber skirting		
		Wall	Floor	Ceiling		
d.	Bathroom	Type of finishes	Finished with porcelain tiles on exposed surfaces	Finished with porcelain tiles to exposed surfaces, and natural stone and reconstituted stone to shower area	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			
	Lavatory	Type of finishes	Finished with porcelain tiles on exposed surfaces	Finished with porcelain tiles to exposed surfaces	Gypsum board false ceiling with emulsion paint	
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling			

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

2. Interior Finishes						
Item		Description				
		Wall	Floor	Ceiling	Cooking Bench	
e.	Kitchen	Type of finishes	Finished with porcelain tiles and solid surface material on exposed surfaces. Finished with ceramic tiles for wall area behind base cabinet and Fridge-Freezer.	Finished with porcelain tiles	Gypsum board false ceiling with emulsion paint	Solid surface material
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling and the base of top unit of kitchen cabinet			
	Open kitchen	Type of finishes	<p>All units except the units listed below Finished with emulsion paint, high gloss lacquer paint and solid surface material on exposed surfaces. Finished with ceramic tiles for wall area behind base cabinet and Built-in Fridge-Freezer.</p> <p>2/F: Units A8, B1, B6, B7 and B8 3/F: Units A8, B1, B6, B7, B8 and D1 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F: Units A1, A6, A7, A8, B1, B6, B7, B8, C1, C2 and D1</p> Finished with high gloss lacquer paint and solid surface material on exposed surfaces. Finished with ceramic tiles for wall area behind base cabinet and Built-in Fridge-Freezer.	Finished with porcelain tiles	Finished with emulsion paint and partially finished with gypsum board bulkhead with emulsion paint	Solid surface material
		Whether the wall finishes run up to the ceiling	Up to the level of false ceiling and the base of top unit of kitchen cabinet			

3. Interior Fittings				
Item	Description			
		Material	Finishes	Accessories
a. Doors	Entrance of unit	Solid core fire rated timber door	Plastic laminate and metal	Eye viewer, concealed door closer, door stopper, smoke seal, digital lockset
	Bedroom	Hollow core timber door	Matt lacquer paint	Door stopper, handle and lockset
	Bathroom	Hollow core timber door with timber louvre	Matt lacquer paint	Door stopper, handle and lockset
	Balcony and Utility Platform	Aluminium framed door filled with single glazing	Fluorocarbon coated aluminium	Lockset and handle
	Kitchen	Solid core fire rated timber door with fire rated glass vision panel	Matt lacquer paint	Concealed door closer, door stopper, smoke seal, handle and lockset
	Store Room	All units except Penthouses A, B, C, D on 38/F Hollow core timber door Penthouses A, B, C, D on 38/F Hollow core timber door with timber louvre	Matt lacquer paint	Door stopper, handle and lockset
	Lavatory	Aluminium folding door with louvre	Fluorocarbon coated aluminium	Lockset
	Living & Dining Room to Flat Roof	2/F: Units A8, B1, B2, B3, B6, B7, B8, C8, D3, D6, D7, D8, D9 3/F: Unit B1 5/F: Units A1, C1, C2, C3, C6, C7, C8 Aluminium framed door with single glazing 38/F: Penthouses A, B, C, D Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coated aluminium	Lockset and handle
	Store Room to Flat Roof	Aluminium framed door with single glazing	Fluorocarbon coated aluminium	Lockset and handle
	Master Bedroom to Flat Roof	Aluminium framed door with insulated glass unit (IGU) with low-e coating	Fluorocarbon coated aluminium	All units except the units listed below Lockset and handle 38/F: Penthouse A Lockset, handle and concealed door closer
Kitchen/ Store Room to Air-Conditioning Plant Room	Aluminium framed door with fire rated glass	Fluorocarbon coated aluminium	Lockset and handle	

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

3. Interior Fittings					
Item	Description				
		Type	Finishes		
b.	Bathroom	(i) Type and material of fittings and equipment	Countertop	Natural stone	
			Basin cabinet	Wooden cabinet with metal, plastic laminate and high gloss lacquer paint finish	
			Mirror cabinet	Wooden cabinet with mirror and plastic laminate	
			Wash basin mixer	Chrome plated	
			Wash basin and water closet	Vitreous china	
			Towel rail	Chrome plated	
			Robe Hook	Chrome plated	
			Shower Accessories Tray	Chrome plated	
			Paper holder	Chrome plated	
			Shower compartment	Tempered glass	
		(ii) Type and material of water supply system	Cold water pipe	Copper Pipe	
			Hot water pipe	Copper Pipe with thermal insulation	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower mixer and shower head	Chrome plated	
			Bathtub mixer and shower head	Chrome plated	
Bathtub	Enamelled cast iron				
(iv) Size of bathtub (if applicable)	1394mm(L) x 694mm(W) x 434mm(H)				
		Material			
c.	Kitchen	(i) Material of sink unit	Stainless steel		
		(ii) Material of water supply system	Copper pipes for cold and hot water supply		
			Material	Finishes	
		(iii) Material and finishes of Kitchen cabinet	Wooden cabinet	Plastic laminate, metal and high gloss lacquer paint finish	
		(iv) Type of all other fittings and equipment	Sink mixer	Chrome plated	
			Fire services installations and equipment	Sprinkler head and addressable smoke detectors with sound base are fitted in or near Open Kitchen	
Rack	Metal				
d.	Bedroom	Type and material of fittings (including built-in wardrobe): No fittings			
e.	Telephone	For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"			
f.	Aerials	For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions"			
g.	Electrical installations	<p>All units except Penthouses A, B, C, D on 38/F Single-phase electricity supply with miniature circuit breaker distribution board is provided in each unit</p> <p>Penthouses A, B, C, D on 38/F Three-phase electricity supply with miniature circuit breaker distribution board is provided in each unit</p> <p>Conduits are partly concealed and partly exposed¹ For location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions"</p>			

¹ Other than those parts of the conduits concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

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

3. Interior Fittings		
Item	Description	
h. Gas supply	<p>All units except the units listed below Town gas point is located at Balcony & Utility Platform and connected to gas water heater for unit with Open Kitchen</p> <p>2/F: Units A8, B1, B2, B3, B6, B7, B8, C8, D3, D6, D7, D8 and D9 5/F: Units A1, C1, C2, C3, C6 and C7 Town gas point is located at Flat Roof and connected to gas water heater for unit with Open Kitchen</p> <p>Penthouses A, B, C, D on 38/F Town gas point is provided in Kitchen and connected to gas hob and gas water heater</p>	
i. Washing machine connection point	<p>Water pipe of a design of 22mm in diameter and drain outlet of a design of 40mm in diameter are provided. All units except Unit B1 Washing machine connection point is located in Kitchen and Open Kitchen.</p> <p>Unit B1 Washing machine connection point is located in Living & Dining Room.</p>	
j. Water supply	<p>Copper pipes are provided for both hot and cold water supply. Water pipes are partly concealed and partly exposed.² Hot water supply for Kitchens, Open Kitchens, Bathrooms and Lavatories is available.</p>	

4. Miscellaneous				
Items	Description			
a. Lifts	(i) Brand name and model number	Brand Name	Hitachi	
		Model Number	Lifts 1-3 & 5-7: HCA-900-C0210, Lift 4: MCA-925-C0180	
	(ii) Number and floors served by them	Number of lifts	7	
		Floors served by them	B/F, G/F, 2/F to 38/F (Except 4/F, 13/F, 14/F, 24/F & 34/F)	
b. Letter box	Material	Stainless steel		
c. Refuse collection	(i) Means of refuse collection	Refuse will be collected and centrally handled at the Refuse Storage And Material Recovery Chamber by property management company.		
	(ii) Location of refuse room	Refuse Storage And Material Recovery Rooms are located at each residential floor. Refuse Storage And Material Recovery Chamber is located at B/F.		
d. Water meter, electricity meter and gas meter	(i) Location	Water meter	Electricity meter	Gas meter
		Inside common water meter cabinet or water meter room on each residential floor	Inside common electrical cabinet or electrical meter room on each residential floor	Gas meter is installed inside each residential unit
		(ii) Whether they are separate or communal meters for residential properties	Separate	Separate

5. Security Facilities	
(including details of built-in provisions and their locations)	<p>CCTV cameras are provided at Development entrance, lift lobby on G/F, car park, swimming pool, clubhouse and all lift cars and are connected directly to the management office. Door phone system is provided in each Unit. Smart card and Visitors' QR Code access control system are provided at car park lift lobby on B/F, lift lobby on G/F, clubhouse entrance and all lift cars. Vehicular access control is installed at the Development entrance.</p>

6. Appliances
For brand name and model number, 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.

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

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	2樓 2/F									3樓 3/F																
				A8	B1	B2	B3	B6	B7	B8	C8	D3	D6	D7	D8	D9	A8	B1	B2	B3	B6	B7	B8	C8	D1	D2	D3	D6	D7
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	
			FXAQ50BVMN	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	✓	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
FTXS50KAVMN	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓			
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	✓	✓	-	-	✓	✓	✓	-	-	-	-	-		
			FXAQ25BVMN	-	-	✓	✓	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS25KVMN	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	✓	✓	-	-	-	✓	-	-	✓	-	
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	✓	✓	-	-	✓	✓	✓	-	-	-	-			
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-			
平台 Flat Roof	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-			
露台及工作平台 Balcony & Utility Platform				-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	2樓 2/F									3樓 3/F																
				A8	B1	B2	B3	B6	B7	B8	C8	D3	D6	D7	D8	D9	A8	B1	B2	B3	B6	B7	B8	C8	D1	D2	D3	D6	D7
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	-	✓	✓	✓	-	-	-	-	-	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	
客飯廳 Living & Dining Room			RSOP122-2	-	✓	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	✓	-	-	-	✓	✓	✓	-	-	-	-	-	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	
客飯廳 Living & Dining Room				-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
客飯廳 Living & Dining Room				-	✓	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
平台 Flat Roof	分體式空調機 (室外機) / 智能式中央空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ4BAV	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	
			RJZQ5BAV	✓	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RJZQ6BAV	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4MXS115HV2C	-	-	-	-	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機 (室外機) / 智能式中央空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-		
			4MXS100AA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	

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備註：

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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.

Notes:

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3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	5樓 5/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機)/ 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit)/ VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	✓	✓	-	-	-	-	-	-	-	
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	✓	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
			FTXS50KAVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓
FTXS71LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-			
主人睡房 Master Bedroom	分體式空調機(室內機)/ 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit)/ VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-		
			FXAQ32BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS25KVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	-	-	✓	-	-	✓	-	-	✓	✓
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-			
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-			
平台 Flat Roof	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	-	-	-	-	-			
露台及工作平台 Balcony & Utility Platform				-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	5樓 5/F																							
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	
客飯廳 Living & Dining Room			RSOP122-2	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	
客飯廳 Living & Dining Room				-	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
客飯廳 Living & Dining Room				-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
平台 Flat Roof	分體式空調機(室外機)/ 智能式中央空調機(室外機) Split-Type Air-conditioner (Outdoor Unit)/ VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ4BAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	
			RJLQ6BAV	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4MXS115HV2C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-
			RXS71LVMN	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機(室外機)/ 智能式中央空調機(室外機) Split-Type Air-conditioner (Outdoor Unit)/ VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
			4MXS100AA	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	6樓 6/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	✓	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
			FTXS50KAVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FTXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-			
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
			FTXS25KVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	-	-	✓	✓
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-		
露台及工作平台 Balcony & Utility Platform	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	6樓 6/F																							
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
客飯廳 Living & Dining Room			RSOP122-2	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
客飯廳 Living & Dining Room				-	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
客飯廳 Living & Dining Room				-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機(室外機) / 智能式中央空調機(室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
			4MXS100AA	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			RXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	7樓 7/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	✓	-	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-
			FTXS50KAVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FTXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-			
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
			FTXS25KVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	-	✓	✓	✓
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-		
露台及工作平台 Balcony & Utility Platform	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room			RSOP122-2	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABSOH	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room				-	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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

備註：

- 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
- 上表內之「-」代表不適用。
- 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

- “✓” as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
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- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	7樓 7/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
客飯廳 Living & Dining Room				-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機(室外機) / 智能式中央空調機(室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
			4MXS100AA	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			RXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes :

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	8樓 8/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			FTXS25KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
			FTXS50KAVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
FTXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-			
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
			FTXS25KVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-		
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-		
露台及工作平台 Balcony & Utility Platform	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room			RSOP122-2	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room				-	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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

備註：

- 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
- 上表內之「-」代表不適用。
- 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

- “✓” as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	8樓 8/F																								
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8	D9
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
客飯廳 Living & Dining Room				-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機 (室外機) / 智能式中央空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	
			4MXS100AA	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			RXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes :

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																							
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	
			FTXS50KAVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			FTXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-		
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ32BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
			FTXS25KVMN	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
			FTXS35KVMN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
睡房 2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
儲物室 Store Room	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-		
露台及工作平台 Balcony & Utility Platform	氣體熱水爐 Gas Water Heater	TGC	RBOX16QR / RBOX16QL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RBBF178TNF	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room			RSOP122-2	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
開放式廚房 Open Kitchen	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-			
客飯廳 Living & Dining Room				-	✓	✓	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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

備註：

- 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
- 上表內之「-」代表不適用。
- 不設4樓、13樓、14樓、24樓及34樓。

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.

Notes:

- “✓” as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
- The symbol “-” as shown in the above table denotes “Not applicable”.
- 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																							
				A1	A2	A3	A6	A7	A8	B1	B2	B3	B6	B7	B8	C1	C2	C3	C6	C7	C8	D1	D2	D3	D6	D7	D8
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
客飯廳 Living & Dining Room				-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機 (室外機) / 智能式中央空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	-	-	-	-	-	-	-	-	-		
			4MXS100AA	-	✓	✓	-	-	-	-	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			RXS50LVMN	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes :

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	38樓 38/F													
				頂層單位 A PENTHOUSE A	頂層單位 B PENTHOUSE B	頂層單位 C PENTHOUSE C	頂層單位 D PENTHOUSE D	C3	C6	C7	C8	D6	D7	D8	D9		
客飯廳 Living & Dining Room	對講機 Door Phone	Urmet	1160/3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
			FTXS50KAVMN	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
主人睡房 Master Bedroom	分體式空調機(室內機) / 智能式中央空調機(室內機) Split-Type Air-conditioner (Indoor Unit) / VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ50BVMN	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
			FTXS25KVMN	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
睡房2 Bedroom 2	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
			FXAQ32BVMN	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
睡房3 Bedroom 3	智能式中央空調機(室內機) VRV Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ25BVMN	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
浴室 Bathroom	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	浴室寶 Thermo Ventilator	樂聲 Panasonic	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
儲物室 Store Room	分體式空調機(室內機) Split-Type Air-conditioner (Indoor Unit)	大金 Daikin	FXAQ20BVMN	-	-	✓	✓	-	-	-	-	-	-	-	-	-	-
			FTXS25LVMN	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-
洗手間 Lavatory	抽氣扇 Exhaust Fan	奧斯博格 Ostberg	LPK-S 125 A1	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
露台及工作平台 Balcony & Utility Platform	氣體熱水爐 Gas Water Heater	TGC	RBOX6QR / RBOX6QL	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房 Kitchen			TRJW222TFQL	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

6. 設備說明表 Appliances Schedule

位置 Location	設備 Appliance	品牌 Brand Name	型號 Model No.	38樓 38/F												
				頂層單位 A PENTHOUSE A	頂層單位 B PENTHOUSE B	頂層單位 C PENTHOUSE C	頂層單位 D PENTHOUSE D	C3	C6	C7	C8	D6	D7	D8	D9	
開放式廚房 Open Kitchen	電磁爐 Induction hob	西門子 Siemens	EH375FBB1E	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房 Kitchen	氣體煮食爐 Gas Hob	博世 Bosch	PRA3A6B70X	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
			PRB3A6B70X	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
開放式廚房 Open Kitchen	抽油煙機 Cooker hood	西門子 Siemens	LI67SA531B	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房 Kitchen		博世 Bosch	DFS097A51B	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
廚房 Kitchen	雪櫃連冰箱 Fridge-Freezer	博世 Bosch	KMC85LEEA	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
客飯廳 Living & Dining Room	嵌入式雪櫃連冰箱 Built-in Fridge-Freezer	Rosieres	RSOP122-2	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
客飯廳 Living & Dining Room	蒸焗爐 Combination steam oven	西門子 Siemens	CS589ABS0H	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房 Kitchen		博世 Bosch	CSG936DB1	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
開放式廚房 Open Kitchen	嵌入式洗衣乾衣機 Built-in washer dryer	Rosieres	RILS14853TH2-UK	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房 Kitchen		博世 Bosch	WKD28351HK	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
平台 Flat Roof	智能式中央空調機 (室外機) VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJLQ6BAV	✓	✓	-	-	-	-	-	-	-	-	-	-	-
空調機房 Air-Conditioning Plant Room	分體式空調機 (室外機) / 智能式中央空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit) / VRV Air-conditioner (Outdoor Unit)	大金 Daikin	RJZQ5BAV	-	-	✓	✓	-	-	-	-	-	-	-	-	-
			RXS25LVMN	✓	✓	-	-	-	-	-	-	-	-	-	-	-
空調機平台 Air-Conditioner Platform	分體式空調機 (室外機) Split-Type Air-conditioner (Outdoor Unit)		4MXS100AA	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓

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. 上表內之「✓」表示此設備於該住宅物業內提供或安裝。
2. 上表內之「-」代表不適用。
3. 不設4樓，13樓，14樓，24樓及34樓。

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.

Notes:

1. "✓" as shown in the above table means such appliance(s) is/are provided or installed in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

2樓 2/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	2	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

2樓 2/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B2	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	2	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
B3	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

2樓 2/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	4	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	4	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

2樓 2/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	5	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
C8, D3, D7, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	2	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

2樓 2/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D6	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	4	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

3樓 3/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A8, B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
B1	客飯廳 Living & Dining Room	5	-	5	1	1	-	-	(0+2)	(3+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(0+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
平台 Flat Roof	6	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	-	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

3樓 3/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B2, B3, C8, D3, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

3樓 3/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
D1	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(5+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

3樓 3/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D2, D6, D7	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(4+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

5樓 5/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A1	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	1	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
A2, A3, B2, B3, C8, D3, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

5樓 5/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A6, B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A7, B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

5樓 5/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A8, B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

5樓 5/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
C1	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+0)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
C2	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+0)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	4	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
C3	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(3+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

5樓 5/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
C6, C7	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	平台 Flat Roof	2	-	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	1	-
D1	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(5+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
D2, D6, D7	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(4+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

6樓 6/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A1, A7, B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
A2, A3, B2, B3, C3, C6, C7, C8, D3, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

6樓 6/F																				
單位 Unit	位置 Location	項目 Items																		
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator	
A6, B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-	
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-	
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-	
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1	
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
A8, B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-	
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-	
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-	
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1	
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes:

1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

6樓 6/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
C1, C2	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+0)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

6樓 6/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D1	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(5+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
D2, D6, D7	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(4+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

7樓 7/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A1, A7, B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A2, A3, B2, B3, C3, C6, C7, C8, D3, D7, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

7樓 7/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A6, B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A8, B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

7樓 7/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
C1, C2	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+0)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

7樓 7/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D1	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(5+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
D2, D6	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(4+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

8樓 8/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A1, A7, B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
A2, A3, B2, B3, C3, C6, C7, C8, D3, D6, D7, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

8樓 8/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A6, B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A8, B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

8樓 8/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
C1, C2	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+0)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

8樓 8/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D1	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(5+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
D2	客飯廳 Living & Dining Room	3	-	5	1	1	-	-	(0+1)	(4+0)	2	2	2	-	1	-	2	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A1, A7, B7	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A2, A3, B2, B3, C3, C6, C7, C8, D2, D3, D6, D7, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2, ..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
A6,B6	客飯廳 Living & Dining Room	4	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
A8,B8	客飯廳 Living & Dining Room	3	-	4	1	-	-	-	-	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(2+0)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
B1	客飯廳 Living & Dining Room	4	-	4	1	1	-	-	(0+2)	(2+0)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+1)	(2+0)	-	-	-	1	-	-	-	-	-
	儲物室 Store Room	1	-	1	-	-	-	-	-	(1+0)	-	-	-	-	-	-	1	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
C1, C2	客飯廳 Living & Dining Room	2	-	3	1	-	-	-	-	(3+1)	1	1	1	-	1	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	1	1	1	(0+3)	(0+1)	-	-	-	1	-	-	-	-	-
	露台 Balcony	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

9樓至12樓、15樓至23樓、25樓至33樓、35樓至37樓 9/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-37/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
D1	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(3+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(0+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

38樓 38/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水 爐雙極開 關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
頂層單位 A PENTHOUSE A	客飯廳 Living & Dining Room	5	-	5	1	-	-	-	-	(3+0)	1	1	1	-	1	-	2	-	-
	主人睡房 Master Bedroom	2	-	3	1	-	-	-	-	(1+2)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	睡房3 Bedroom 3	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	主人浴室 Master Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	洗手間 Lavatory	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	廚房 Kitchen	3	1	-	-	1	-	-	-	(0+3)	(2+0)	-	-	1	-	-	-	4	-
	儲物室 Store Room	1	-	1	1	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	-	(0+2)	-	-	-	-	-	-	2	-	-
	空調機房 Air- Conditioning Plant Room	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註 :

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

38樓 38/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水 爐雙極開 關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
頂層單位 B PENTHOUSE B	客飯廳 Living & Dining Room	5	-	5	1	-	-	-	-	(3+0)	1	1	1	-	1	-	2	-	-
	主人睡房 Master Bedroom	2	-	3	1	-	-	-	-	(1+2)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	睡房3 Bedroom 3	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	主人浴室 Master Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	洗手間 Lavatory	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	廚房 Kitchen	3	1	-	-	1	-	-	-	(0+3)	(2+0)	-	-	1	-	-	-	4	-
	儲物室 Store Room	1	-	1	1	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	4	-	-	-	-	-	-	-	(0+2)	-	-	-	-	-	-	2	-	-
空調機房 Air- Conditioning Plant Room	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

38樓 38/F																			
單位 Unit	位置 Location	項目 Items																	
		照明燈位 Lighting point	照明用接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/氣體熱水爐雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培插蘇 (雙位+單位) 13A Socket Outlet (Twin + Single)	13安培帶掣插蘇 (雙位+單位) 13A Switched Socket Outlet (Twin + Single)	電視/電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	數據插座 Data Outlet	總電掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體熱水爐溫度控制 Gas Water Heater Remote Controller	空調機電位 Air-Conditioner point	接線位 Fuse Spur Unit	浴室寶帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
頂層單位 C 及 頂層單位 D PENTHOUSE C & PENTHOUSE D	客飯廳 Living & Dining Room	5	-	5	1	-	-	-	-	(3+0)	1	1	1	-	1	-	2	-	-
	主人睡房 Master Bedroom	2	-	2	1	-	-	-	-	(1+2)	1	1	1	-	-	-	1	-	-
	睡房2 Bedroom 2	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	睡房3 Bedroom 3	1	-	1	-	-	-	-	-	(0+1)	-	-	1	-	-	-	1	-	-
	主人浴室 Master Bathroom	2	2	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	-	1	1
	浴室 Bathroom	2	2	-	-	-	-	(0+1)	-	-	-	-	-	-	-	1	-	1	1
	洗手間 Lavatory	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	廚房 Kitchen	2	1	-	-	1	-	-	(0+3)	(2+0)	-	-	-	1	-	-	-	4	-
	儲物室 Store Room	1	-	1	1	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	-
	平台 Flat Roof	3	-	-	-	-	-	-	(0+2)	-	-	-	-	-	-	-	-	-	-
	空調機房 Air-Conditioning Plant Room	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes:

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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

機電裝置數量說明表 Schedule of Mechanical & Electrical Provisions

38樓 38/F																			
單位 Unit	位置 Location	項目 Items																	
		照明 燈位 Lighting point	照明用 接線位 Fuse Spur Unit for Lighting	燈掣 Lighting Switch	抽氣扇/ 氣體熱水爐 雙極開關掣 Double Pole Switch for Exhaust Fan / Gas Water Heater	蒸焗爐 20A接線位 20A connection Unit for Combination Steam Oven	電磁爐 雙極開關掣 Double Pole Switch for Induction Hob	電磁爐 20A接線位 20A connection Unit for Induction Hob	13安培 插蘇 (雙位+ 單位) 13A Socket Outlet (Twin + Single)	13安培 帶掣插蘇 (雙位+ 單位) 13A Switched Socket Outlet (Twin + Single)	電視/ 電台 天線 插座 TV / FM Outlet	電話插座 Telephone Outlet	數據 插座 Data Outlet	總電 掣箱 Miniature Circuit Breaker Board	對講機 Door Phone	氣體 熱水爐 溫度控制 Gas Water Heater Remote Controller	空調機電位 Air- Conditioner point	接線位 Fuse Spur Unit	浴室寶 帶掣接線位 13A switched fuse spur unit for Thermo Ventilator
C3, C6, D6, D7	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
	天台 Roof	3	-	1	-	-	-	-	-	(0+1)	-	-	-	-	-	-	-	-	-
C7, C8, D8, D9	客飯廳 Living & Dining Room	2	-	4	1	1	-	-	(0+1)	(2+1)	1	1	1	-	1	-	1	-	-
	主人睡房 Master Bedroom	1	-	1	-	-	-	-	-	(2+0)	1	1	1	-	-	-	1	-	-
	浴室 Bathroom	2	2	-	-	-	-	-	(0+1)	-	-	-	-	-	-	1	-	1	1
	開放式廚房 Open Kitchen	1	1	-	-	-	1	1	(0+2)	(1+1)	-	-	-	1	-	-	-	-	-
	露台及工作平台 Balcony & Utility Platform	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
	空調機平台 Air-conditioner Platform	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-

備註：

1. 上表內之「1、2、……」代表提供於該住宅物業內的裝置數量。
2. 上表內之「-」代表不適用。
3. 不設 4樓、13樓、14樓、24樓及34樓。

Notes :

1. "1, 2,..." as shown in the above table denotes the quantity of such provision(s) provided in the residential property.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

23 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

24 地稅 GOVERNMENT RENT

擁有人有法律責任繳付指明住宅物業之地稅直至及包括該指明住宅物業之買賣成交日期。

The Owner is liable for the Government Rent payable for the specified residential property up to and including the date of the Assignment of that specified residential property.

25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

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

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

Note : On that delivery, the purchaser shall pay a debris removal fee to the manager (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.

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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用

Not applicable

28 修訂 MODIFICATION

擁有人並沒有向政府提出申請修訂批地文件。

No application to the Government for a modification of the Land Grant has been made by the Owner.

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

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

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.cloudview.hk

1. 噪音緩解措施

發展項目將提供以下措施以緩解粉錦公路、青山公路—古洞段及新界環迴公路等帶來的道路交通噪音影響：

- 1) 強效減音露台 (擋音式)
- 2) 減音窗 (擋音式)
- 3) 固定玻璃連維修窗
- 4) 自動關閉式門
- 5) 玻璃欄杆
- 6) 吸音物料

有關強效減音露台 (擋音式)、減音窗 (擋音式)、固定玻璃連維修窗、自動關閉式門、玻璃欄杆和吸音物料的詳情，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」一節。任何業主不可更改、干擾或移除任何噪音緩解措施。屬於住宅物業部分的噪音緩解措施，有關業主需自費按噪音影響評估報告維修，更換及修理有關噪音緩解措施。維修窗 (不作通風用途) 設有可移除拉手，只能在維修時開啟。

2. 放置室外空調機

部分室外空調機 (不論是為該住宅單位而設或是為其他住宅單位而設) 放置在室外的空調機平台或平台。室外空調機的放置可能對發展項目的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外空調機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

3. 喉管

發展項目部分住宅單位的平台及/或露台的外牆裝有公用喉管及/或外露喉管。部分住宅單位的景觀可能因此受到影響。有關公用喉管及外露喉管的位置，請參閱發展最新批准建築圖則。

4. 樹木

該地段外有很多樹圍繞屋苑。有些樹的高度可能與期數低層住宅單位的高度相若。另外，有些樹與發展某些住宅單位的距離可能接近。準買家應到有關發展地盤作實地考察，以對該發展地盤及其周邊地區環境有較佳瞭解。

5. 建築物吊船維修系統的操作

根據公契，管理人有權不時為檢查、重建、改動、翻新、保養、清潔、油漆或裝飾公用地方級設施或進行發展項目必要的維修或減少任何對或可能對公用地方及設施或任何部分或其他業主造成影響的危害及滋擾的目的，操作及使用建築物維修吊船系統或其他類似裝置。吊船或其他類似裝置可以經過於構成住宅單位一部分的私人平台或私人天台之上空及/或停泊於構成住宅單位一部分的私人平台或私人天台。

6. 附近高爾夫球活動的影響

發展項目鄰近香港哥爾夫球會。高爾夫球活動可能對發展項目住宅物業的享用，諸如高爾夫球可能跌入發展項目或對周邊環境的其他方面造成影響。

1. Noise Mitigation Measures

The following measures to mitigate road traffic noise impact from Fan Kam Road, Castle Peak Road - Kwu Tung and New Territories Circular Road etc. will be provided in the Development:

- 1) Enhanced Acoustic Balcony (Baffle Type)
- 2) Acoustic Window (Baffle Type)
- 3) Fixed Glazing with Maintenance Windows
- 4) Auto-Closing Doors
- 5) Solid Glass Balustrades
- 6) Sound Absorptive Materials

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure for details on the location of Enhanced Acoustic Balcony (Baffle Type), Acoustic Window (Baffle Type), Fixed Glazing with Maintenance Windows, Auto-Closing Doors, Solid Glass Balustrades and Sound Absorptive Materials. No owner shall alter, interfere with or remove any noise mitigation measure. The maintenance, replacement or repair of such Noise Mitigation Measures forming part of any Residential Units shall be made by the relevant Owners of such Residential Units at their own costs in accordance with the Noise Impact Assessment Report. Maintenance windows (not for ventilation purpose) are fixed with removable handles and unlocked for maintenance purpose only.

2. Placement of outdoor air-conditioning units

Some outdoor air-conditioning units (either serving its own residential unit or other residential units) are placed on the air-conditioner platforms or flat roofs. The placement of the outdoor air-conditioning units may affect the enjoyment of the residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to “Floor Plans of Residential Properties in the Development”.

3. Pipes

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

4. Trees

There are many trees outside the lot surrounding the Development. Some of the trees may be of similar height to the level of the lower level residential units of the Development. In addition, some of the trees may be located close to some of the residential units of the Development. Prospective purchasers should conduct an on-site visit for a better understanding of the development site and its surrounding environment.

5. Operation of Gondola Building Maintenance System

Under the Deed of Mutual Covenant, the Manager shall have the right from time to time for the purposes of inspecting, rebuilding, repairing, altering, renewing, maintaining, cleaning, painting or decorating the Common Areas and Facilities or carrying out necessary repairs to the Development or abating any hazard or nuisance which does or may affect the Common Areas and Facilities or any part thereof by operation of the Gondola Building Maintenance System or an equipment of the like which shall be entitled to pass through the airspace over and/or rest on any private flat roof or private roof forming part of a Residential Unit.

6. Impact of golfing nearby

The development is adjacent to The Hong Kong Golf Club. The enjoyment of some residential units in the development may be affected by golfing in terms of possible falling of golf balls in to the development and other aspects of the surrounding environment.

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

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。

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.

		面積 (平方米) Area (m ²)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23 (3) (b)		
1.(#)	停車場及上落客貨地方 (公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	1870.065
2.	機房及相類設施 Plant rooms and similar services	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(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、垃圾及物料回收房等 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 and material recovery chamber, etc.	201.206
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 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.	993.525
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	14.562
根據聯合作業備考第1及第2號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	780.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
5.	公用空中花園 Communal sky garden	不適用 Not applicable
6.	隔聲簷 Acoustic fin	不適用 Not applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable

8.	非結構預製外牆 Non-structural prefabricated external wall	301.857
9.	工作平台 Utility platform	540.000
10.	隔音屏障 Noise barrier	不適用 Not applicable
適意設施 Amenity Features		
11.(#)	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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	46.174
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	592.384
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	401.031
14.(#)	橫向屏障/有蓋人行道及花棚 Horizontal screen/covered walkway and trellis	102.466
15.	擴大升降機槽 Larger lift shaft	363.483
16.	煙囪管道 Chimney shaft	不適用 Not applicable
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	963.635
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic Unit and house	不適用 Not applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not applicable

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

23.	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 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not applicable
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道 Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not applicable
其他項目 Other Exempted Items		
25.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
26.	大型伸出/外懸設施下的有蓋地方 Covered area under large projecting/ overhanging feature	不適用 Not applicable
27.	公共交通總站 Public transport terminus	不適用 Not applicable
28.	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not applicable
29.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	不適用 Not applicable
30.	公眾通道 Public passage	不適用 Not applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not applicable
額外總樓面面積 Bonus GFA		
32.	額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考(第8號)提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not applicable

備註：

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

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.

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

建築物環境評估 Environmental Assessment of the Building



發展項目的公用部分的預計能量表現或消耗 Estimated Energy Performance or Consumption for the Common Parts of the Development

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

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:

第I部分 Part I	
提供中央空調 Provision of Central Air-Conditioning	是 YES
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES
擬安裝的具能源效益的設施 Energy Efficient Features Proposed:	1. VRV中央空調系統 VRV Central Air-Conditioning System 2. LED燈 LED lighting 3. 高效能馬達 High Efficient Motor

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) Part II : The predicted annual energy use of the proposed building / part of building ^(Note 1)						
發展項目類型 Type of Development	位置 Location	使用有關裝置的 內部樓面面積 (平方米) Internal Floor Area Served (m ²)	基線樓宇 ^(註腳2) 每年能源消耗量 Annual Energy Use of Baseline Building ^(Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
			電力 千瓦小時/平方米/年 Electricity kWh/ m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m ² /annum	電力 千瓦小時/平方米/年 Electricity kWh/ m ² /annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit/ m ² /annum
住用發展項目 (不包括酒店) Domestic Development (Excluding Hotel)	中央屋宇裝備裝置 ^(註腳3) Central building services installation ^(Note 3)	9,771	100.9	0	92.1	0

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

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:

Part III: The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)

裝置類型 Type of Installations	是 YES	否 NO	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air-Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

註腳:

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

32 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 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRE-SALE CONSENT

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，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，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及/或停車位，或轉讓該住宅物業及/或停車位，或轉移該住宅物業及/或停車位的正式合約的權益。
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. 「綠邊範圍」（按「批地文件」特別條款第(2)條、第(3)條、第(4)條及第(5)條所提述）及「道路專用範圍」（按「批地文件」特別條款第(9)條所提述）的資料
請參考售樓說明書批地文件的摘要及公共設施及公眾休憩用地的資料。

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 and/or the parking space specified in the agreement for sale and purchase, sub-sell that residential unit and/or parking space or transfer the benefit of the agreement for sale and purchase of that residential unit and/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 the payment of a nominal fee of not more than HK\$100 per request.
5. Information on the Edged Green Area (as referred to in Special Condition Nos.(2), (3), (4), (5) of the Land Grant) and the Road Reserve Area (as referred to in Special Condition No.(9) of the Land Grant)
Please refer to the sections “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of the Sales Brochure.

發展項目及其周邊地區日後可能出現改變。

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

印製日期：2024年10月28日

Date of Printing : 28 October 2024

雲向 售樓說明書 檢視紀錄 CLOUDVIEW SALES BROCHURE EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2024年11月19日 19 November 2024	71, 86	修改批地文件的摘要 Summary of Land Grant is revised
	131, 136, 142-155	修改裝置、裝修物料及設備 Fittings, Finishes and Appliances are revised
2025年2月19日 19 February 2025	16	修改發展項目的所在位置圖 Location Plan of the Development is revised
	18	新增發展項目的鳥瞰照片 Aerial Photograph of the Development is added
	23, 25, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 51, 52	修改發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are revised
	61, 62	修改發展項目中的停車位的樓面平面圖 Floor Plans of Parking Spaces in the Development are revised
	126-129	修改立面圖 Elevation Plan are revised
	142, 168, 172, 176, 180, 184	修改裝置、裝修物料及設備 Fittings, Finishes and Appliances are revised
	193, 194	修改申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building are revised
2025年5月19日 19 May 2025	16	修改發展項目的所在位置圖 Location Plan of the Development is revised
	17, 18	修改發展項目的鳥瞰照片 Aerial Photograph of the Development is revised
	21	修改發展項目的布局圖的資料 Information of Layout Plan of the Development is revised
	23, 28, 47, 48	修改發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are revised
	109, 112, 113, 114, 119, 120, 121	修改公共設施及公眾休憩用地的資料 Information on Public Facilities and Public Open Spaces is revised
	113a, 121a, 121b	新增公共設施及公眾休憩用地的資料 Information on Public Facilities and Public Open Spaces are added
	130	修改發展項目中的公用設施的資料 Information on Common Facilities in The Development is revised
	156-189	修改裝置、裝修物料及設備 Fittings, Finishes and Appliances are revised
	193	修改申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building is revised

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2025年8月19日 19 August 2025	16	修改發展項目的所在位置圖 Location Plan of the Development is revised
	17	修改發展項目的鳥瞰照片 Aerial Photograph of the Development is revised
	18	此頁保留空白 This page is left blank intentionally
	23, 25, 27, 28, 31, 35, 39, 43, 45-50	修改發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development are revised
	64-68	修改公契的摘要 Summary of Deed of Mutual Covenant is revised
	126, 128	修改立面圖 Elevation Plan are revised
	161, 167, 186-188	修改裝置、裝修物料及設備 Fittings, Finishes and Appliances are revised
	193	修改申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building is revised

