The WAVE
尚岸

SALES BROCHURE 售樓説明書

The WAVE
尚岸

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

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

For all first-hand residential properties

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

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

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

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

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

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.

[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.

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

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

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

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

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

For first-hand uncompleted residential properties

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

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

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

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

[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.

- 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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

4. 物業的面積及四周環境
   - 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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

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

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。

---

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

- 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等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

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

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

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

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

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
The WAVE

發展項目名稱
尚岸

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
8 Tsing Ha Lane

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
青霞里8號

The Development consists of two multi-unit buildings

發展項目包含兩幢多單位建築物

Total number of storeys of each multi-unit building
Tower 1 - 18 storeys (excluding the B1/F, Transfer Plate, Roof, Upper Part of Roof and Top Roof)
Tower 2 - 18 storeys (excluding the B2/F, B1/F, Transfer Plate, Roof, Upper Part of Roof and Top Roof)

每幢多單位建築物的樓層總數
第1座 – 18層 (不包括地庫1層、轉換層、天台、上層天台及頂層天台)
第2座 – 18層 (不包括地庫2層、地庫1層、轉換層、天台、上層天台及頂層天台)

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
Tower 1 - B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-20/F, Roof, Upper Part of Roof and Top Roof
Tower 2 - B2/F, B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-20/F, Roof, Upper Part of Roof and Top Roof

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座 – 地庫1層、地下、1樓至3樓、5樓至12樓 、15樓至20樓、天台、上層天台及頂層天台
第2座 – 地庫2層、地庫1層、地下、1樓至3樓、5樓至12樓 、15樓至20樓、天台、上層天台及頂層天台

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1 - 4/F, 13/F & 14/F are omitted
Tower 2 - 4/F, 13/F & 14/F are omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第1座 – 不設4樓、13樓及14樓
第2座 – 不設4樓、13樓及14樓

Refuge floor (if any) of each multi-unit building
Not Applicable

每幢多單位建築物內的庇護層 (如有)
不適用

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

Vendor
New Fusion Trading Limited

賣方
新富順貿易有限公司

Holding company of the Vendor
Gingerlily Investments Limited

賣方的控權公司
Gingerlily Investments Limited

Authorized Person for the Development
Ng Wing Shun Anthony Vincent

發展項目的認可人士
吳永順

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

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
創智建築師有限公司

Building contractor for the Development
Hanison Contractors Limited

發展項目的承建商
興勝營造有限公司

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Johnson Stokes & Master

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Bank of China (Hong Kong) Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國銀行（香港）有限公司

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

已為發展項目的建造提供貸款的任何其他人
Gingerlily Investments Limited

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

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

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

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

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

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

The thickness of the non-structural prefabricated external walls of each tower is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Tower 座數	Floor 樓層	Flat 單位	Total Area of the Non-Structural Prefabricated External Walls of Each Residential Property (sq. m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)
Tower 1 第1座	G/F, 1/F & 2/F 地下、1樓及2樓	A	2.606
		D	2.324
	1/F & 2/F 1樓及2樓	B	0.301
		C	0.331
	3/F 3樓	A	1.266
		B	1.029
	5/F, 7/F, 9/F, 11/F & 15/F 5樓、7樓、9樓、11樓及15樓	A	1.600
		B	1.358
	6/F, 8/F, 10/F, 12/F & 16/F 6樓、8樓、10樓、12樓及16樓	A	1.600
		B	1.358
	17/F & 18/F 17樓及18樓	A	3.985
		B	3.741
	19/F & 20/F 19樓及20樓	A	7.358
Tower 2 第2座	G/F, 1/F & 2/F 地下、1樓及2樓	A	2.816
		D	2.040
	1/F & 2/F 1樓及2樓	B	0.301
		C	0.331
	3/F 3樓	A	1.325
		B	-
		C	-
		D	1.021
	5/F-12/F, 15/F & 16/F 5樓至12樓、15樓及16樓	A	1.759
		B	-
		C	-
		D	1.460
	17/F & 18/F 17樓及18樓	A	3.783
		B	3.485
	19/F & 20/F 19樓及20樓	A	6.116

There are curtain walls forming part of the enclosing walls of the Development.
發展項目內有構成圍封牆的一部份的幕牆。

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

Tower 座數	Floor 樓層	Flat 單位	Total Area of the Curtain Walls of Each Residential Property (sq. m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	G/F, 1/F & 2/F 地下、1樓及2樓	A	3.044
		D	2.210
	1/F & 2/F 1樓及2樓	B	1.790
		C	1.790
	3/F 3樓	A	2.150
		B	2.080
	5/F, 7/F, 9/F, 11/F & 15/F 5樓、7樓、9樓、11樓及15樓	A	2.417
		B	2.000
	6/F, 8/F, 10/F, 12/F & 16/F 6樓、8樓、10樓、12樓及16樓	A	2.150
		B	2.080
	17/F & 18/F 17樓及18樓	A	4.337
		B	3.920
	19/F & 20/F 19樓及20樓	A	3.680
Tower 2 第2座	G/F, 1/F & 2/F 地下、1樓及2樓	A	3.083
		D	2.506
	1/F & 2/F 1樓及2樓	B	2.257
		C	2.257
	3/F, 5/F-12/F, 15/F & 16/F 3樓、5樓至12樓、15樓及16樓	A	1.036
		B	1.636
		C	1.636
		D	0.745
	17/F & 18/F 17樓及18樓	A	4.986
		B	4.697
	19/F & 20/F 19樓及20樓	A	4.632

06 INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

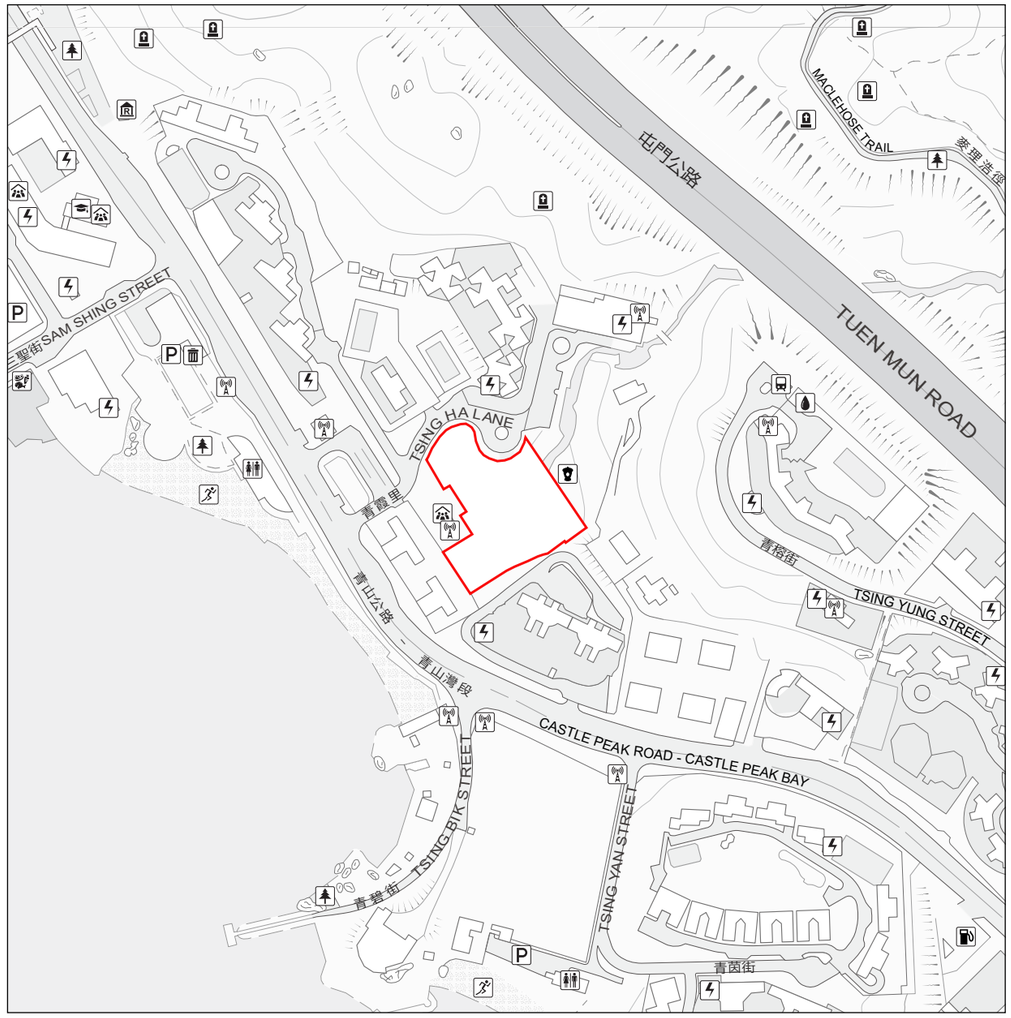
The person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant

Savills Property Management Limited

根據有關公契的最新擬稿獲委任為發展項目的管理人的人

第一太平戴維斯物業管理有限公司

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



Boundary line of the Development
發展項目的邊界線

N

SCALE 比例

0 50 100 150 200 250m (米)

The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T6-SW-A dated 18 December 2025 and T6-SW-C dated 18 December 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年12月18日出版之數碼地形圖，圖幅編號T6-SW-A及於2025年12月18日出版之數碼地形圖，圖幅編號T6-SW-C，有需要處經修正處理。

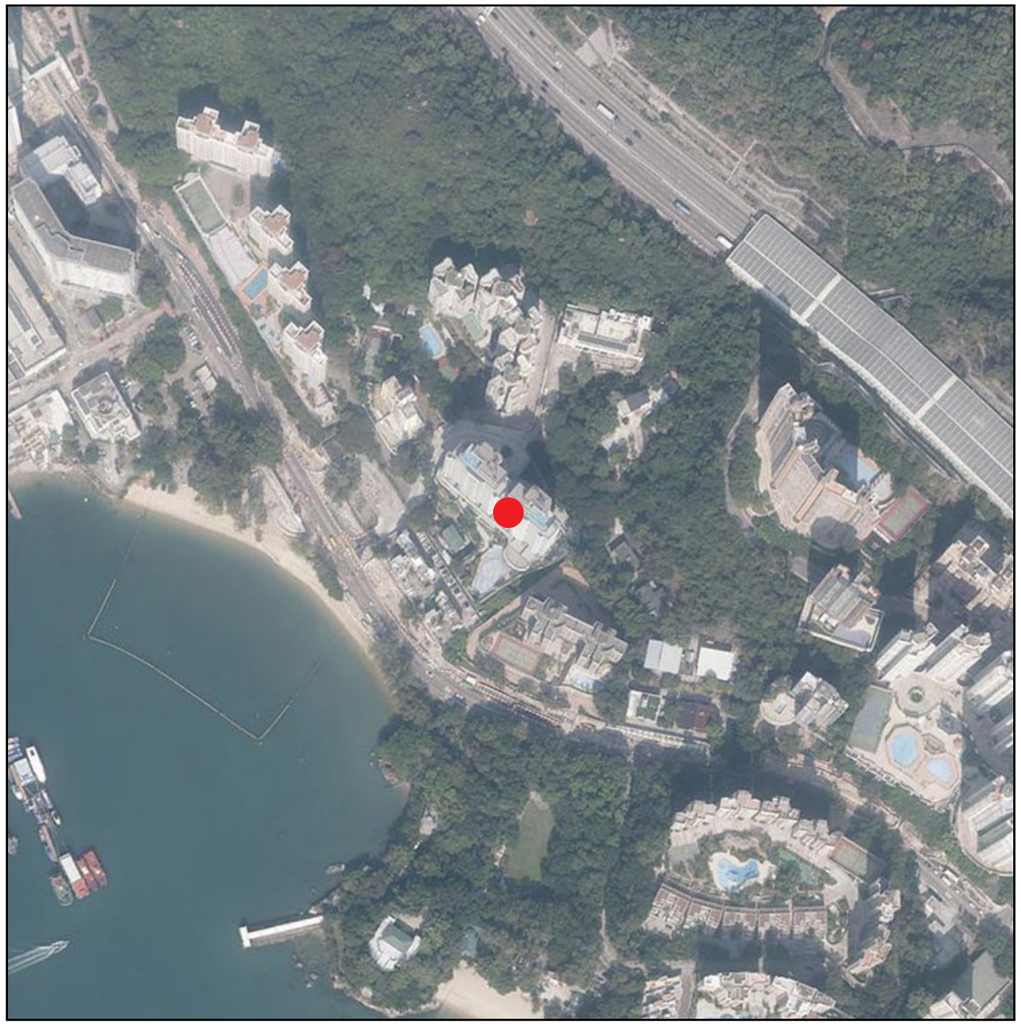
NOTATION 圖例

- Petrol Filling Station 油站
- Oil Depot 油庫
- Power Plant (including Electricity Sub-stations) 發電廠（包括電力分站）
- Cemetery 墳場
- Refuse Collection Point 垃圾收集站
- Market (including Wet Market and Wholesale Market) 市場（包括濕貨市場及批發市場）
- Public Carpark (including Lorry Park) 公眾停車場（包括貨車停泊處）
- Public Convenience 公廁
- Public Transport Terminal (including Rail Station) 公共交通總站（包括鐵路車站）
- Public Utility Installation 公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所（包括教堂、廟宇及祠堂）
- School (including Kindergarten) 學校（包括幼稚園）
- Columbarium 骨灰龕
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施（包括老人中心及弱智人士護理院）
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施（包括運動場及游泳池）
- Public Park 公園

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

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。

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



Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E213315C, date of flight: 28 November 2023.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E213315C，飛行日期: 2023年11月28日。

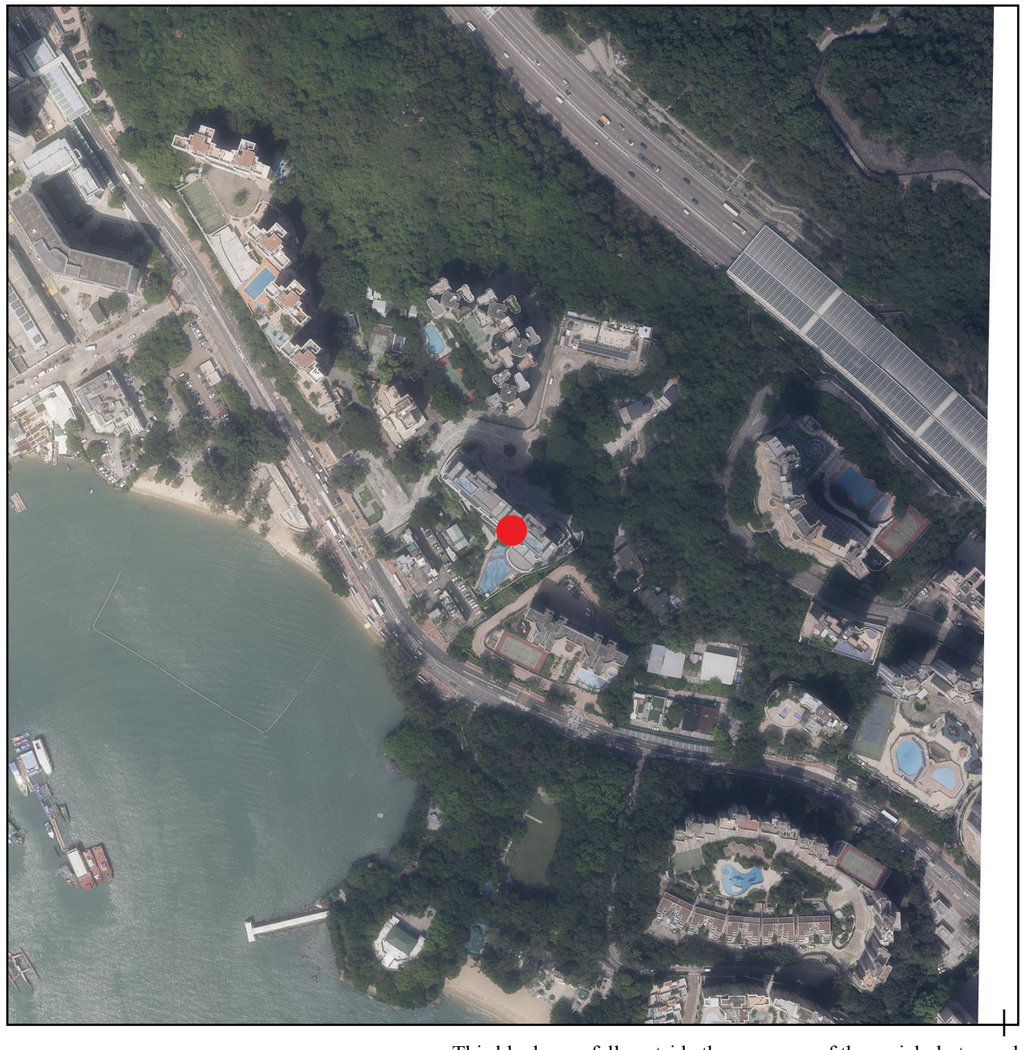
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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 an 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.

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。

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



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

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E229748C, date of flight: 5 October 2024.

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E229748C，飛行日期: 2024年10月5日。

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

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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 an 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.

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。

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



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

● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E229749C, date of flight: 5 October 2024.

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E229749C，飛行日期: 2024年10月5日。

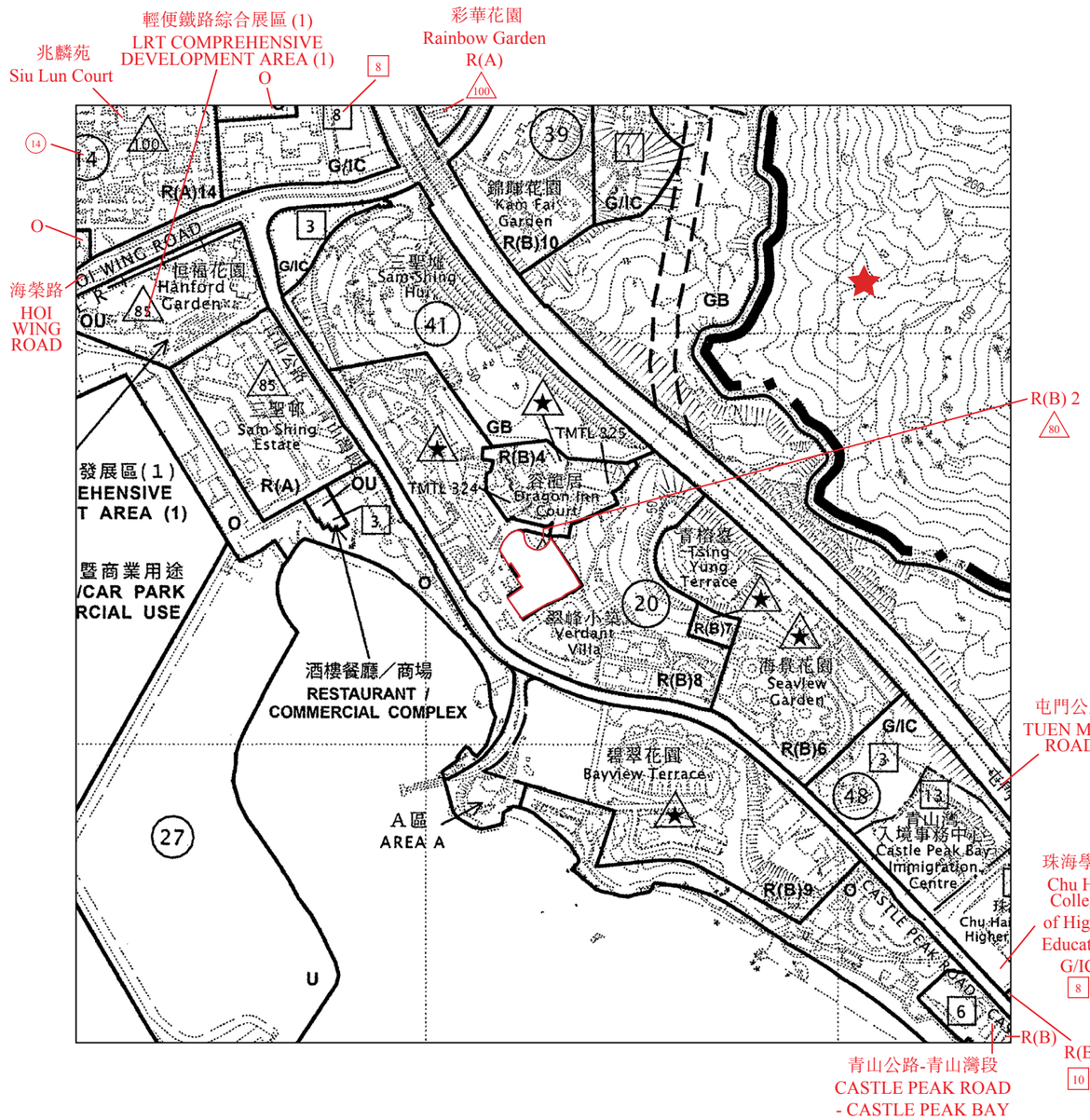
Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public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

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。

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

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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



★ This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Boundary line of the Development
發展項目的邊界線

N SCALE 比例
0 100 200 300 400 500m（米）

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Adopted from part of the approved Tuen Mun Outline Zoning Plan, Plan No. S/TM/41, gazetted on 13 June 2025, with adjustments where necessary as shown in red.

摘錄自2025年6月13日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/41，有需要處經修正處理，以紅色表示。

NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途
GREEN BELT	GB	綠化地帶

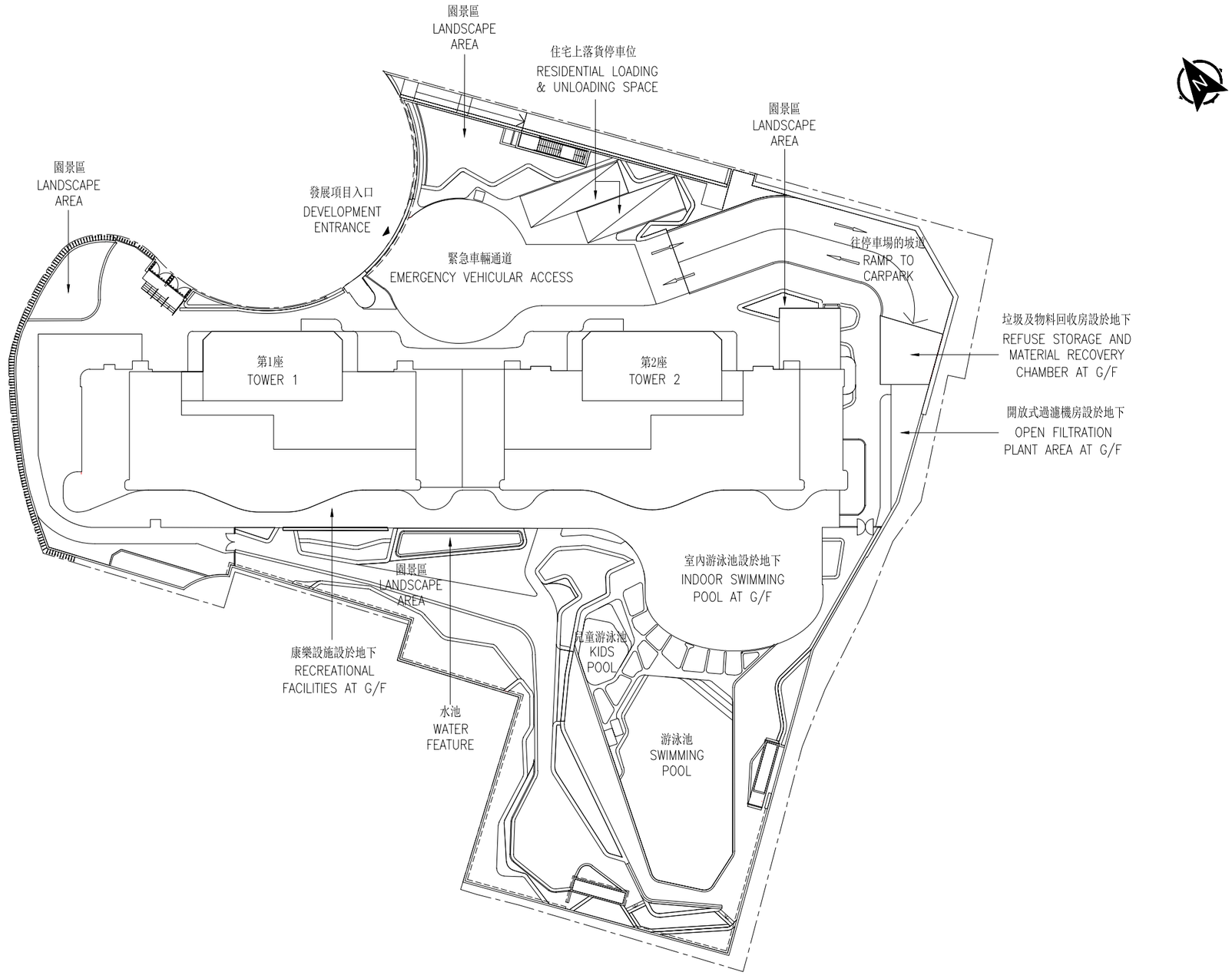
COMMUNICATIONS		交通
LIGHT RAIL	LR	輕鐵
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	★	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	3	最高建築物高度 (樓層數目)

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

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。

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



青霞里
TSING HA LANE

Boundary Line of the Development
發展項目邊界線

SCALE BAR 比例尺

0 10 20 30M(米)

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

Legend of terms and abbreviations for Floor Plan 樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM	=	AIR-CONDITIONING PLATFORM 空調機平台
A/C PLANT ROOM	=	AIR-CONDITIONING PLANT ROOM 空調機房
C.L.	=	CAT LADDER 豎梯
DN	=	DOWN 落
F.S.I COVER	=	FIRE SERVICE INLET COVER 消防入水掣頂蓋
RSMRR	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及回收物料房
⌐☰¬	=	AIR-CONDITIONING UNIT 空調機

Notes:

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or air-conditioning plant room and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential units.
4. There are exposed pipes installed in some bathrooms and lavatories.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. on the floor plans are prepared based on the latest approved building plans and are for general indication only.
7. The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
8. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
2. 部分住宅單位的露台及 / 或工作平台及 / 或平台及 / 或空調機房及 / 或外牆上 / 附近設有外露及 / 或內藏於覆蓋板之公用喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
3. 部分住宅單位有用以安裝機電設備的跌級樓板及 / 或用以裝置空調裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
4. 部分浴室及廁所內裝有外露喉管。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。
7. 部份住宅單位之天花高度將會因應結構、建築及 / 或裝修設計上的需要而有差異。
8. 住宅單位有非結構預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構預製外牆及幕牆之外圍起計。

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

TOWER 1 G/F FLOOR PLAN
第1座 地下平面圖



Description 描述	Flat 單位	
	A	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1600 2000	2400 2800
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	6600 7000	6600 7000

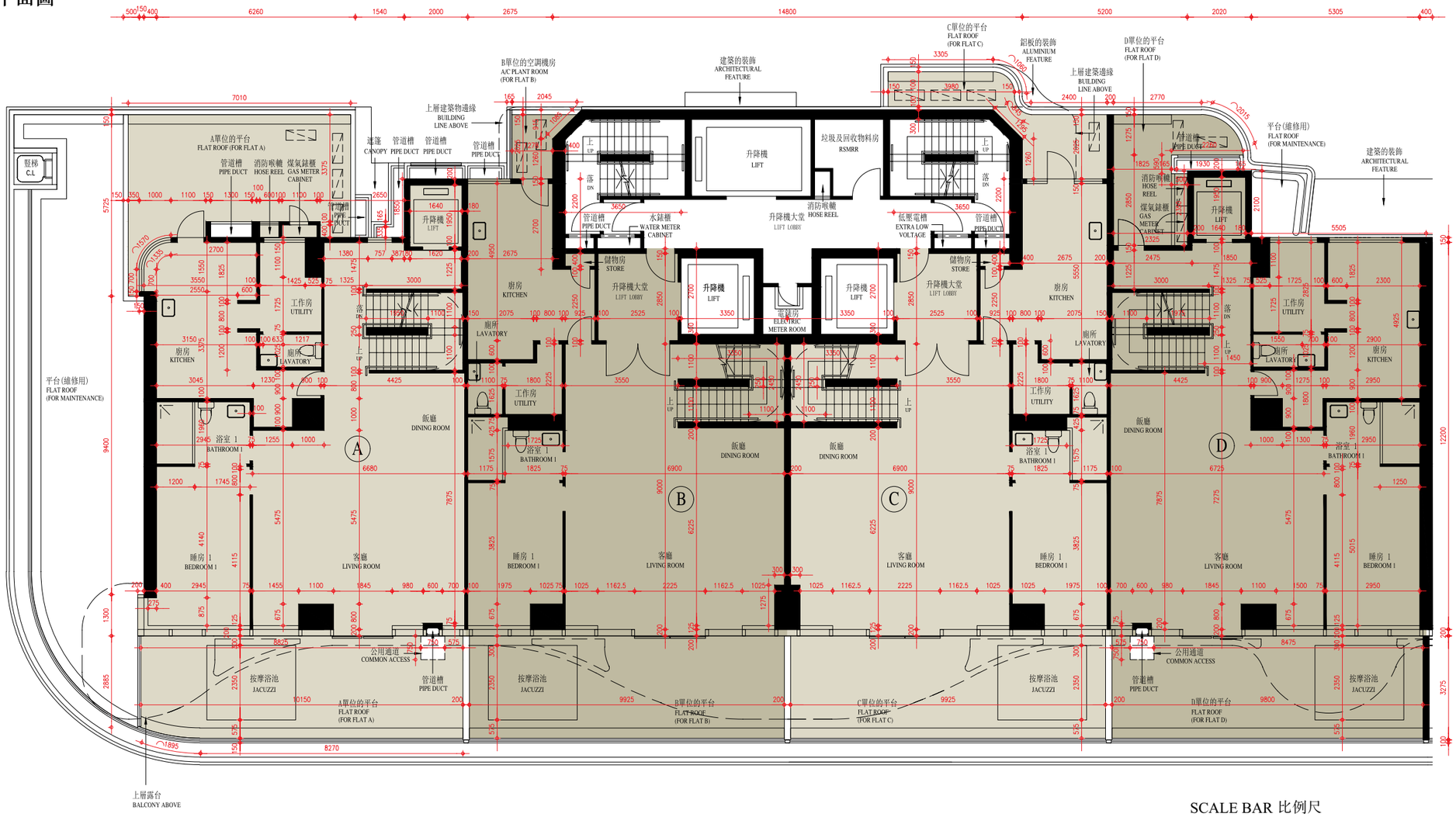
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 1/F FLOOR PLAN
第1座 1樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200			
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2850 2900 3000 3050 3400	2850 2900 3000 3050 3400	2850 2900 3000 3050 3400	2850 2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
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。

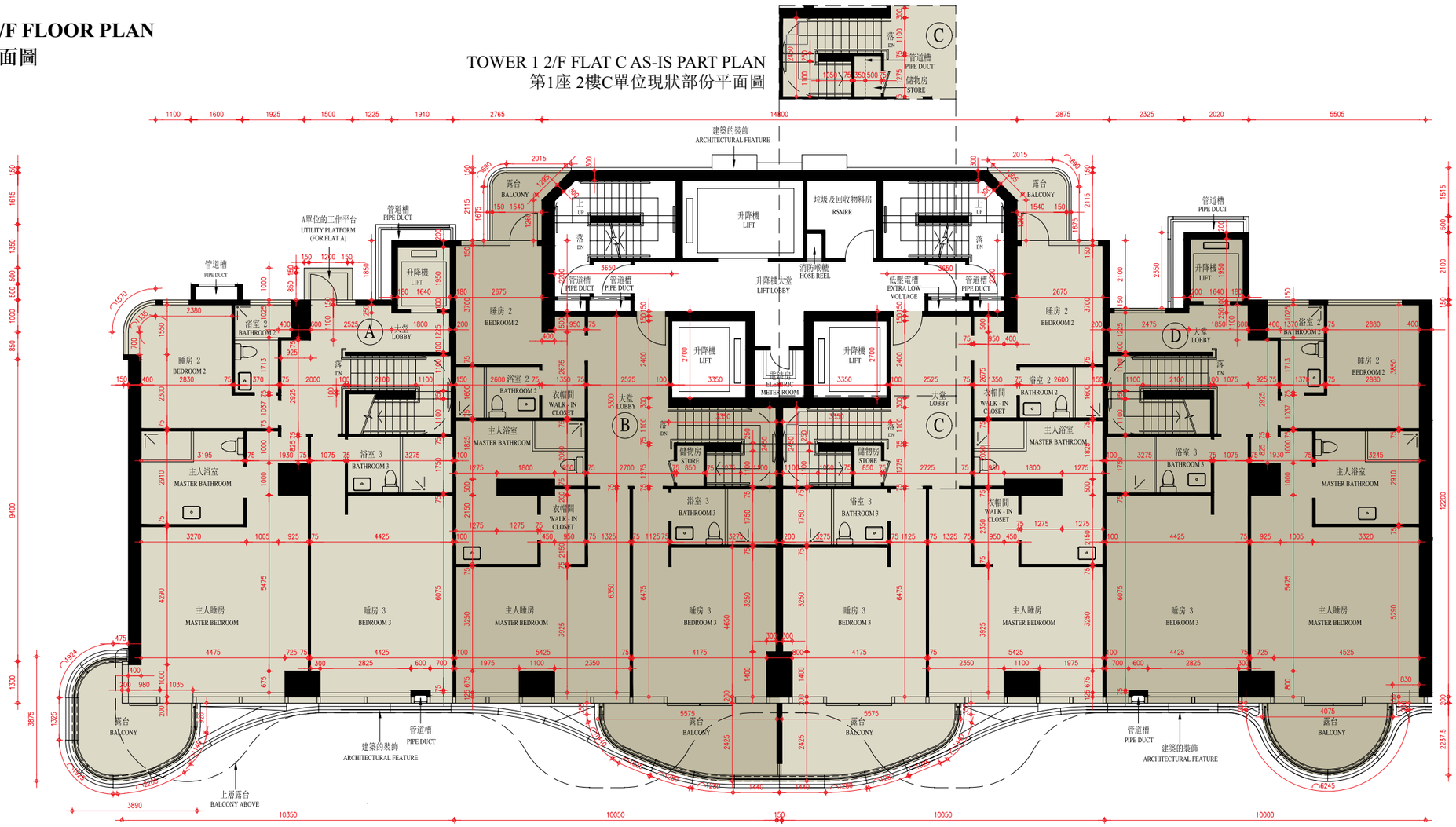
Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 2/F FLOOR PLAN
第1座 2樓平面圖

TOWER 1 2/F FLAT C AS-IS PART PLAN
第1座 2樓C單位現狀部份平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175			
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	3050 3150 3400	3050 3150 3400	2900 3000 3050 3400

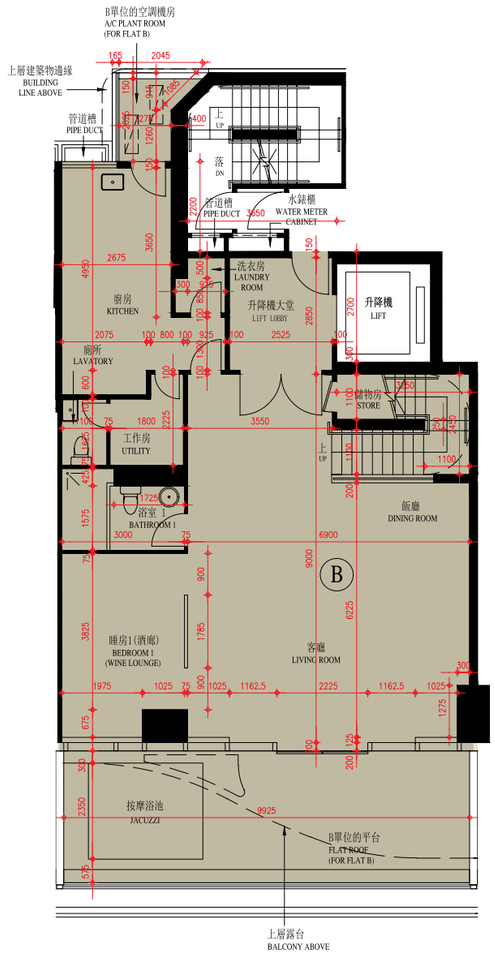
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. Alteration(s) to Flat B and Flat C are made by way of minor works and/or exempted works under the Buildings Ordinance, please refer to the as-is part plan(s) for such alteration(s).

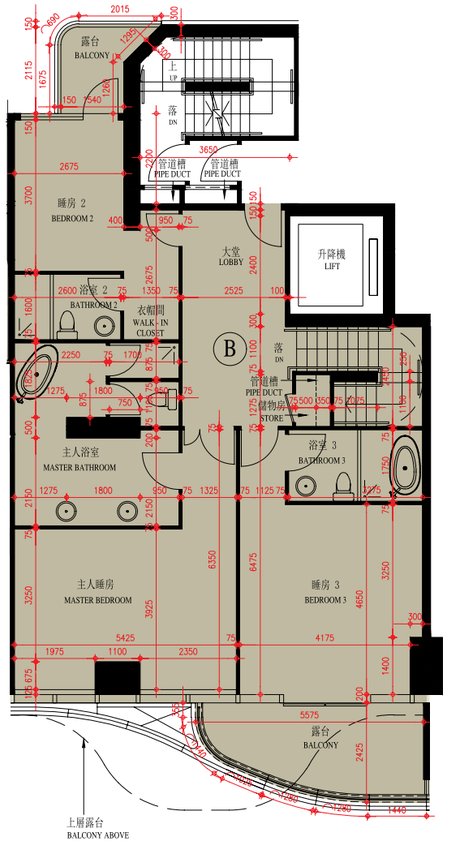
備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 單位B及單位C已進行《建築物條例》下的小型工程及/或獲豁免入則的改動工程，有關改動請參閱現狀部份平面圖。

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

TOWER 1 1/F AND 2/F FLAT B AS-IS PART PLAN
第1座 1樓及2樓B單位現狀部份平面圖



TOWER 1 1/F FLAT B AS-IS PART PLAN
第1座 1樓B單位現狀部份平面圖



TOWER 1 2/F FLAT B AS-IS PART PLAN
第1座 2樓B單位現狀部份平面圖

Description 描述	Flat 單位 B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2850 2900 3000 3050 3150 3400

SCALE BAR 比例尺
0 5 10M (米)

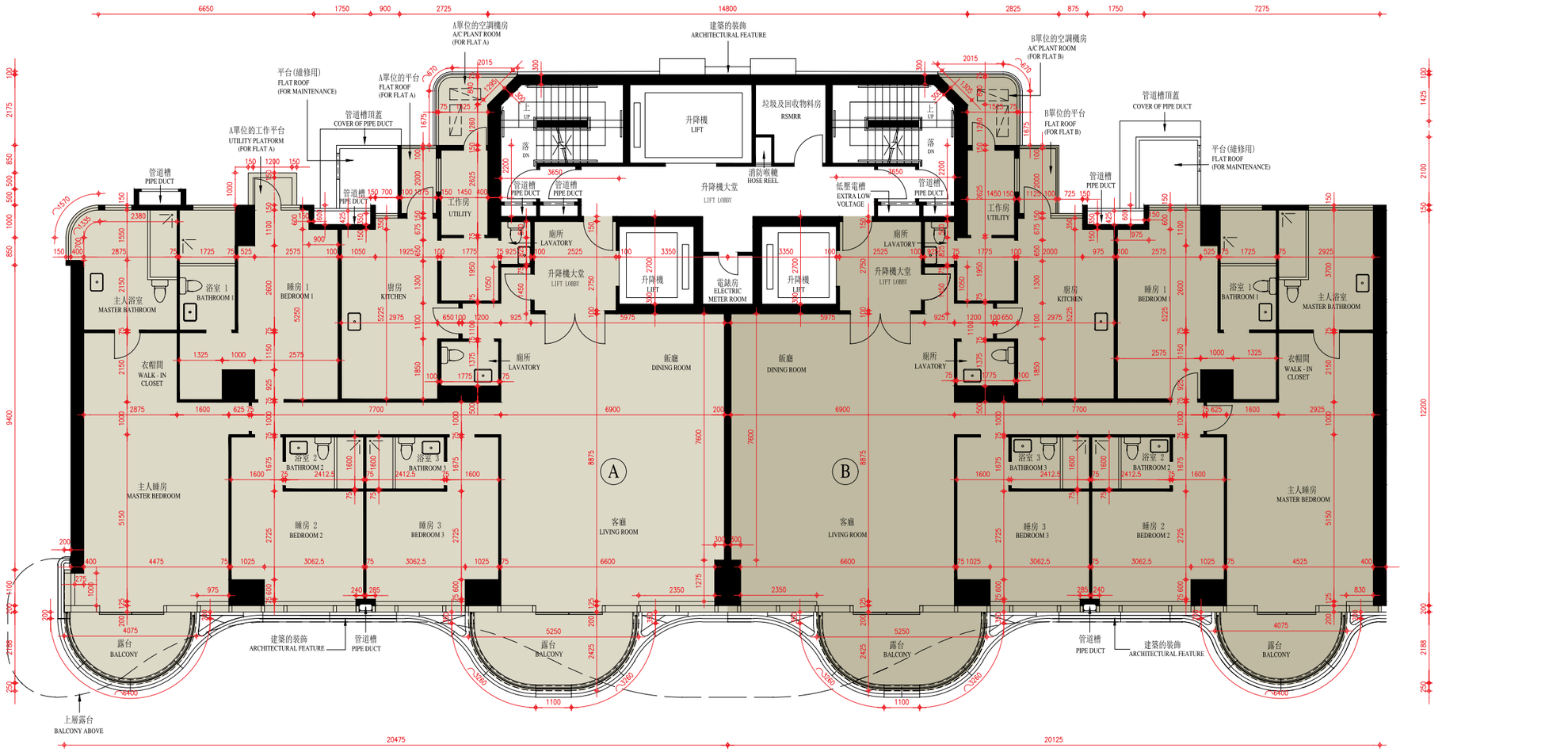
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. Alteration(s) to Flat B is made by way of minor works and/ or exempted works under the Buildings Ordinance, please refer to the as-is part plan(s) for such alteration(s).
5. The original location of "BEDROOM 1" has been altered into a wine lounge. The relevant part has been indicated on the as-is part plan with "BEDROOM 1 (WINE LOUNGE)".

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 單位B已進行《建築物條例》下的小型工程及/或獲豁免入則的改動工程，有關改動請參閱現狀部份平面圖。
5. 「睡房1」之原本位置經改動後為酒廊，有關部份於現狀部份平面圖以「睡房1(酒廊)」標示。

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

TOWER 1 3/F FLOOR PLAN
第1座 3樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位 A	Flat 單位 B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	2900 3000 3050 3400

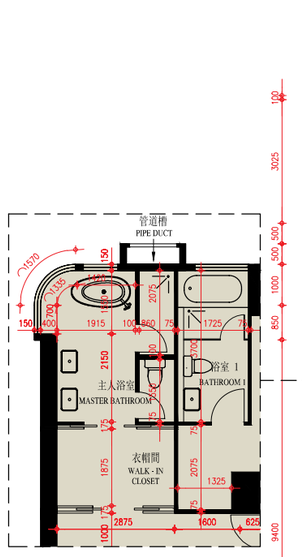
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

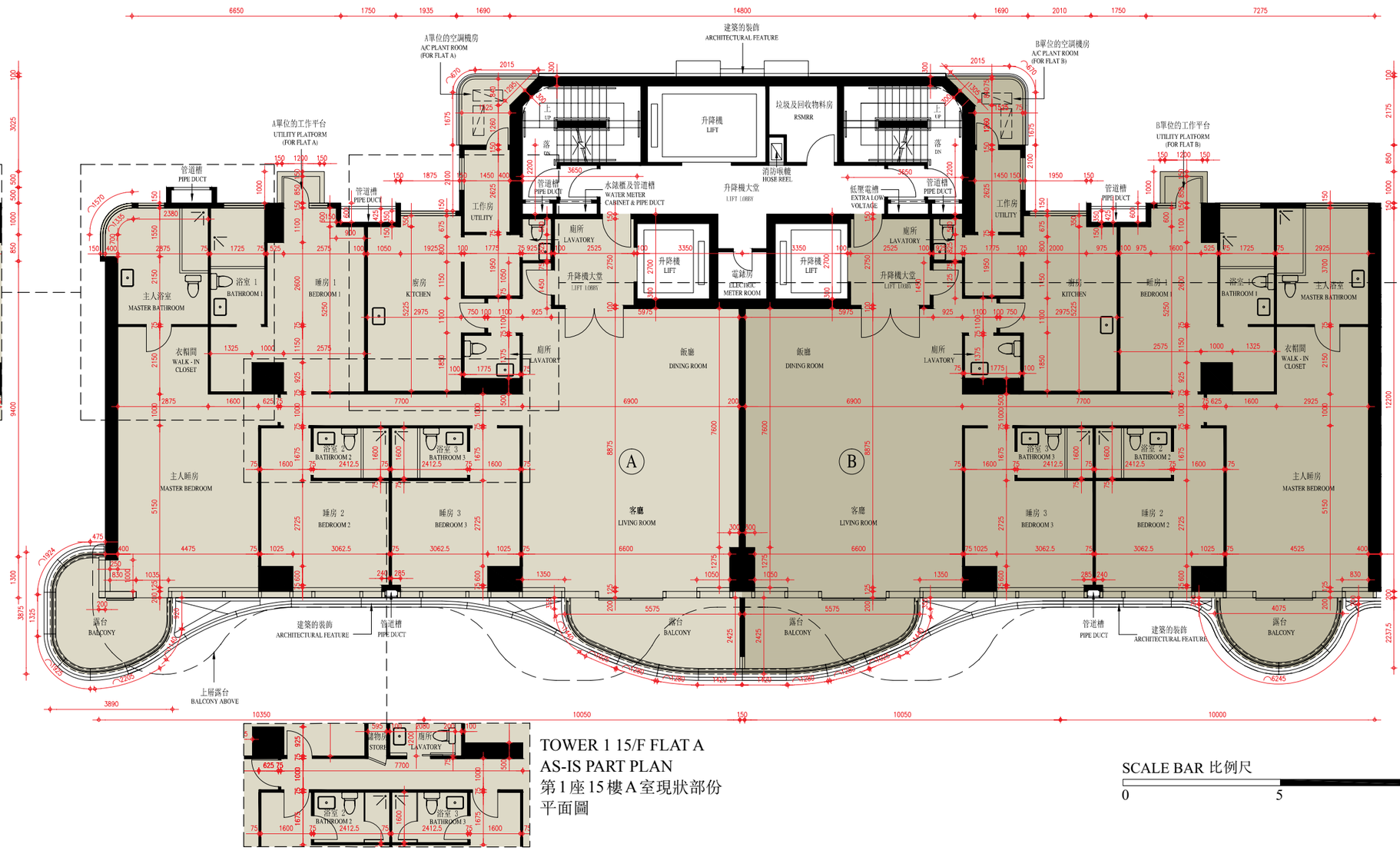
備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

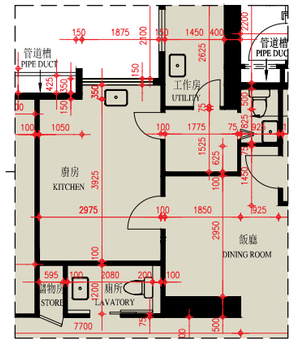
TOWER 1 5/F, 7/F, 9/F, 11/F & 15/F FLOOR PLAN
第1座 5樓、7樓、9樓、11樓及15樓平面圖



TOWER 1 15/F FLAT A
AS-IS PART PLAN
第1座15樓A室現狀部份平面圖



TOWER 1 15/F FLAT A
AS-IS PART PLAN
第1座15樓A室現狀部份
平面圖



TOWER 1 15/F FLAT A
AS-IS PART PLAN
第1座15樓A室現狀部份平面圖

TOWER 1 15/F FLAT A
AS-IS PART PLAN
第1座15樓A室現狀部份
平面圖

SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位 A	Flat 單位 B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

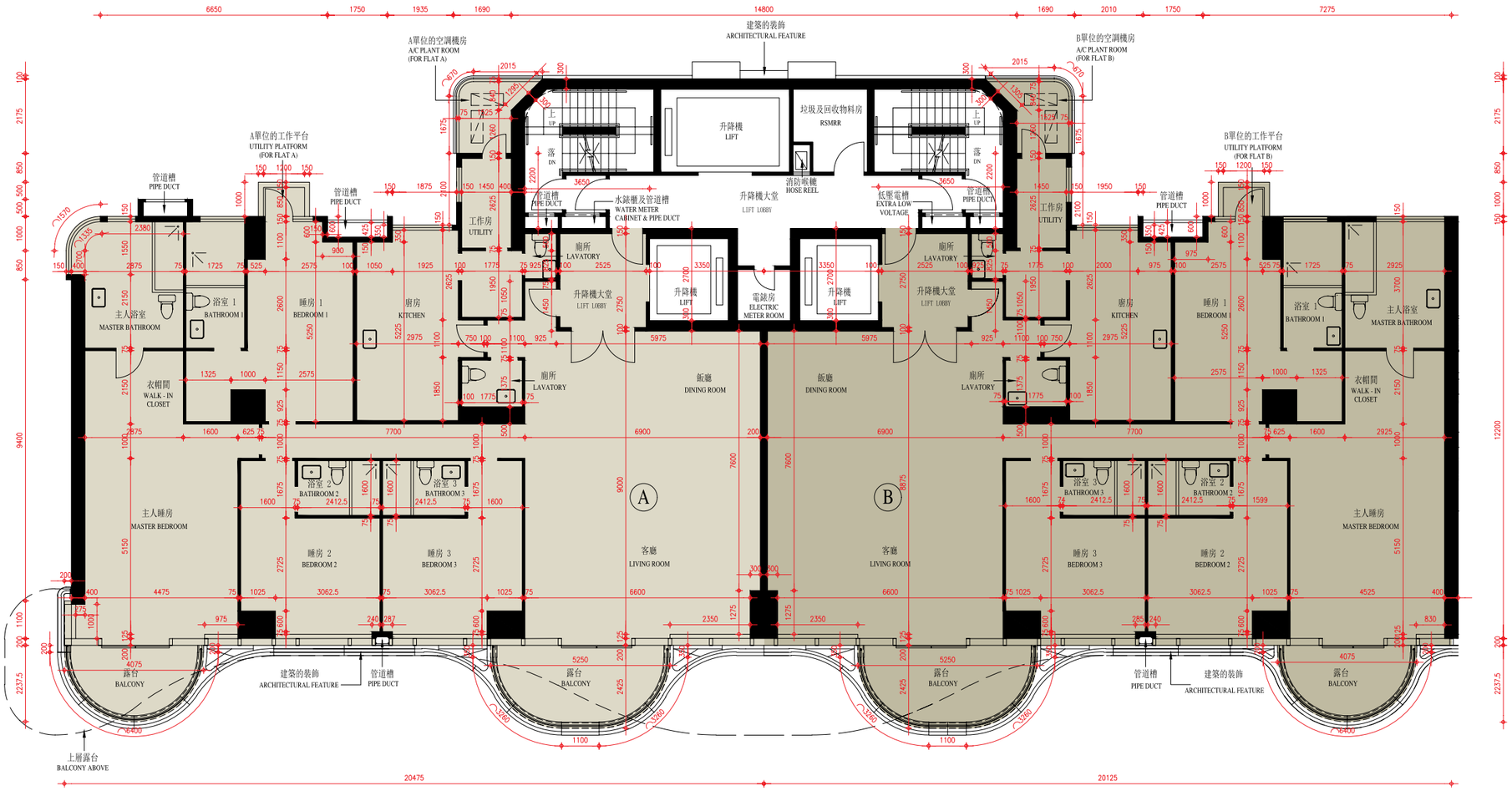
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. Alteration(s) to 15/F Flat A is made by way of minor works and/ or exempted works under the Buildings Ordinance, please refer to the as-is part plan(s) for such alteration(s).

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 15樓單位A已進行《建築物條例》下的小型工程及/或獲豁免入則的改動工程，有關改動請參閱現狀部份平面圖。

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

TOWER 1 6/F, 8/F, 10/F, 12/F & 16/F FLOOR PLAN
第1座 6樓、8樓、10樓、12樓及16樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	2900 3000 3050 3400

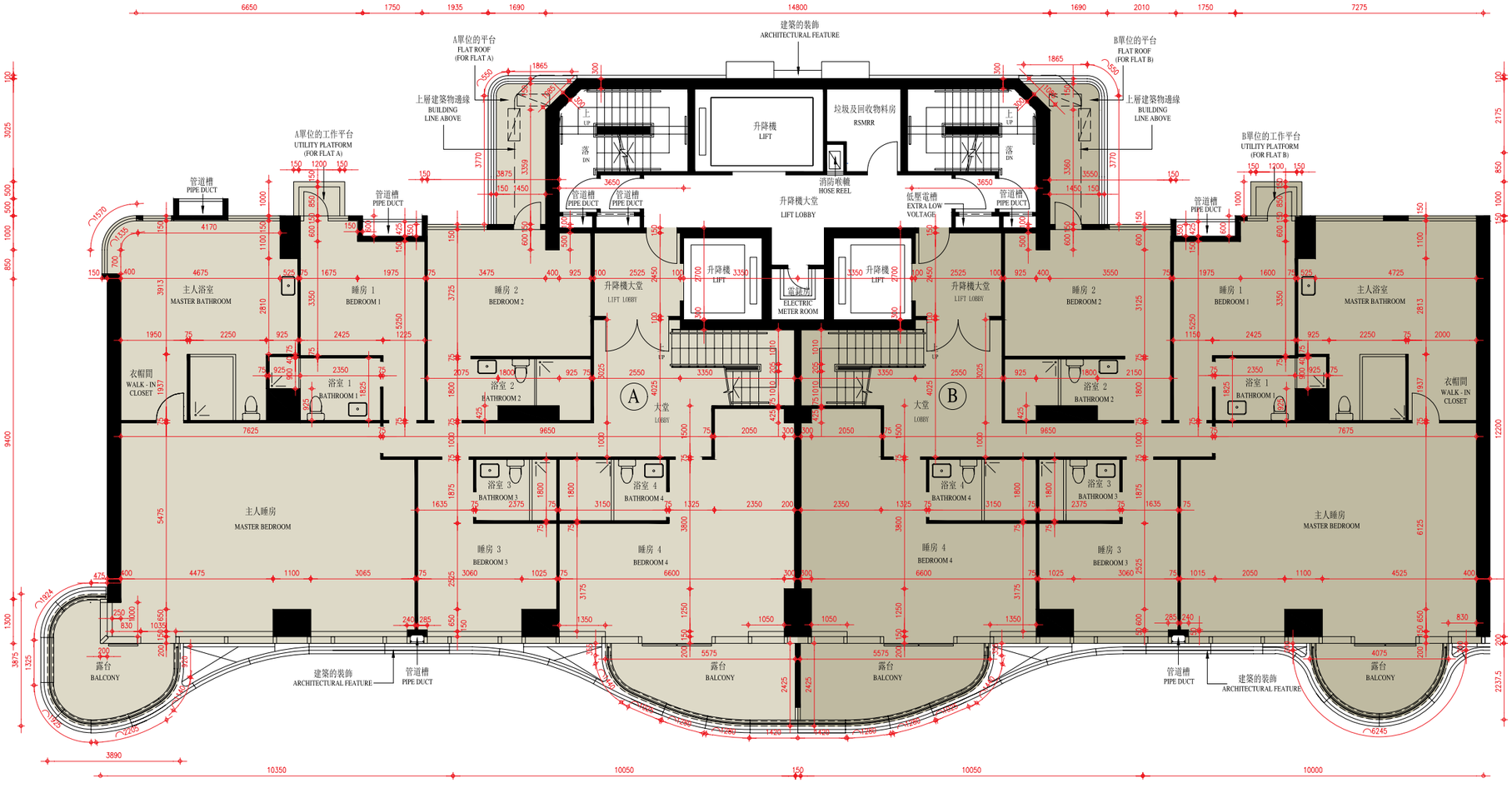
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 17/F FLOOR PLAN
第1座 17樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2850 2900 3000 3050 3100 3400	2850 2900 3000 3050 3100 3400

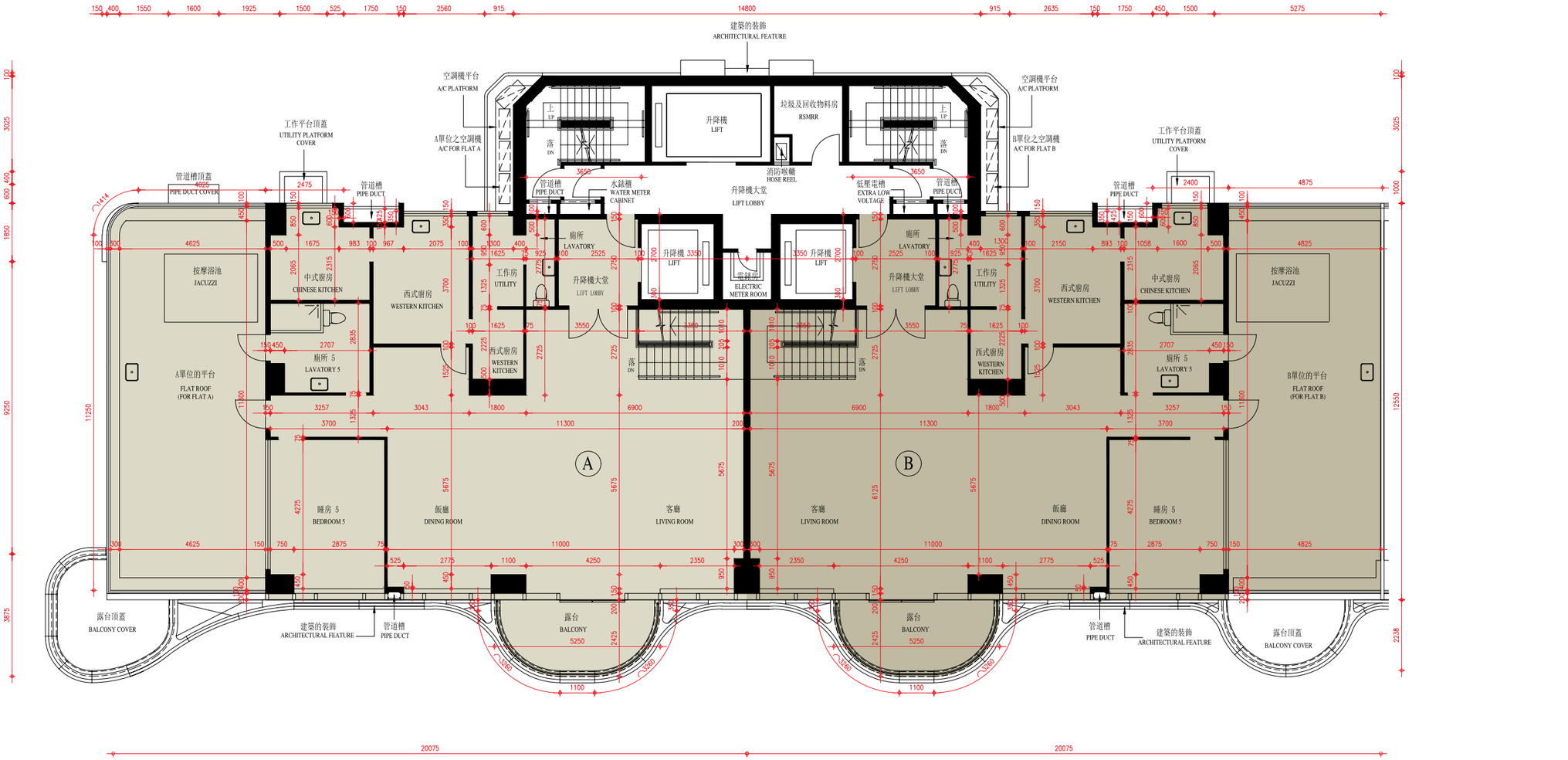
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 18/F FLOOR PLAN
第1座 18樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2525 2900 3000 3050 3400	2900 3000 3050 3400

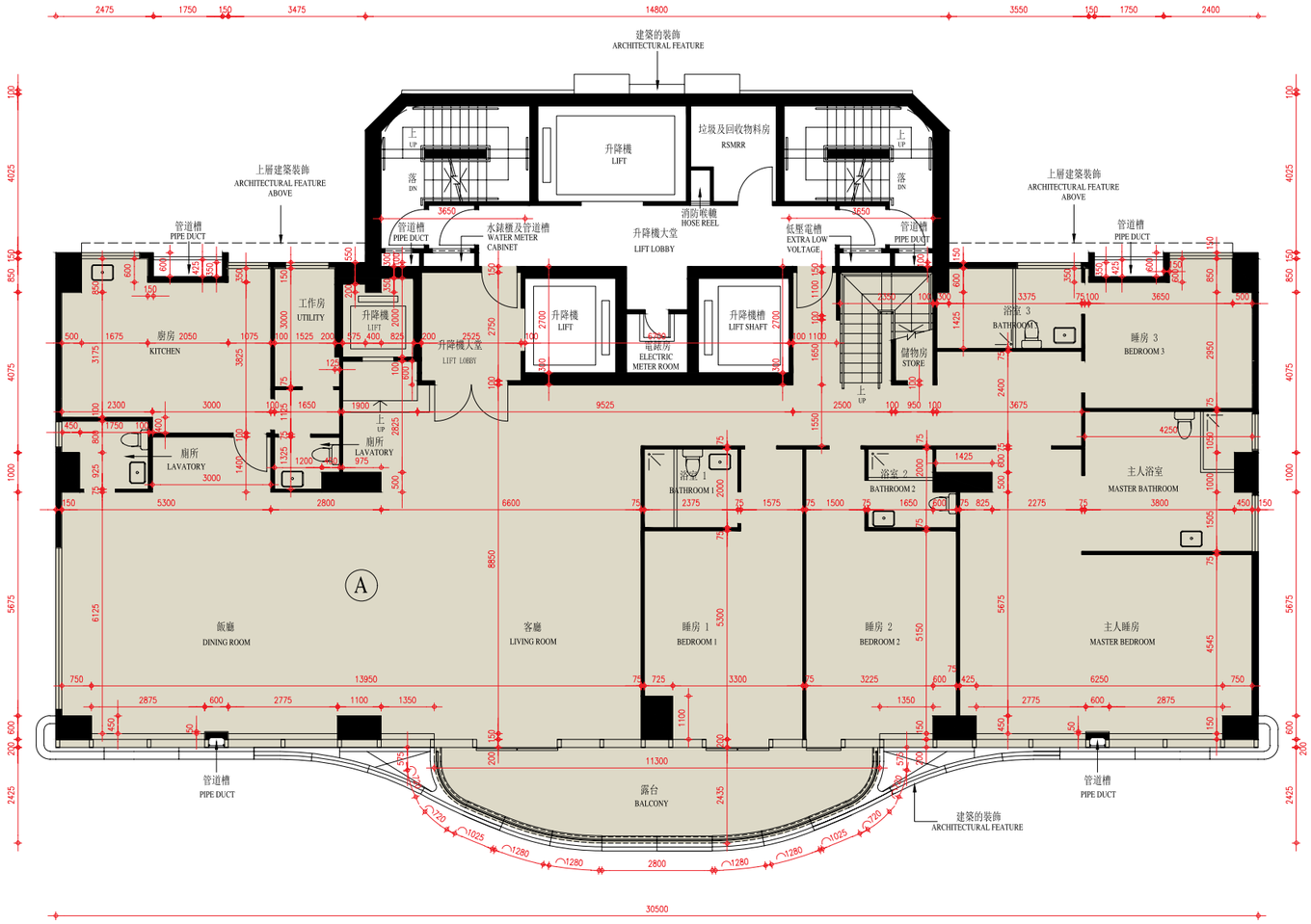
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 19/F FLOOR PLAN
第1座 19樓平面圖



Description 描述	Flat 單位 A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200 250 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3100 3400 3500

SCALE BAR 比例尺
0 5 10M (米)

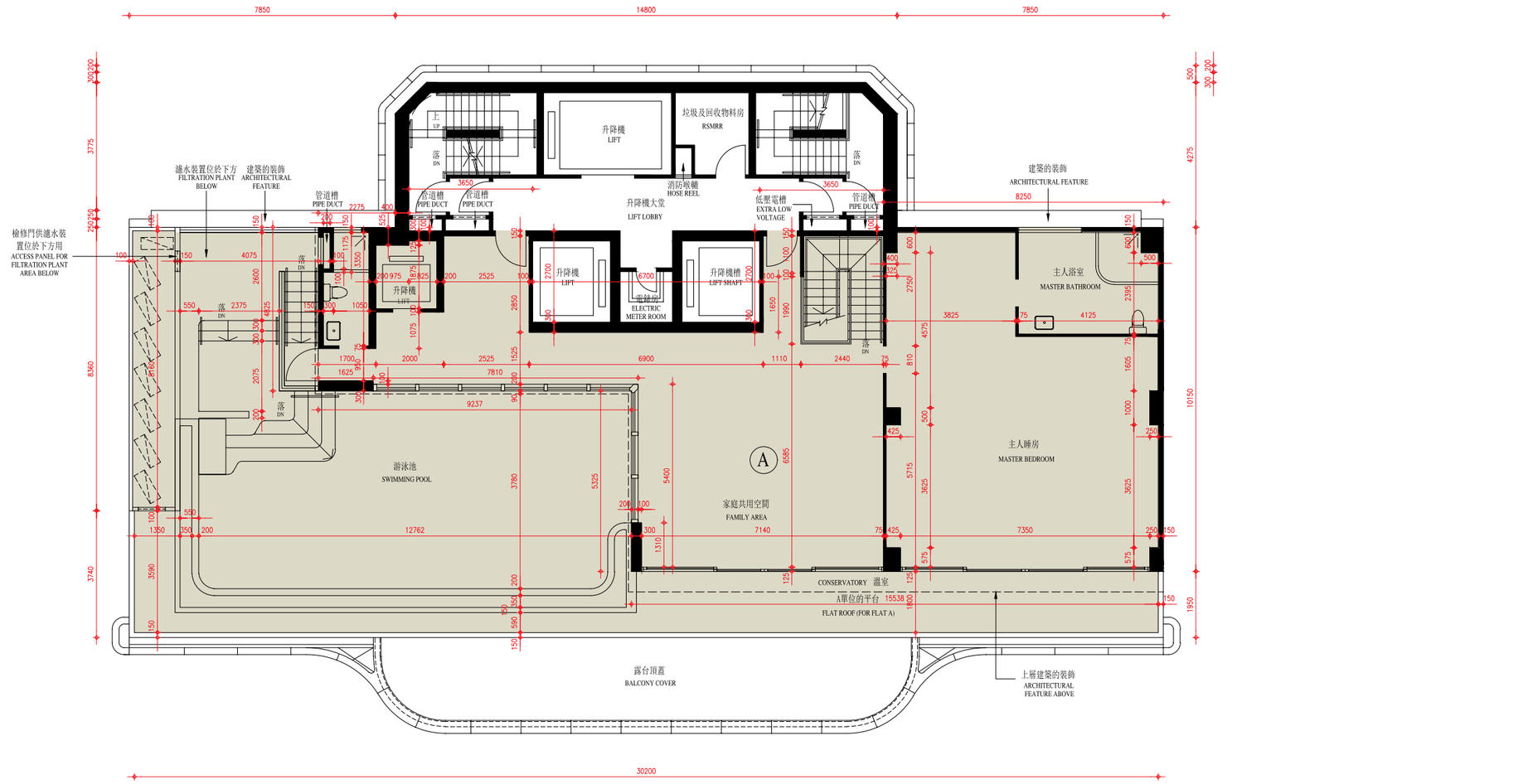
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 1 20/F FLOOR PLAN
第1座 20樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位 A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3000 3400 3700 4200 4500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

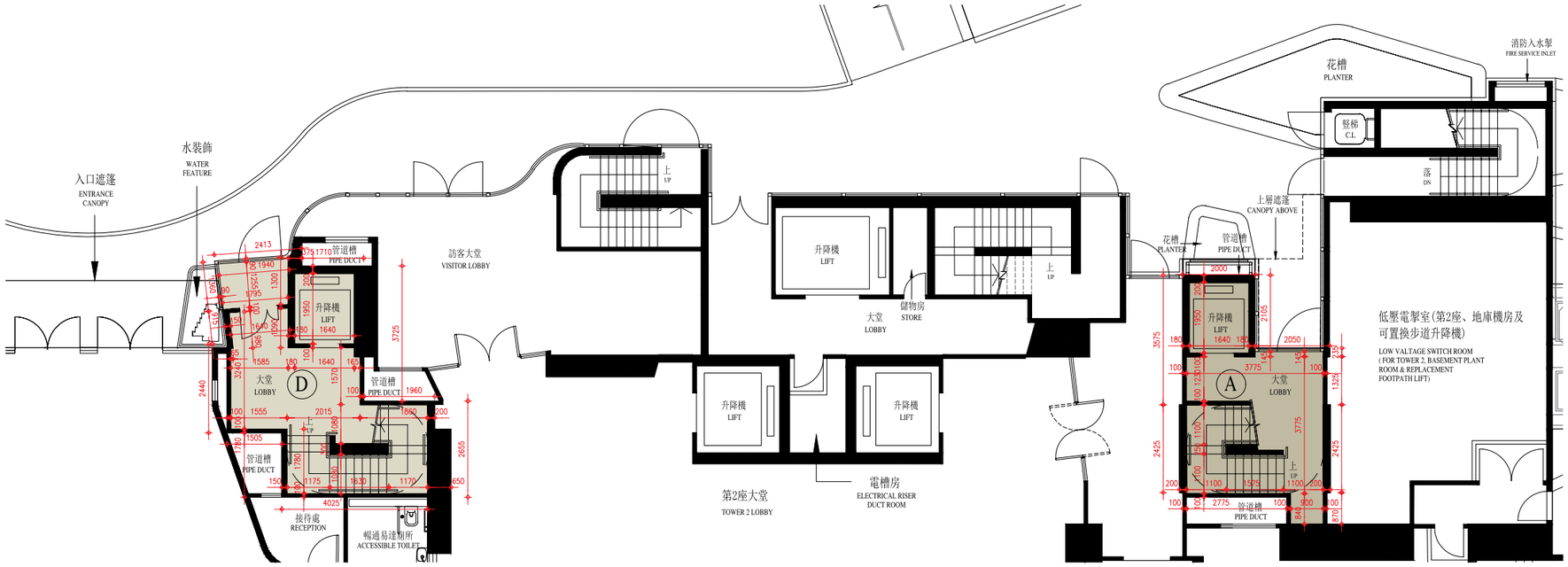
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. The conservatory, if any, forms part of a residential property, is not common part of the Development. Where applicable, the saleable area of the relevant residential properties specified in the section "Area of Residential Properties in the Development" already includes the floor areas of such conservatory. The Authorised Person for the Development has certified that (a) there is no restriction on the usage of such conservatory which will affect owner's enjoyment of the relevant residential property and (b) such conservatory is made for the exclusive use of the owner of the relevant residential property.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 溫室(如有)屬住宅物業一部分，並非發展項目之公用部分。如適用，在「發展項目中的住宅物業的面積」部份內所列出的有關住宅物業之實用面積包括該溫室之樓面面積。發展項目的認可人士已證明溫室(a)在使用上沒有限制亦不會對相關住宅物業業主享用該住宅物業造成影響及(b)是專供相關住宅物業業主使用而設。

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

TOWER 2 G/F FLOOR PLAN
第2座 地下平面圖



Description 描述	Flat 單位	
	A	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	1600 2000	2400 2800
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	6600 7000	6600 7000

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

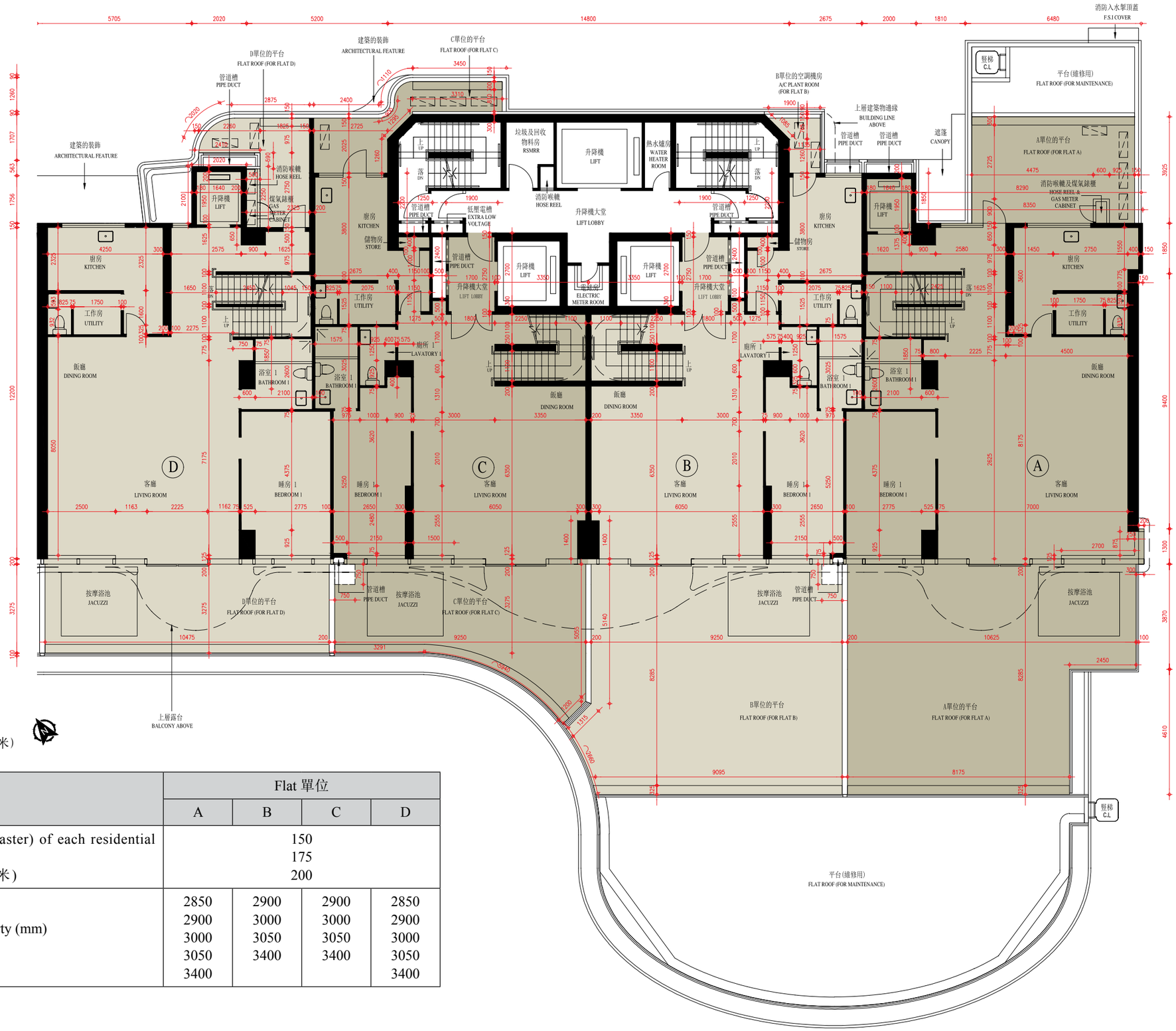
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 2 1/F FLOOR PLAN
第2座 1樓平面圖



The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

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。

Notes:

1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：

1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

SCALE BAR 比例尺

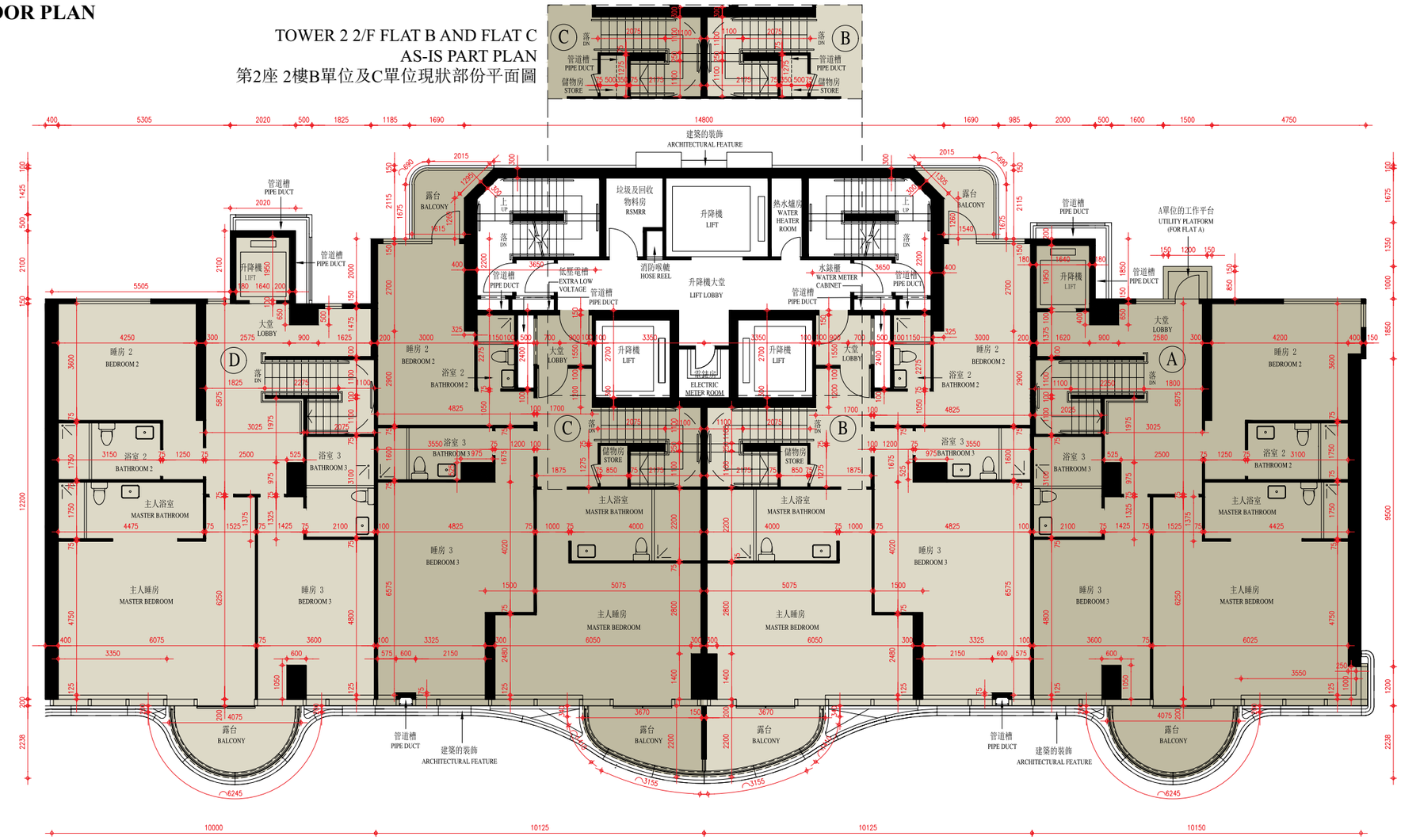
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200			
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2850 2900 3000 3050 3400	2900 3000 3050 3400	2900 3000 3050 3400	2850 2900 3000 3050 3400

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

TOWER 2 2/F FLOOR PLAN
第2座 2樓平面圖

TOWER 2 2/F FLAT B AND FLAT C AS-IS PART PLAN
第2座 2樓B單位及C單位現狀部份平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175	150 175 200		150 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	2900 3000 3050 3150 3400	2900 3000 3050 3150 3400	2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

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。

Notes:

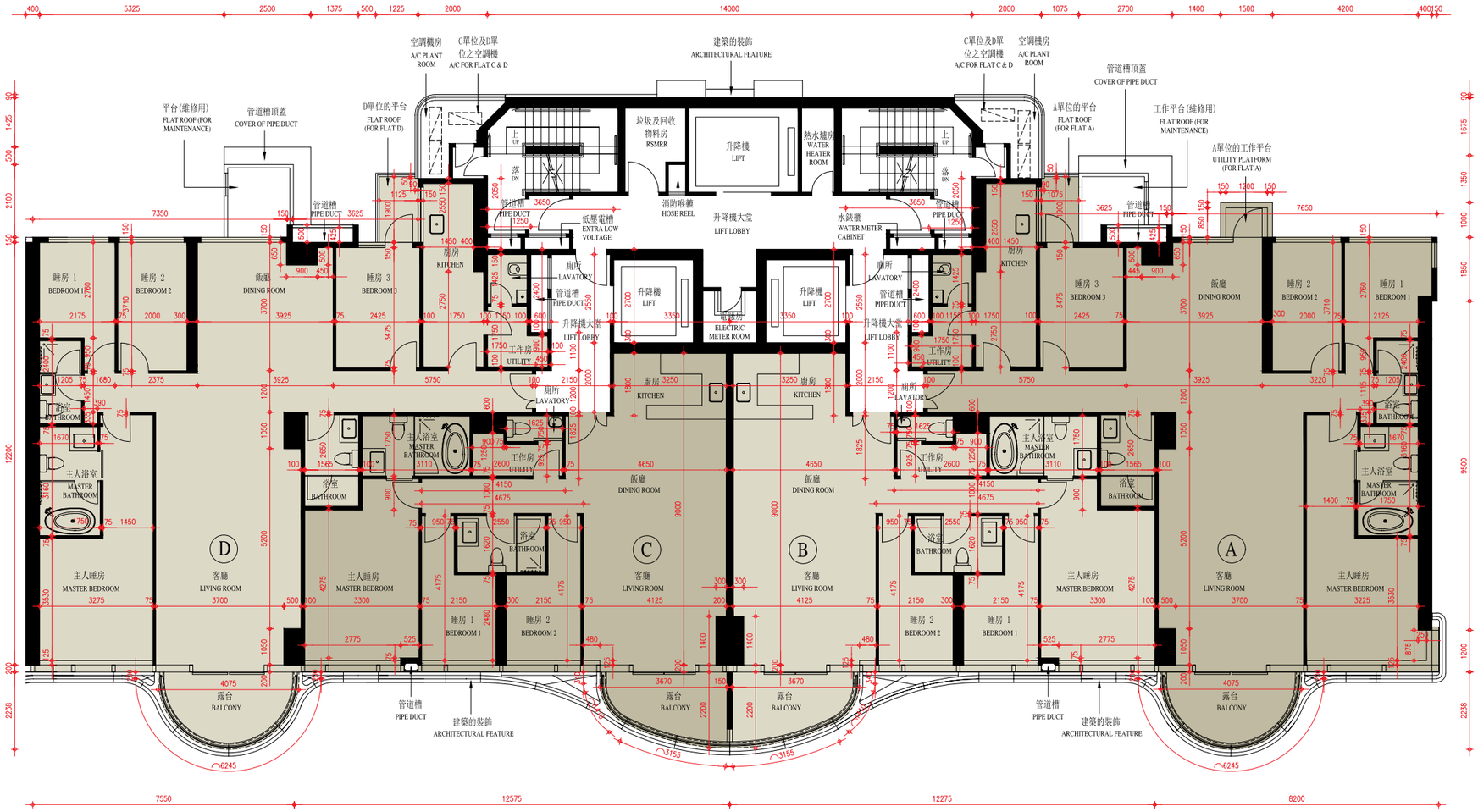
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. Alteration(s) to Flat B and Flat C are made by way of minor works and/or exempted works under the Buildings Ordinance, please refer to the as-is part plan(s) for such alteration(s).

備註：

1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 單位B及單位C已進行《建築物條例》下的小型工程及/或獲豁免入則的改動工程，有關改動請參閱現狀部份平面圖。

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

TOWER 2 3/F FLOOR PLAN
第2座 3樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200			
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	3000 3050 3400	3000 3050 3400	2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
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。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

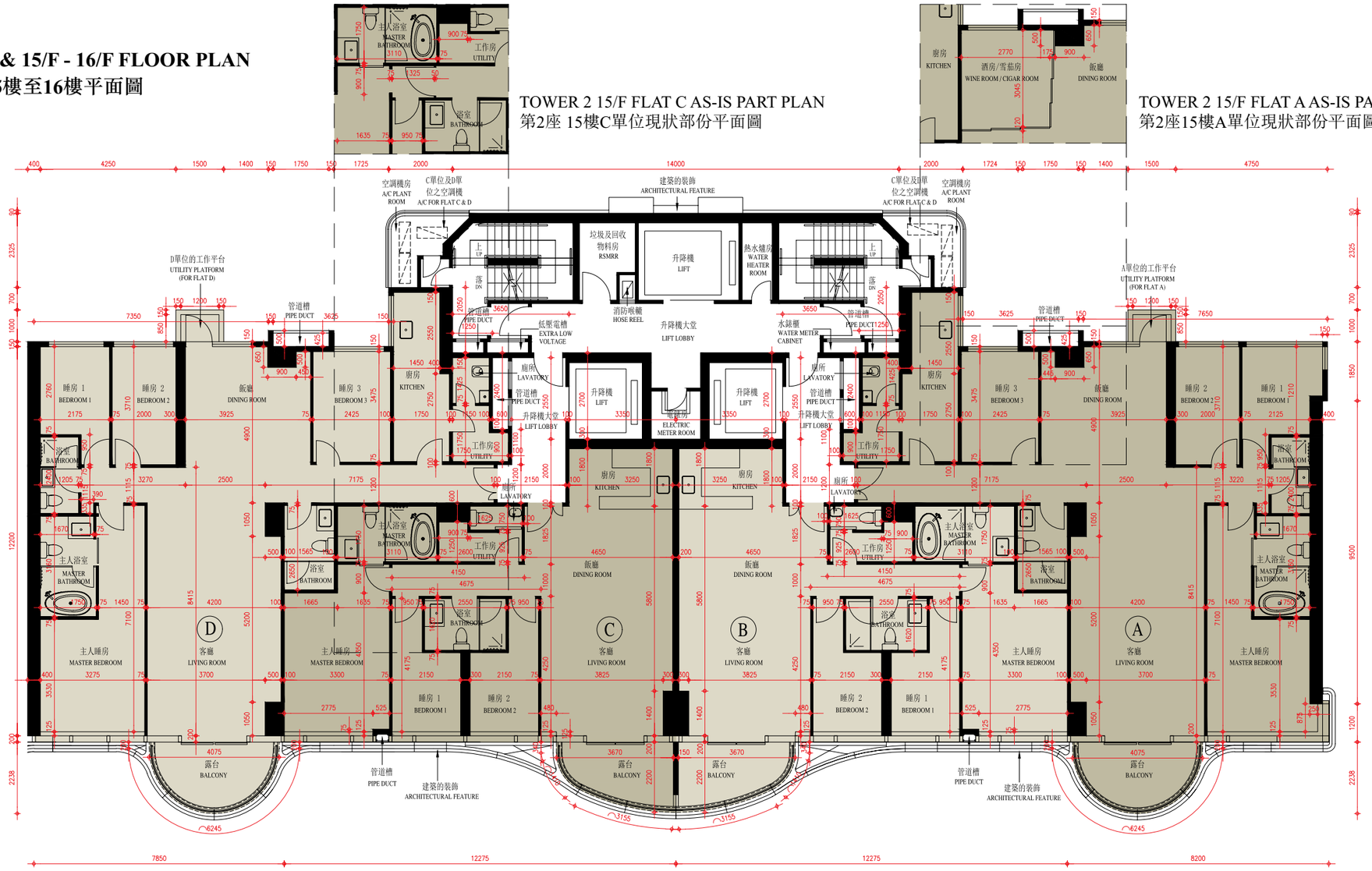
備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 2 5/F - 12/F & 15/F - 16/F FLOOR PLAN
第2座 5樓至12樓及15樓至16樓平面圖

TOWER 2 15/F FLAT C AS-IS PART PLAN
第2座 15樓C單位現狀部份平面圖

TOWER 2 15/F FLAT A AS-IS PART PLAN
第2座15樓A單位現狀部份平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位			
	A	B	C	D
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200			
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 3000 3050 3400	3000 3050 3400	3000 3050 3400	2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

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。

Notes:

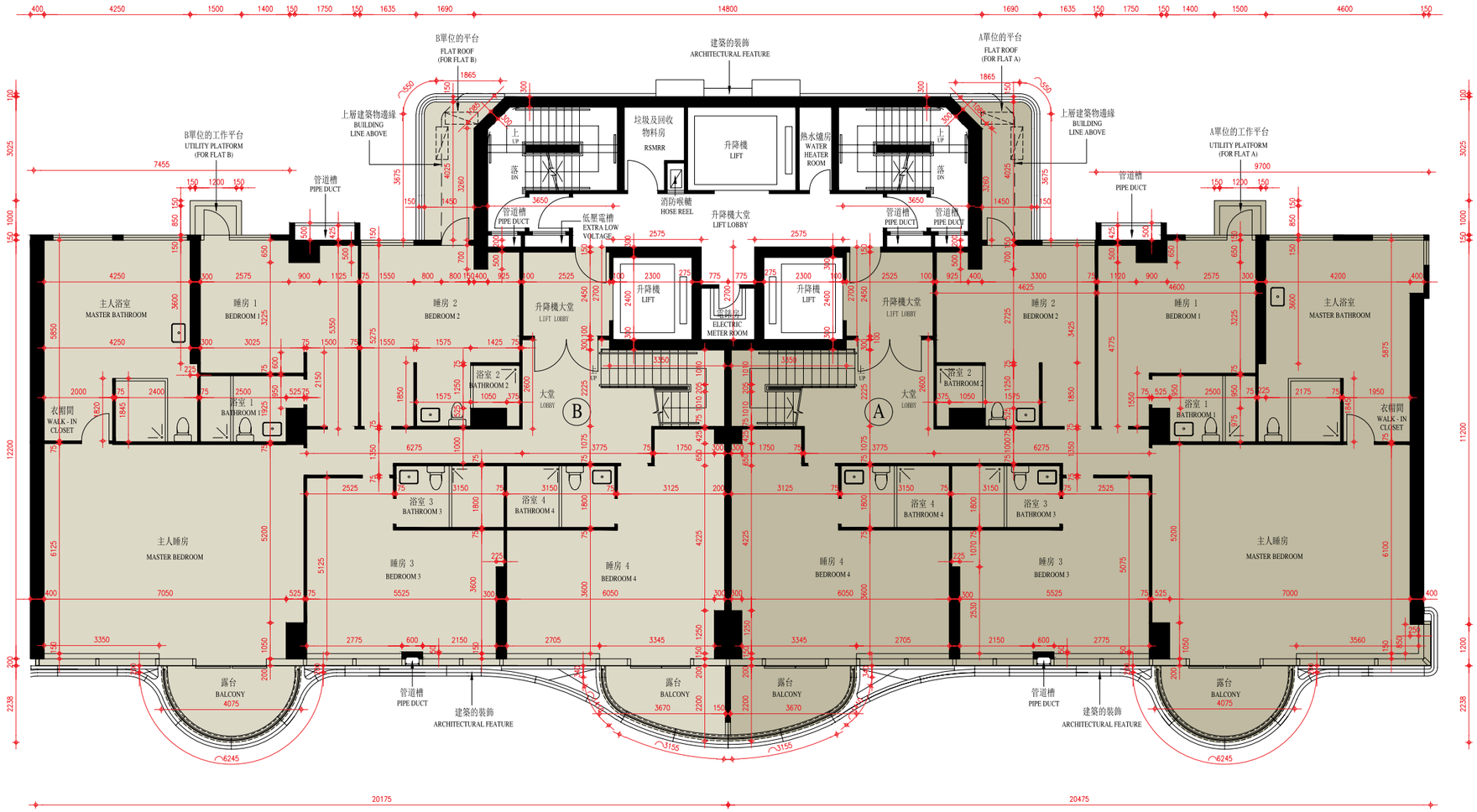
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. Alteration(s) to Flat A and Flat C on 15/F are made by way of minor works and/or exempted works under the Buildings Ordinance, please refer to the as-is part plan(s) for such alteration(s).

備註：

1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 15樓單位A及單位C已進行《建築物條例》下的小型工程及/或獲豁免入則的改動工程，有關改動請參閱現狀部份平面圖。

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

TOWER 2 17/F FLOOR PLAN
第2座 17樓平面圖



Description 描述	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175 200	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2850 2900 3000 3050 3100 3250 3400	2850 2900 3000 3050 3100 3250 3400

SCALE BAR 比例尺
0 5 10M (米)

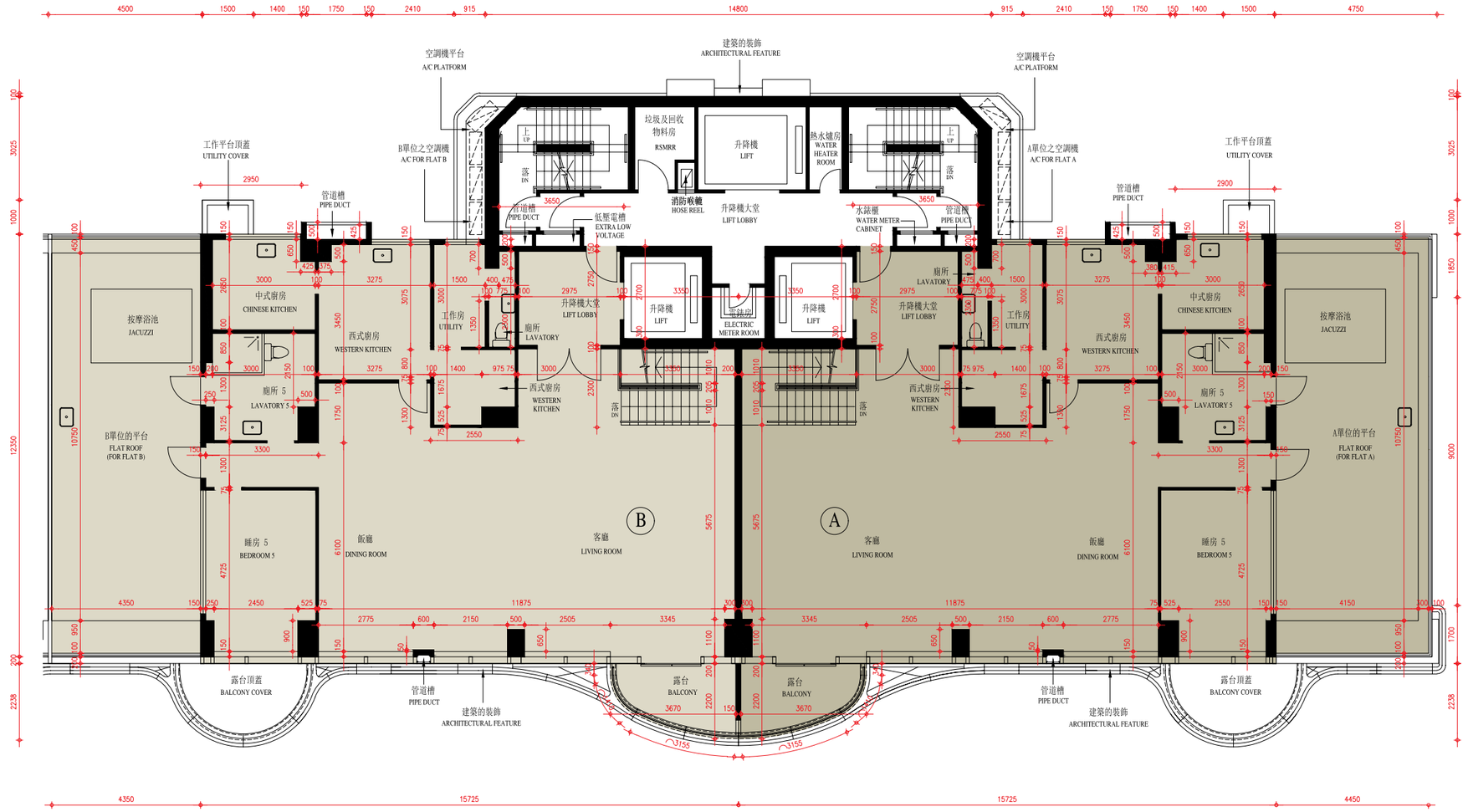
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 2 18/F FLOOR PLAN
第2座 18樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位	
	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 175	
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2525 2900 3000 3050 3400	2900 3000 3050 3400

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

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。

Notes:

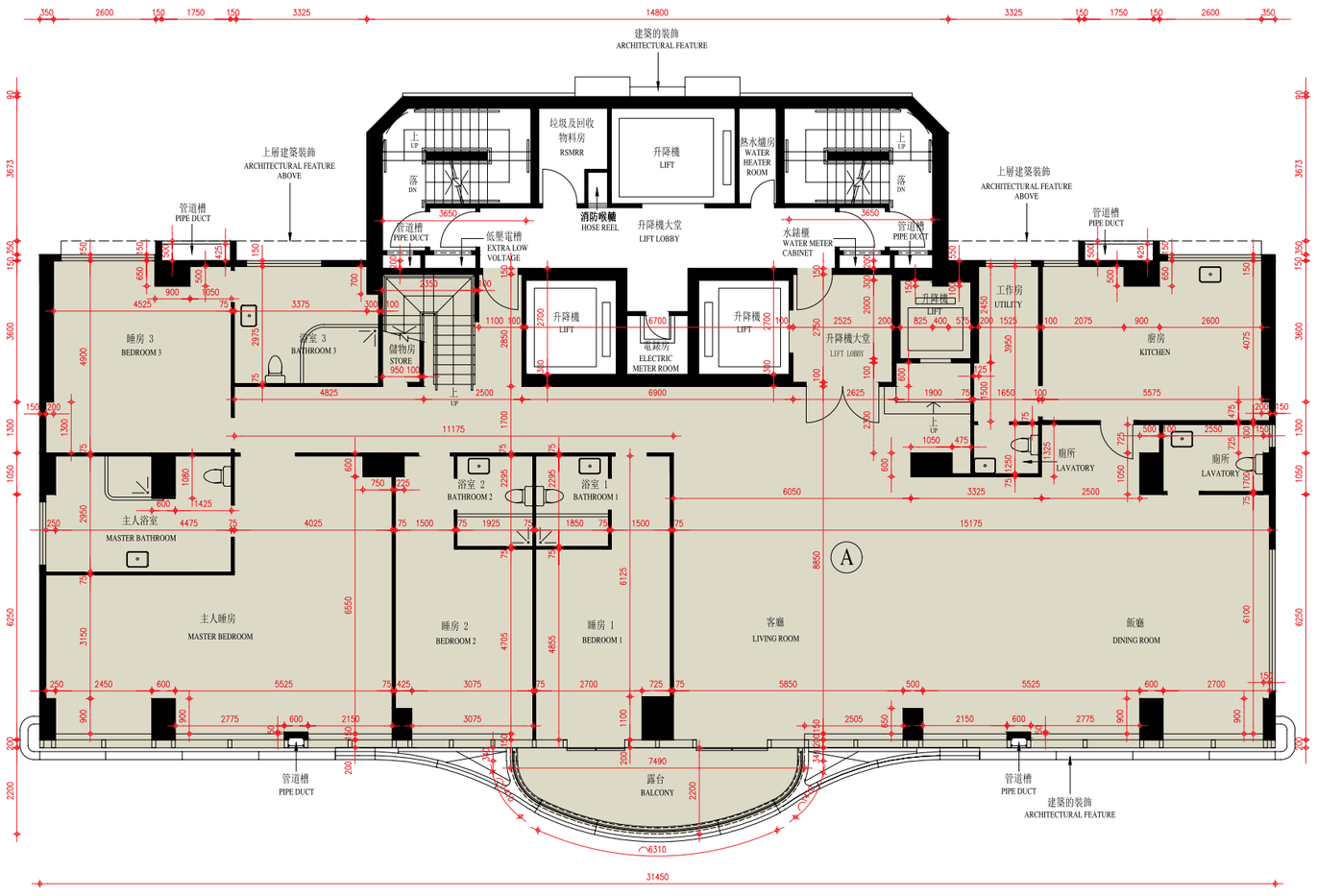
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：

1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 2 19/F FLOOR PLAN
第2座 19樓平面圖



Description 描述	Flat 單位 A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200 250 300
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2900 2950 3000 3050 3100 3400 3500

SCALE BAR 比例尺
0 5 10M (米)

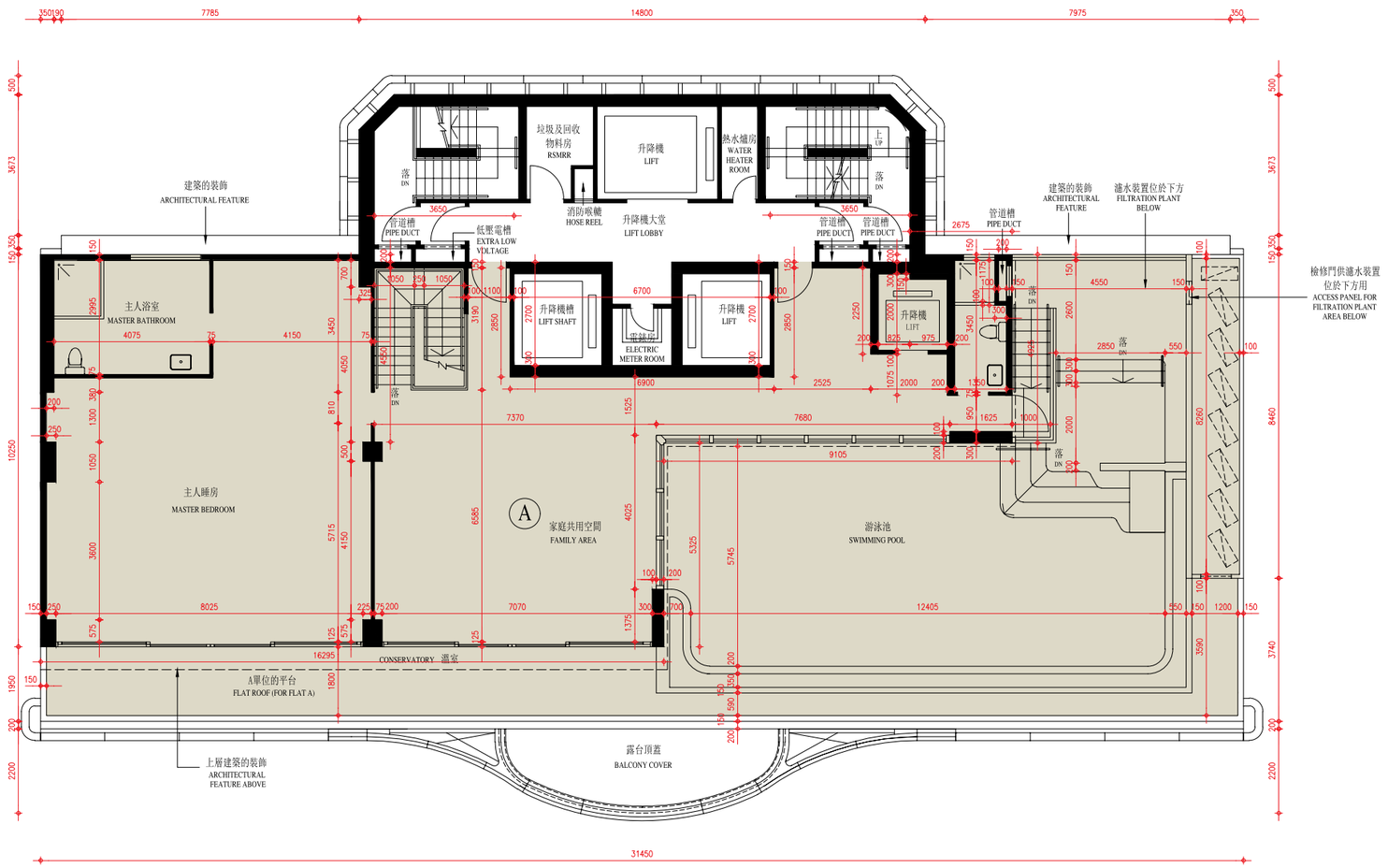
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。

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

TOWER 2 20/F FLOOR PLAN
第2座 20樓平面圖



SCALE BAR 比例尺
0 5 10M (米)

Description 描述	Flat 單位 A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150 200
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3000 3400 3700 4200 4500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
2. The dimensions of floor plan are all structural dimensions in millimeter.
3. Please refer to page 19 of this sales brochure for notes and legend of the terms and abbreviations shown on floor plans.
4. The conservatory, if any, forms part of a residential property, is not common part of the Development. Where applicable, the saleable area of the relevant residential properties specified in the section "Area of Residential Properties in the Development" already includes the floor areas of such conservatory. The Authorised Person for the Development has certified that (a) there is no restriction on the usage of such conservatory which will affect owner's enjoyment of the relevant residential property and (b) such conservatory is made for the exclusive use of the owner of the relevant residential property.

備註：
1. 層與層之間的高度指該樓層之石屎地台面之高度距離。
2. 樓面平面圖之尺規所列數字以毫米標示之建築結構尺寸。
3. 樓面平面圖中顯示之備註及名詞及簡稱之圖例，請參閱本售樓說明書第19頁。
4. 溫室（如有）屬住宅物業一部分，並非發展項目之公用部分。如適用，在「發展項目中的住宅物業的面積」部份內所列出的有關住宅物業之實用面積包括該溫室之樓面面積。發展項目的認可人士已證明溫室(a)在使用上沒有限制亦不會對相關住宅物業業主享用該住宅物業造成影響及(b)是專供相關住宅物業業主使用而設。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第 1 座	G/F, 1/F & 2/F 地下、1樓及2樓	A	294.151 (3166) Balcony 露台 : 10.054 (108) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	59.700 (643)	-	-	-	-	-	-
	1/F & 2/F 1樓及2樓	B	259.519 (2793) Balcony 露台 : 15.522 (167) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	2.880 (31)	-	-	32.505 (350)	-	-	-	-	-	-
		C	259.984 (2798) Balcony 露台 : 15.522 (167) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	42.718 (460)	-	-	-	-	-	-
	G/F, 1/F & 2/F 地下、1樓及2樓	D	292.116 (3144) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	42.681 (459)	-	-	-	-	-	-
	3/F 3樓	A	265.043 (2853) Balcony 露台 : 18.219 (196) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	3.846 (41)	-	-	2.150 (23)	-	-	-	-	-	-
		B	261.325 (2813) Balcony 露台 : 18.219 (196) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	3.846 (41)	-	-	2.250 (24)	-	-	-	-	-	-
	5/F, 7/F, 9/F, 11/F, 15/F 5樓、7樓、9樓、11樓、15樓	A	268.553 (2891) Balcony 露台 : 21.730 (234) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	3.846 (41)	-	-	-	-	-	-	-	-	-
		B	263.617 (2838) Balcony 露台 : 19.012 (205) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	3.846 (41)	-	-	-	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

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

備註 ：
1. 上述所列之面積是以英制之平方呎列明，均以 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 樓及 14 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第 1 座	6/F, 8/F, 10/F, 12/F, 16/F 6樓、8樓、10樓、12樓、16樓	A	265.044 (2853) Balcony 露台 : 18.219 (196) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	3.846 (41)	-	-	-	-	-	-	-	-	-
		B	262.822 (2829) Balcony 露台 : 18.219 (196) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	3.846 (41)	-	-	-	-	-	-	-	-	-
	17/F & 18/F 17樓及18樓	A	452.979 (4876) Balcony 露台 : 32.613 (351) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	65.914 (709)	-	-	-	-	-	-
		B	448.014 (4822) Balcony 露台 : 29.895 (322) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	64.872 (698)	-	-	-	-	-	-
	19/F & 20/F 19樓及20樓	A	572.532 (6163) Balcony 露台 : 23.352 (251) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	148.945 (1603)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

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

備註 ：
1. 上述所列之面積是以英制之平方呎列明，均以 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 樓及 14 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)								
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第 2 座	G/F, 1/F & 2/F 地下、1樓及2樓	A	297.072 (3198) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	102.344 (1102)	-	-	-	-	-	-
	1/F & 2/F 1樓及2樓	B	248.207 (2672) Balcony 露台 : 10.632 (114) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	2.592 (28)	-	-	79.084 (851)	-	-	-	-	-	-
		C	248.592 (2676) Balcony 露台 : 10.632 (114) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	46.205 (497)	-	-	-	-	-	-
	G/F, 1/F & 2/F 地下、1樓及2樓	D	297.174 (3199) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	45.225 (487)	-	-	-	-	-	-
	3/F 3樓	A	150.482 (1620) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	2.038 (22)	-	-	-	-	-	-
		B	101.152 (1089) Balcony 露台 : 6.786 (73) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	101.152 (1089) Balcony 露台 : 6.786 (73) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	146.561 (1578) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	2.134 (23)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

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

備註 :
1. 上述所列之面積是以英制之平方呎列明，均以 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 樓及 14 樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第 2 座	5/F-12/F, 15/F-16/F 5樓至12樓、15樓至16樓	A	150.482 (1620) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		B	101.152 (1089) Balcony 露台 : 6.786 (73) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		C	101.152 (1089) Balcony 露台 : 6.786 (73) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
		D	148.061 (1594) Balcony 露台 : 7.336 (79) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	17/F & 18/F 17樓及18樓	A	449.869 (4842) Balcony 露台 : 20.908 (225) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	60.170 (648)	-	-	-	-	-	-
		B	447.454 (4816) Balcony 露台 : 20.908 (225) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	-	-	-	58.955 (635)	-	-	-	-	-	-
	19/F & 20/F 19樓及20樓	A	584.149 (6288) Balcony 露台 :13.572 (146) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	154.931 (1668)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F and 14/F are omitted.

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

備註 ：
1. 上述所列之面積是以英制之平方呎列明，均以 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 樓及 14 樓。

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

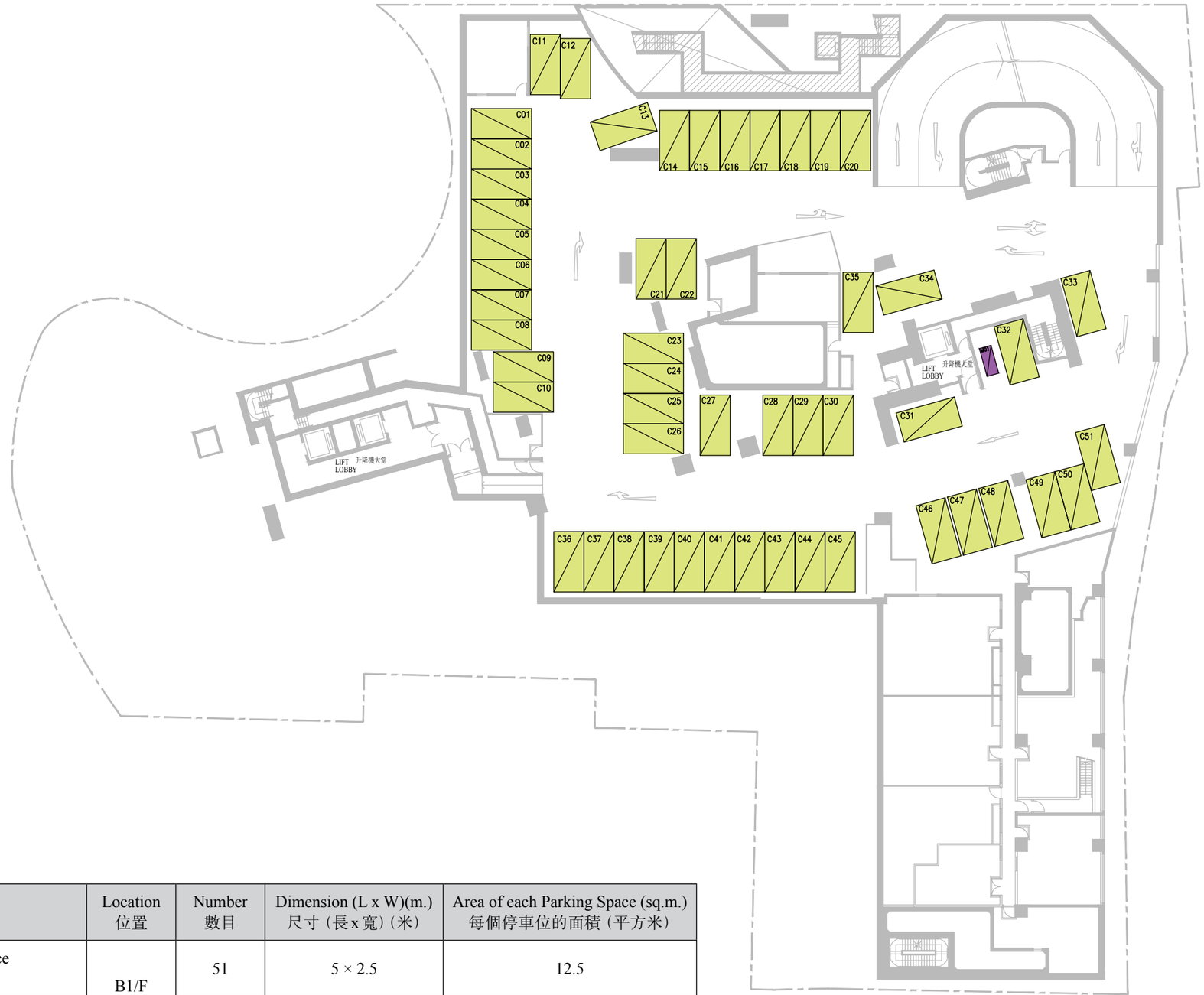
B2/F
地庫2層



Type of Parking Space 停車位類型	Location 位置	Number 數目	Dimension (L x W)(m.) 尺寸（長x寬）（米）	Area of each Parking Space (sq.m.) 每個停車位的面積（平方米）
Residential Car Parking Space 住宅停車位	B2/F 地庫2層	33	5 × 2.5	12.5
Visitors' Accessible Parking Space 暢通易達訪客停車位		1	5 × 3.5	17.5
Visitor Parking Space 訪客停車位		1	5 × 2.5	12.5

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

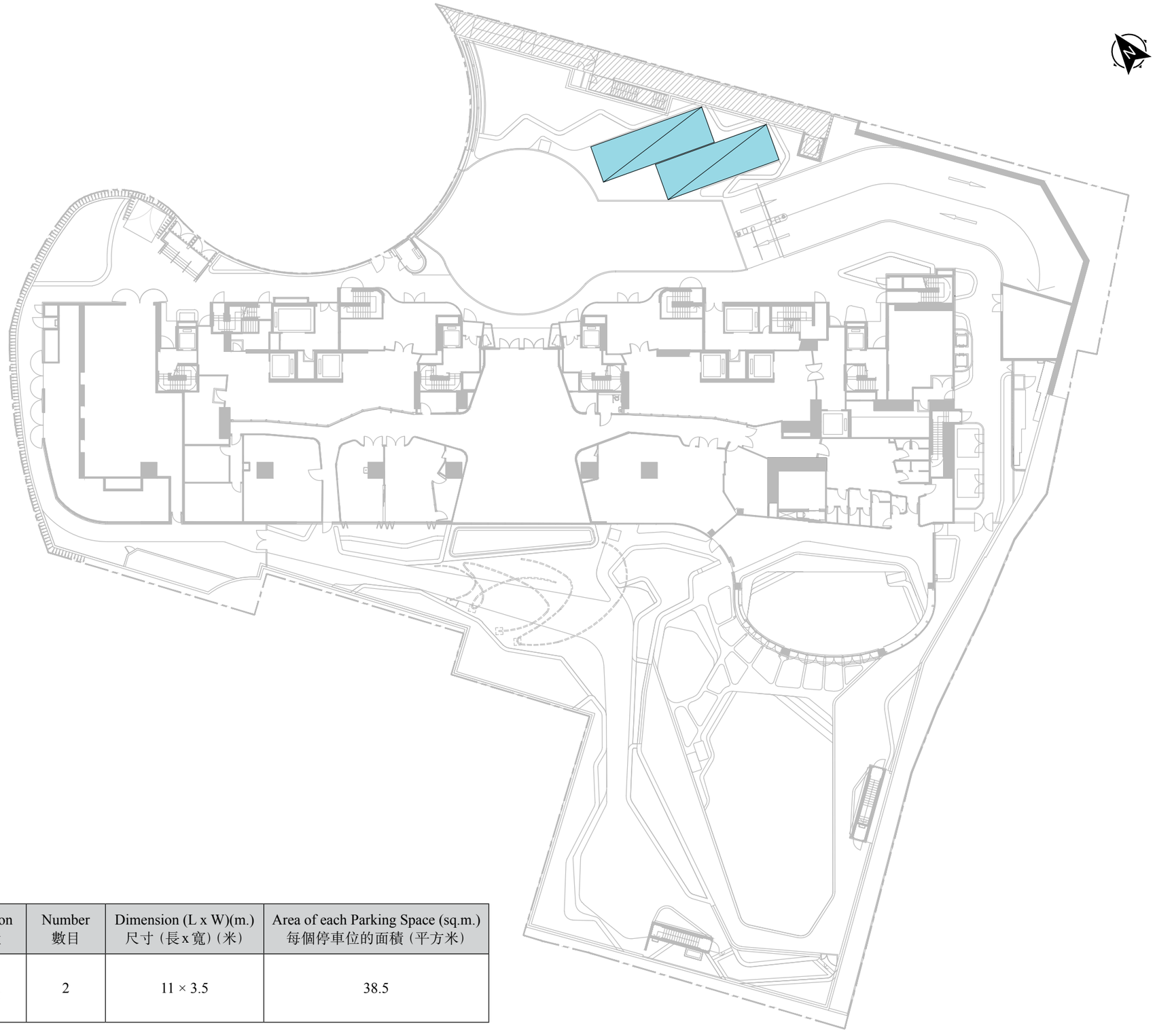
B1/F
地庫1層



Type of Parking Space 停車位類型	Location 位置	Number 數目	Dimension (L x W)(m.) 尺寸（長x寬）（米）	Area of each Parking Space (sq.m.) 每個停車位的面積（平方米）
Residential Car Parking Space 住宅停車位	B1/F 地庫1層	51	5 × 2.5	12.5
Residential Motor Cycle Parking Space 住宅電單車停車位		1	2.4 × 1	2.4

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

G/F
地下



Type of Parking Space 停車位類型	Location 位置	Number 數目	Dimension (L x W)(m.) 尺寸（長x寬）（米）	Area of each Parking Space (sq.m.) 每個停車位的面積（平方米）
Residential Loading and Unloading Space 住宅上落貨停車位	G/F 地下	2	11 × 3.5	38.5

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("preliminary agreement");

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement:-
   (i) that preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約("該臨時合約")時須支付款額為售價的5%的臨時訂金;

2. 買方在簽署該臨時合約時支付的臨時訂金,會由代表擁有人行事的律師事務所以保證金保存人的身分持有;

3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 –
   (i) 該臨時合約即告終止;
   (ii) 有關的臨時訂金即予沒收;及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

The draft Deed of Mutual Covenant and Management Agreement in respect of the Development (the **"DMC"**) provides that:

A. The common parts of the Development

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

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

(a) the whole of the Carpark (save and except the Parking Spaces, the Visitor Parking Space and the Visitors' Accessible Parking Space) including backup automatic activated emergency lighting system, circulation and manoeuvring spaces, the Common EV Facilities, corridors, driveways, electric meter room (EMR), fan room, passages, ramps and which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Indigo on the DMC Plans;

(b) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Carpark as a whole;

but excluding:-

(1) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

(2) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

(a) A/C room, air handling unit (AHU) rooms, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, boundary fence wall of the Development, cable accommodations and all associated facilities, cat ladder (C.L.), check meter cabinets, compacted soil fill, driveway, effective water fire service (F.S.) tank, emergency generator rooms, fan room, fire service control room, fire service inlets, fire service water tank, fire service water tank and pump room, fire service water tank pump room, fresh water pump rooms, flush water pump room, the Greenery Areas (in so far as the same does not form part of the Residential Common Areas and Facilities), the Landscaped Areas (in so far as the same does not form part of the Residential Common Areas and Facilities), lifts, lift lobbies, low voltage (LV) switch rooms, master water meter room, pillar box, pipe ducts (P.D.), planters, the Replacement Footpath, the Slope Structures within the Land, sprinkler water pump room, sprinkler water tank, staircases, switch room, telecommunications and broadcasting equipment (TBE) room, town gas (T.G.) cabinet, transformer room, which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Hatched Black on the DMC Plans and Green Hatched Black on the Ground Floor (Greenery Area) plan of the DMC Plans;

(b) those parts of the unexcavated land within the Land, any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and their bona fide guests, visitors or invitees in accordance with this Deed;

(c) to the extent not specifically provided in paragraphs (a) and (b) above:-

(i) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

(ii) any parts specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

but excluding:-

(1) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(2) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Residential Common Areas and Facilities" means:-

(a) A/C platforms, the Visitors' Accessible Parking Space, architectural features, balcony covers canopies, canopy, canopy above, cat ladder (C.L.), common access, covers of pipe ducts (P.D.), the Curtain Wall (excluding all windows forming part of the Residential Units), electrical riser duct room, elevator machine rooms (EMR), entrance canopy, extra low voltage (ELV) rooms, external walls of the Residential Accommodation (including non-structural prefabricated external walls which are for the purposes of identification only shown coloured Red on the DMC Plans), filtration plant room for clubhouse swimming pool, fire services (F.S.) inlets, fire services inlet (F.S.I.) covers, flat roofs (for maintenance), flushing water tank, fresh water heat pump room, water heater room, granite claddings, the Greenery Areas (in so far as the same form part of the Residential Common Areas and Facilities), caretaker office, hose reels, the Landscaped Areas (in so far as the same form part of the Residential Common Areas and Facilities), lifts, lift lobbies, lift machine rooms, open A/C plant areas, open filtration plant areas, planters, pipe ducts (P.D.), the Recreational Facilities, refuse storage and material recovery chamber, refuse storage and material recovery rooms (RSMRR), the Residential Loading and Unloading Spaces, staircases, storage (S.T.), utility platform covers, visitor lobbies, the Visitor Parking Space, water feature, water tank, water meter cabinets (WMC), which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Green, Green Hatched Black, Green Stippled Black and Red on the DMC Plans and Green on the Ground Floor (Greenery Area) plan of the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the Owners, residents or tenants of the Residential Units and their bona fide guests, visitors or invitees.

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

Tower 1

Floor	Flat	Undivided Shares
G/F, 1/F & 2/F	Flat A	300
1/F & 2/F	Flat B	263
1/F & 2/F	Flat C	264
G/F, 1/F & 2/F	Flat D	296
3/F	Flat A	266
	Flat B	262
5/F	Flat A	269
	Flat B	264
6/F	Flat A	265
	Flat B	263
7/F	Flat A	269
	Flat B	264
8/F	Flat A	265
	Flat B	263
9/F	Flat A	269
	Flat B	264
10/F	Flat A	265
	Flat B	263
11/F	Flat A	269
	Flat B	264
12/F	Flat A	265
	Flat B	263
15/F	Flat A	269
	Flat B	264
16/F	Flat A	265
	Flat B	263
17/F & 18/F	Flat A	460
	Flat B	455
19/F & 20/F	Flat A	587

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

Tower 2

Floor	Flat	Undivided Shares
G/F, 1/F & 2/F	Flat A	307
1/F & 2/F	Flat B	256
1/F & 2/F	Flat C	253
G/F, 1/F & 2/F	Flat D	302
3/F	Flat A	151
	Flat B	101
	Flat C	101
	Flat D	147
5/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
6/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
7/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
8/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
9/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
10/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
11/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
12/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
15/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
16/F	Flat A	150
	Flat B	101
	Flat C	101
	Flat D	148
17/F & 18/F	Flat A	456
	Flat B	453
19/F & 20/F	Flat A	600

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

C. The term of years for which the manager of the Development is appointed

The manager for the Development ("Manager") is appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall continue until terminated in accordance with the provisions of the DMC.

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

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

E. The basis on which the management fees deposit is fixed

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

Note:
For full details, please refer to the latest draft of the DMC which is free for inspection during open hours at the sales office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

「發展項目」的《公契及管理協議》(「**公契**」) 擬稿訂明：

A. 「發展項目」的公用部分

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

「停車場公用地方及設施」指並包括：

(a) 「停車場」所有範圍 (「停車位」、「訪客停車位」及「暢通易達訪客停車位」除外)，包括後備自動開啟緊急照明系統、迴旋處及調度區、「公共電動車設施」、走廊、行車道、電錶房、風機房、通道及斜路，現於「公契圖則」以靛藍色顯示 (如可以在圖則上顯示)，僅供識別；

(b) 位於或安裝於「發展項目」擬供「停車場」整體公用與共享的其他地方、器具、裝置、系統及設施；

但不包括：

(1) 「發展項目公用地方及設施」和「住宅公用地方及設施」；及

(2) 「發展項目」內由個別「業主」以專有權和特權持有、使用、佔用與享用的任何地方，以及「發展項目」內供個別「業主」專用的設施。

「發展項目公用地方及設施」指並包括：

(a) 空調機房、空氣處理裝置房、安裝或使用天線廣播分導系統或電訊網絡設施的地方、「發展項目」邊界圍牆、電纜裝置及所有相關設施、豎梯、校對錶櫃、壓實填土、行車道、有效存水消防水箱、緊急發電機房、風機房、消防控制室、消防入水掣、消防水箱、消防水箱及泵房、消防水箱泵房、食水泵房、沖廁水泵房、「綠化區」(以不構成「住宅公用地方及設施」一部分為限)、「園景區」(以不構成「住宅公用地方及設施」一部分為限)、電梯、電梯大堂、低壓電掣房、總水錶房、電櫃、水管槽、花槽、「重置行人徑」、「該土地」範圍內之「斜坡構造物」、花灑水泵房、花灑水箱、樓梯、電掣房、電訊及廣播設備室、煤氣櫃及變壓器房，現於「公契圖則」以黃色及黃色間黑斜線顯示 (如可以在圖則上顯示) 並在「公契圖則」之地下層 (綠化區) 平面圖以綠色間黑斜線顯示，僅供識別；

(b) 「該土地」內未挖掘土地各部分、任何位於或供給或安裝於「發展項目」擬供全體「業主」及彼等各真正來賓、訪客或獲邀人士依照本「契約」規定公用與共享的其他系統、裝置或設施；

(c) 在以上 (a) 及 (b) 段並無明確規定的情況下：

(i) 符合《建築物管理條例》第2條中「公用部分」(a) 段定義的「發展項目」任何部分；及／或

(ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」(b) 段定義的任何部分，

但不包括：

(1) 「住宅公用地方及設施」和「停車場公用地方及設施」；及

(2) 「發展項目」內由個別「業主」以專有權和特權持有、使用、佔用與享用的任何地方，以及「發展項目」內供個別「業主」專用的設施。

「住宅公用地方及設施」指：

(a) 空調機平台、「暢通易達訪客停車位」、建築裝飾、露台上蓋簷篷、陽篷、上方陽篷、豎梯、公眾通道、水管槽蓋、「幕牆」(不包括屬於「住宅單位」部份的所有窗)、電力管道房、電梯機房、入口簷篷、特低壓電氣房、「住宅樓宇」外牆 (包括在「公契圖則」以紅色顯示僅供識別的非結構性預製外牆)、會所游泳池濾水裝置機房、消防入水掣、消防入水掣蓋、平台 (維修用)、沖廁水箱、食水熱泵房、熱水器房、花崗石面板、「綠化區」(以構成「住宅公用地方及設施」一部分為限)、管理員辦事處、喉轆、「園景區」(以構成「住宅公用地方及設施」一部分為限)、電梯、電梯大堂、電梯機房、露天空調機區、露天濾水裝置區、花槽、水管槽、「康樂設施」、垃圾及物料回收房、垃圾及物料回收室、「住宅上落貨停車位」、樓梯、儲物室、工作平台上蓋、訪客大堂、「訪客停車位」、水池、水箱、水錶櫃，現於「公契圖則」以綠色、綠色間黑斜線、綠色加黑點和紅色顯示 (如可以在圖則上顯示) 並在「公契圖則」之地下層 (綠化區) 平面圖以綠色顯示，僅供識別；及

(b) 位於或安裝於「住宅樓宇」擬供「住宅單位」「業主」、住戶或租客及彼等各真正來賓、訪客或獲邀人士公用與共享的其他地方、器具、裝置、系統及設施。

B. 分配予「發展項目」中的每個住宅物業之不分割份數數目

第1座

樓層	單位	不分割份數
地下、1樓及2樓	A單位	300
1樓及2樓	B單位	263
1樓及2樓	C單位	264
地下、1樓及2樓	D單位	296
3樓	A單位	266
	B單位	262
5樓	A單位	269
	B單位	264
6樓	A單位	265
	B單位	263
7樓	A單位	269
	B單位	264
8樓	A單位	265
	B單位	263
9樓	A單位	269
	B單位	264
10樓	A單位	265
	B單位	263
11樓	A單位	269
	B單位	264
12樓	A單位	265
	B單位	263
15樓	A單位	269
	B單位	264
16樓	A單位	265
	B單位	263
17樓及18樓	A單位	460
	B單位	455
19樓及20樓	A單位	587

備註：不設4樓、13樓及14樓。

第2座

樓層	單位	不分割份數
地下、1樓及2樓	A單位	307
1樓及2樓	B單位	256
1樓及2樓	C單位	253
地下、1樓及2樓	D單位	302
3樓	A單位	151
	B單位	101
	C單位	101
	D單位	147
5樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
6樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
7樓	A單位	150
	B單位	101
	C單位	101
	D單位	148

樓層	單位	不分割份數
8樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
9樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
10樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
11樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
12樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
15樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
16樓	A單位	150
	B單位	101
	C單位	101
	D單位	148
17樓及18樓	A單位	456
	B單位	453
19樓及20樓	A單位	600

備註：不設4樓、13樓及14樓。

C. 「發展項目」的管理人之委任年期

「發展項目」的管理人(「**管理人**」)之首屆任期由「公契」的日期起計不超過兩(2)年，其後繼續留任直至根據「公契」條文終止委任。

D. 「發展項目」中的住宅物業擁有人之間分擔管理開支的計算基準

每名「住宅單位」「業主」須按照「公契」訂明的方式、金額和比例，根據其「住宅單位」所分配的「管理份數」及「公契」所訂原則分擔「發展項目」的管理開支(以「管理人」擬備的預算案作依據)。

E. 計算管理費按金的基準

管理費按金為每個「單位」根據首份年度管理預算案分擔的每月管理開支之三(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：
詳情請參考「公契」最新擬稿。「公契」最新擬稿已備於售樓處，在開放時間可供免費閱覽，並可在支付必要影印費用後獲取副本。

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

1. The Development is constructed on Tuen Mun Town Lot No. 516 (the **"Lot"**).

B. Term of years

2. The Lot is granted under New Grant No. 22392 (the **"Land Grant"**) for a term of 50 years commencing from 12 October 2016.

C. User restrictions applicable to the Land

3. Special Condition No. (10) 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."

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

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

"(a) (i) There is excepted and reserved to the Government the stratum of land within the area bounded by broken black lines and marked "RESERVED AREA" on PLAN I annexed hereto and delineated and shown coloured blue on PLAN II annexed hereto with location, scale, dimensions, levels and references to the Hong Kong Principal Datum indicated thereon (hereinafter referred to as "the Reserved Area").

(ii) The Purchaser shall have no right, title, ownership, possession or use of the Reserved Area except as provided in sub-clauses (f) and (g) of this Special Condition and no building, structure or support for any building or structure shall be erected, provided or constructed within the Reserved Area unless otherwise provided for in these Conditions.

(iii) There are reserved unto the Government, its lessees, tenants, licensees, the owners and occupiers for the time being of the Reserved Area or any part or parts thereof the right of shelter, support and protection from the lot and the right of free passage of air to and from the lot as are necessary for the Reserved Area.

(iv) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or in connection with the reservation and exception of the Reserved Area, the presence of the Reserved Area in close proximity to the lot or any future dealings or use of the Reserved Area. The Purchaser shall have no right to object or make any claim whatsoever against the Government whether under any enactment or otherwise in respect of the rights reserved under this sub-clause (a) or for any such loss, damage, nuisance or disturbance.

(b) (i) The Purchaser shall:

(I) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director erect, provide, construct and connect such water mains, gullies, culverts, sewers, channels, pipes, pipelines, drains, drainage facilities and all other structures, works, installations, utilities and services as the Director in his sole discretion may require within the Reserved Area (hereinafter collectively referred to as "the Reserved Area Structures"); and

(II) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director in his sole discretion may require backfill any trenches between the Reserved Area and the ground level or levels of the lot in all respects to the satisfaction of the Director; and

(III) maintain at his own expense the Reserved Area together with the Reserved Area Structures and any other structures constructed, installed and provided therein to the satisfaction of the Director until such time as possession of the Reserved Area has been re-delivered to the Government in accordance with sub-clause (f)(i) of this Special Condition.

(ii) No building works (other than the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof and ground investigation) shall be commenced on or within the Reserved Area or any part or parts thereof until the Director's approval referred to in sub-clause (b)(i) of this Special Condition has been obtained and for the purpose of these Conditions, "building works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(iii) For the purpose of this sub-clause (b), the decision of the Director as to what constitutes the ground level or levels of the lot shall be final and binding on the Purchaser.

(c) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, other than the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof, there are some existing utilities including but not limited to watercourse, water pipe and other works and installations being or running across, through or within the Reserved Area (which utilities are hereinafter collectively referred to as "the Existing Utilities"). The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or in connection with the presence and use of the Existing Utilities and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(ii) The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, particularly when carrying out the works specified in sub-clause (b) of this Special Condition, the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof and works in relation to the lot to avoid causing any damage, disturbance or obstruction to the Existing Utilities or any part or parts thereof.

(iii) Any damage, disturbance or obstruction to the Existing Utilities or any part or parts thereof caused by the Purchaser, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and all such damages shall be made good by the Purchaser at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any damage, disturbance or obstruction cause to the Existing Utilities or any part or parts thereof.

(d) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b), (c)(iii) and (f)(iii) 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 upon the Purchaser.

(e) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (b), (c)(iii) and (f)(iii) of this Special Condition, the presence and use of the Reserved Area Structures or the exercise of the rights by the Government under sub-clause (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of such loss, damage, nuisance or disturbance.

(f) (i) For the purpose only of carrying out the necessary works specified in sub-clause (b) of this Special Condition and the

Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Reserved Area. The Reserved Area shall be re-delivered to the Government on demand and in any event the Reserved Area shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(ii) Notwithstanding the Reserved Area shall be re-delivered to the Government in accordance with sub-clause (f)(i) of this Special Condition, the Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, to avoid causing any damage, disturbance or obstruction to the Reserved Area Structures, the Existing Utilities or any part of any of them.

(iii) Any damage, disturbance or obstruction to the Reserved Area Structures or any part or parts thereof caused by the Purchaser, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and all such damage shall be made good by the Purchaser at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any damage, disturbance or obstruction caused to the Reserved Area Structures or any part or parts thereof.

(g) The Purchaser shall not without the prior written consent of the Director use the Reserved 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 sub-clause (b) of this Special Condition and the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof.

(h) The Purchaser shall at all times throughout the term hereby agreed to be granted permit:

(i) the Government, the Director and his officers, contractors and agents and any persons authorised by the Director, the right of ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon and the Reserved Area (while the Purchaser is in possession of the Reserved 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 (d) of this Special Condition and any other works which the Director may consider necessary in the Reserved Area; and

(ii) the Government, the Director of Drainage Services and his officers, contractors and agents and any persons authorized by the Director of Drainage Services, the right of ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon and the Reserved Area (while the Purchaser is in possession of the Reserved Area) for the purpose of carrying out any works which the Director of Drainage Services or such authorized persons may consider necessary in relation to the operation, maintenance, repairing, replacement and alteration of the Existing Utilities, the Reserved Area Structures or any part of any of them.

(i) The Government, the Director, the Director of Drainage Services and their respective officers, contractors and agents and any persons duly authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person airing out of or incidental to the exercise to the rights by the Government, the Director, the Director of Drainage Services and their respective officers, contractors and agents and any persons duly authorized under sub-clause (h) of this Special Condition."

Note: The due date imposed by Special Condition No. (3)(b)(i)(I) & (II) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"(a) The Purchaser shall:

(i) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public road shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

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

(ii) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may requires; and

(iii) maintain at his own expense the Green Area together with the 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 possession of the whole of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (5) hereof.

(b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein (or such other ate 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 upon the Purchaser.

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

Note: The due date imposed by Special Condition No. (4)(a)(i) & (ii) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered to the Government on demand at any time or times and in any event the Green Area shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area or any part or parts thereof allow free access over and along the Green Area or such part or parts thereof 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. (4) hereof or the Water Mains Diversion Works referred to in Special Condition No. (47)(b) here of or otherwise."

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area or any part or parts thereof 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 Condition No. (4) hereof."

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

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area or any part or parts thereof:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) hereof and any other works which the Director may consider necessary in the Green Area or any part or parts thereof;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any part or parts thereof 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 neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area or any part or parts thereof; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof 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, repairing, replacement and alteration of any other waterworks installations within the Green Area or any part or parts thereof.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorised under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

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

"(a) The Purchaser shall:

(i) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director form, pave and landscape the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as "the Yellow Area"); and

(ii) thereafter at his own expense uphold, maintain and keep the Yellow Area and everything on, in, under and forming a portion or pertaining to it in a safe, clean, neat, tidy and healthy condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (d) of this Special Condition.

(b) In the event of the non-fulfilment 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 shall be binding upon the Purchaser.

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

(d) For the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date to be specified by the Director in his absolute discretion in a letter from the Director to the Purchaser provided always that the Government shall be under no obligation to demand the re-delivery of possession of the Yellow Area but may do so as and when the Government in its absolute discretion sees fit.

(e) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof 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 sub-clause (a) of this Special Condition.

(f) The Purchaser shall at all reasonable times while he is in the possession of the Yellow Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area.

(g) The Government, the Director and his officers, contractors and agents and any person authorized under sub-clause (f) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons authorized under sub-clause (f) of this Special Condition."

Note: The due date imposed by Special Condition No. (8)(a)(i) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement there are existing footpaths within the lot (hereinafter referred to as "the Existing Footpaths") and the Government and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpaths to and from all that piece or parcel of ground now known and registered in the Land Registry as Lot No. 87 in Demarcation District No. 376 (hereinafter referred to as "the Adjoining Land") and the urn on the Government land adjoining the lot (which urn is for the identification purpose only shown and marked "U" on PLAN I annexed hereto and is hereinafter referred to as "the Urn").

(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 as existing at the date of this Agreement subject to the

presence and use of the Existing Footpaths and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpaths.

(iii) Until the Replacement Footpath referred to in sub-clause (b)(i) of this Special Condition is completed in all respects to the satisfaction of the Director,

(I) the Purchaser shall at his own expense keep and maintain the Existing Footpaths in good and substantial repair and condition in all respects to the satisfaction of the Director and permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along and through the Existing Footpaths to and from the Adjoining Land and the Urn; and

(II) the Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpaths or any part or parts thereof.

(b) (i) The Purchaser shall on or before the 30th day of June 2022 or such other date as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface a pedestrian footpath of not less than 1.5 metres in width within the lot (hereinafter referred to as "the Replacement Footpath") at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve for the purpose of allowing the Government and all members of the public to have free and uninterrupted access on foot or by wheelchair to and from the Adjoining Land and the Urn through the lot without payment of any nature.

(ii) Upon completion of the Replacement Footpath, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(I) permit the Government and all members of the public to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along and through the Replacement Footpaths to and from the Adjoining Land and the Urn; and

(II) at his own expense keep and maintain the Replacement Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) The Replacement Footpath shall be designated as and form part of the Common Areas.

(d) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a) and (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, repair, maintenance, alteration and relocation of the Existing Footpaths, the construction, presence, repair, maintenance and use of the Replacement Footpath and the Purchaser's non-fulfilment of his obligations under sub-clauses (a) and (b) of this Special Condition or otherwise.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clauses (a)(iii) and (b)(ii) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpaths or the Replacement Footpath or any part or parts thereof to the public for the right of passage.

(f) it is hereby expressly agreed and declared that the obligations on the part of the Purchaser contained in sub-clauses (a)(iii) and (b)(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 ration whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefore, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

Note: The due date imposed by Special Condition No. (33)(b)(i) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

11. Maintenance

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

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

(i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

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

12. Building Covenant

Special Condition No. (9) 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, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2022."

Note: The due date imposed by Special Condition No. (9) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

13. Development Conditions

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

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

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part

thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 11,485 square metres and shall not exceed 19,141 square metres;

(d) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 80 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director;

(e) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected façade length of 60 metres or more; and

(ii) for the purpose of sub-clause (e)(i) of this Special Condition:

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;

(II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;

(III) the decision of the Director as to what constitutes the projected façade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Purchaser; and

(IV) in calculating the projected façade length referred to in sub-clause (e)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser; and

(f) 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 site Demolition Works, the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof, ground investigation and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

14. Landscaping

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

"(a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Purchaser.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.

(c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof."

15. Residential Parking Spaces

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

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

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

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 17.5 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 10 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.33 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.27 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.93 residential unit or part thereof
Not less than 160 square metres	One space for every 0.74 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 Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (11)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (11)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot:

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of three spaces for every block of residential units, or

(II) At such other rates as may be approved by the Director.

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

(iv) The spaces provided under sub-clauses (a)(i)(I) and (a)(iii) (as may be varied under Special Condition No. (27) hereof) and sub-clause (a)(i)(II) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (27) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (27) hereof) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall be located at such position and level as shall be approved in writing by the Director.

(iii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director. For the purpose of this sub-clause (c)(i), 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. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this sub-clause (d), 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. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(e) (i) Except for the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof), and sub-clause (a)(i)(II) of

this Special Condition 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 the Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (27) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (d) of this Special Condition shall be of such dimensions as may be approved in writing by the Director."

16. Loading and Unloading requirements

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

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition 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."

17. Noise Barrier

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

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

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

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

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

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

(e) the Noise Barrier shall not be used for any purpose other than as a noise barrier and 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 except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other 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 erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

(g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other persons whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;

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

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

(j) in the event of the non-fulfilment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;

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

(l) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Purchaser shall indemnify and keep indemnified the Government, the Director and his officers, contractors, agents and workmen and any persons authorized by the Director under sub-clause (k) of this Special Condition from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, inspection, repair, maintenance, cleaning, renewing, replacement, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

18. Construction of drains and channels

Special Condition No. (44) 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 the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

F. Lease conditions that are onerous to a purchaser

19. Acknowledgement of Existing Structures

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

"(a) The Purchaser hereby acknowledges that as at the date of this Agreement, other than the Existing Footpaths referred to in Special Condition No. (33)(a)(i) hereof and the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof, there are some structures and foundations existing within the lot (which structures and foundations are hereinafter collectively referred to as "the Existing Structures").

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

(c) The Purchaser shall at his own expenses and in all respects to the satisfaction of the Director demolish and remove the Existing Structures (hereinafter referred to as "the Demolition Works").

(d) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Structures and the carrying out of the Demolition Works and the Purchaser shall not make any claims whatsoever against the Government for any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the lot or to the Purchaser arising directly or indirectly out of or in connection with the presence of the Existing Structures or the carrying out of the Demolition Works.

(e) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Structures and the carrying out of the Demolition Works."

20. Non-building Area

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

"(a) (i) No building, structure, support for any building or structure shall be erected, constructed on, over, above, under, below or within the portion of the lot shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Hatched Black Area").

(ii) Notwithstanding sub-clause (a)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose including but not limited to the erection of any structure and support for such structure within the Pink Hatched Black Area to protect the Reserved Area, the Existing Utilities, the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof and the Reserved Area Structures (which structure and support for such structure are hereinafter collectively referred to as "the Supporting Structures") and the payment of any administrative fee and premium as the Director may in his sole discretion required,

(I) Boundary wall or fence or both, or other minor structure may be erected on the ground level or levels of the Pink Hatched Black Area provided that if and when required by the Director, the Purchaser shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such boundary wall or fence or structure, and reinstate the Pink Hatched Black Area and if the Purchaser fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works;

(II) structure may be projected over the Pink Hatched Black Area provided that there is a clear air space extending upwards from the ground level or levels of the Pink Hatched Black Area to a height of not less than 6 metres; and

(III) structure may be erected below or under the ground level or levels of the Pink Hatched Black Area provided that the design and construction of such structure shall not damage, interfere with or affect the Reserved Area, the Existing Utilities, the Reserved Area Structures, the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof or any part of any of them and are in all respects to the satisfaction of the Director.

(iii) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the structure:

(I) projected over the Pink Hatched Black Area; and

(II) erected on, below or under the ground level or levels of the Pink Hatched Black Area.

(b) The Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon for the purposes of inspecting, repairing and maintaining the Supporting Structures which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Reserved Area, the Supporting Structures, the Existing Utilities, the Reserved Area Structures, the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof or any part of any of them shall be placed within the Pink Hatched Black Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are object or material within the Pink Hatched Black Area which may obstruct access or cause excessive surcharge to the Reserved Area, the Supporting Structures, the Existing Utilities, the Reserved Area Structures, the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof or any part of any of them, the Director shall be entitled by notice in writing to call upon the Purchaser, within such time limit as may be specified by the Director, to demolish or remove such objects or material and to reinstate the Pink Hatched Black Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the

Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works.

(c) Save in respect of the reinstatement of the Pink Hatched Black Area or any trench excavated in the exercise of the rights and powers under sub-clause (b) of this Special Condition, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the exercise by the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen of the rights conferred under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(d) For the purpose of these Conditions, the decision of the Director as to what constitutes the ground level or levels of the Pink Hatched Black Area shall be final and binding on the Purchaser."

21. Preservation of trees

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

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

22. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

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

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

(i) assigned except

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

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

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

(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, underletting, mortgage or charge of the lot as a whole.

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

23. Noise Impact Assessment

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

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

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(c) No building works (other than the Demolition Works, the Water Mains Diversion Works referred to in Special Condition No. (46)(b)(i) hereof, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.

(d) The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss."

24. Set back

Special Condition No. (36) 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."

25. Cutting away

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (36) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies herein provided 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, and 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."

26. Anchor maintenance

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

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

27. Spoil or debris

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

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

(b) Notwithstanding sub-clause (a) of this 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."

28. Damage to Services

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

"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Yellow Area, the Green Cross-hatched Black Area referred to in Special Condition No. (48)(a) hereof or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Yellow Area, the Green Cross-hatched Black Area referred to in Special Condition No. (48)(a) hereof or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Yellow Area, the Green Cross-hatched Black Area referred to in Special Condition No. (48)(a) hereof 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."

29. Sewerage Impact Assessment

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

"(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval a sewerage impact assessment (hereinafter referred to as "the SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the 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 shall be stipulated by the Director of Environmental Protection carry out and implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (other than the Demolition Works, the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

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

30. Drainage Impact Assessment

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

"(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at his 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 written approval a drainage impact assessment (hereinafter referred to as "the DIA") containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to the design of any structure to be erected below or under the ground level or levels of the Pink Hatched Black Area, the Supporting Structures, any drainage structure and any protective structure, all adverse drainage impacts 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 shall be stipulated by the Director of Drainage Services carry out and implement the proposals and recommendations, and erect,

provide and construct all structures including but not limited to the drainage structures and the protective structures as proposed and recommended in the DIA and approved by the Director of Drainage Services (hereinafter referred to as "the Approved DIA") 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 (other than the Demolition Works, the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof and ground investigation) 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.

(e) For the avoidance of doubt and without prejudice to the generality of the provisions of the General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to carry out, and implement the recommendations and proposals in the Approved DIA including but not limited to the erection, provision and construction of the drainage structures and protective structures in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall have no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.

(f) For the purpose of this Special Condition, the decision of the Director of Drainage Services as to what constitutes drainage structure and protective structure shall be final and binding on the Purchaser."

31. Existing Water Mains

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

"(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement there are existing water mains within the Reserved Area and the lot, the approximate location and alignment of which for identification purpose only are shown and marked by blue line on PLAN I annexed hereto (hereinafter referred to as "the Existing Water Mains").

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

(iii) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Water Mains.

(iv) Except for the purpose of carrying out the Water Mains Diversion Works referred to in in sub-clause (c) of this Special Condition in accordance with the provisions therein, the Purchaser shall not demolish, damage, remove, divert, relocate, interfere with or obstruct or permit or suffer to be demolished, damaged, removed, diverted, relocated, interfered with or obstructed the Existing Water Mains or any part or parts thereof. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any breach of this sub-clause (a)(iv).

(b) (i) The Purchaser shall on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director carry out such works to divert the Existing Water Mains to the Green Area, the Green Cross-hatched Black Area referred to in Special Condition No. (48)(a) hereof or such other location as may be approved or required by the Director (hereinafter referred to as "the Water Mains Diversion Works").

(ii) Prior to commencement of the Water Mains Diversion Works, the Purchaser shall at his own expense submit or cause to be submitted to the Director for his written approval a proposal for the Water Mains Diversion Works. The Purchaser shall not carry out the Water Mains Diversion Works until the Director shall have given his written approval to the proposal.

(iii) The Purchaser shall at his own expense carry out the Water Mains Diversion Works as approved by the Director in compliance with all requirements which may be imposed by the Director including the cost of provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities or the alternative water supply facilities serving the land adjacent to the lot.

(iv) Upon completion of the Water Mains Diversion Works, the Purchaser shall at his own expense maintain the water mains and other structures erected or constructed as part of the Water Mains Diversion Works (hereinafter collectively referred to as "the Diverted Watermains") in good condition and in all respects to the satisfaction of the Director until the Diverted Watermains shall be handed over by the Purchaser to the Government in accordance with sub-clause (b)(v) of this Special Condition.

(v) The Diverted Watermains shall be handed over by the Purchaser to the Government free of cost upon demand by the Government and in any event the Diverted Watermains shall be deemed to have been handed over to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(c) In the event of the non-fulfilment 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 upon the Purchaser.

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

(e) (i) Before the completion of the Water Mains Diversion Works in accordance with sub-clause (b) of this Special Condition, the Purchaser shall at all times permit the Director of Water Supplies and his officers, agents, contractors and workmen and any persons authorized by the Director of Water Supplies, with or without tools, equipment, machinery or motor vehicles, the right of unrestricted ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon and the Reserved Area (while the Purchaser is in possession of the Reserved Area) for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Mains and the carrying out of the works under sub-clause (c) of this Special Condition.

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

(f) The Purchaser shall indemnify and shall keep indemnified the Government from and against all labilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings

whatsoever arising whether directly or indirectly out of or in connection with the presence and use of the Existing Water Mains, the carrying out of the Water Mains Diversion Works and anything done or omitted to be done by the Purchaser, his officers, agents, contractors, workmen and servants in connection with the Water Mains Diversion Works."

Note: The due date imposed by Special Condition No. (47)(b)(i) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

32. Natural terrain

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

"(a) The Purchaser hereby acknowledges that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and the area outside the lot shown coloured green cross-hatched black on PLAN I annexed hereto (hereinafter referred to as "the Green Cross-hatched Black Area") due to the nature of the natural terrain.

(b) (i) The Purchaser shall within twelve months from the date of this Agreement or such other period as may be approved by the Director at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Geotechnical Investigation") within the lot and the Green Cross-hatched Black Area for the purpose of studying the natural terrain landslide hazards.

(ii) The findings of the Geotechnical Investigation shall include a mitigation proposal to be approved by the Director for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, access provisions for the subsequent maintenance of the completed mitigation and stabilisation works (such access provisions are hereinafter referred to as "Maintenance Access"), to be constructed within the lot and on the Green Cross-hatched Black Area so as to protect any buildings erected or to be erected on the lot and residents or occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the lot and the Green Cross-hatched Black Area.

(iii) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Urn.

(iv) Any Maintenance Access proposed outside the lot or on the Green Cross-hatched Black Area shall be subject to the prior approval of the Director and if approved, shall become part of the mitigation proposal as approved or required by the Director in his absolute discretion (hereinafter referred to as "the Approved Mitigation Proposal") and even then the Director has the absolute discretion by notice in writing to require the Purchaser at his own expense to relocate or remove the Maintenance Access outside the lot or on the Green Cross-hatched Black Area at any time during the term hereby agreed to be granted.

(v) No ground investigation, mitigation and stabilisation works and associated works, and works for constructing the Maintenance Access shall be carried out on the Green Cross-hatched Black Area or any Government land without the prior written consent of the Director.

(c) The Purchaser shall at his own expense on or before the 30th day of June 2022 or such date or dates as may be approved by the Director carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, and the Maintenance Access in accordance with the Approved Mitigation Proposal (such mitigation and stabilisation works and associated works, and the Maintenance Access within the lot are hereinafter collectively referred to as "Inside Works" and such mitigation and stabilisation works and associated works, and the Maintenance Access on the Green Cross-hatched Black Area or any Government Land are hereinafter collectively referred to as "Outside Works").

(d) The Purchaser hereby acknowledges and agrees that that no Outside Works shall be carried out unless the Purchaser shall have demonstrated in all respects to the satisfaction of the Director that those works are strictly necessary and unavoidable for technical reasons including but not limited to geotechnical and safety grounds. The Director may, at his sole discretion, approve such works subject to such terms and conditions as he sees fit.

(e) The Purchaser hereby acknowledges and agrees that that the Geotechnical Investigation and the Outside Works so carried out are one-off and no part of any building erected on the lot or any area within the lot affected by landslide and boulder fall hazards shall be occupied or used before completion of such works in all respects to the satisfaction of the Director.

(f) (i) The Purchaser shall, at all times during the term hereby agreed to be granted, maintain at his own expense the Inside Works and the Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director so as to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions.

(ii) The maintenance works shall include but not limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (g) of this Special Condition.

(iii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works within a period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof; together with any administrative and professional fees and charges.

(g) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition and the Maintenance Access (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan").

(h) The Geotechnical Investigation, the Inside Works and the Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant government legislation.

(i) For the purpose only of carrying out the Geotechnical Investigation, the carrying out and completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from any Government land inside the Green Cross-hatched Black Area and any Government land with the Outside Works erected or to be erected thereon where he may require or be required to carry out the maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(j) In the event that as a result of or arising out of carrying out the Geotechnical Investigation or as a result of or arising out of carrying out, inspecting and maintaining the Inside Works or the Outside Works, any damage is done to the Green Cross-hatched Black Area, any other Government land or any land outside the lot, the Purchaser shall make good such damage at his own expense within such time limit as shall be stipulated by the Director and in all respects to the satisfaction of the Director.

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

works being carried out or having been carried out by the Purchaser pursuant to this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Geotechnical Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but not limited to any damage to or loss of properties, loss of life and personal injuries."

Note: The due date imposed by Special Condition No. (48)(c) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

33. No grave or columbarium permitted

Special Condition No. (51) 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."

Notes:
For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request and payment of the necessary photocopying charges.

16 SUMMARY OF LAND GRANT 批地文件的摘要

A. 「發展項目」所在土地之地段編號

1. 「發展項目」建於屯門市地段第516號(**「該地段」**)。

B. 批地年期

2. 「該地段」根據《新批地文件》第22392號(**「批地文件」**)承批,批地年期為50年,由2016年10月12日開始生效。

C. 適用於該土地的用途限制

3. 「批地文件」特別條款第(10)條訂明:

『該地段或其任何部分或該處任何已建或擬建的建築物或任何建築物部分除作私人住宅外,不可作任何其他用途。』

D. 按規定須興建並提供予「政府」或供公眾使用的設施

4. 「批地文件」特別條款第(3)條訂明:

『(a)(i) 「政府」現獲例外保留位於本文所夾附「圖則I」以黑色虛線顯示並標明為"RESERVED AREA"的範圍內,並於本文所夾附「圖則II」以藍色顯示及標明位置、規模、大小、水平和香港主水平基準參線的地層(以下簡稱「專用範圍」)。

(ii) 「買方」並不具擁有、管有或使用「專用範圍」的任何權利或業權(本特別條款(f)及(g)分條條款訂明者例外)。除非此等「批地條件」另行規定,否則「買方」不可在「專用範圍」興建、提供或建造任何建築物、構築物又或任何建築物或構築物的支承件。

(iii) 「政府」、其承租人、租客、受許可人、「專用範圍」或其任何一個或多個部分的現任擁有人及佔用人現獲保留權利,可享有該地段的庇護、支撐和保護,以及「專用範圍」與該地段之間必要的空氣自由流通。

(iv) 如因例外保留「專用範圍」權利、「專用範圍」非常靠近該地段或未來任何事務往來或使用「專用範圍」而直接或間接引致「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」毋須就此承擔任何責任。「買方」無權不論是否根據任何法規或其他就本(a)分條條款所保留權利等或基於任何上述損失、損害、滋擾或騷擾提出反對或向「政府」索償。

(b)(i) 「買方」須:

(I) 在2022年6月30日或之前或「署長」批准的其他日期,自費以「署長」批准的方式、物料、標準、樓層、定線和設計,在「專用範圍」內興建、提供、建造及接駁「署長」酌情指定的總水管、溝渠、下水道、污水渠、渠道、水管、管道、排水渠、渠務設施和所有其他構築物、工程、裝置、公用服務設施及服務裝置(以下統稱「專用範圍構築物」),以全面令「署長」滿意;及

(II) 在2022年6月30日或之前或「署長」批准的其他日期,自費以「署長」全權酌情指定的方式、物料、標準、樓層、定線和設計,回填「專用範圍」與該地段地面水平之間的任何坑道,以全面令「署長」滿意;及

(III) 自費維修「專用範圍」連同「專用範圍構築物」以及在該處建造、安裝和提供之任何其他構築物,以令「署長」滿意,直至「專用範圍」佔管權依照本特別條款(f)(i)分條條款交回「政府」為止。

(ii) 「買方」如須在「專用範圍」或其任何一個或多個部分展開任何建築工程(本文特別條款第(47)(b)(i)條所載的「總水管改道工程」和土地勘測除外),必須直至「署長」如本特別條款(b)(i)分條條款所載給予批准方可動工。於此等「批地條件」,「建築工程」及「土地勘測」將採用《建築物條例》、其任何附屬規例及修訂法例訂明的定義。

(iii) 於本(b)分條條款,「署長」就何謂該地段地面水平所作的決定將作終論,並對「買方」有約束力。

(c)(i) 「買方」現確認於「本協議」的日期,除本文特別條款第(47)(a)(i)條所載的「現存總水管」外,另有現存的公用服務設施位於「專用範圍」內或穿越、分布於該處,包括但不限於水道、水管和其他工程與裝置(此等公用服務設施以下統稱「現存公用服務設施」)。倘因「現存公用服務設施」的存在及其使用直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」概不就此承擔任何責任。「買方」不可就此等損失、損害、滋擾或騷擾向「政府」索償。

(ii) 「買方」時刻均須妥善謹慎地採取或達致他人採取適當的工藝及預防措施,特別是在執行本特別條款(b)款指定的工程、本文特別條款第(47)(b)(i)條所載的「總水管改道工程」和與該地段相關的工程,以避免損壞、干擾或阻礙「現存公用服務設施」或其任何一個或多個部分。

(iii) 如「買方」、其承辦商、僱員或經其授權的人等導致「現存公用服務設施」或其任何一個或多個部分受到損壞、干擾或阻礙,必須立即通知「署長」。「買方」應按照「署長」指定或批准的期限和方式,自費修復此等損害,以全面令「署長」滿意。如損壞、干擾或阻礙「現存公用服務設施」或其任何一個或多個部分直接或間接招致或連帶引起任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序,「買方」須向「政府」彌償並保持令其獲得彌償。

(d) 若「買方」未能在本特別條款(b)、(c)(iii)及(f)(iii)分條條款訂明的日期或「署長」批准的其他日期之前履行此等條款所載的責任,「政府」可執行必要的工程,費用由「買方」承擔。「買方」須在「政府」通知時支付相等於工程費用的款項,金額由「署長」釐定,而「署長」的決定將作終論並對「買方」有約束力。

(e) 如「買方」因履行本特別條款(b)、(c)(iii)及(f)(iii)分條條款訂明的責任,「專用範圍」的存在和使用或因「政府」行使本特別條款(d)分條條款所載的權利等而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」毋須承擔任何責任。「買方」不可就此等損失、損害、滋擾或騷擾向「政府」提出索償。

(f)(i) 就執行本特別條款(b)分條條款所載的必要工程及本文特別條款第(47)(b)(i)條所載的「總水管改道工程」,「買方」現於「本協議」的日期獲授予「專用範圍」之佔管權。「買方」應在「政府」通知時將「專用範圍」交還「政府」,而於任何情況下「專用範圍」亦會被視為在「署長」的函件說明「買方」已以其滿意的方式履行此等「批地條件」當日交還「政府」。

(ii) 儘管「專用範圍」須按照本特別條款(f)(i)分條條款交還「政府」,「買方」仍須時刻妥善謹慎地採取或達致他人採取適當的工藝及預防措施,以避免「專用範圍構築物」、「現存公用服務設施」或其任何一個或多個部分受到損壞、干擾或阻礙。

(iii) 如「買方」、其承辦商、僱員或經其授權的人等導致「專用範圍構築物」或其任何一個或多個部分受到損壞、干擾或阻礙,必須立即通知「署長」。「買方」應按照「署長」指定或批准的期限和方式,自費修復此等損害,以全面令「署長」滿意。如損壞、干擾或阻礙「專用範圍構築物」或其任何一個或多個部分直接或間接招致或連帶引起任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序,「買方」須向「政府」彌償並保持令其獲得彌償。

(g) 如事前未獲「署長」書面同意,「買方」不可使用「專用範圍」儲物或興建任何臨時構築物又或執行本特別條款(b)分條條款所訂工程及本文特別條款第(47)(b)(i)條所載「總水管改道工程」以外的任何其他用途。

(h) 於本文協定批授的整個年期內,「買方」必須允許:

(i) 「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段或其任何一個或多個部分及該處已建或擬建的任何一座或多座建築物和「專用範圍」(於「買方」佔管「專用範圍」期間),以檢驗、查檢及監督任何本特別條款(b)分條條款規定進行的工程,以及執行、檢驗、檢查和監督任何遵照本特別條款(d)分條條款規定進行的工程及「專用範圍」內「署長」視為必要的任何其他工程;及

(ii) 「政府」、渠務署署長及其人員、承辦商、代理和渠務署署長授權的任何人等通行、進出、往返和行經該地段或其任何一個或多個部分及該處已建或擬建的任何一座或多座建築物和「專用範圍」(於「買方」佔管「專用範圍」期間),以執行渠務署署長或獲授權人等認為乃運作、維修、修理、更換及更改「現存公用服務設施」、「專用範圍構築物」或兩者任何部分所需的工程。

(i) 如因「政府」、「署長」、渠務署署長和彼等各自的人員、承辦商、代理及任何根據本特別條款(h)分條條款正式獲授

權的人等行使其權利導致「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」、渠務署署長和彼等各自的人員、承辦商、代理及任何根據本特別條款(h)分條條款正式獲授權的人等概毋須承擔責任。』

備註：「批地文件」特別條款第(3)(b)(i)(I)及(II)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

5. 「批地文件」特別條款第(4)條訂明：

『(a)「買方」須：

(i) 在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」批准的方式、物料、標準、樓層、定線和設計，以「署長」全面滿意的方式：

(I) 在本文所夾附的「圖則I」以綠色顯示的日後擬建公共道路範圍(以下簡稱「綠色範圍」)進行鋪設及平整工程；及

(II) 提供和建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)；

以便在「綠色範圍」建造建築物和供車輛及行人往來；

(ii) 在2022年6月30日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式，在「綠色範圍」鋪設路面、建造路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施和道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」和在該處建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至整個「綠色範圍」的佔管權按照本文特別條款第(5)條交還「政府」為止。

(b) 如「買方」未能在本特別條款(a)分條條款訂明的日期內(或「署長」批准的其他日期)履行該款所訂責任，「政府」可執行必要的工程，費用由「買方」承擔。「買方」須在「政府」通知時支付相等有關費用的款項，金額由「署長」指定，而其決定將作終論並對「買方」有約束力。

(c) 如因「買方」履行本特別條款(a)分條條款所訂責任或因「政府」行使本特別條款(b)分條條款所訂權利等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」提出索償。』

備註：「批地文件」特別條款第(4)(a)(i)及(ii)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

6. 「批地文件」特別條款第(5)條訂明：

『就執行本文特別條款第(4)條所載的必要工程，「買方」現於「本協議」的日期獲授予「綠色範圍」之佔管權。「買方」須在「署長」隨時全權酌情指定或規定時將「綠色範圍」或其任何一個或多個部分交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」函件說明「買方」已以其滿意的方式全面履行此等「批地條件」當日交還「政府」。「買方」佔管「綠色範圍」或其任何一個或多個部分期間，應允許所有「政府」和公共車輛及行人在所有合理時間自由進出通行「綠色範圍」或其任何一個或多個部分，並確保不會因為執行本文特別條款第(4)條規定的工程或特別條款第(47)(b)條等所載的「總水管改道工程」而干預或阻礙此等通行權。』

7. 「批地文件」特別條款第(6)條訂明：

『如事前未獲「署長」書面同意，「買方」不得在「綠色範圍」或其任何一個或多個部分儲物或興建任何臨時構築物又或執行本文特別條款第(4)條所訂工程以外的任何其他用途。』

8. 「批地文件」特別條款第(7)條訂明：

『(a)「買方」佔管「綠色範圍」或其任何一個或多個部分期間，必須在所有合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分，以檢驗檢查及監督任何遵照本文特別條款第(4)(a)條規定進行的工程，以及執行遵照本文特別條款第(4)(b)條規定的檢驗、檢查和監督工程及「綠色範圍」或其任何一個或多個部分內「署長」視為必要的任何其他工程；

(ii) 允許「政府」及「政府」授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分，以在「綠色範圍」或其任何一個或多個部分或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於按需要鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有)及其他服務。「買方」須與「政府」以及「政府」正式授權的相關公用事業公司充分合作，以處理上述「綠色範圍」或其任何一個或多個部分內工程所有的相關事項；及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分，以執行任何關於運作、維修、修理、更換及更改「綠色範圍」或其任何一個或多個部分內任何其他水務裝置的工程。

(b) 如因「政府」、「署長」及其人員、承辦商、代理和任何其他人等或根據本特別條款(a)分條條款正式獲授權的公用事業公司行使權利導致「買方」或任何人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何其他人士或根據本特別條款(a)分條條款正式獲授權的公用事業公司概毋須承擔責任。』

9. 「批地文件」特別條款第(8)條訂明：

『(a)「買方」須：

(i) 在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」批准的方式、物料、標準、樓層、定線和設計，以「署長」全面滿意的方式平整、鋪築及園景綠化本文所夾附「圖則I」以黃色顯示的範圍(以下簡稱「黃色範圍」)；及

(ii) 其後自費保養、維修和保持「黃色範圍」以及位於該處或其上或其下或從屬於該處一部分的所有物件，以維持其安全、清潔、整齊、井然及健全，全面令「署長」滿意，直至「黃色範圍」的佔管權根據本特別條款(d)分條條款規定交還「政府」為止。

(b) 如「買方」未能在本特別條款(a)分條條款訂明的日期內或「署長」批准的其他日期履行該款所訂責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」通知時支付相等有關費用的款項，金額由「署長」指定，其決定將作終論並對「買方」有約束力。

(c) 如因「買方」履行本特別條款(a)分條條款所訂責任或因「政府」行使本特別條款(b)分條條款所訂權利等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就此等損失、損害、滋擾或騷擾向「政府」提出索償。

(d) 就執行本特別條款(a)分條條款所載的必要工程，「買方」現於「本協議」的日期獲授予「黃色範圍」的佔管權。「買方」須在「政府」通知時將「黃色範圍」交還「政府」，而於任何情況下「黃色範圍」亦會被視為在「署長」的函件內「署長」全權酌情訂明的日期當日交還「政府」。「政府」並無責任必須收回「黃色範圍」，但可按其全權酌情為恰當時要求交還「黃色範圍」。

(e) 「買方」如事前未獲「署長」書面同意，不可使用「黃色範圍」或其任何一個或多個部分儲物或在該處興建任何臨時構築物，又或作執行本特別條款(a)交還款訂明工程以外的任何其他用途。

(f) 「買方」佔管「黃色範圍」期間，必須在所有合理時間允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段及「黃色範圍」，以檢驗、檢查及監督任何遵照本特別條款(a)分條條款規定進行的任何工程，以及執行、檢驗、檢查和監督遵照本特別條款(b)分條條款規定進行的工程和「黃色範圍」內「署長」視為必要的其他工程。

(g) 如因「政府」、「署長」及其人員、承辦商、代理和任何根據本特別條款(f)分條條款獲授權的人等行使權利而使「買方」或任何人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」、

「署長」及其人員、承辦商、代理和任何根據本特別條款(f)分條條款獲授權的人士概毋須就此承擔責任。』

備註：「批地文件」特別條款第(8)(a)(i)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

10. 「批地文件」特別條款第(33)條訂明：

『(a)(i) 「買方」現確認在「本協議」的日期，該地段內有某些現存行人徑(以下簡稱「現存行人徑」)，而「政府」和所有公眾人士時刻均可自由及暢通無阻地免付費用步行進出、經過或行經「現存行人徑」，從而往返現於土地註冊處登記稱為丈量約份第87約地段第376號的所有一方或一塊土地(以下簡稱「毗鄰土地」)和位於該地段毗鄰「政府」土地的金塔(該金塔現於本文所夾附「圖則I」顯示並標明為"U"，僅供識別；以下簡稱「金塔」)。

(ii) 就毋損本文一般條款第5條之規定，「買方」將被視作已信納並接受該地段於「本協議」的日期之現況與條件，而該地段於存有「現存行人徑」供人使用的規限下批授。「買方」概不可因為或鑒於「現存行人徑」而提出任何異議或索償。如因「現存行人徑」的存在及使用令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務。

(iii) 直至本特別條款(b)(i)分條條款所載的「重置行人徑」建成並令「署長」全面滿意為止，

(I) 「買方」須自費以「署長」全面滿意的方式保養和維修「現存行人徑」，以保持其狀況良好及修繕妥當，並且允許「政府」及所有公眾人士時刻均可自由及暢通無阻地免付費用步行進出、經過和行經「現存行人徑」，從而往返「毗鄰土地」及「金塔」；及

(II) 「買方」不可阻礙、干預、關閉、更改、改道、搬遷、拆卸或允許他人阻礙、干預、關閉、更改、改道、搬遷或拆卸「現存行人徑」或其任何一個或多個部分。

(b)(i) 「買方」須在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式，按照「署長」批准的位置、方式、物料、標準、樓層、定線和設計，鋪設、平整、提供、建造和鋪築最少闊1.5米的行人徑道(以下簡稱「重置行人徑」)，以便「政府」和所有公眾人士自由及暢通無阻地免付費用步行或乘坐輪椅經由該地段往返「毗鄰土地」及「金塔」。

(ii) 「重置行人徑」建成後，在本文協定批授的整個年期內，「買方」時刻均須：

(I) 允許「政府」和所有公眾人士自由及暢通無阻地免付費用步行或乘坐輪椅取道「重置行人徑」往返通行「毗鄰土地」及「金塔」；及

(II) 自費保養和維修「重置行人徑」，以保持其狀況良好及修繕妥當，全面令「署長」滿意。

(c) 「重置行人徑」將指定為「公用地方」一部分。

(d) 如因「買方」履行本特別條款(a)及(b)分條條款所訂責任等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概不就此承擔任何責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」提出索償。如因「現存行人徑」的存在、使用、修理、維修、更改及搬遷以及因「重置行人徑」的建築、存在、修理、維修和使用及「買方」未能履行本特別條款(a)及(b)分條條款所訂責任等而直接或間接導致或引起任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償。

(e) 現明確協議、聲明及規定，儘管本特別條款(a)(iii)及(b)(ii)分條條款賦予「買方」責任，惟「買方」並無意向「政府」撥出而「政府」亦無同意撥出「現存行人徑」或「重置行人徑」或其任何一個或多個部分供公眾行使權利通行。

(f) 現明確協議及聲明，儘管本特別條款(a)(iii)及(b)(ii)分條條款已訂明「買方」的責任，亦不可預期根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等作出獲取額外上蓋面積或地積比率的寬免或權利、又或就此作出有關申索。為免存疑，「買方」現明確放棄根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等申索任何及所有額外上蓋面積或地積比率的寬免或權利。』

備註：「批地文件」特別條款第(33)(b)(i)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

E. 「承批人」在該土地內或外鋪設、平整或作園景美化的任何範圍或興建或維修任何構築物或設施的責任

11. 維修

「批地文件」一般條款第(7)條訂明：

『(a)「買方」須於根據此等「批地條件」建造或重建(本詞指本一般條款(b)分條條款所述的重建工程)的整個批租年期內：

(i) 按照經批准的設計和規劃及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等「批地條件」或任何嗣後合約修訂興建的所有建築物，以保持其狀況良好及修繕妥當，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如於承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「買方」必須另行提供同類型和樓面總面積相等而良好穩固的一座或多座建築物，又或提供類型及價值經「署長」批准的一座或多座建築物以作替代。如進行上述拆卸工程，「買方」須在該拆卸工程一(1)個曆月內向「署長」申請同意，以便進行建造工程重建該地段，並須在「署長」給予同意後三(3)個曆月內展開必要的重建工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』

12. 建築契諾

「批地文件」特別條款第(9)條訂明：

『「買方」須全面遵照此等「批地條件」和香港現時或無論何時生效的所有建築、衛生及規劃相關的「條例」、附例和規例，在該地段興建一座或多座建築物。上述建築物應在2022年6月30日或之前建成並適宜佔用居住。』

備註：「批地文件」特別條款第(9)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

13. 發展條款

「批地文件」特別條款第(11)條訂明：

『受限於此等「批地條件」之規定，該地段或其任何部分發展或重建時(本詞僅指本文一般條款第7條所述的重建工程)：

(a) 該地段任何已建或擬建的一座或多座建築物必須全面遵從《建築物條例》、其任何附屬規例及修訂法例的規定；

(b) 不可在該地段或其任何部分或此等「批地條件」訂明的該地段外任何一個或多個範圍興建任何一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等「批地條件」訂明的該地段外任何一個或多個範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例和修訂法例的規定；

(c) 該地段已建或擬建的任何一座或多座建築物的整體樓面總面積不得少於11,485平方米，亦不得超過19,141平方米；

(d) 該地段任何已建或擬建的建築物或其他構築物的任何部分連同此等建築物或構築物的任何加建物或配件(如有)，總高度不可超出香港主水平基準80米或「買方」支付「署長」指定的任何地價或行政費用後「署長」全權酌情批准的其他高度上限。然而，「買方」可在建築物天台興建或放置超出上述高度上限的機房、冷氣機、水箱、梯屋及類似天台構築物，惟上述天台構築物必須採用「署長」滿意的的設計、尺寸及規劃；

(e)(i) 如事前未獲「署長」書面批准，該地段任何一座或一組已建或擬建建築物的面牆伸展長度不可達致或超過60米；及

(ii) 於本特別條款(e)(i)分條條款：

(I) 「署長」就何謂建築物所作的決定將作終論並對「買方」有約束力；

(II) 該地段任何已建或擬建的兩座或多座建築物，假如當中任何兩座之間的最短水平距離不足15米，一律視作一組建築物；

(III)「署長」就何謂該地段任何一座或一組已建或擬建建築物之面牆伸展長度所作的決定將作終論並對「買方」有約束力；及

(IV) 計算本特別條款(e)(i)分條條款所載的面牆伸展長度時，任何兩座建築物之間的空隙亦會計算在內。「署長」就計算所作的決定將作終論並對「買方」有約束力；及

(f) 該地段任何已建或擬建的一座或多座建築物之設計和規劃必須提交「署長」作書面批准，直至取得批准之前，不得在該地段展開任何建築工程(地盤「拆卸工程」、本文特別條款第(47)(b)(i)條所載的「總水管改道工程」、土地勘測和地盤平整工程除外)。於此等「批地條件」，「地盤平整工程」的定義以《建築物條例》、其任何附屬規例及修訂法例所載為準。』

14 <u>園景綠化</u>

「批地文件」特別條款第(16)條訂明：

『(a)「買方」須自費向「署長」提交園景設計圖，述明遵照本特別條款(b)分條條款的要求在該地段進行園景綠化工程的位置、規劃和布局，以供「署長」審批。

(b)(i) 該地段最少須有百分之二十(20%)面積種植樹木、灌叢或其他植物。

(ii) 本特別條款(b)(i)分條條款所載的20%面積中不少於50%(以下簡稱「綠化區」)應在「署長」全權酌情指定的位置或樓層提供，以確保路過行人可觀賞「綠化區」或進入該地段的人士或人等可通行該處。

(iii)「署長」就「買方」建議的哪些園景工程構成本特別條款(b)(i)分條條款所訂的百分之二十(20%)所作的決定將作終論並對「買方」有約束力。

(iv)「署長」可全權酌情接納「買方」建議以其他非種植綠化特色取代種植樹木、灌叢或其他植物。

(c)「買方」須自費按照經批准的園景設計圖在該地段進行園景綠化，以全面令「署長」滿意。如事前未獲「署長」書面同意，不得修改、更改、改動、改變或取代經批准的園景設計圖。

(d) 其後，「買方」應自費維修和保養園景綠化工程，以維持其安全、清潔、整齊、井然及健康，全面令「署長」滿意。

(e) 遵照本特別條款進行園景綠化的一個或多個地方將指定納入本文特別條款第(22)(a)(v)條所載的「公用地方」。』

15. <u>「住宅停車位」</u>

「批地文件」特別條款第(25)條訂明：

『(a)(i) 該地段內應按以下比率設立「署長」滿意的車位(以下簡稱「住宅停車位」)，以供停泊該地段已建或擬建的一座或多座建築物之住戶和彼等各真正來賓、訪客或獲邀人士擁有而根據《道路交通條例》、其任何附屬規例及修訂法例持牌的車輛：

(I) 如在該地段內提供一座或多座住宅單位大廈(擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外)，分配比率將按照下表所列該地段已建或擬建住宅單位各自的面積計算(除非「署長」同意與下表所列者不同的比率或數目則屬例外)：

每個住宅單位的面積	擬提供的「住宅停車位」數目
少於40平方米	每17.5個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每10個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每3.33個住宅單位或不足此數一個車位
不少於100平方米但少於130平方米	每1.27個住宅單位或不足此數一個車位
不少於130平方米但少於160平方米	每0.93個住宅單位或不足此數一個車位
不少於160平方米	每0.74個住宅單位或不足此數一個車位

(II) 如在該地段內提供擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

(A) 每座樓面總面積少於160平方米的房屋一(1)個車位；

(B) 每座樓面總面積不少於160平方米但少於220平方米的房屋1.5個車位。如本(a)(i)(II)(B)分條條款指定分配的車位數目為小數位數，則四捨五入為最接近之整數；及

(C) 每座樓面總面積不少於220平方米的房屋兩(2)個車位。

於本(a)(i)款分條條款，「署長」就何謂獨立屋、半獨立屋或排屋以及每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」有約束力。

(ii) 於本特別條款(a)(i)(I)分條條款，擬提供的「住宅停車位」總數為根據本特別條款(a)(i)(I)分條條款列表中每個住宅單位的面積計算之「住宅停車位」總數。於此等「批地條件」，「每個住宅單位的面積」一詞按樓面總面積計算為以下(I)及(II)項之和：

(I) 由該單位住戶專用及專享的個別住宅單位之樓面總面積，即由該單位的圍牆或護牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並包括單位內的內部間隔牆和柱。但為免存疑，不包括單位內部所有樓面面積，此等面積於計算本文特別條款第(11)(c)條指定的樓面總面積時不會計算在內；及

(II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準)樓面總面積，即計算各住宅單位圍牆外供現已或將會建於該地段一座或多座建築物住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本文特別條款第(11)(c)條所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本特別條款(a)(ii)(I)分條條款計算的每個住宅單位樓面總面積}}{\text{根據本特別條款(a)(ii)(I)分條條款計算的所有住宅單位整體樓面總面積}}$$

(iii) 該地段應額外設置「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於該地段任何已建或擬建的一座或多座建築物住戶各真正來賓、訪客或獲邀人士的車輛，配置比率如下，惟該地段內最少須提供兩(2)個此類車位：

(I) 該地段上每座設有超過七十五(75)個住宅單位的已建或擬建住宅單位大廈配置三(3)個車位，或

(II) 採用「署長」批准的其他比率。

於本(a)(iii)分條條款，擬供單一家庭作住宅用途的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋以及每座房屋是否構成或擬供單一家庭作住宅用途所作的決定將作終論並對「買方」有約束力。

(iv) 根據本特別條款(a)(i)(I)及(a)(iii)分條條款(可按照本文特別條款第(27)條更改)、及(a)(i)(II)分條條款提供的車位，除作上述條款分別訂明的用途外，不得作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(b)(i) 「買方」須依照建築事務監督規定和批准，從根據本特別條款(a)(i)(I)分條條款及(a)(ii)分條條款(分別可根據本文特別條款第(27)條更改)提供的車位中預留和指定多個車位(此等預留及指定車位以下簡稱「傷殘人士停車位」)，以供《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊車輛。惟根據本特別條款(a)(iii)分條條款(可根據本文特別條款第(27)條更改)提供的車位中最少

須預留及指定一個「傷殘人士停車位」，以及「買方」不可將根據本特別條款 (a)(iii) 分條條款 (可根據本文特別條款第 (27) 條更改) 提供的所有車位預留及指定為「傷殘人士停車位」。

(ii) 「傷殘人士停車位」應設於經「署長」書面批准的位置和樓層。

(iii) 「傷殘人士停車位」除供《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊屬於該地段已建或擬建的一座或多座建築物各住戶和彼等各真正來賓、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 該地段內應提供「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例持牌而屬於該地段已建或擬建的一座或多座建築物住戶及彼等各真正來賓、訪客或獲邀人士的電單車 (以下簡稱「電單車停車位」)，配置比率為該地段上已建或擬建的一座或多座建築物內每100個住宅單位或不足此數一 (1) 個車位，或採用「署長」批准的其他比率。於本 (c)(i) 分條條款，擬供單一家庭作住宅用途的獨立屋、半獨立屋或排屋不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋以及每座房屋是否構成或擬供單一家庭作住宅用途所作的決定將作終論並對「買方」有約束力。

(ii) 「電單車停車位」(可根據本文特別條款第 (27) 條更改) 除作本特別條款 (c)(i) 分條條款訂明的用途外，不可作任何其他用途，其中特別禁止在車位儲存、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) 該地段須提供「署長」滿意的車位，以供停泊屬於該地段已建或擬建的一座或多座建築物各住戶和彼等各真正來賓、訪客或獲邀人士的單車，分配比率為每15個住宅單位 (每個住宅單位的樓面總面積為少於70平方米) 或不足此數一 (1) 個車位，而或「署長」批准的其他比率。於本 (d) 分條條款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位。「署長」就何謂獨立屋、半獨立屋或該房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」有約束力。

(e) (i) 除「傷殘人士停車位」外，根據本特別條款 (a)(i)(I) 及 (a)(iii) 分條條款 (可分別根據本文特別條款第 (27) 條更改) 和本特別條款 (a)(i)(II) 分條條款提供的每個車位應為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定和批准。

(iii) 每個「電單車停車位」(可根據本文特別條款第 (27) 條更改) 的應為1.0米闊及2.4米長，最低淨空高度為2.4米或「署長」批准的其他最低淨空高度。

(iv) 每個根據本特別條款 (d) 分條條款提供的車位尺寸由「署長」書面批准。』

16. 上落貨規定

「批地文件」特別條款第 (26) 條訂明：

『(a) 該地段內須提供「署長」滿意的車位作貨車上落客貨用途，分配比率是該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一 (1) 個車位，或採取「署長」批准的其他比率，惟該地段已建或擬建的各住宅單位大廈最少須配置一 (1) 個上落貨車位。上落貨車位應位於每座住宅單位大廈內或毗鄰該處。於本 (a) 分條條款，擬供單一家庭作住宅用途的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋以及每座房屋是否構成或擬供單一家庭作住宅用途所作的決定將作終論並對「買方」有約束力。

(b) 根據本特別條款 (a) 分條條款提供的每個車位應為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供該地段已建或擬建的一座或多座建築物相關的貨車上落客貨外，不得作任何其他用途。』

17. 「隔音屏障」

「批地文件」特別條款第 (35) 條訂明：

『如「經批准的噪音緩解措施」涉及於該地段興建或建造任何伸展至該地段邊界以外並跨越毗鄰「政府」土地任何部分的一個或多個隔音屏障 (以下簡稱「隔音屏障」)，必須遵從以下條件：

(a) 「買方」須自費依照建築事務監督批准的圖則和全面遵照《建築物條例》、其任何附屬規例及修訂法例的規定設計、興建和建造「隔音屏障」；

(b) 不可在毗鄰該地段的任何「政府」土地之上、其內或其下興建「隔音屏障」的地基或支承件；

(c) 如事前未獲「署長」書面批准，不可向或在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 「買方」時刻須自費保養、維修和修理「隔音屏障」或 (如「署長」批准) 其更換件，以保持其狀況良好及修繕妥當，全面令「署長」滿意。如執行本 (d) 分條條款的工作需要暫時禁止車輛通行或改道，必須在施工前徵取運輸署署長書面同意臨時交通安排；

(e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如事前未獲「署長」書面同意，「買方」不可使用或容忍、准許他人使用「隔音屏障」或其任何部分陳列廣告或展示任何招牌、告示或海報；

(f) 如事前獲「署長」書面批准，「買方」、其承辦商、工人或「買方」授權之任何其他人等可獲准不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的「政府」土地，以便遵照本特別條款興建、建造、檢查、修理、維修、清潔、更新及更換伸展至橫跨「政府」土地的「隔音屏障」任何一個或多個部分；

(g) 如「買方」或任何其他人等因進入或執行本特別條款 (f) 分條條款所載的工程而招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任，「買方」或任何其他人等不可就此等損失、損害、滋擾或騷擾向「政府」索償；

(h) 「買方」時刻均須採取必要的預防措施，防止因為「隔音屏障」的興建、建造、存在、檢查、修理、維修、清潔、更新、更換、更改、使用、拆卸或清拆而導致毗鄰該地段的「政府」土地和「隔音屏障」或任何進入或使用毗鄰該地段「政府」土地的任何人等或車輛損壞或受損；

(i) 「署長」可隨時全權酌情行使權利，向「買方」發出書面通知，要求「買方」在書面通知的日期後六 (6) 個曆月內拆卸及清拆伸展橫跨「政府」土地的「隔音屏障」任何一個或多個部分而無任何更換。「買方」接獲書面通知後，應在書面通知列明的期限內自費以「署長」全面滿意的方式拆卸和清拆上述橫跨「政府」土地的「隔音屏障」之任何一個或多個部分；

(j) 如「買方」未能履行本特別條款所訂的「買方」責任，「署長」可執行必要的工程，「買方」須在接獲通知後向「署長」支付相關工程的費用；

(k) 「買方」應時刻允許「署長」及其人員、承辦商、代理和工人及獲「署長」授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，可自由及不受限制地通行、進出及往返該地段或其任何部分以及該處任何已建及擬建的一座或多座建築物，以便檢驗、檢查和監督本特別條款 (a)、(d) 及 (i) 分條條款所訂的工程及按照行本特別條款 (j) 分條條款規定實施工程或執行「署長」認為必要的任何其他工程；

(l) 如因「買方」履行本特別條款訂明的責任、「署長」行使本特別條款 (k) 分條條款賦予的進入權或執行本特別條款 (j) 分條條款指定的任何工程而令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」或「署長」均毋須承擔任何義務或責任。「買方」無權就此等損失、損害、滋擾或騷擾向「政府」或「署長」或其授權人員提出索償；及

(m) 如鑒於「隔音屏障」的興建、建造、存在、檢查、修理、維修、清潔、更新、更換、更改、使用、拆卸或清拆工程，或因執行本特別條款 (j) 分條條款訂明的工程而直接或間接導致或引起任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」須向「政府」、「署長」及其人員、承辦商、代理、工人和「署長」根據本特別條款 (k) 分條條款授權的任何人等作出彌償並保持令其獲得彌償。』

18. 建造排水渠及渠道

「批地文件」特別條款第 (44) 條訂明：

『(a) 「買方」須按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的

河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償和索求，「買方」必須承擔全責並向「政府」及其人員彌償。

(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」雨水渠及污水管的工程將由「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」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。或者「買方」亦可自費以「署長」滿意的方式執行上述的接駁工程。於該情況下，興建於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」未有維修建於「政府」土地內的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。』

F. 對買方造成負擔的租用條件

19. 確認「現存構築物」

「批地文件」特別條款第 (2) 條訂明：

『(a)「買方」現確認在「本協議」的日期，除本文特別條款第 (33) (a) (i) 分條條款所載的「現存行人徑」和本文特別條款第 (47) (a) (i) 分條條款所載的「現存總水管」外，該地段內另有某些現存構築物及地基 (此等構築物及地基以下統稱「現存構築物」)。

(b) 現毋損本文一般條款第5條之一般規定，「買方」將被視作已信納並接受該地段於「本協議」的日期之現況與條件，而該地段乃在存有「現存構築物」的規限下批授。「買方」概不可因為或鑒於「現存構築物」而提出任何異議或索償。

(c) 「買方」須自費以「署長」全面滿意的方式拆卸或清拆「現存構築物」(以下簡稱「拆卸工程」)。

(d) 如因「現存構築物」的存在或進行「拆卸工程」令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不就此承擔任何義務或責任。「買方」不可就「現存構築物」的存在或進行「拆卸工程」而直接或間接對該地段或「買方」引起或導致的任何損害、滋擾、騷擾、損失或任何類型的損傷向「政府」索償。

(e) 「買方」須就「現存構築物」的存在或進行「拆卸工程」直接或間接引起或導致的所有責任、損失、損害、索償、開支、費用、收費、索求、訴訟或法律程序向「政府」彌償並保持令其獲得彌償。』

20. 非建築用地

「批地文件」特別條款第 (12) 條訂明：

『(a) (i) 不得在本文所夾附的「圖則I」以粉紅色間黑斜線顯示的該地段部分 (以下簡稱「粉紅色間黑斜線範圍」) 之上、其下、之內或跨越該處興建或建造任何建築物、構築物或建築物或構築物的支承件。

(ii) 儘管有本特別條款 (a) (i) 分條條款之規定，如事前獲「署長」書面同意並且受限於「署長」制訂的條款與條件，包括但不限於在「粉紅色間黑斜線範圍」內興建任何構築物及構築物支承件以保護本文特別條款第 (47) (a) (i) 條所載的「專用範圍」、「現存公用服務設施」和「現存總水管」及「專用範圍構築物」(此等構築物及構築物支承件以下統稱「支承構築物」)，以及繳付「署長」全權酌情規定的任何行政費用及地價，

(I) 「粉紅色間黑斜線範圍」地面可興建邊界圍牆或圍欄或兩者，又或其他小型構築物，但倘若或當「署長」要求時，「買方」須在「署長」指定的期限內自費以「署長」全面滿意的方式清拆或拆卸此等邊界圍牆、圍欄或構築物，以及還原「粉紅色間黑斜線範圍」。如「買方」未能在指定期限內或因應緊急情況所需完成清拆、拆卸或還原工程，「署長」可執行其視為必要的工程，「買方」須在接獲通知後向「政府」支付工程費用；

(II) 「粉紅色間黑斜線範圍」上方可興建伸出構築物，但必須確保「粉紅色間黑斜線範圍」地面對上的淨空域最少達6米高度；及

(III) 「粉紅色間黑斜線範圍」地面下方或底部可興建構築物，但構築物的設計和建築不可損壞、干預或影響本文特別條款第 (47) (a) (i) 條所載的「專用範圍」、「現存公用服務設施」、「專用範圍構築物」、「現存總水管」或其任何部分，以全面令「署長」滿意。

(iii) 如下列構築物直接或間接令「政府」招致或蒙受任何法律責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序，「買方」須向「政府」彌償並保持令其獲得彌償：

(I) 伸出至「粉紅色間黑斜線範圍」上方的構築物；及

(II) 在「粉紅色間黑斜線範圍」地面上、下或底部興建的構築物。

(b) 「署長」及其人員、承辦商、代理和經「署長」授權的任何人等及彼等的工人，有權隨時不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地進出、往返和行經該地段或其任何一個或多個部分及該處任何已建或擬建的一座或多座建築物，以便檢驗、修理和維修「署長」指定或授權的「支承構築物」。「粉紅色間黑斜線範圍」內不得放置任何性質的物件或物料，以致阻礙通行本文特別條款第 (47) (a) (i) 條所載的「專用範圍」、「支承構築物」、「現存公用服務設施」、「專用範圍構築物」及「現存總水管」或其任何部分或招致超額的附加費。如「署長」認為 (其意見將作終論並對「買方」有約束力)「粉紅色間黑斜線範圍」內有任何物件或物料阻礙通行本文特別條款第 (47) (a) (i) 條所載的「專用範圍」、「支承構築物」、「現存公用服務設施」、「專用範圍構築物」及「現存總水管」或其任何部分或招致超額的附加費，「署長」有權向「買方」發出書面通知，要求「買方」在其指定的期限內拆卸或移除此等物件或物料，並且恢復「粉紅色間黑斜線範圍」的原貌。倘「買方」疏忽或未能於上述指定期限內或因緊急情況所需執行通知的指示，「署長」可執行其視為必要的移除、拆卸及還原工程，「買方」須在接獲通知時向「政府」支付相等工程費用的款項。

(c) 「署長」及其人員、承辦商、代理和經「署長」授權的任何人等及彼等的工人除了就還原「粉紅色間黑斜線範圍」或因其行使本特別條款 (b) 分條條款所訂權利與權力挖掘的坑槽外，概毋須因為或鑒於「署長」及其人員、承辦商、代理和經「署長」授權的任何人等及彼等的工人行使本特別條款 (b) 分條條款等所賦予權利導致「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾而承擔任何責任，「買方」不得基於任何此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理和經「署長」授權的任何人等及彼等的工人索償。

(d) 於此等「批地條件」，「署長」就何謂「粉紅色間黑斜線範圍」地面所作的決定將作終論並對「買方」有約束力。』

21. 樹木保育

「批地文件」特別條款第 (15) 條訂明：

『如事前未獲「署長」書面同意，不可移除或干擾任何該地段或毗鄰土地生長的樹木，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。』

22. 讓與「住宅停車位」及「電單車停車位」之限制規定

「批地文件」特別條款第 (29) 條訂明：

『(a) 儘管「買方」已遵守和履行此等「批地條件」令「署長」滿意，「住宅停車位」及「電單車停車位」不得：

(i) 轉讓，除非：

(I) 連同賦予專有權使用和佔用該地段已建或擬建一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建一座或多座建築物內一個或多個住宅單位的不分割份數；或

(ii) 分租，除非分租予該地段已建或擬建一座或多座建築物內住宅單位的住戶。

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的業主或住戶概不可承讓或承租合共多於三 (3) 個「住宅停車位」及「電單車停車位」。

(b) 儘管有本特別條款 (a) 分條條款之規定，「買方」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅停車位」及「電

單車停車位」，但承讓方必須為「買方」的全資附屬公司。

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

(d) 本特別條款(a)及(b)分條條款概不適用於「傷殘人士停車位」。』

23. 噪音影響評估

「批地文件」特別條款第(34)條訂明：

『(a)「買方」須在「本協議」的日期後六(6)個曆月內或「署長」批准的其他期限內，自費以「署長」全面滿意的方式，向「署長」提交或促使提交該地段發展項目的一份噪音影響評估報告(以下簡稱「NIA」)，以供「署長」書面審批，內容其中包括「署長」指定的資料和詳情，包括但不限於該地段發展項目引致的所有不良噪音影響，以及妥善地實施緩解措施(以下簡稱「噪音緩解措施」)的建議。

(b)「買方」須自費在「署長」指定的期限內，以「署長」全面滿意的方式進行及實施經「署長」批准的「NIA」所建議的「噪音緩解措施」(以下簡稱「經批准的噪音緩解措施」)。

(c) 直至「NIA」獲「署長」書面批准為止，該地段或其任何部分不得展開任何建築工程(本文特別條款第(46)(b)(i)條所載的「拆卸工程」和「總水管改道工程」、土地勘測及地盤平整工程除外)。

(d) 如因為或鑒於「買方」履行本特別條款等訂明的責任而招致或連帶蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何義務或責任，而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。』

24. 土地後移

「批地文件」特別條款第(36)條訂明：

『如事前未獲「署長」書面同意，而「署長」給予同意時可全權酌情附加其視為恰當的任何條款與條件，包括收取「署長」指定的地價後額外批出「政府」土地作為該地段的增批地段，「買方」不得在毗鄰或毗連該地段的任何「政府」土地進行削土、移土或土地後移工程，或在任何「政府」土地執行任何建造、填土或斜坡處理工程。』

25. 削土

「批地文件」特別條款第(37)條訂明：

『(a)如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜，或此等「批地條件」規定「買方」執行的任何其他工程，或為了任何其他目的，而進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程則不論事前是否獲「署長」書面同意，「買方」亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程、輔助工程或其他工程，以保持其狀況良好及修繕妥當，令「署長」滿意。

(b) 本特別條款(a)分條條款的規定概不妨礙「政府」根據此等「批地條件」行使權利，特別是本文特別條款第(36)條。

(c) 無論何時，如因「買方」進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的任何土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商因為或由於滑土、山泥傾瀉或地陷所造成、招致或蒙受的所有費用、收費、損害、需索及索償作出彌償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條件」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行和進行必要的工程。「買方」必須在接獲通知時向「政府」償還有關的費用，連同任何行政費用或專業收費與費用。』

26. 維修地錨

「批地文件」特別條款第(39)條訂明：

『如該地段或其任何部分於發展或重建時已安裝預應力地錨，「買方」須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「買方」疏忽或未有執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。』

27. 廢土或廢料

「批地文件」特別條款第(40)條訂明：

『(a)如有來自該地段或任何受該地段發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料(以下簡稱「廢物」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業(以下簡稱「政府產業」)，「買方」必須自費清理「廢物」並修復上述「政府產業」蒙受的任何損害。「買方」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償和訴求向「政府」作出彌償。

(b) 儘管有本特別條款(a)分條條款之規定，「署長」仍可(但無責任必須)應「買方」要求清理「政府產業」的「廢物」並修復該處由此出現的損害。「買方」須在「政府」通知時向「政府」支付相關的費用。』

28. 損壞服務設施

「批地文件」特別條款第(41)條訂明：

『「買方」時刻均須妥善地採取或促使採取所有適當的護理、工藝和預防措施，特別是進行任何建造、維修、更新或修理工程(以下簡稱「工程」)，藉以避免損壞、干擾或阻塞位於該地段、「綠色範圍」、「黃色範圍」、本文特別條款第(48)(a)條所載的「綠色間黑交叉斜線範圍」或其任何部分之內、其上、其下鋪設或跨越或毗鄰該處的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人徑、街道設施、污水渠、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須按需要進行或促使進行完善調查及查詢，以核實「服務設施」現時的位置及水平，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復和還原「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致該地段、「綠色範圍」、「黃色範圍」、本文特別條款第(48)(a)條所載的「綠色間黑交叉斜線範圍」或其任何部分或任何「服務設施」蒙受的損害、干擾或阻塞。如「買方」未有在該地段、「綠色範圍」、「黃色範圍」、本文特別條款第(48)(a)條所載的「綠色間黑交叉斜線範圍」或其任何部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的費用。』

29. 排污影響評估

「批地文件」特別條款第(45)條訂明：

『(a)「買方」須在「本協議」的日期後六(6)個曆月內或「署長」批准的其他期限內，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或促使提交排污影響評估報告(以下簡稱「SIA」)，以供環境保護署署長書面審批，內容其中包括環境保護署署長指定的資料和詳情，包括但不限於發展該地段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，以環境保護署署長全面滿意的方式實施和執行經環境保護署署長批准的「SIA」所建議之措施。

(c)「SIA」的技術內容應由一名土木工程專業範疇的香港工程師學會成員或特許土木工程師負責。

(d) 直至「SIA」獲環境保護署署長書面批准為止，該地段或其任何

部分不得展開任何建築工程(本文特別條款第(47)(b)(i)條所載的「拆卸工程」和「總水管改道工程」、土地勘測及地盤平整工程除外)。

(e) 為免存疑,就毋損本文一般條款第5條之一般規定,「買方」現明確確認及同意其將獨自承擔責任,自費以環境保護署署長全面滿意的方式實施和執行經環境保護署署長批准的「SIA」所建議的措施。如因為或鑒於「買方」履行本特別條款等訂明的責任而招致或連帶蒙受任何費用、損害或損失,「政府」及其人員毋須向「買方」承擔任何義務或責任,而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。』

30. 排水影響評估

「批地文件」特別條款第(46)條訂明:

『(a)「買方」須在「本協議」的日期後六(6)個曆月內或「署長」批准的其他期限內,自費以渠務署署長全面滿意的方式向渠務署署長提交或促使提交一份排水影響評估報告(以下簡稱「DIA」),以供渠務署署長書面審批,「DIA」的內容其中應包括渠務署署長指定的資料及詳情,包括但不限於將在「粉紅色間黑斜線範圍」地面下方或底部興建的任何構築物、「支承構築物」、任何排水構築物和任何防護構築物之設計、發展該地段目造成的所有不良排水影響,以及建議的緩解措施、改善工程和其他措施與工程。

(b)「買方」須在渠務署署長指定的期限內,自費實施和執行經渠務署署長批准的「DIA」(以下簡稱「經核准的DIA」)所載的建議及提議措施,以及興建、提供和建造所有構築物,包括但不限於排水構築物及防護構築物,以全面令渠務署署長滿意。

(c)「DIA」的技術內容應由一名土木工程專業範疇的香港工程師學會成員或特許土木工程師負責。

(d) 直至「DIA」獲渠務署署長書面批准為止,該地段或其任何部分不得展開任何建築工程(本文特別條款第(47)(b)(i)條所載的「拆卸工程」和「總水管改道工程」及土地勘測工程除外)。

(e) 為免存疑,就毋損本文一般條款第5條之一般規定,「買方」現明確確認及同意其將獨自承擔責任,自費採納和實施「經批准的DIA」建議及提議的措施,包括但不限於以渠務署署長全面滿意的方式興建、提供和建造排水構築物及防護構築物。如因為或鑒於「買方」履行本特別條款等訂明的責任而招致或連帶蒙受任何費用、損害或損失,「政府」或其人員毋須向「買方」承擔任何義務或責任,而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。

(f) 於本特別條款,渠務署署長就何謂排水構築物及防護構築物所作的決定將作終論並對「買方」有約束力。』

31. 「現存總水管」

「批地文件」特別條款第(47)條訂明:

『(a)(i) 「買方」現確認於「本協議」的日期,「專用範圍」和該地段內有現存的總水管(以下簡稱「現存總水管」),其大概位置及走線於本文所夾附「圖則I」以藍線標示,僅供識別。

(ii) 就毋損本文一般條款第5條之一般規定,「買方」將被視作已接受及信納該地段於「本協議」的日期有「現存總水管」存在的情況下的狀況和狀態,「買方」不得就此或據此提出任何異議或索償。

(iii) 如因「現存總水管」的存在令「買方」招致或蒙受任何損失、損害、滋擾或騷擾,「政府」概不就此承擔任何義務或責任。

(iv) 除非遵照本特別條款(c)分條條款的規定執行該款所載的「總水管改道工程」,否則「買方」不可拆卸、損壞、清拆、改道、搬遷、干預或阻礙又或允許或容忍他人拆卸、損壞、清拆、改道、搬遷、干預或阻礙「現存總水管」或其任何一個或多個部分。如因「買方」違反本(a)(iv)分條條款規定而直接或間接引起任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序,「買方」須向「政府」彌償並保持令其獲得彌償。

(b)(i) 「買方」須在2022年6月30日或之前或「署長」批准的其他日期,自費以「署長」全面滿意的方式實施工程,以改道「現存總水管」至「綠色範圍」、本文特別條款第(48)(a)條所載的「綠色間黑交叉斜線範圍」或「署長」批准或指定的其他位置(以下簡稱「總水管改道工程」)。

(ii) 「買方」展開「總水管改道工程」之前,須自費向「署長」提交或促使提交「總水管改道工程」建議書,以供「署長」書面審批。直至「署長」以書面批准建議書為止,「買方」不可動工進行「總水管改道工程」。

(iii) 「買方」須自費按照「署長」制訂的所有規定執行經「署長」批准的「總水管改道工程」,包括承擔提供、建造、維修、修理、拆卸和清拆現存供水設施或該地段毗鄰土地其他供水設施的費用。

(iv) 「總水管改道工程」完成後,「買方」須自費維修總水管及其他配合「總水管改道工程」興建和建造的構築物(以下統稱「改道總水管」),以保持其狀況良好及修繕妥當,全面令「署長」滿意,直至「買方」按照本特別條款(b)(v)分條條款規定將「改道總水管」移交「政府」為止。

(v) 「買方」應在「政府」通知時免收費用向「政府」移交「改道總水管」,而於任何情況下,「改道總水管」亦會被視為在「署長」的函件說明「買方」已以其滿意的方式履行此等「批地條件」當日交還「政府」。

(c) 如「買方」未有本特別條款(b)分條條款所訂的日期或「署長」批准的其他日期履行該款指定的責任,「政府」可執行必要的工程,費用由「買方」承擔。「買方」須在「政府」通知時支付相等工程費用的款項,金額由「署長」釐定,「署長」的決定將作終論並對「買方」有約束力。

(d) 如因「買方」履行本特別條款(b)分條條款指定的責任或「政府」行使本特別條款(c)分條條款所載的權利等而令「買方」或任何其他人等招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」毋須就此承擔責任。「買方」無權就此等損失、損害、滋擾或騷擾向「政府」索償。

(e)(i) 在「總水管改道工程」按照本特別條款(b)分條條款規定完成之前,「買方」須允許水務署署長及其人員、代理、承辦商和工人以及經水務署署長授權的任何人等,不論攜帶工具、設備、機器或駕車與否,隨時可不受限制地進出、往返及行經該地段或其任何一個或多個部分、該處任何已建或擬建的一座或多座建築物和「專用範圍」(於「買方」佔管「專用範圍」期間),以檢查、運作、維修、修理及更新「現存總水管」和進行本特別條款(c)分條條款指定的工程。

(ii) 如因行使本特別條款(e)(i)分條條款賦予的權利等而令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」、水務署署長及其人員、代理、承辦商和工人以及經水務署署長授權的任何人等毋須就此承擔任何義務或責任。「買方」不可基於此等損失、損害、滋擾或騷擾向彼等任何一方索償。

(f) 如鑒於「現存總水管」的存在及使用或因執行「總水管改道工程」以及因「買方」和其人員、代理、承辦商、工人及傭工就「總水管改道工程」所作出的行為或不行為,而直接或間接導致或引起任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序,「買方」須向「政府」作出彌償並保持令其獲得彌償。

備註:「批地文件」特別條款第(47)(b)(i)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

32. 天然地勢

「批地文件」特別條款第(48)條訂明:

『(a)「買方」現確認,鑒於天然地勢的性質,該地段可能受該地段範圍內以及本文所夾附「圖則I」以綠色間黑交叉斜線顯示的該地段外地方(以下簡稱「綠色間黑交叉斜線範圍」)的山泥傾瀉和孤石下墜危險影響。

(b)(i) 「買方」須在「本協議」的日期十二(12)個月內或「署長」批准的其他期限,自費以「署長」全面滿意的方式在該地段及「綠色間黑交叉斜線範圍」內執行和完成土地勘測工程(以下簡稱「土地勘測」),以研探天然地形山泥傾瀉的危險。

(ii) 「土地勘測」結果應包括供「署長」批准的緩解建議方案,以在該地段內和「綠色間黑交叉斜線範圍」之上進行、完成及維修所有必要的緩解及穩定工程和相關工程,以及建造通道以供日後維修已完竣緩解及穩定工程(有關通道以下簡稱「維修通道」),從而保障該地段已建或擬建的任何建築物和住戶或佔用人及彼等各真正來賓、訪客或獲邀人士免受該地段及「綠色間黑交叉斜線範圍」的山泥傾瀉和孤石

下墜危險危害。

(iii)「買方」進行「土地勘測」時須妥善地採取或促使採取所有適當的護理、工藝和預防措施，避免損害、干擾或干預「金塔」。

(iv) 任何建議的「維修通道」如位於該地段之外或「綠色間黑交叉斜線範圍」之上，事前須徵取「署長」的批准，一旦批准即納入「署長」全權酌情批准或指定的建議緩解措施一部分(以下簡稱「經批准的緩解建議」)。但儘管如此，「署長」仍可全權酌情於本文協定批授的整個年期內隨時發出書面通知要求「買方」自費搬遷或清拆任何位於該地段之外或「綠色間黑交叉斜線範圍」之上的「維修通道」。

(v) 如事前未獲「署長」書面同意，不得在「綠色間黑交叉斜線範圍」或任何「政府」土地進行土地勘測、緩解及穩定工程和相關工程以及「維修通道」建造工程。

(c)「買方」須在2022年6月30日或之前或「署長」批准的其他一個或多個日期或之前，自費以「署長」全面滿意的方式，依照「經批准的緩解建議」實施和完成緩解及穩定工程和相關工程以及「維修通道」(在該地段範圍內進行的緩解及穩定工程和相關工程以及「維修通道」以下統稱「內部工程」；於「綠色間黑交叉斜線範圍」或任何「政府」土地進行的緩解及穩定工程和相關工程以及「維修通道」以下統稱「外部工程」)。

(d)「買方」現確認並同意，「買方」必須向「署長」展示基於技術原因，包括但不限於土力及安全理由，「外部工程」是絕對必需和不可避免，否則在未獲「署長」全面滿意信納前，不可進行此等工程。「署長」可全權酌情按其視為恰當的條款與條件批准此等工程。

(e)「買方」現確認並同意，「土地勘測」及「外部工程」屬一次性，在此等工程以「署長」全面滿意的方式完成之前，該地段或該地段範圍內任何地方上受山泥傾瀉和孤石下墜危險影響的建築物任何部分不可供人使用或佔用。

(f) (i)「買方」須在本文協定的整個批租年期內，一直自費維修「內部工程」及「外部工程」，以保持其修繕妥當及狀況良好，全面令「署長」滿意，以確保「內部工程」及「外部工程」可持續按其設計的功能運作。

(ii) 維修工程須包括但不限於清理墜落「內部工程」或「外部工程」或該地段各地方或本特別條款(g)分條條款所載「天然地形危險緩解及穩定工程圖則」所示「政府」土地的山泥傾瀉碎礫或孤石。

(iii) 除「政府」可就「買方」失責不維修「內部工程」及「外部工程」行使任何權利和補償權外，「署長」亦有權發出書面通知要求「買方」在其全權酌情視為恰當的期限內執行此等維修工程。如「買方」疏忽或未能於通知指定的期限內執行通知的規定以令「署長」滿意，「署長」可即時執行及進行所需的維修工程，「買方」須在接獲通知時向「政府」支付相等相關工程費用的款項，連同任何行政和專業收費與費用。

(g)「買方」須自費在土地註冊處的該地段記錄登記經「署長」批准的圖則，顯示「內部工程」及「外部工程」的位置、性質和規模，以及「買方」需要或「署長」規定進行維修工程的該地段及「政府」土地位置和範圍，包括「買方」需要或「署長」規定遵照本特別條款(f)分條條款清理山泥傾瀉碎礫或孤石的該地段範圍和「政府」土地及「維修通道」範圍(該圖則以下簡稱「天然地勢危險緩解及穩定工程圖則」)。

(h)「土地勘測」、「內部工程」和「外部工程」必須全面遵守《建築物條例》、其任何附屬規例及修訂法例以及任何其他相關政府法例。

(i) 僅限於進行「土地勘測」、執行及完成、檢驗和維修「內部工程」及「外部工程」，「買方」有權進出及往返「綠色間黑交叉斜線範圍」內任何「政府」土地和現已或將會興建「外部工程」的任何「政府」土地，以按「買方」需要或「署長」規定進行維修工程，包括清理墜落「內部工程」及「外部工程」範圍的山泥傾瀉碎礫或孤石，但受限於「署長」全權酌情制訂的條款與條件。

(j) 如因進行「土地勘測」或因執行、檢驗和維修「內部工程」或「外部工程」而導致或造成「綠色間黑交叉斜線範圍」、任何其他「政府」土地或該地段外任何土地受損，「買方」須在「署長」規定的期限內自費以「署長」全面滿意的方式修復。

(k) 如因「買方」遵照本特別條款規定擬進行或已進行任何工程，或因「買方」執行「土地勘測」或於設計、建造和維修「內部工程」或「外部工程」時遺漏、疏忽或失責，以致直接或間接引起或連帶造成任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序，包括但不限於財物損壞或損失或人身傷亡，「買方」須向「政府」作出彌償並保持令其獲得彌償。』

備註：「批地文件」特別條款第(48)(c)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

33. 禁止建造墳墓或骨灰龕

「批地文件」特別條款第(51)條訂明：

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

備註：
詳情請參考「批地文件」文本。「批地文件」文本已備於售樓處，在開放時間可供免費閱覽，並可在支付必要影印費用後獲取副本。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

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

1. Description

   (a) The "Reserved Area Structures" referred to in Special Condition No. (3) of the Land Grant.

   (b) The "Green Area" and "the Structures" referred to in Special Condition No. (4) of the Land Grant.

   (c) The "Yellow Area" referred to in Special Condition No. (8) of the Land Grant.

   (d) The "Replacement Footpath" referred to in Special Condition No. (33) of the Land Grant.

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

B. Facilities 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

1. Description

   (a) The "Green Area" and "the Structures" referred to in Special Condition No. (4) of the Land Grant.

   (b) The "Yellow Area" referred to in Special Condition No. (8) of the Land Grant.

   (c) The "Replacement Footpath" referred to in Special Condition No. (33) of the Land Grant.

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

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

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

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

Not Applicable.

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

Not Applicable.

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

Please see the plans 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. Special Condition No. (3) of the Land Grant stipulates that:-

   "(a) (i) There is excepted and reserved to the Government the stratum of land within the area bounded by broken black lines and marked "RESERVED AREA" on PLAN I annexed hereto and delineated and shown coloured blue on PLAN II annexed hereto with location, scale, dimensions, levels and references to the Hong Kong Principal Datum indicated thereon (hereinafter referred to as "the Reserved Area").

   (ii) The Purchaser shall have no right, title, ownership, possession or use of the Reserved Area except as provided in sub-clauses (f) and (g) of this Special Condition and no building, structure or support for any building or structure shall be erected, provided or constructed within the Reserved Area unless otherwise provided for in these Conditions.

   (iii) There are reserved unto the Government, its lessees, tenants, licensees, the owners and occupiers for the time being of the Reserved Area or any part or parts thereof the right of shelter, support and protection from the lot and the right of free passage of air to and from the lot as are necessary for the Reserved Area.

   (iv) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or in connection with the reservation and exception of the Reserved Area, the presence of the Reserved Area in close proximity to the lot or any future dealings or use of the Reserved Area. The Purchaser shall have no right to object or make any claim whatsoever against the Government whether under any enactment or otherwise in respect of the rights reserved under this sub-clause (a) or for any such loss, damage, nuisance or disturbance.

   (b) (i) The Purchaser shall:

   (I) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director erect, provide, construct and connect such water mains, gullies, culverts, sewers, channels, pipes, pipelines, drains, drainage facilities and all other structures, works, installations, utilities and services as the Director in his sole discretion may require within the Reserved Area (hereinafter collectively referred to as "the Reserved Area Structures"); and

   (II) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director in his sole discretion may require backfill any trenches between the Reserved Area and the ground level or levels of the lot in all respects to the satisfaction of the Director; and

   (III) maintain at his own expense the Reserved Area together with the Reserved Area Structures and any other structures constructed, installed and provided therein to the satisfaction of the Director until such time as possession of the Reserved Area has been re-delivered to the Government in accordance with sub-clause (f)(i) of this Special Condition.

   (ii) No building works (other than the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof and ground investigation) shall be commenced on or within the Reserved Area or any part or parts thereof until the Director's approval referred to in sub-clause (b)(i) of this Special Condition has been obtained and for the purpose of these Conditions, "building works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

   (iii) For the purpose of this sub-clause (b), the decision of the Director as to what constitutes the ground level or levels of the lot shall be final and binding on the Purchaser.

   (c) (i) The Purchaser hereby acknowledges that as at the date of this Agreement, other than the Existing Water Mains referred to in Special Condition No. (47)(a)(i) hereof, there are some existing utilities including but not limited to watercourse, water pipe and other works and installations being or running across, through or

within the Reserved Area (which utilities are hereinafter collectively referred to as "the Existing Utilities"). The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or in connection with the presence and use of the Existing Utilities and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(ii) The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, particularly when carrying out the works specified in sub-clause (b) of this Special Condition, the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof and works in relation to the lot to avoid causing any damage, disturbance or obstruction to the Existing Utilities or any part or parts thereof.

(iii) Any damage, disturbance or obstruction to the Existing Utilities or any part or parts thereof caused by the Purchaser, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and all such damages shall be made good by the Purchaser at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any damage, disturbance or obstruction cause to the Existing Utilities or any part or parts thereof.

(d) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b), (c)(iii) and (f)(iii) 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 upon the Purchaser.

(e) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising directly or indirectly out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (b), (c)(iii) and (f)(iii) of this Special Condition, the presence and use of the Reserved Area Structures or the exercise of the rights by the Government under sub-clause (d) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of such loss, damage, nuisance or disturbance.

(f) (i) For the purpose only of carrying out the necessary works specified in sub-clause (b) of this Special Condition and the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Reserved Area. The Reserved Area shall be re-delivered to the Government on demand and in any event the Reserved Area shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(ii) Notwithstanding the Reserved Area shall be re-delivered to the Government in accordance with sub-clause (f)(i) of this Special Condition, the Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, to avoid causing any damage, disturbance or obstruction to the Reserved Area Structures, the Existing Utilities or any part of any of them.

(iii) Any damage, disturbance or obstruction to the Reserved Area Structures or any part or parts thereof caused by the Purchaser, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and all such damage shall be made good by the Purchaser at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any damage, disturbance or obstruction caused to the Reserved Area Structures or any part or parts thereof.

(g) The Purchaser shall not without the prior written consent of the Director use the Reserved 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 sub-clause (b) of this Special Condition and the Water Mains Diversion Works referred to in Special Condition No. (47)(b)(i) hereof.

(h) The Purchaser shall at all times throughout the term hereby agreed to be granted permit:

(i) the Government, the Director and his officers, contractors and agents and any persons authorised by the Director, the right of ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon and the Reserved Area (while the Purchaser is in possession of the Reserved 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 (d) of this Special Condition and any other works which the Director may consider necessary in the Reserved Area; and

(ii) the Government, the Director of Drainage Services and his officers, contractors and agents and any persons authorized by the Director of Drainage Services, the right of ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon and the Reserved Area (while the Purchaser is in possession of the Reserved Area) for the purpose of carrying out any works which the Director of Drainage Services or such authorized persons may consider necessary in relation to the operation, maintenance, repairing, replacement and alteration of the Existing Utilities, the Reserved Area Structures or any part of any of them.

(i) The Government, the Director, the Director of Drainage Services and their respective officers, contractors and agents and any persons duly authorized under sub-clause (h) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person airing out of or incidental to the exercise to the rights by the Government, the Director, the Director of Drainage Services and their respective officers, contractors and agents and any persons duly authorized under sub-clause (h) of this Special Condition."

Note: The due date imposed by Special Condition No. (3)(b)(i)(I) & (II) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"(a) The Purchaser shall:

(i) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public road shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

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

(ii) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may requires; and

(iii) maintain at his own expense the Green Area together with the 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 possession of the whole of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (5) hereof.

(b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein (or such other ate 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 upon the Purchaser.

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

Note: The due date imposed by Special Condition No. (4)(a)(i) & (ii) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered to the Government on demand at any time or times and in any event the Green Area shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area or any part or parts thereof allow free access over and along the Green Area or such part or parts thereof 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. (4) hereof or the Water Mains Diversion Works referred to in Special Condition No. (47)(b) here of or otherwise."

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area or any part or parts thereof 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 Condition No. (4) hereof."

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

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area or any part or parts thereof:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) hereof and any other works which the Director may consider necessary in the Green Area or any part or parts thereof;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any part or parts thereof 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 neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area or any part or parts thereof; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area or any part or parts thereof 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, repairing, replacement and alteration of any other waterworks installations within the Green Area or any part or parts thereof.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorised under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

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

"(a) The Purchaser shall:

(i) on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director form, pave and landscape the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as "the Yellow Area"); and

(ii) thereafter at his own expense uphold, maintain and keep the Yellow Area and everything on, in under and forming a portion or pertaining to it in a safe, clean, neat, tidy and healthy condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (d) of this Special Condition.

(b) In the event of the non-fulfilment 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 shall be binding upon the Purchaser.

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

(d) For the purpose only of carrying out the necessary works specified in sub-clause (a) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date to be specified by the Director in his absolute discretion in a letter from the Director to the Purchaser provided always that the Government shall be under no obligation to demand the re-delivery of possession of the Yellow Area but may do so as and when the Government in its absolute discretion sees fit.

(e) The Purchaser shall not without the prior written consent of the Director use the Yellow Area or any part or parts thereof 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 sub-clause (a) of this Special Condition.

(f) The Purchaser shall at all reasonable times while he is in the possession of the Yellow Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area.

(g) The Government, the Director and his officers, contractors and agents and any person authorized under sub-clause (f) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons authorized under sub-clause (f) of this Special Condition."

Note: The due date imposed by Special Condition No. (8)(a)(i) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

"(a) (i) The Purchaser hereby acknowledges that as at the date of this Agreement there are existing footpaths within the lot (hereinafter referred to as "the Existing Footpaths") and the Government and all members of the public at all times have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along or through the Existing Footpaths to and from all that piece or parcel of ground now known and registered in the Land Registry as Lot No. 87 in Demarcation District No. 376 (hereinafter referred to as "the Adjoining Land") and the urn on the Government land adjoining the lot (which urn is for the identification purpose only shown and marked "U" on PLAN I annexed hereto and is hereinafter referred to as "the Urn").

(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 as existing at the date of this Agreement subject to the presence and use of the Existing Footpaths and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence and use of the Existing Footpaths.

(iii) Until the Replacement Footpath referred to in sub-clause (b)(i) of this Special Condition is completed in all respects to the satisfaction of the Director,

(I) the Purchaser shall at his own expense keep and maintain the Existing Footpaths in good and substantial repair and condition in all respects to the satisfaction of the Director and permit the Government and all members of the public at all times to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot on, along and through the Existing Footpaths to and from the Adjoining Land and the Urn; and

(II) the Purchaser shall not obstruct, interfere, close, alter, divert, relocate, demolish or permit to be obstructed, interfered, closed, altered, diverted, relocated or demolished the Existing Footpaths or any part or parts thereof.

(b) (i) The Purchaser shall on or before the 30th day of June 2022 or such other date as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface a pedestrian footpath of not less than 1.5 metres in width within the lot (hereinafter referred to as "the Replacement Footpath") at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as the Director shall approve for the purpose of allowing the Government and all members of the public to have free and uninterrupted access on foot or by wheelchair to and from the Adjoining Land and the Urn through the lot without payment of any nature.

(ii) Upon completion of the Replacement Footpath, the Purchaser shall at all times throughout the term hereby agreed to be granted:

(I) permit the Government and all members of the public to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass on foot or by wheelchair on, along and through the Replacement Footpaths to and from the Adjoining Land and the Urn; and

(II) at his own expense keep and maintain the Replacement Footpath in good and substantial repair and condition in all respects to the satisfaction of the Director.

(c) The Replacement Footpath shall be designated as and form part of the Common Areas.

(d) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a) and (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, repair, maintenance, alteration and relocation of the Existing Footpaths, the construction, presence, repair, maintenance and use of the Replacement Footpath and

the Purchaser's non-fulfilment of his obligations under sub-clauses (a) and (b) of this Special Condition or otherwise.

(e) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Purchaser contained in sub-clauses (a)(iii) and (b)(ii) of this Special Condition, neither the Purchaser intends to dedicate nor the Government consents to any dedication of the Existing Footpaths or the Replacement Footpath or any part or parts thereof to the public for the right of passage.

(f) it is hereby expressly agreed and declared that the obligations on the part of the Purchaser contained in sub-clauses (a)(iii) and (b)(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 ration whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefore, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

Note: The due date imposed by Special Condition No. (33)(b)(i) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

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

1. Section 1.1 of the Deed of Mutual Covenant and Management Agreement ("DMC") stipulates that:-

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

"Common Areas and Facilities"
means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

"Green Area"
means "the Green Area" as referred to in Special Condition No. (4)(a)(i)(I) of the Government Grant.

"Replacement Footpath"
means the pedestrian footpath referred to as "Replacement Footpath" in Special Condition No. (33)(b) of the Government Grant and forms part of the Development Common Areas and Facilities, which is (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow Hatched Black on the DMC Plans;

"Yellow Area"
means "the Yellow Area" as referred to in Special Condition No. (8)(a)(i) of the Government Grant.

2. Clause 4.6 of the DMC stipulates that:-

"The budget for a financial year shall cover the Management Expenses for the management and maintenance of the Land and the Development (including but not limited to the Common Areas and Facilities) and without limiting the generality of the foregoing shall include the following costs, charges and expenses:-

(a) the maintenance, operation, repair and cleansing of all Common Areas and Facilities and the lighting thereof and the provisions and operation of emergency generators and lighting for the Common Areas and Facilities;

…

(o) the cost and expenses of inspecting, maintaining and repairing of, and all cost incurred in connection with the Green Area (until the possession thereof is re-delivered to the Government in accordance with the Government Grant), the Yellow Area (until the possession thereof is re-delivered to the Government in accordance with the Government Grant), the Mitigation and Stabilization Works and the Slopes Structures."

3. Clause 4.7 of the DMC stipulates that:-

"The annual budget for a financial year shall be divided into the following parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper and efficient management of the Land and the Development, the Development Common Areas and Facilities, the Green Area, the Yellow Area, the Mitigation and Stabilization Works and the Slopes Structures;

…"

4. Clause 5.1 of the DMC stipulates that:-

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

…

(ggg) To repair, maintain, upkeep, improve, control, operate and manage the Green Area (until the possession thereof is re-delivered to the Government in accordance with the Government Grant), the Yellow Area (until the possession thereof is re-delivered to the Government in accordance with the Government Grant), the Replacement Footpath in good conditions in accordance with the Government Grant;

…"

5. Clause 10.14 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as the Green Area or the Yellow Area shall be respectively re-delivered or deemed to have been re-delivered to the Government in accordance with the Government Grant, the Manager shall be responsible for the management, maintenance and repair of the Green Area and/or the Yellow Area in accordance with the Government Grant and the Owners shall be responsible for the costs and expenses for the management, maintenance and repair of the Green Area and/or the Yellow Area as if they were part of the Development Common Areas and Facilities."

6. Paragraph 1 of Part B of the Second Schedule to the DMC stipulate that:-

"The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his Unit is held:-

…

(e) Prior to the redelivery of possession of the Green Area to the Government in accordance with the Government Grant, the right of the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands to have ingress, egress and regress to, from and through the Land and the Green Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of Special Condition No. (4) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of Special Condition No. (4) of the Government Grant and any other works which the Director of Lands may consider necessary in the Green Area;

(f) Prior to the redelivery of possession of the Yellow Area to the Government in accordance with the Government Grant, the right of the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands to have ingress, egress and regress to, from and through the Land and the Yellow Area for the purposes of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of Special Condition No. (8) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of Special Condition No. (8) of the Government Grant and any other works which the Director of Lands may consider necessary in the Yellow Area;

…

(i) The right of the Government and all members of the public at all times throughout the term agreed to be granted in the Government Grant to have free and uninterrupted access and without payment of any nature whatsoever to pass and repass freely on foot or by wheelchair on, along or through the Replacement Footpath in accordance with Special Condition No. (33)(b)(ii) of the Government Grant.

…"

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

(a) 批地文件特別條款第(3)條所載的「專用範圍構築物」。

(b) 批地文件特別條款第(4)條所載的「綠色範圍」及「構築物」。

(c) 批地文件特別條款第(8)條所載的「黃色範圍」。

(d) 批地文件特別條款第(33)條所載的「重置行人徑」。

2. 公眾有權按照批地文件使用該等設施。

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

1. 描述

(a) 批地文件特別條款第(4)條所載的「綠色範圍」及「構築物」。

(b) 批地文件特別條款第(8)條所載的「黃色範圍」。

(c) 批地文件特別條款第(33)條所載的「重置行人徑」。

2. 公眾有權按照批地文件使用該等設施。

3. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。

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

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

不適用。

D. 「發展項目」所位於的該土地中為施行《建築物(規劃)條例》(第123章附例F)第22(1)條而撥供公眾用途的任何部分

不適用。

E. 顯示上述各設施及休憩用地和該土地各部分位置的圖則

見本節後部份的圖則。

F. 關於各項設施及休憩用地和該土地各部分的批地文件條文

1. 「批地文件」特別條款第(3)條訂明：

『(a)(i) 「政府」現獲例外保留位於本文所夾附「圖則I」以黑色虛線顯示並標明為"RESERVED AREA"的範圍內，並於本文所夾附「圖則II」以藍色顯示及標明位置、規模、大小、水平和香港主水平基準參線的地層(以下簡稱「專用範圍」)。

(ii) 「買方」並不具擁有、管有或使用「專用範圍」的任何權利或業權(本特別條款(f)及(g)分條條款訂明者例外)。除非此等「批地條件」另行規定，否則「買方」不可在「專用範圍」興建、提供或建造任何建築物、構築物又或任何建築物或構築物的支承件。

(iii) 「政府」、其承租人、租客、受許可人、「專用範圍」或其任何一個或多個部分的現任擁有人及佔用人現獲保留權利，可享有該地段的庇護、支撐和保護，以及「專用範圍」與該地段之間必要的空氣自由流通。

(iv) 如因例外保留「專用範圍」權利、「專用範圍」非常靠近該地段或未來任何事務往來或使用「專用範圍」而直接或間接引致「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」毋須就此承擔任何責任。「買方」無權不論是否根據任何法規或其他就本(a)分條條款所保留權利等或基於任何上述損失、損害、滋擾或騷擾提出反對或向「政府」索償。

(b)(i) 「買方」須：

(I) 在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」批准的方式、物料、標準、樓層、定線和設計，在「專用範圍」內興建、提供、建造及接駁「署長」酌情指定的總水管、溝渠、下水道、污水渠、渠道、水管、管道、排水渠、渠務設施和所有其他構築物、工程、裝置、公用服務設施及服務裝置(以下統稱「專用範圍構築物」)，以全面令「署長」滿意；及

(II) 在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」全權酌情指定的方式、物料、標準、樓層、定線和設計，回填「專用範圍」與該地段地面水平之間的任何坑道，以全面令「署長」滿意；及

(III) 自費維修「專用範圍」連同「專用範圍構築物」以及在該處建造、安裝和提供之任何其他構築物，以令「署長」滿意，直至「專用範圍」佔管權依照本特別條款(f)(i)分條條款交回「政府」為止。

(ii) 「買方」如須在「專用範圍」或其任何一個或多個部分展開任何建築工程(本文特別條款第(47)(b)(i)條所載的「總水管改道工程」和土地勘測除外)，必須直至「署長」如本特別條款(b)(i)分條條款所載給予批准方可動工。於此等「批地條件」，「建築工程」及「土地勘測」將採用《建築物條例》、其任何附屬規例及修訂法例訂明的定義。

(iii) 於本(b)分條條款，「署長」就何謂該地段地面水平所作的決定將作終論，並對「買方」有約束力。

(c)(i) 「買方」現確認於「本協議」的日期，除本文特別條款第(47)(a)(i)條所載的「現存總水管」外，另有現存的公用服務設施位於「專用範圍」內或穿越、分布於該處，包括但不限於水道、水管和其他工程與裝置(此等公用服務設施以下統稱「現存公用服務設施」)。倘因「現存公用服務設施」的存在及其使用直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概不就此承擔任何責任。「買方」不可就此等損失、損害、滋擾或騷擾向「政府」索償。

(ii) 「買方」時刻均須妥善謹慎地採取或達致他人採取適當及充分的護理、工藝及預防措施，特別是在執行本特別條款(b)分條條款指定的工程、本文特別條款第(47)(b)(i)條所載的「總水管改道工程」和與該地段相關的工程，以避免損壞、干擾或阻礙「現存公用服務設施」或其任何一個或多個部分。

(iii) 如「買方」、其承辦商、僱員或經其授權的人等導致「現存公用服務設施」或其任何一個或多個部分受到損壞、干擾或阻礙，必須立即通知「署長」。「買方」應按照「署長」指定或批准的期限和方式，自費修復此等損害，以全面令「署長」滿意。如損壞、干擾或阻礙「現存公用服務設施」或其任何一個或多個部分直接或間接招致或連帶引起任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序，「買方」須向「政府」彌償並保持令其獲得彌償。

(d) 若「買方」未能在本特別條款(b)、(c)(iii)及(f)(iii)分條條款訂明的日期或「署長」批准的其他日期之前履行此等條款所載的責任，「政府」可執行必要的工程，費用由「買方」承擔。「買方」須在「政府」通知時支付相等於工程費用的款項，金額由「署長」釐定，而「署長」的決定將作終論並對「買方」有約束力。

(e) 如「買方」因履行本特別條款(b)、(c)(iii)及(f)(iii)分條條款訂明的責任、「專用範圍」的存在和使用或因「政府」行使本特別條款(d)分條條款所載的權利等而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」毋須承擔任何責任。「買方」不可就此等損失、損害、滋擾或騷擾向「政府」提出索償。

(f)(i) 就執行本特別條款(b)分條條款所載的必要工程及本文特別條款第(47)(b)(i)條所載的「總水管改道工程」，「買方」現於「本協議」的日期獲授予「專用範圍」之佔管權。「買方」應在「政府」通知時將「專用範圍」交還「政府」，而於任何情況下「專用範圍」亦會被視為在「署長」的函件說明「買方」已以其滿意的方式履行此等「批地條件」當日交還「政府」。

(ii) 儘管「專用範圍」須按照本特別條款 (f) (i) 分條條款交還「政府」,「買方」仍須時刻妥善謹慎地採取或達致他人採取適當及充分的護理、工藝及預防措施,以避免「專用範圍構築物」、「現存公用服務設施」或其任何一個或多個部分受到損壞、干擾或阻礙。

(iii) 如「買方」、其承辦商、僱員或經其授權的人等導致「專用範圍構築物」或其任何一個或多個部分受到損壞、干擾或阻礙,必須立即通知「署長」。「買方」應按照「署長」指定或批准的期限和方式,自費修復此等損害,以全面令「署長」滿意。如損壞、干擾或阻礙「專用範圍構築物」或其任何一個或多個部分直接或間接招致或連帶引起任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序,「買方」須向「政府」彌償並保持令其獲得彌償。

(g) 如事前未獲「署長」書面同意,「買方」不可使用「專用範圍」儲物或興建任何臨時構築物又或執行本特別條款 (b) 分條條款所訂工程及本文特別條款第 (47) (b) (i) 條所載「總水管改道工程」以外的任何其他用途。

(h) 於本文協定批授的整個年期內,「買方」必須允許:

(i) 「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段或其任何一個或多個部分及該處已建或擬建的任何一座或多座建築物和「專用範圍」(於「買方」佔管「專用範圍」期間),以檢驗、查檢及監督任何本特別條款 (b) 分條條款規定進行的工程,以及執行、檢驗、檢查和監督任何遵照本特別條款 (d) 分條條款規定進行的工程及「專用範圍」內「署長」視為必要的任何其他工程;及

(ii) 「政府」、渠務署署長及其人員、承辦商、代理和渠務署署長授權的任何人等通行、進出、往返和行經該地段或其任何一個或多個部分及該處已建或擬建的任何一座或多座建築物和「專用範圍」(於「買方」佔管「專用範圍」期間),以執行渠務署署長或獲授權人等認為乃運作、維修、修理、更換及更改「現存公用服務設施」、「專用範圍構築物」或兩者任何部分所需的工程。

(i) 如因「政府」、「署長」、渠務署署長和彼等各自的人員、承辦商、代理及任何根據本特別條款 (h) 分條條款正式獲授權的人等行使其權利導致「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」、「署長」、渠務署署長和彼等各自的人員、承辦商、代理及任何根據本特別條款 (h) 分條條款正式獲授權的人等概毋須承擔責任。』

備註:「批地文件」特別條款第 (3) (b) (i) (I) 及 (II) 條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

2. 「批地文件」特別條款第 (4) 條訂明:

『(a) 「買方」須:

(i) 在2022年6月30日或之前或「署長」批准的其他日期,自費以「署長」批准的方式、物料、標準、樓層、定線和設計,以「署長」全面滿意的方式:

(I) 在本文所夾附的「圖則I」以綠色顯示的日後擬建公共道路範圍 (以下簡稱「綠色範圍」) 進行鋪設及平整工程;及

(II) 提供和建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物 (以下統稱「構築物」);

以便在「綠色範圍」建造建築物和供車輛及行人往來;

(ii) 在2022年6月30日或「署長」批准的其他日期或之前,自費以「署長」滿意的方式,在「綠色範圍」鋪設路面、建造路緣及渠道,以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施和道路標記;及

(iii) 自費維修「綠色範圍」連同「構築物」和在該處建造、安裝及提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器,以令「署長」滿意,直至整個「綠色範圍」的佔管權按照本文特別條款第 (5) 條交還「政府」為止。

(b) 如「買方」未能在本特別條款 (a) 分條條款訂明的日期內 (或「署長」批准的其他日期) 履行該款所訂責任,「政府」可執行必要的工程,費用由「買方」承擔。「買方」須在「政府」通知時支付相等有關費用的款項,金額由「署長」指定,而其決定將作終論並對「買方」有約束力。

(c) 如因「買方」履行本特別條款 (a) 分條條款所訂責任或因「政府」行使本特別條款 (b) 分條條款所訂權利等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」概毋須就此承擔責任,「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」提出索償。』

備註:「批地文件」特別條款第 (4) (a) (i) 及 (ii) 條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

3. 「批地文件」特別條款第 (5) 條訂明:

『就執行本文特別條款第 (4) 條所載的必要工程,「買方」現於「本協議」的日期獲授予「綠色範圍」之佔管權。「買方」須在「署長」隨時全權酌情指定或規定時將「綠色範圍」或其任何一個或多個部分交還「政府」,而於任何情況下「綠色範圍」亦會被視為在「署長」函件說明「買方」已以其滿意的方式全面履行此等「批地條件」當日交還「政府」。「買方」佔管「綠色範圍」或其任何一個或多個部分期間,應允許所有「政府」和公共車輛及行人在所有合理時間自由進出通行「綠色範圍」或其任何一個或多個部分,並確保不會因為執行本文特別條款第 (4) 條規定的工程或特別條款第 (47) (b) 條等所載的「總水管改道工程」而干預或阻礙此等通行權。』

4. 「批地文件」特別條款第 (6) 條訂明:

『如事前未獲「署長」書面同意,「買方」不得在「綠色範圍」或其任何一個或多個部分儲物或興建任何臨時構築物又或執行本文特別條款第 (4) 條所訂工程以外的任何其他用途。』

5. 「批地文件」特別條款第 (7) 條訂明:

『(a) 「買方」佔管「綠色範圍」或其任何一個或多個部分期間,必須在所有合理時間:

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分,以檢驗、檢查及監督任何遵照本文特別條款第 (4) (a) 條規定進行的工程,以及執行遵照本文特別條款第 (4) (b) 條規定的檢驗、檢查和監督工程及「綠色範圍」或其任何一個或多個部分內「署長」視為必要的任何其他工程;

(ii) 允許「政府」及「政府」授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分,以在「綠色範圍」或其任何一個或多個部分或任何毗連土地之內、其上或其下執行任何工程,其中包括但不限於按需要鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備,以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體 (如有) 及其他服務。「買方」須與「政府」以及「政府」正式授權的相關公用事業公司充分合作,以處理上述「綠色範圍」或其任何一個或多個部分內工程所有的相關事項;及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」或其任何一個或多個部分,以執行任何關於運作、維修、修理、更換及更改「綠色範圍」或其任何一個或多個部分內任何其他水務裝置的工程。

(b) 如因「政府」、「署長」及其人員、承辦商、代理和任何其他人等或根據本特別條款 (a) 分條條款正式獲授權的公用事業公司行使權利導致「買方」或任何人士招致或連帶蒙受任何損失、損害、滋擾或騷擾,「政府」、「署長」及其人員、承辦商、代理和任何其他人士或根據本特別條款 (a) 分條條款正式獲授權的公用事業公司概毋須承擔責任。』

6. 「批地文件」特別條款第(8)條訂明：

『(a)「買方」須：

(i) 在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」批准的方式、物料、標準、樓層、定線和設計，以「署長」全面滿意的方式平整、鋪築及園景綠化本文所夾附「圖則I」以黃色顯示的範圍(以下簡稱「黃色範圍」)；及

(ii) 其後自費保養、維修和保持「黃色範圍」以及位於該處或其上或其下或從屬於該處一部分的所有物件，以維持其安全、清潔、整齊、井然及健全，全面令「署長」滿意，直至「黃色範圍」的佔管權根據本特別條款(d)分條條款規定交還「政府」為止。

(b) 如「買方」未能在本特別條款(a)分條條款訂明的日期內或「署長」批准的其他日期履行該款所訂責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」通知時支付相等有關費用的款項，金額由「署長」指定，其決定將作終論並對「買方」有約束力。

(c) 如因「買方」履行本特別條款(a)分條條款所訂責任或因「政府」行使本特別條款(b)分條條款所訂權利等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就此等損失、損害、滋擾或騷擾向「政府」提出索償。

(d) 就執行本特別條款(a)分條條款所載的必要工程，「買方」現於「本協議」的日期獲授予「黃色範圍」的佔管權。「買方」須在「政府」通知時將「黃色範圍」交還「政府」，而於任何情況下「黃色範圍」亦會被視為在「署長」的函件內「署長」全權酌情訂明的日期當日交還「政府」。「政府」並無責任必須收回「黃色範圍」，但可按其全權酌情為恰當時要求交還「黃色範圍」。

(e) 「買方」如事前未獲「署長」書面同意，不可使用「黃色範圍」或其任何一個或多個部分儲物或在該處興建任何臨時構築物，又或作執行本特別條款(a)分條條款交還款訂明工程以外的任何其他用途。

(f) 「買方」佔管「黃色範圍」期間，必須在所有合理時間允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等通行、進出、往返和行經該地段及「黃色範圍」，以檢驗、檢查及監督任何遵照本特別條款(a)分條條款規定進行的任何工程，以及執行、檢驗、檢查和監督遵照本特別條款(b)分條條款規定進行的工程和「黃色範圍」內「署長」視為必要的其他工程。

(g) 如因「政府」、「署長」及其人員、承辦商、代理和任何根據本特別條款(f)分條條款獲授權的人等行使權利而使「買方」或任何人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何根據本特別條款(f)分條條款獲授權的人士概毋須就此承擔責任。』

備註：「批地文件」特別條款第(8)(a)(i)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

7. 「批地文件」特別條款第(33)條訂明：

『(a)(i) 「買方」現確認在「本協議」的日期，該地段內有某些現存行人徑(以下簡稱「現存行人徑」)，而「政府」和所有公眾人士時刻均可自由及暢通無阻地免付費用步行進出、經過或行經「現存行人徑」，從而往返現於土地註冊處登記稱為丈量約份第87約地段第376號的所有一方或一塊土地(以下簡稱「毗鄰土地」)和位於該地段毗鄰「政府」土地的金塔(該金塔現於本文所夾附「圖則I」顯示並標明為"U"，僅供識別；以下簡稱「金塔」)。

(ii) 就毋損本文一般條款第5條之規定，「買方」將被視作已信納並接受該地段於「本協議」的日期之現況與條件，而該地段於存有「現存行人徑」供人使用的規限下批授。「買方」概不可因為或鑒於「現存行人徑」而提出任何異議或索償。如因「現存行人徑」的存在及使用令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務。

(iii) 直至本特別條款(b)(i)分條條款所載的「重置行人徑」建成並令「署長」全面滿意為止，

(I) 「買方」須自費以「署長」全面滿意的方式保養和維修「現存行人徑」，以保持其狀況良好及修繕妥當，並且允許「政府」及所有公眾人士時刻均可自由及暢通無阻地免付費用步行進出、經過和行經「現存行人徑」，從而往返「毗鄰土地」及「金塔」；及

(II) 「買方」不可阻礙、干預、關閉、更改、改道、搬遷、拆卸或允許他人阻礙、干預、關閉、更改、改道、搬遷或拆卸「現存行人徑」或其任何一個或多個部分。

(b)(i) 「買方」須在2022年6月30日或之前或「署長」批准的其他日期，自費以「署長」全面滿意的方式，按照「署長」批准的位置、方式、物料、標準、樓層、定線和設計，鋪設、平整、提供、建造和鋪築最少闊1.5米的行人徑道(以下簡稱「重置行人徑」)，以便「政府」和所有公眾人士自由及暢通無阻地免付費用步行或乘坐輪椅經由該地段往返「毗鄰土地」及「金塔」。

(ii) 「重置行人徑」建成後，在本文協定批授的整個年期內，「買方」時刻均須：

(I) 允許「政府」和所有公眾人士自由及暢通無阻地免付費用步行或乘坐輪椅取道「重置行人徑」往返通行「毗鄰土地」及「金塔」；及

(II) 自費保養和維修「重置行人徑」，以保持其狀況良好及修繕妥當，全面令「署長」滿意。

(c) 「重置行人徑」將指定為「公用地方」一部分。

(d) 如因「買方」履行本特別條款(a)及(b)分條條款所訂責任等而使「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或騷擾，「政府」概不就此承擔任何責任或義務，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」提出索償。如因「現存行人徑」的存在、使用、修理、維修、更改及搬遷以及因「重置行人徑」的建築、存在、修理、維修和使用及「買方」未能履行本特別條款(a)及(b)分條條款所訂責任等而直接或間接導致或引起任何責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償。

(e) 現明確協議、聲明及規定，儘管本特別條款(a)(iii)及(b)(ii)分條條款賦予「買方」責任，惟「買方」並無意向「政府」撥出而「政府」亦無同意撥出「現存行人徑」或「重置行人徑」或其任何一個或多個部分供公眾行使權利通行。

(f) 現明確協議及聲明，儘管本特別條款(a)(iii)及(b)(ii)分條條款已訂明「買方」的責任，亦不可預期根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等作出獲取額外上蓋面積或地積比率的寬免或權利、又或就此作出有關申索。為免存疑，「買方」現明確放棄根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等申索任何及所有額外上蓋面積或地積比率的寬免或權利。』

備註：「批地文件」特別條款第(33)(b)(i)條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

G. 指明住宅物業的每一份公契中關於各設施及休憩用地和該土地各部分的條文

1. 《公契及管理協議》(「公契」)第1.1節訂明：

『於「本契約」內，除上下文意另行容許或要求外，以下詞語將具以下釋義：

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

「綠色範圍」
指「批地文件」特別條款第(4)(a)(i)(I)條所載的「綠色範圍」。

「重置行人徑」
指「批地文件」特別條款第(33)(b)條所載為「重置行人徑」的行人道，屬於「發展項公用地方與設施」的一部份，現於「公契圖則」以黃色間黑斜線顯示（如可以在圖則上顯示），僅供識別。

「黃色範圍」
指「批地文件」特別條款第(8)(a)(i)條所載的「黃色範圍」。

2. 「公契」第4.6條訂明:-

『每個年度的預算案應涵蓋用作管理及維修「該土地」和「發展項目」的「管理開支」(包括但不限於「公用地方及設施」)，茲毋損前文之一般規定包括以下的費用、收費和開支:-

(a) 維修、運作、修理及清潔所有「公用地方與設施」及保持該處照明，以及為「公用地方與設施」提供和運作緊急發電機和照明;

…

(o) 檢驗、維修及修理「綠色範圍」(直至該處的佔管權遵照「批地文件」規定交還政府為止)、「黃色範圍」(直至該處的佔管權遵照「批地文件」規定交還政府為止)、「緩解及穩定工程」和「斜坡構造物」的費用與開支和所有與其相關的費用。』

3. 「公契」第4.7條訂明:-

『每個年度的預算案應分為以下各部分：

(a) 第一部分應涵蓋「管理人」認為(其決定如無重大錯誤將作終論)是本着全體「業主」利益而花費，或是完善管理「該土地」及「發展項目」、「發展項目公用地方及設施」、「綠色範圍」、「黃色範圍」、「緩解及穩定工程」及「斜坡構造物」所需的所有開支。

…』

4. 「公契」第5.1條訂明:-

『受制於《建築物管理條例》的條款，「該地段」及「發展項目」的管理事務將由管理人執行，首屆任期為「本契約」的日期起計不超過兩(2)年，期後一直留任至遵照第IV節的第4.1條終止為止。每名「業主」現不可撤回地委任管理人為代理人，以根據「本契約」條款正式賦予的權力處理任何關乎「公用地方與設施」和「斜坡構造物」之事宜，以及受制於《建築物管理條例》的條款，管理人有權代表所有「業主」根據「本契約」之條款行事。除「本契約」明確訂立之其他權力外，管理人亦有權鑒於或因應「該地段」及「發展項目」和該處的管理事務進行所有必要或恰當行為及事項。在無損前文之一般規定，包括但不限於下列：

…

(ggg)遵照「批地文件」規定修理、維修、保養、改善、控制、運作及管理「綠色範圍」(直至該處的佔管權遵照「批地文件」規定交還政府為止)、「黃色範圍」(直至該處的佔管權遵照「批地文件」規定交還政府為止)、「重置行人徑」，以保持其狀態良好；

…』

5. 「公契」第10.14條訂明:-

『儘管本文另有任何規定，以及直至「綠色範圍」或「黃色範圍」分別按照「批地文件」交還或視作交還政府為止，管理人應遵照「批地文件」規定，負責管理、維修和修理「綠色範圍」及／或「黃色範圍」，而業主應承擔「綠色範圍」及／或「黃色範圍」的管理、維修和修理費用與開支，猶如其乃「發展項目公用地方與設施」一部份。』

6. 「公契」第二附錄B部份第1段訂明:-

『「業主」擁有的每份「不分割份數」及持有、使用、佔用與享用其處所之專有權均遵從下列權利和特權:-

…

(e) 直至將「綠色範圍」的佔管權遵照「批地文件」規定交還政府為止，「政府」、地政總署署長及其人員、承辦商、代理和地政總署署長授權的任何人等有權通行、進出、往返和行經「該地段」及「綠色範圍」，以檢驗、檢查及監督任何遵照「批地文件」特別條款第(4)(a)條規定進行的工程，以及執行遵照「批地文件」特別條款第(4)(b)條規定的檢驗、檢查和監督工程及「綠色範圍」內地政總署署長視為必要的任何其他工程；

(f) 直至將「黃色範圍」的佔管權遵照「批地文件」規定交還政府為止，「政府」、地政總署署長及其人員、承辦商、代理和地政總署署長授權的任何人等有權通行、進出、往返和行經「該地段」及「黃色範圍」，以檢驗、檢查及監督任何遵照「批地文件」特別條款第(8)(a)條規定進行的工程，以及執行遵照「批地文件」特別條款第(8)(b)條規定的檢驗、檢查和監督工程及「黃色範圍」內地政總署署長視為必要的任何其他工程；

…

(i) 「政府」及所有公眾人士均有權根據「批地文件」特別條款第(33)(b)(ii)條規定，在「批地文件」協定批授的整個年期內，時刻自由及暢通無阻地免付費用步行或乘坐輪椅沿着或經過「重置行人徑」出入或重新出入。

…』

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

Plan I
圖則 I

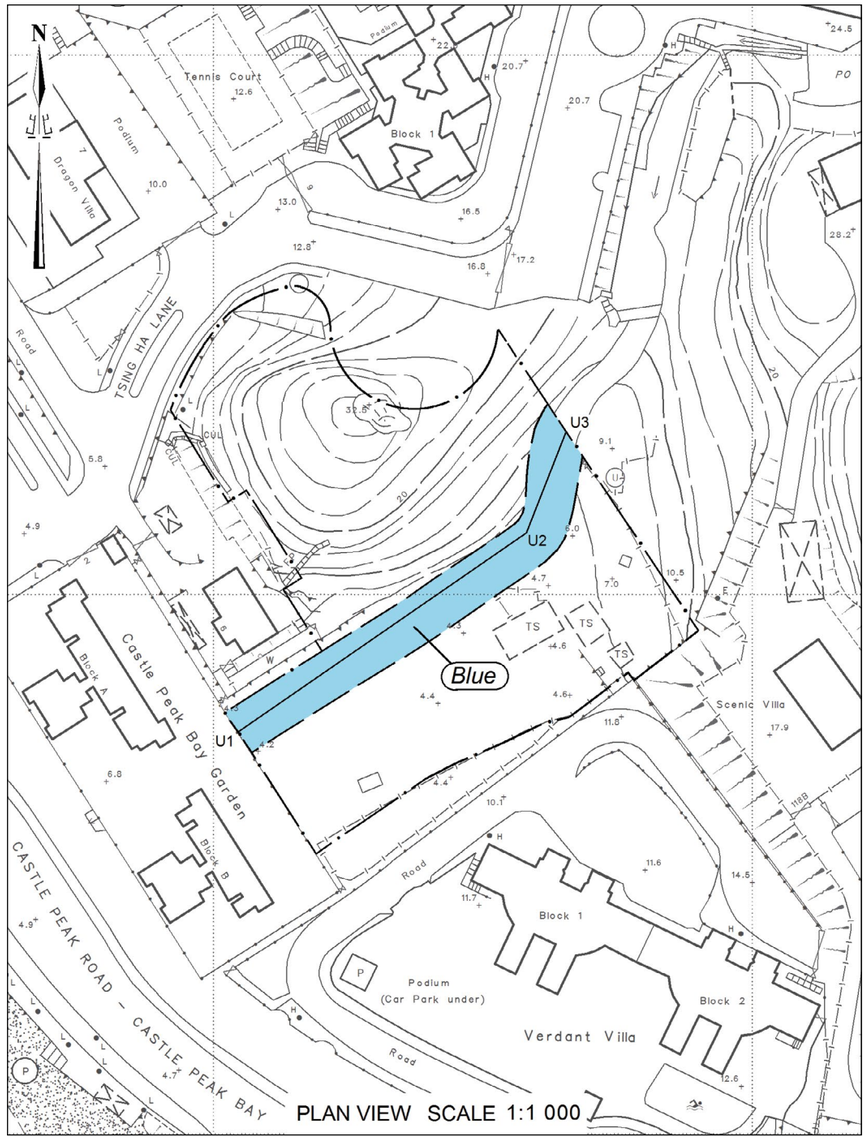


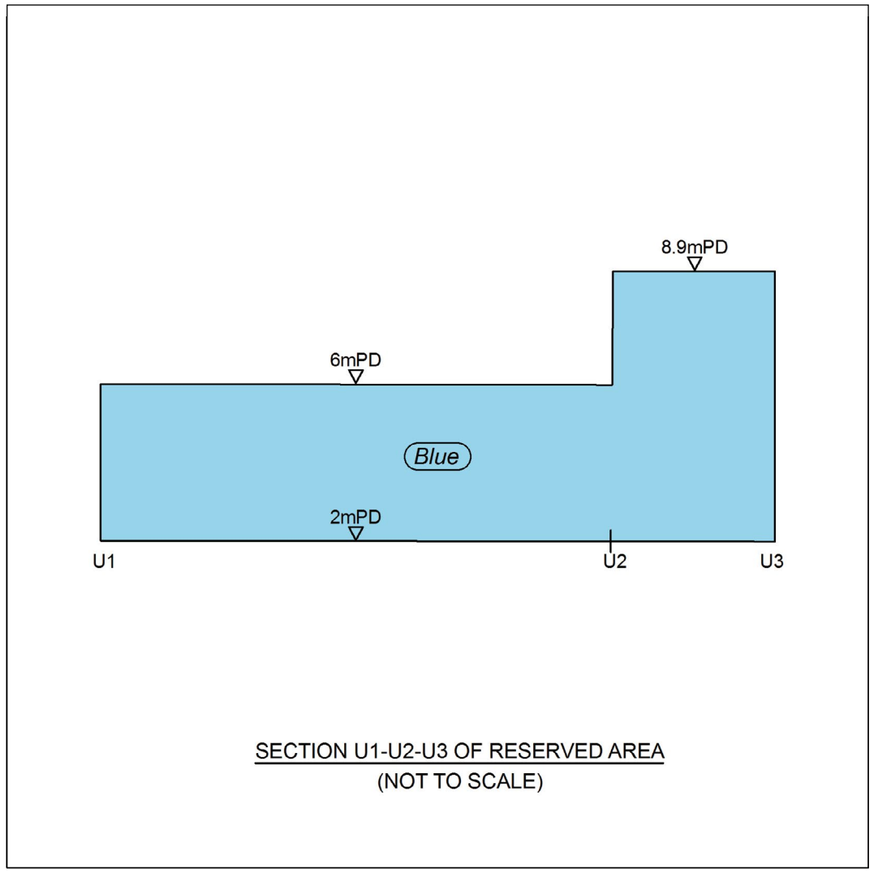
Legend 圖例 :

- Pink Hatched Black 粉紅色間黑斜線
- Green 綠色
- Green Cross-hatched Black 綠色間黑交叉斜線
- Yellow 黃色
- Broken Black Lines 黑色虛線

Note : This plan is an extract of Plan I annexed to Land Grant.
備註 : 本圖則節錄自「批地文件」所夾附的「圖則 I」。

Plan II
圖則 II





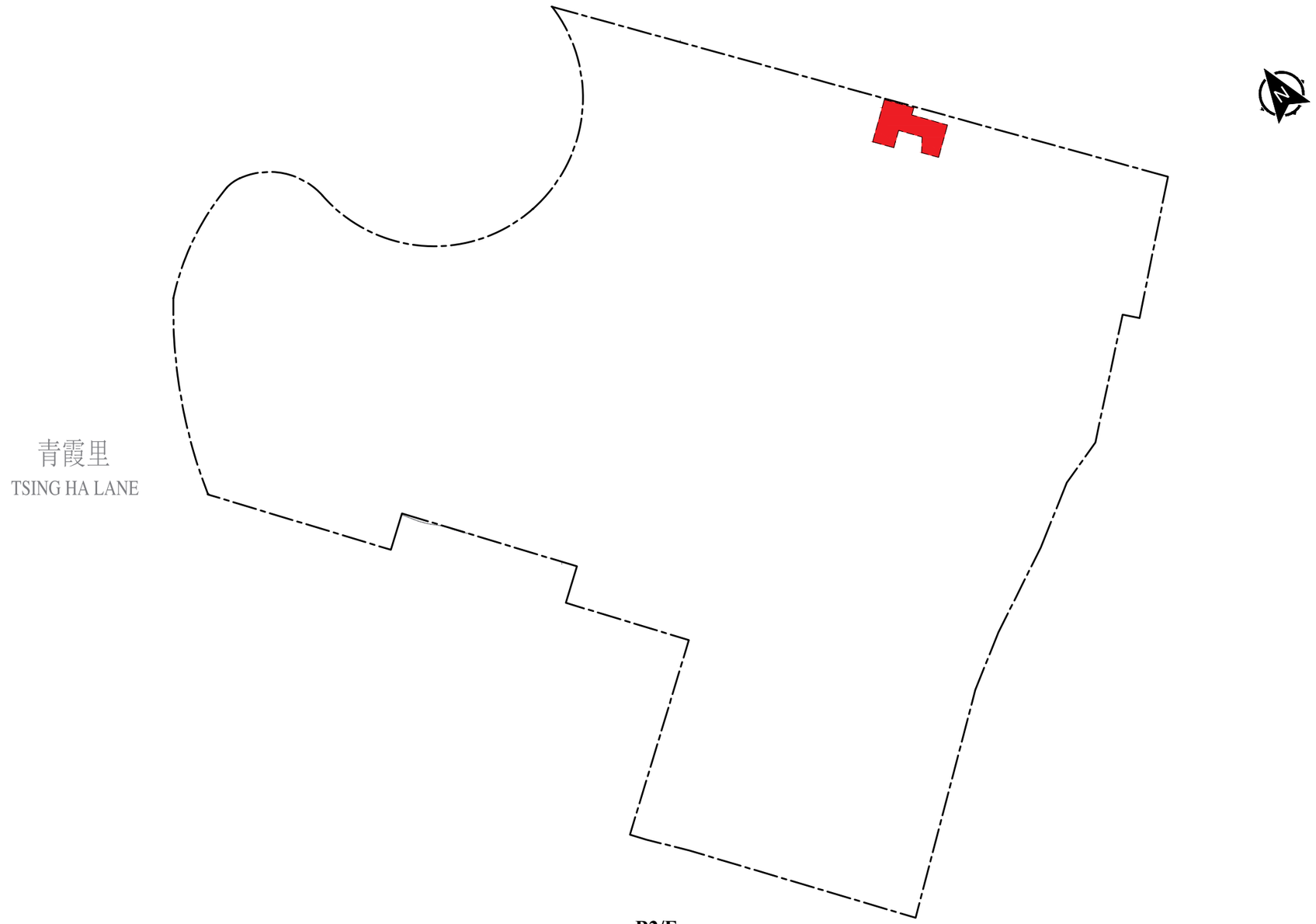
mPD HONG KONG PRINCIPAL DATUM (METRES)

Legend 圖例 :

Blue
藍色

Note : This plan is an extract of Plan II annexed to Land Grant.
備註 : 本圖則節錄自「批地文件」所夾附的「圖則 II」。

Location of the Replacement Footpath
重置行人徑的位置



B2/F
地庫2層

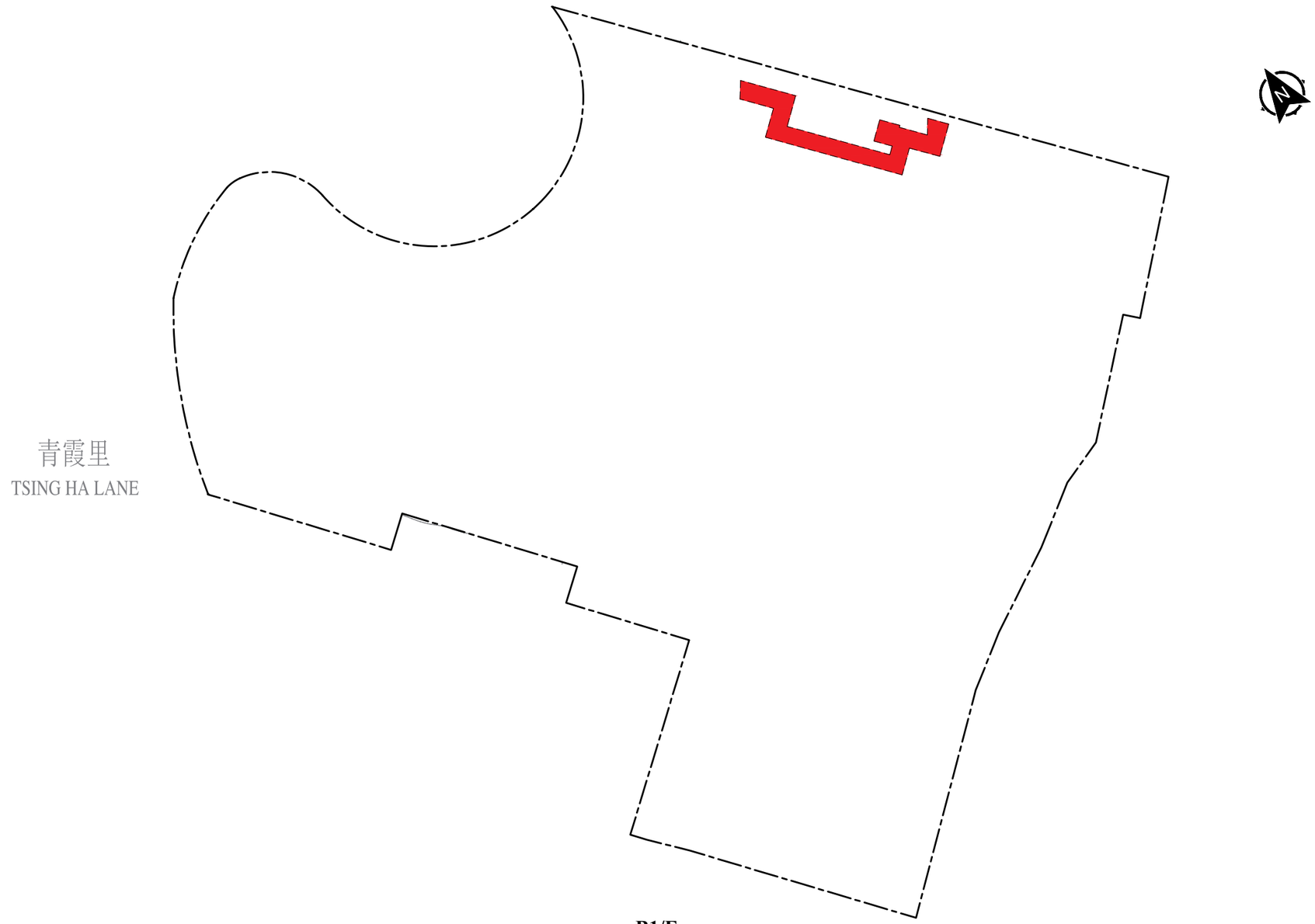
Legend 圖例 :

Replacement Footpath 重置行人徑

Boundary Line of the Development 發展項目邊界線

SCALE BAR 比例尺
0 10 20 30M(米)

Location of the Replacement Footpath
重置行人徑的位置



B1/F
地庫1層

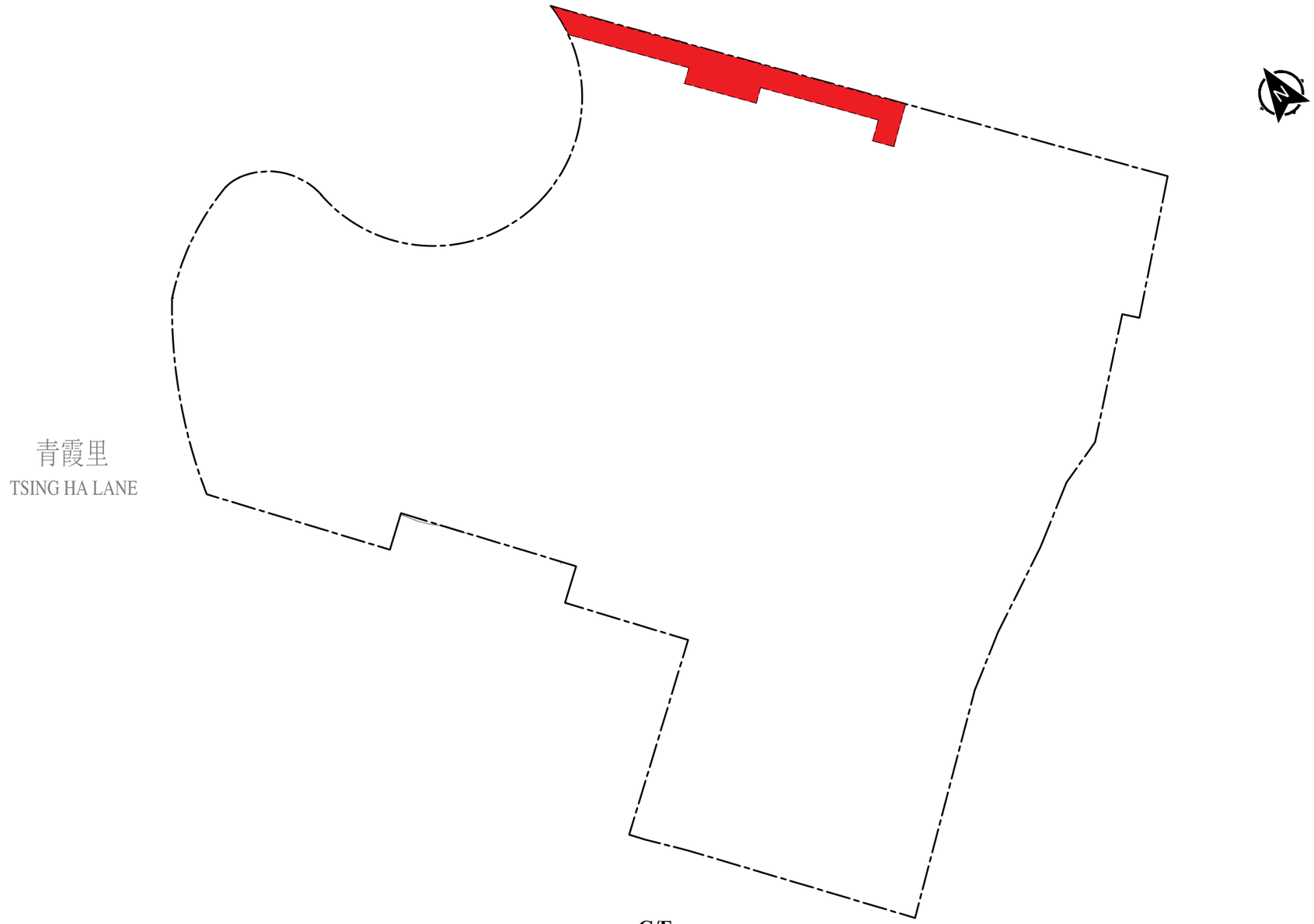
Legend 圖例 :

Replacement Footpath 重置行人徑

Boundary Line of the Development 發展項目邊界線

SCALE BAR 比例尺
0 10 20 30M(米)

Location of the Replacement Footpath
重置行人徑的位置



G/F
地下

Legend 圖例 :

Replacement Footpath 重置行人徑

Boundary Line of the Development 發展項目邊界線

SCALE BAR 比例尺
0 10 20 30M(米)

18 WARNING TO PURCHASERS
對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

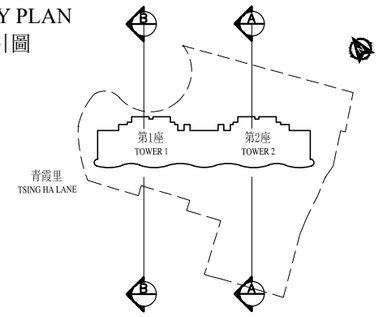
(a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

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

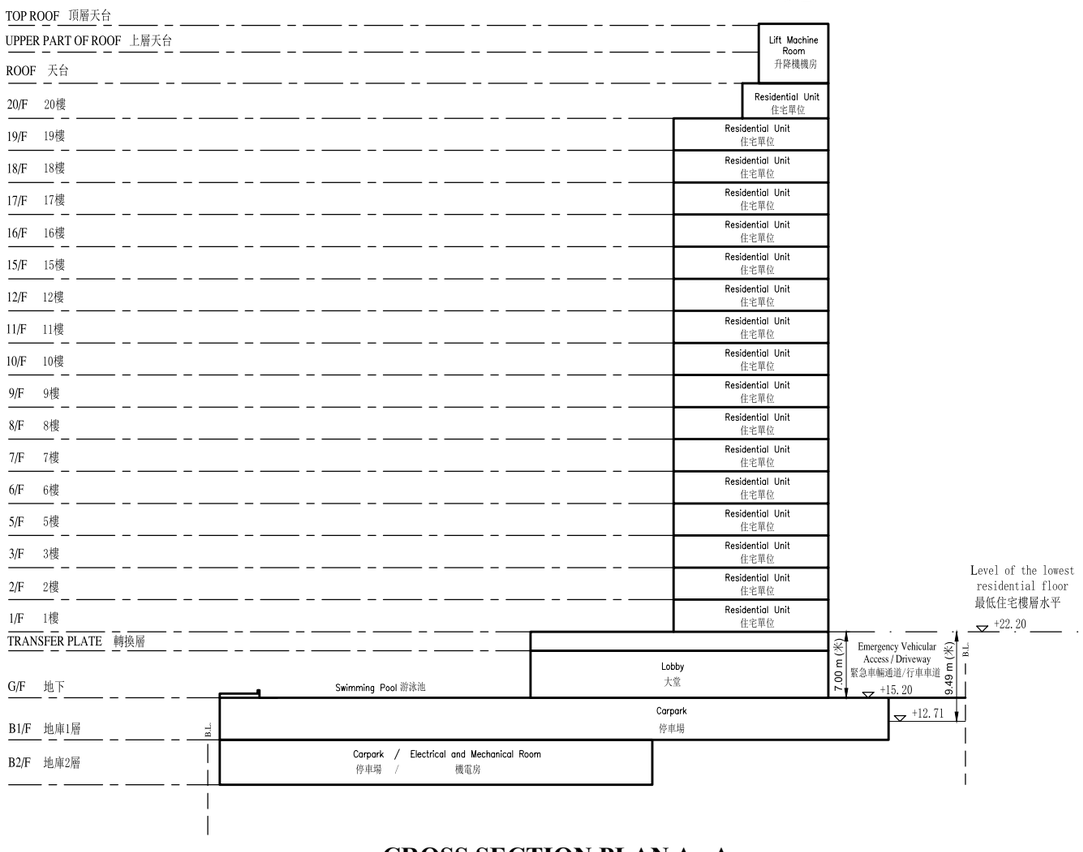
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

KEY PLAN
索引圖

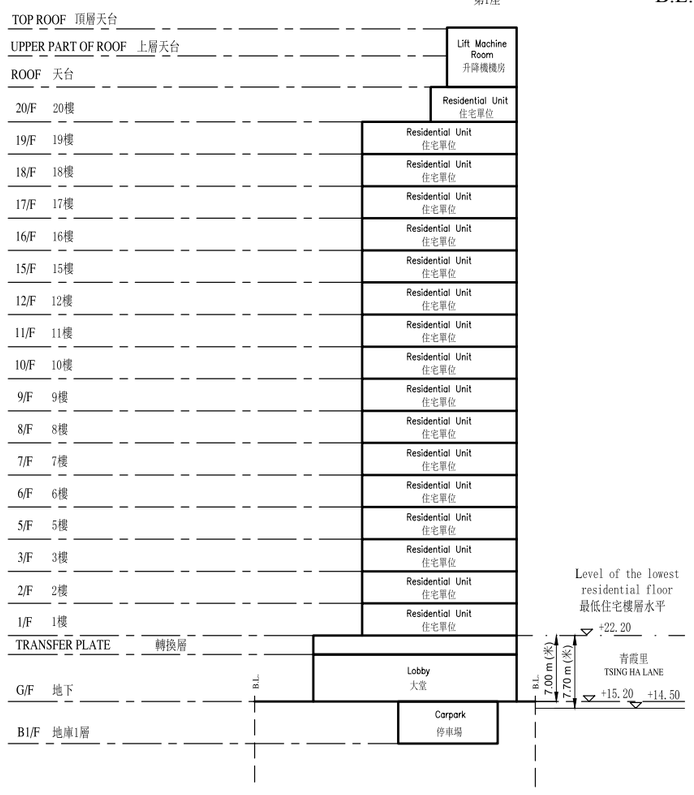


TOWER 2
第2座



CROSS SECTION PLAN A - A
橫截面圖 A - A

TOWER 1
第1座



CROSS SECTION PLAN B - B
橫截面圖 B - B

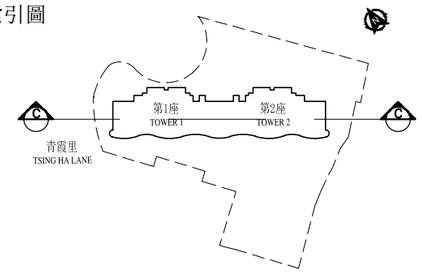
– – – – B.L. = Boundary Line of the Development
發展項目邊界線

1. The part of Emergency Vehicular Access/Driveway adjacent to the building is 12.71 to 15.20 metres above the Hong Kong Principal Datum.
2. The part of Tsing Ha Lane adjacent to the building is 14.50 to 15.20 metres above the Hong Kong Principal Datum.
3. Dotted Line (— —) denotes the level of the lowest residential floor.
4. (▽) denotes height (in meters) above the Hong Kong Principal Datum.

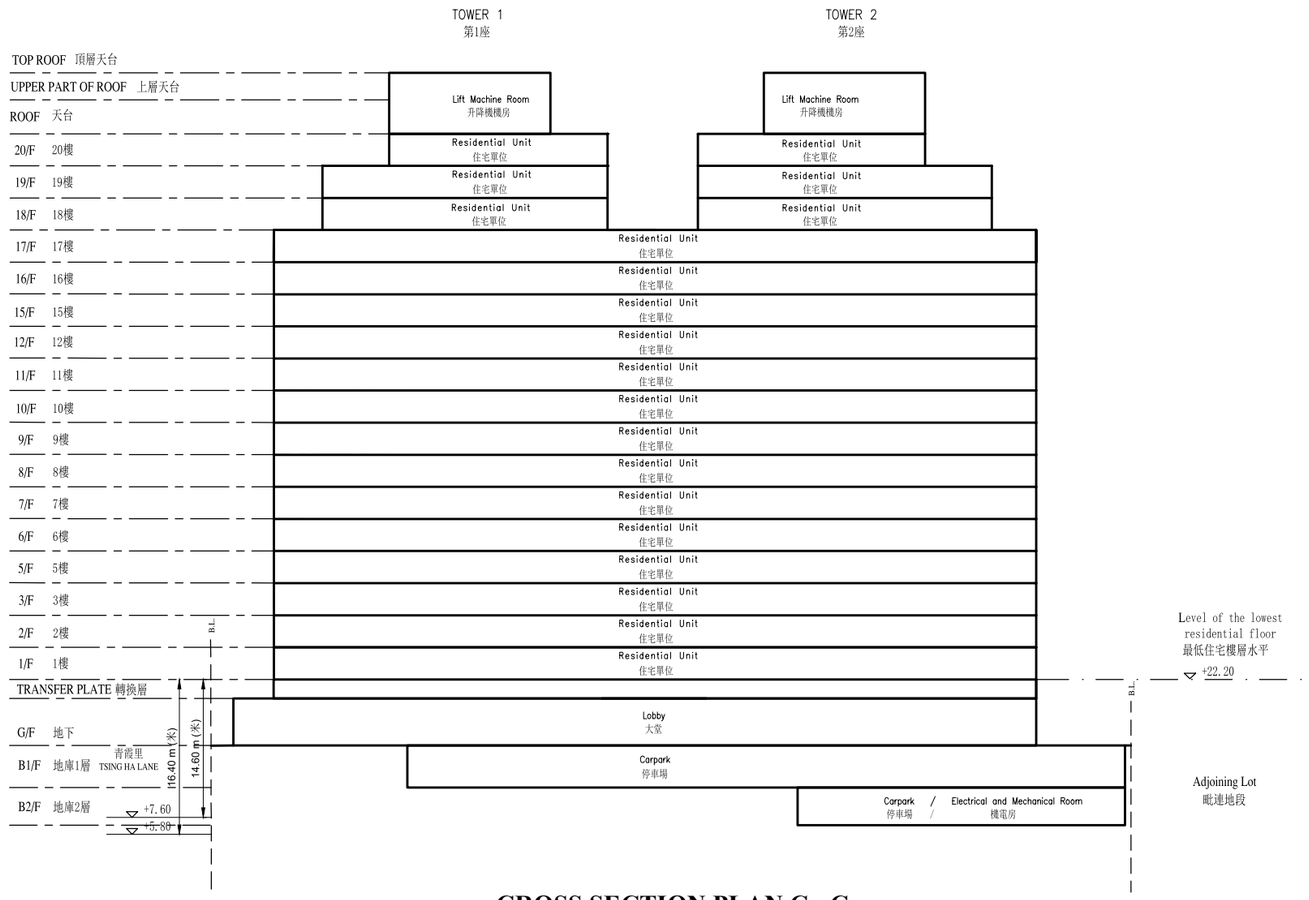
1. 毗連建築物的一段緊急車輛通道/行車車路道為香港主水平基準以上12.71至15.20米。
2. 毗鄰建築物的一段青霞里為香港主水平基準以上14.50至15.20米。
2. 虛線(— —)為最低住宅樓層水平。
3. (▽)代表香港主水平基準以上的高度(米)。

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

KEY PLAN
索引圖



– – – – B.L. = Boundary Line of the Development
發展項目邊界線



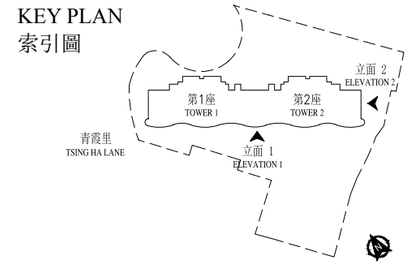
CROSS SECTION PLAN C - C
橫截面圖 C - C

1. The part of Tsing Ha Lane adjacent to the building is 5.80 to 7.60 metres above the Hong Kong Principal Datum.
2. Dotted Line (— —) denotes the level of the lowest residential floor.
3. (▽) denotes height (in meters) above the Hong Kong Principal Datum.

1. 毗鄰建築物的一段青霞里為香港主水平基準以上5.80至7.60米。
2. 虛線(— —)為最低住宅樓層水平。
3. (▽)代表香港主水平基準以上的高度(米)。

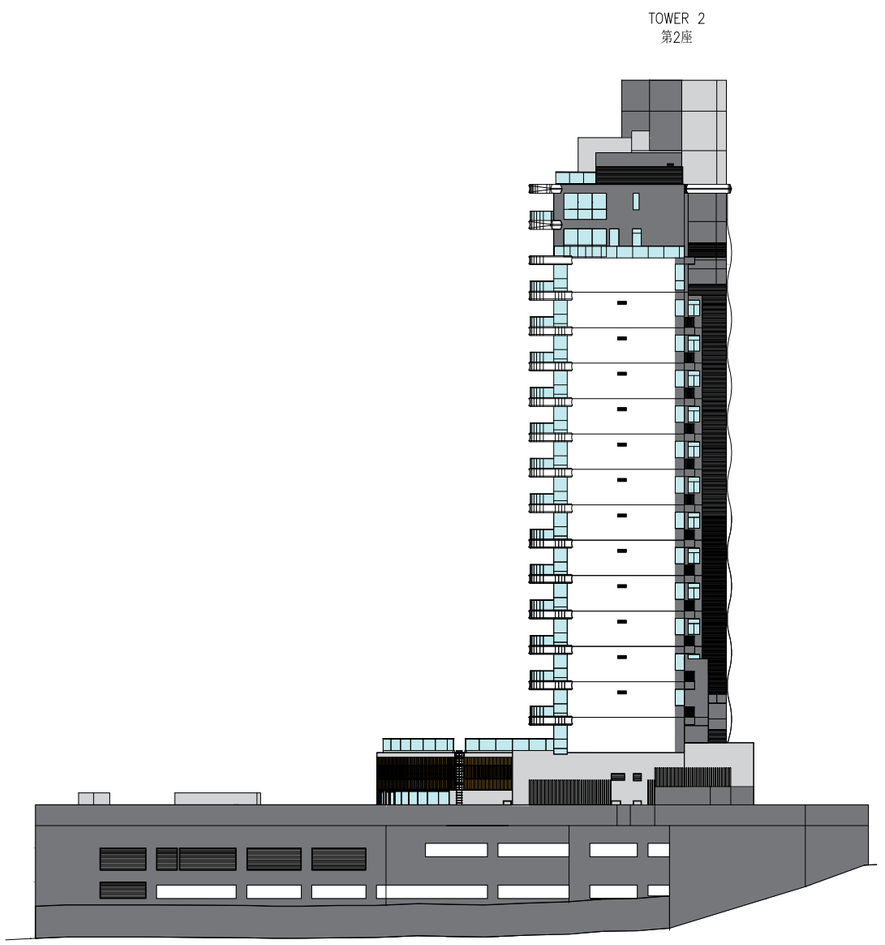
20 ELEVATION PLAN
立面圖

KEY PLAN
索引圖





ELEVATION 1
立面 1



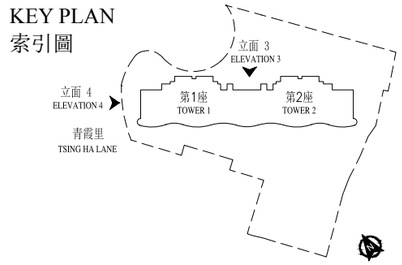
ELEVATION 2
立面 2

The Authorized Person for the Development certified that the elevation shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 7 July 2022; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2022年7月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

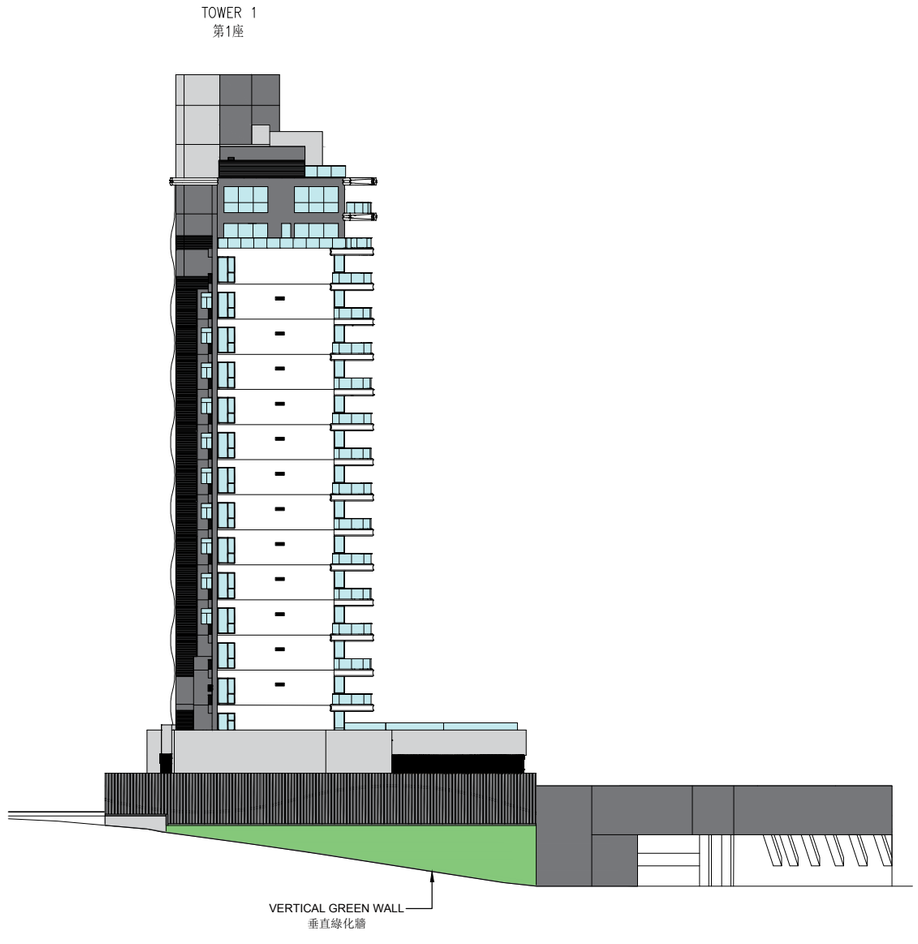
20 ELEVATION PLAN
立面圖

KEY PLAN
索引圖





ELEVATION 3
立面 3



ELEVATION 4
立面 4

The Authorized Person for the Development certified that the elevation shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 7 July 2022; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2022年7月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

Common Facilities 公用設施		Covered Area 有上蓋面積	Uncovered Area 沒有上蓋面積	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	10,248	Not Applicable 不適用	10,248
	sq. m. 平方米	952.018	Not Applicable 不適用	952.018
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	23,171	23,171
	sq. m. 平方米	Not Applicable 不適用	2152.617	2152.617
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Notes : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

備註：以平方呎顯示之面積由以平方米列出的面積以1平方米 = 10.764平方呎換算，並以四捨五入至整數。

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

1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the residential property is offered to be sold is available for inspection free of charge at the place at which the residential properties is offered to be sold.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. 指明住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽，無須為閱覽付費。

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

1. EXTERIOR FINISHES			
Item		**Description**	
a.	External wall	Type of finishes	Natural stone, curtain wall, glass cladding, aluminum grille, aluminim cladding, louver and tiles
b.	Window	Material of frame	Fluorocarbon coated aluminum frame
		Material of glass	Tempered glass
c.	Bay window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Natural stone
e.	Verandah or balcony	Type of finishes	Balcony : fitted with tempered laminated glass balustrade and top railing with aluminum cladding
			Wall : Wall tile and natural stone
			Floor : Natural stone
			Ceiling : Fluorocarbon coated aluminium panels
		Whether it is covered	Balcony is covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

1. 外部裝修物料			
細項		**描述**	
a.	外牆	裝修物料的類型	天然石、玻璃幕牆、玻璃裝飾板、鋁質格柵、鋁板、百葉及磚
b.	窗	框的用料	氟碳塗層鋁窗框
		玻璃的用料	強化玻璃
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	天然石
e.	陽台或露台	裝修物料的類型	露台：裝有夾層強化玻璃欄杆及裝有鋁板扶手
			牆身：牆磚及天然石
			地台：天然石
			天花：氟碳塗層鋁板
		是否有蓋	露台有蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

2. INTERIOR FINISHES						
Item			Description			
				Wall (on exposed surface)	Floor (on exposed surface)	Ceiling (on exposed surface)
a.	Lobby	Tower 1	Type of finishes of main entrance lift lobby	Natural stone and timber veneered aluminum	Natural stone	Gypsum board false ceiling with metal
			Type of finishes of residential floor common lift lobby	Wall tile	Tile	Gypsum board false ceiling
			Type of finishes of G/F lobby (Applicable to Flat A and D of G/F-2/F only)	Natural stone	Natural stone	Gypsum board false ceiling with timber
			Type of finishes of 2/F lobby (Applicable to Flat A and D of G/F-2/F and Flat B and C of 1/F-2/F only)	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling with timber
			Type of finishes of lift lobby (Applicable to Flat B and C of 1/F-2/F, Flat A and B of 3/F, 5/F-12/F & 15/F-18/F and Flat A of 19/F-20/F only)	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling with timber
		Tower 2	Type of finishes of main entrance lift lobby	Natural stone and timber veneered aluminum	Natural stone	Gypsum board false ceiling with metal
			Type of finishes of residential floor common lift lobby	Wall tile	Tile	Gypsum board false ceiling
			Type of finishes of G/F lobby (Applicable to Flat A and D of G/F-2/F only)	Natural stone	Natural stone	Gypsum board false ceiling with timber
			Type of finishes of 2/F lobby (Applicable to Flat A and D of G/F-2/F and Flat B and C of 1/F-2/F only)	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling with timber
			Type of finishes of common lift lobby (Applicable to 3/F, 5/F-12/F & 15/F-16/F)	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling with timber
			Type of finishes of lift lobby (Applicable to Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Natural stone and stainless steel	Natural stone	Gypsum board false ceiling with timber

2. 室內裝修物料						
細項			描述			
				牆壁（外露表面）	地板（外露表面）	天花板（外露表面）
a.	大堂	第1座	主入口升降機大堂裝修物料的類型	天然石及木紋鋁	天然石	石膏板假天花配金屬
			住宅層公共升降機大堂裝修物料的類型	牆磚	磚	石膏板假天花
			地下大堂裝修物料的類型（只適用於地下至2樓A及D單位）	天然石	天然石	石膏板假天花配木
			2樓大堂裝修物料的類型（只適用於地下至2樓A及D單位及1樓至2樓B及C單位）	天然石及不銹鋼	天然石	石膏板假天花配木
			升降機大堂裝修物料的類型（只適用於1樓至2樓B及C單位，3樓、5樓至12樓、15樓至18樓A及B單位及19樓至20樓A單位）	天然石及不銹鋼	天然石	石膏板假天花配木
		第2座	主入口升降機大堂裝修物料的類型	天然石及木紋鋁	天然石	石膏板假天花配金屬
			住宅層公共升降機大堂裝修物料的類型	牆磚	磚	石膏板假天花
			地下大堂裝修物料的類型（只適用於地下至2樓A及D單位）	天然石	天然石	石膏板假天花配木
			2樓大堂裝修物料的類型（只適用於地下至2樓A及D單位及1樓至2樓B及C單位）	天然石及不銹鋼	天然石	石膏板假天花配木
			公共升降機大堂裝修物料的類型（只適用於3樓、5樓至12樓、15樓至16樓）	天然石及不銹鋼	天然石	石膏板假天花配木
			升降機大堂裝修物料的類型（只適用於1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	天然石及不銹鋼	天然石	石膏板假天花配木

2. INTERIOR FINISHES					
Item			Description		
				Wall (on exposed surface)	Ceiling (on exposed surface)
b.	Internal wall and ceiling	Tower 1	Type of finishes for living room and dining room (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Cement sand rendering	Skim coat plastering
			Type of finishes for bedroom (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Cement sand rendering	Skim coat plastering
			Type of finishes for living room and dining room (Applicable to Flat B of 1/F-2/F only)	Natural stone, stainless steel feature wall, timber feature wall and glass	Emulsion paint and gypsum board false ceiling with special paint
			Type of finishes for bedroom (Applicable to Flat B of 1/F-2/F only)	Timber feature wall, wall paper, glass and leather	Emulsion paint and gypsum board false ceiling with special paint
			Type of finishes for living room and dining room (Applicable to Flat A of 15/F only)	Natural stone, stainless steel, wall paper and glass	Emulsion paint and gypsum board false ceiling with special paint
			Type of finishes for bedroom (Applicable to Flat A of 15/F only)	Timber feature wall, stainless steel, wall paper and glass	Emulsion paint and gypsum board false ceiling
		Tower 2	Type of finishes for living room and dining room (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Cement sand rendering	Skim coat plastering
			Type of finishes for bedroom (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Cement sand rendering	Skim coat plastering
			Type of finishes for living room and dining room (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 16/F, Flat B and D of 15/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Emulsion paint	Emulsion paint
			Type of finishes for bedroom (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 16/F, Flat B and D of 15/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Emulsion paint	Emulsion paint
			Type of finishes for living and dinning room (Applicable to Flat A of 15/F only)	Special paint, stainless steel feature wall and timber feature wall	Emulsion paint and gypsum board false ceiling with special paint
			Type of finishes for bedroom (Applicable to Flat A of 15/F only)	Special paint, timber feature wall and wall paper	Emulsion paint and gypsum board false ceiling with special paint

2. 室內裝修物料					
細項			描述		
				牆壁（外露表面）	天花板（外露表面）
b.	室內牆壁及天花板	第1座	客廳及飯廳裝修物料的類型（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	英泥沙批盪	油漆灰
			睡房裝修物料的類型（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	英泥沙批盪	油漆灰
			客廳及飯廳裝修物料的類型（只適用於1樓至2樓B單位）	天然石、不銹鋼特色牆、木特色牆和玻璃	乳膠漆及石膏板假陣髹藝術漆
			睡房裝修物料的類型（只適用於1樓至2樓B單位）	木特色牆、牆紙、玻璃和皮革	乳膠漆及石膏板假陣髹藝術漆
			客廳及飯廳裝修物料的類型（只適用於15樓A單位）	天然石、不銹鋼、牆紙和玻璃	乳膠漆及石膏板假天花髹藝術漆
			睡房裝修物料的類型（只適用於15樓A單位）	木特色牆、不銹鋼、牆紙和玻璃	乳膠漆及石膏板假天花
		第2座	客廳及飯廳裝修物料的類型（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	英泥沙批盪	油漆灰
			睡房裝修物料的類型（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	英泥沙批盪	油漆灰
			客廳及飯廳裝修物料的類型（只適用於3樓、5樓至12樓及16樓A、B、C及D單位，15樓B及D單位，17樓至18樓A及B單位及19樓至20樓A單位）	乳膠漆	乳膠漆
			睡房裝修物料的類型（只適用於3樓、5樓至12樓及16樓A、B、C及D單位，15樓B及D單位，17樓至18樓A及B單位及19樓至20樓A單位）	乳膠漆	乳膠漆
			客廳及飯廳裝修物料的類型（只適用於15樓A單位）	藝術漆、不銹鋼特色牆和木特色牆	乳膠漆及石膏板假陣髹藝術漆
			睡房裝修物料的類型（只適用於15樓A單位）	藝術漆、木特色牆板和牆紙	乳膠漆及石膏板假陣髹藝術漆

2. INTERIOR FINISHES					
Item			Description		
				Wall (on exposed surface)	Ceiling (on exposed surface)
b.	Internal wall and ceiling	Tower 2	Type of finishes for living and dinning room finishes (Applicable to Flat C of 15/F only)	Wall paper, marble and glass	Emulsion paint and gypsum board false ceiling with emulsion paint
			Type of finishes for bedroom finishes (Applicable to Flat C of 15/F only)	Wall paper	Emulsion paint and gypsum board false ceiling with emulsion paint
				Floor (on exposed surface)	Skirting (on exposed surface)
c.	Internal floor	Tower 1	Material for living room and dining room (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Concrete surface	Not applicable
			Material for bedroom (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Concrete surface	Not applicable
			Material for living room and dining room (Applicable to Flat B of 1/F-2/F only)	Natural stone and timber flooring	Metal skirting
			Material for bedroom (Applicable to Flat B of 1/F-2/F only)	Timber flooring	Metal skirting
			Material for living room and dining room (Applicable to Flat A of 15/F only)	Natural stone and timber flooring	Metal skirting
			Material for bedroom (Applicable to Flat A of 15/F only)	Timber flooring	Metal skirting
		Tower 2	Material for living room and dining room (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Concrete surface	Not applicable
			Material for bedroom (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Concrete surface	Not applicable
			Material for living room and dining room (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only)	Timber flooring	Metal skirting
			Material for bedroom (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only)	Timber flooring	Metal skirting

2. 室內裝修物料					
細項			描述		
				牆壁（外露表面）	天花板（外露表面）
b.	室內牆壁及天花板	第2座	客廳及飯廳裝修物料的類型（只適用於15樓C單位）	牆紙、大理石和玻璃	乳膠漆及石膏板假陣髹乳膠漆
			睡房裝修物料的類型（只適用於15樓C單位）	牆紙	乳膠漆及石膏板假陣髹乳膠漆
				地板（外露表面）	牆腳線（外露表面）
c.	室內地板	第1座	客廳及飯廳的用料（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	石屎面	不適用
			睡房的用料（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	石屎面	不適用
			客廳及飯廳的用料（只適用於1樓至2樓B單位）	天然石及木地板	金屬腳線
			睡房的用料（適用於1樓至2樓B單位）	木地板	金屬腳線
			客廳及飯廳的用料（只適用於15樓A單位）	天然石及木地板	金屬腳線
			睡房的用料（只適用於15樓A單位）	木地板	金屬腳線
		第2座	客廳及飯廳的用料（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	石屎面	不適用
			睡房的用料（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	石屎面	不適用
			客廳及飯廳的用料（只適用於3樓、5樓至12樓、15樓至16樓A、B、C及D單位）	木地板	金屬腳線
			睡房的用料（只適用於3樓、5樓至12樓、15樓至16樓A、B、C及D單位）	木地板	金屬腳線

2. INTERIOR FINISHES						
Item			Description			
				Wall (on exposed surface)	Floor (on exposed surface)	Ceiling (on exposed surface)
d.	Bathroom	Tower 1	Type of finishes (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Cement sand rendering	Concrete surface	Concrete surface
			Type of finishes (Applicable to Flat B of 1/F-2/F only)	Natural stone	Natural stone	Emulsion paint and gypsum board false ceiling
			Type of finishes (Applicable to Master Bathroom of Flat A of 15/F only)	Natural stone	Natural stone	Emulsion paint and gypsum board false ceiling
			Type of finishes (Applicable to Bathroom 1 and Bathroom 2 of Flat A of 15/F only)	Natural stone and porcelain tile	Porcelain tile	Emulsion paint and gypsum board false ceiling
			Type of finishes (Applicable to Bathroom 3 of Flat A of 15/F only)	Natural stone and timber veneer	Porcelain tile	Emulsion paint and gypsum board false ceiling
			Whether the wall finishes run up to ceiling	The wall finishes run up to ceiling		
		Tower 2	Type of finishes (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Cement sand rendering	Concrete surface	Concrete surface
			Whether the wall finishes run up to ceiling	The wall finishes run up to ceiling		
			Type of finishes (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only)	Natural stone	Natural stone	Gypsum board false ceiling
			Whether the wall finishes run up to ceiling	The wall finishes run up to false ceiling		

2. 室內裝修物料						
細項			描述			
				牆壁（外露表面）	地板（外露表面）	天花板（外露表面）
d.	浴室	第1座	裝修物料的類型（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	英泥沙批盪	石屎面	石屎面
			裝修物料的類型（只適用於1樓至2樓B單位）	天然石	天然石	乳膠漆及石膏板假天花
			裝修物料的類型（只適用於15樓A單位之主人浴室）	天然石	天然石	乳膠漆及石膏板假天花
			裝修物料的類型（只適用於15樓A單位之浴室1及浴室2）	天然石及磁磚	磁磚	乳膠漆及石膏板假天花
			裝修物料的類型（只適用於15樓A單位之浴室3）	天然石及木皮	磁磚	乳膠漆及石膏板假天花
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花		
		第2座	裝修物料的類型（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	英泥沙批盪	石屎面	石屎面
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花		
			裝修物料的類型（只適用於3樓、5樓至12樓、15樓至16樓A、B、C及D單位）	天然石	天然石	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		

2. INTERIOR FINISHES							
Item			Description				
				Wall (on exposed surface)	Floor (on exposed surface)	Ceiling (on exposed surface)	Cooking bench
e.	Kitchen	Tower 1	Type of finishes (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	Cement sand rendering	Concrete surface	Concrete surface	Not applicable
			Type of finishes (Applicable to Flat B of 1/F-2/F only)	Natural stone	Natural stone	Emulsion paint and gypsum board false ceiling	Natural stone
			Type of finishes (Applicable to Flat A of 15/F only)	Porcelain tile and quartz stone	Porcelain tile	Emulsion paint and gypsum board false ceiling	Quartz stone
			Whether the wall finishes run up to ceiling	The wall finishes run up to ceiling			
		Tower 2	Type of finishes (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Cement sand rendering	Concrete surface	Concrete surface	Not applicable
			Whether the wall finishes run up to ceiling	The wall finishes run up to ceiling			
			Type of finishes (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only)	Natural stone	Natural stone	Gypsum board false ceiling	Natural stone
			Whether the wall finishes run up to ceiling	The wall finishes run up to false ceiling			

2. 室內裝修物料							
細項			描述				
				牆壁（外露表面）	地板（外露表面）	天花板（外露表面）	灶台
e.	廚房	第1座	裝修物料的類型（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	英泥沙批盪	石屎面	石屎面	不適用
			裝修物料的類型（只適用於1樓至2樓B單位）	天然石	天然石	乳膠漆及石膏板假天花	天然石
			裝修物料的類型（只適用於15樓A單位）	磁磚及石英石	磁磚	乳膠漆及石膏板假天花	石英石
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花			
		第2座	裝修物料的類型（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	英泥沙批盪	石屎面	石屎面	不適用
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花			
			裝修物料的類型（只適用於3樓、5樓至12樓、15樓至16樓A、B、C及D單位）	天然石	天然石	石膏板假天花	天然石
			牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

3. INTERIOR FITTINGS						
Item			Description			
				Material	Finishes	Accessories
a.	Doors	Tower 1 (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F)	G/F Main entrance door (Applicable to Flat A and D of G/F-2/F only)	Glass with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle and floor spring
			G/F Main entrance double door (Applicable to Flat D of G/F-2/F only)	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Back door	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Master bathroom door	Hollow core timber door	Paint	Lockset with handle
			Store door	Hollow core timber door	Paint	Lockset with handle
			Kitchen door	Fire-rated solid core timber door	Paint	Handle
			Lift lobby door	Fire-rated solid core timber door with glass vision panel	Timber veneer	Lockset with handle and concealed door closer
			Main entrance double door	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Door to balcony, utility platform and flat roof	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Roof door	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Gas meter cabinet door	Galvanized mild steel louvre door	Paint	Not applicable
			Air-conditioning plant room door	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle

3. 室內裝置						
細項			描述			
				用料	裝修物料	配件
a.	門	第1座（適用於所有單位，除1樓至2樓B單位及15樓A單位外）	地下主入口大門（只適用於地下至2樓A及D單位）	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手及地鉸
			地下主入口雙門（只適用於地下至2樓D單位）	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			後門	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			主人浴室門	空心木門	油漆	門鎖連拉手
			儲物房門	空心木門	油漆	門鎖連拉手
			廚房門	防火實心木門	油漆	拉手
			升降機大堂門	防火實心木門配玻璃視窗	木皮	門鎖連拉手及隱藏式氣鼓
			主入口雙門	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			通往露台、工作平台及平台的門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			天台門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			煤氣錶櫃門	鍍鋅百葉鐵門	油漆	不適用
			空調機房門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手

3. INTERIOR FITTINGS						
Item			Description			
				Material	Finishes	Accessories
a.	Doors	Tower 1 (Applicable to Flat B of 1/F-2/F only)	1/F Main entrance double door	Fire-rated solid core timber door	Timber veneer and stainless steel	Lockset with handle, door viewer and concealed door closer
			1/F Kitchen door	Fire-rated solid core timber door with glass vision panel	Timber veneer	Lockset with handle and concealed door closer
			1/F Laundry room door	Hollow core timber door	Timber veneer	Lockset with handle
			1/F Utility door	Fire-rated solid core timber door	Timber veneer	Lockset with handle
			1/F Lavatory door	Hollow core timber door	Timber veneer	Lockset with handle
			1/F Store door	Hollow core timber door	Timber veneer	Lockset
			Bathroom door	Hollow core timber door	Timber veneer	Lockset with handle and concealed door closer
			Master bedroom door	Hollow core timber door	Timber veneer	Lockset with handle and concealed door closer
			Bedroom door	Hollow core timber door	Timber veneer	Lockset with handle
			2/F Store door	Metal	Natural stone	Not applicable
			Back door	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Master bathroom door	Glass door	Stainless steel frame and laminated glass	Not applicable
			Lift lobby door	Fire-rated solid core timber door with glass vision panel	Timber veneer	Lockset with handle and concealed door closer
			Door to balcony	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Air-conditioning plant room door	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle

3. 室內裝置						
細項			描述			
				用料	裝修物料	配件
a.	門	第1座（只適用於1樓至2樓B單位）	1樓主入口雙門	防火實心木門	木皮及不銹鋼	門鎖連拉手、防盜眼及隱藏式氣鼓
			1樓廚房門	防火實心木門配玻璃視窗	木皮	門鎖連拉手及隱藏式氣鼓
			1樓洗衣房門	空心木門	木皮	門鎖連拉手
			1樓工作房門	防火實心木門	木皮	門鎖連拉手
			1樓廁所門	空心木門	木皮	門鎖連拉手
			1樓儲物房門	空心木門	木皮	門鎖
			浴室門	空心木門	木皮	門鎖連拉手及隱藏式氣鼓
			主人睡房門	空心木門	木皮	門鎖連拉手及隱藏式氣鼓
			睡房門	空心木門	木皮	門鎖連拉手
			2樓儲物房門	金屬門	天然石	不適用
			後門	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			主人浴室門	玻璃門	不銹鋼框配夾膠玻璃	不適用
			升降機大堂門	防火實心木門配玻璃視窗	木皮	門鎖連拉手及隱藏式氣鼓
			通往露台的門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			空調機房門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手

3. INTERIOR FITTINGS						
Item			Description			
				Material	Finishes	Accessories
a.	Doors	Tower 1 (Applicable to Flat A of 15/F only)	Main entrance double door	Fire-rated solid core timber door	Timber veneer and stainless steel	Lockset with handle, door viewer and concealed door closer
			Back door	Fire-rated solid core timber door	Timber veneer and stainless steel	Lockset with handle, door viewer and concealed door closer
			Kitchen door (Beside Dining Room)	Fire-rated glass door	Stainless steel frame and fire rated glass	Not applicable
			Kitchen door (Beside Utility)	Fire-rated solid core timber door	Timber veneer and plastic laminate	Lockset with handle and concealed door closer
			Utility door	Hollow core timber door	Plastic laminate	Lockset with handle
			Lavatory door (Beside Utility)	Glass door with powder coated aluminum frame	Glass and powder coating	Lockset
			Air-conditioning plant room door	Glass door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Lavatory door (Beside Store)	Hollow core timber door	Timber veneer	Lockset
			Bedroom door	Hollow core timber door	Timber veneer	Lockset with handle and concealed door closer
			Bathroom door	Hollow core timber door	Timber veneer	Lockset with handle and concealed door closer
			Master bedroom door	Hollow core timber door	Timber veneer	Lockset with handle and concealed door closer
			Walk-in closet door	Glass door	Stainless steel frame and laminated glass	Handle
			Master bathroom door	Glass door	Stainless steel frame and laminated glass	Handle
			Lift lobby door	Fire-rated solid core timber door with glass vision panel	Timber veneer	Lockset with handle and concealed door closer
			Store door	Wooden door	Wall paper	Not applicable
			Door to balcony and utility platform	Glass door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle

3. 室內裝置						
細項			描述			
				用料	裝修物料	配件
a.	門	第1座（只適用於15樓A單位）	入口雙門	防火實心木門	木皮及不銹鋼	門鎖連拉手、防盜眼及隱藏式氣鼓
			單位後門	防火實心木門	木皮及不銹鋼	門鎖連拉手、防盜眼及隱藏式氣鼓
			廚房門（飯廳旁）	防火玻璃門	不銹鋼框配防火玻璃	不適用
			廚房門（工作房旁）	防火實心木門	木皮及膠板	門鎖連拉手及隱藏式氣鼓
			工作房門	空心木門	膠板	門鎖連拉手
			廁所門（工作房旁）	玻璃門配粉末噴塗鋁框	玻璃及粉末噴塗層	門鎖
			空調機房門	玻璃門配氟碳噴塗鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			廁所門（儲物房旁）	空心木門	木皮	門鎖
			睡房門	空心木門	木皮	門鎖連拉手及隱藏式氣鼓
			浴室門	空心木門	木皮	門鎖連拉手及隱藏式氣鼓
			主人睡房門	空心木門	木皮	門鎖連拉手及隱藏式氣鼓
			衣帽間門	玻璃門	不銹鋼框配夾膠玻璃	拉手
			主人浴室門	玻璃門	不銹鋼框配夾膠玻璃	拉手
			升降機大堂門	防火實心木門配玻璃視窗	木皮	門鎖連拉手及隱藏式氣鼓
			儲物房門	木板門	牆紙	不適用
			門通往露台及工作平台	玻璃門配氟碳噴塗鋁框	玻璃及氟碳噴塗層	門鎖連拉手

This page is left blank intentionally

此頁保留空白

3. INTERIOR FITTINGS						
Item			Description			
				Material	Finishes	Accessories
a.	Doors	Tower 2	G/F Main entrance door (Applicable to Flat A and D of G/F-2/F only)	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle and floor spring
			G/F Main entrance double door (Applicable to Flat D of G/F-2/F only)	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Back door	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Bedroom door	Hollow core timber door	Timber veneer	Lockset with handle
			Bathroom door	Hollow core timber door with timber louver	Timber veneer	Lockset with handle
			Master bathroom door	Hollow core timber door	Timber veneer	Lockset with handle
			Utility door	Hollow core timber door with timber louver	Timber veneer	Lockset with handle
			Lavatory door	Hollow core timber door	Glass Cladding	Lockset with handle
			Store door	Hollow core timber door	Painting	Lockset with handle
			Kitchen door (Applicable to Flat A and D of G/F-2/F, Flat B and C 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	Fire-rated solid core timber door	Painting	Handle
			Kitchen door (Applicable to Flat A and D of 3/F,5/F-12/F & 15/F-16/F only)	Fire-rated solid core timber door	Timber veneer	Handle and concealed door closer
			Lift lobby door	Fire-rated solid core timber door with glass vision panel	Timber veneer	Lockset with handle and concealed door closer

3. 室內裝置						
細項			描述			
				用料	裝修物料	配件
a.	門	第2座	地下主入口大門（只適用於地下至2樓A及D單位）	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手及地鉸
			地下主入口雙門（只適用於地下至2樓D單位）	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			後門	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			睡房門	空心木門	木皮	門鎖連拉手
			浴室門	空心木門配木百葉	木皮	門鎖連拉手
			主人浴室門	空心木門	木皮	門鎖連拉手
			工作房門	空心木門配木百葉	木皮	門鎖連拉手
			廁所門	空心木門	玻璃面板	門鎖連拉手
			儲物房門	空心木門	油漆	門鎖連拉手
			廚房門（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	防火實心木門	油漆	拉手
			廚房門（只適用於3樓、5樓至12樓及15樓至16樓A及D單位）	防火實心木門	木皮	拉手及隱藏式氣鼓
			升降機大堂門	防火實心木門配玻璃視窗	木皮	門鎖連拉手及隱藏式氣鼓

3. INTERIOR FITTINGS						
Item			Description			
				Material	Finishes	Accessories
a.	Doors	Tower 2	Main entrance double door	Fire-rated solid core timber door	Timber veneer	Lockset with handle, door viewer and concealed door closer
			Wine room / cigar room door (Applicable to Flat A of 15/F only)	Stainless steel framed glass door	Stainless steel and glass	Handle
			Door to balcony, utility platform and flat roof	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Roof door	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Gas meter cabinet door	Galvanized mild steel louvre door	Paint	Not applicable
			Air-conditioning plant room door	Glass Door with fluorocarbon coated aluminum frame	Glass and fluorocarbon coating	Lockset with handle
			Fittings & Equipment	**Type**	**Material**	
b.	Bathroom	Tower 1 (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F) and Tower 2 (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	(i) Type and material of fittings and equipment	Wash basin mixer	Polished plated	
				Water closet	Vitreous China	
				Wash basin	Stainless steel	
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation	
				Hot water supply	Copper water pipes with thermal insulation	
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Not applicable		
			(iv) Size of bathtub (if applicable)	Not applicable		

3. 室內裝置						
細項			描述			
				用料	裝修物料	配件
a.	門	第2座	主入口雙門	防火實心木門	木皮	門鎖連拉手、防盜眼及隱藏式氣鼓
			酒房 / 雪茄房門（只適用於15樓A單位）	不銹鋼框玻璃門	不銹鋼及玻璃	拉手
			通往露台、工作平台及平台的門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			天台門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			煤氣錶櫃門	鍍鋅百葉鐵門	油漆	不適用
			空調機房門	玻璃門配氟碳塗層鋁框	玻璃及氟碳噴塗層	門鎖連拉手
			裝置及設備	**類型**	**用料**	
b.	浴室	第1座（適用於所有單位，除1樓至2樓B單位及15樓A單位外）及第2座（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	(i) 裝置及設備的類型及用料	洗手盆水龍頭	拋光鍍膜	
				坐廁	釉面陶瓷	
				洗手盆	不銹鋼	
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉	
				熱水供應	配有隔熱層之銅喉	
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	不適用		
			(iv) 浴缸大小（如適用）	不適用		

3. INTERIOR FITTINGS					
Item			Description		
			Fittings & Equipment	Type	Material
b.	Bathroom (1, 2, 3)	Tower 1 (Applicable to Flat B of 1/F-2/F only)	(i) Type and material of fittings and equipment	Basin countertop	Glass
				Mirror	Stainless steel frame and mirror
				Wash basin mixer	Polished plated
				Water closet	Vitreous China
				Wash basin	Glass
				Towel ring	Metal
				Hook	Metal
				Paper holder	Metal
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Stainless steel frame and laminated glass
				Shower set	Metal
				Shower rail	Metal
			(iv) Size of bathtub (if applicable)	1450mm (L) x 760mm (W) x 540mm (H) (Bathroom 3)	
	Master Bathroom	Tower 1 (Applicable to Flat B of 1/F-2/F only)	(i) Type and material of fittings and equipment	Basin countertop	Natural stone
				Basin cabinet	Wooden cabinet with natural stone
				Mirror	Stainless steel frame and mirror
				Full height cabinet	Wooden cabinet with metal frame, laminated glass and wood veneer
				Wash basin mixer	Polished plated
				Water closet	Vitreous China
				Wash basin	Natural stone
				Towel ring	Metal
				Hook	Metal
				Paper holder	Metal
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Stainless steel frame and laminated glass
				Shower set	Metal
				Shower rail	Metal
			(iv) Size of bathtub (if applicable)	1680mm (L) x 800mm (W) x 500mm (H)	

3. 室內裝置					
細項			描述		
			裝置及設備	類型	用料
b.	浴室（1，2，3）	第1座（只適用於1樓至2樓B單位）	(i) 裝置及設備的類型及用料	洗手盆檯面	玻璃
				鏡	不銹鋼框配鏡
				洗手盆水龍頭	拋光鍍膜
				坐廁	釉面陶瓷
				洗手盆	玻璃
				毛巾環	金屬
				鈎	金屬
				廁紙架	金屬
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	淋浴間	不銹鋼框配夾膠玻璃
				花灑套裝	金屬
				淋浴柱	金屬
			(iv) 浴缸大小（如適用）	1450毫米（長）x 760毫米（闊）x 540毫米（高）（浴室3）	
	主人浴室	第1座（只適用於1樓至2樓B單位）	(i) 裝置及設備的類型及用料	洗手盆檯面	天然石
				洗手盆櫃	木櫃配天然石
				鏡	不銹鋼框配鏡
				全高櫃	木櫃配金屬框、夾膠玻璃及木皮
				洗手盆水龍頭	拋光鍍膜
				坐廁	釉面陶瓷
				洗手盆	天然石
				毛巾環	金屬
				鈎	金屬
				廁紙架	金屬
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	淋浴間	不銹鋼框配夾膠玻璃
				花灑套裝	金屬
				淋浴柱	金屬
			(iv) 浴缸大小（如適用）	1680毫米（長）x 800毫米（闊）x 500毫米（高）	

3. INTERIOR FITTINGS					
Item			Description		
			Fittings & Equipment	Type	Material
b.	Bathroom (1, 2, 3)	Tower 1 (Applicable to Flat A of 15/F only)	(i) Type and material of fittings and equipment	Basin countertop	Natural stone
				Mirror	Metal frame and mirror
				Wash basin mixer	Brushed plated
				Water closet	Vitreous China
				Wash basin	Vitreous China
				Heated Rail	Metal
				Hook	Brushed plated
				Paper holder (Applicable to Bathroom 1 only)	Brushed plated
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Tempered glass
				Shower set	Brushed plated
				Shower rail	Metal
			(iv) Size of bathtub (if applicable)	1500mm (L) x 750mm (W) x 450mm (H) (Bathroom 1)	
	Master Bathroom	Tower 1 (Applicable to Flat A of 15/F only)	(i) Type and material of fittings and equipment	Basin countertop	Natural stone
				Mirror	Mirror
				Wash basin mixer	Brushed plated
				Water closet	Vitreous China
				Wash basin	Vitreous China
				Heated Rail	Metal
				Hook	Brushed plated
				Paper holder	Brushed plated
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Natural stone
				Shower set	Brushed plated
				Shower rail	Metal
			(iv) Size of bathtub (if applicable)	1700mm (L) x 800mm (W) x 605mm (H)	

3. 室內裝置					
細項			描述		
			裝置及設備	類型	用料
b.	浴室（1，2，3）	第1座（只適用於15樓A單位）	(i) 裝置及設備的類型及用料	洗手盆檯面	天然石
				鏡	金屬框配鏡
				洗手盆水龍頭	拉絲鍍膜
				坐廁	釉面陶瓷
				洗手盆	釉面陶瓷
				電熱毛巾棍	金屬
				鈎	拉絲鍍膜
				廁紙架（只適用於浴室1）	拉絲鍍膜
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	淋浴間	鋼化玻璃
				花灑套裝	拉絲鍍膜
				淋浴柱	金屬
			(iv) 浴缸大小（如適用）	1500mm（長）x 750mm（闊）x 450mm（高）（浴室1）	
	主人浴室	第1座（只適用於15樓A單位）	(i) 裝置及設備的類型及用料	洗手盆檯面	天然石
				鏡	鏡
				洗手盆水龍頭	拉絲鍍膜
				坐廁	釉面陶瓷
				洗手盆	釉面陶瓷
				電熱毛巾棍	金屬
				鈎	拉絲鍍膜
				廁紙架	拉絲鍍膜
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	淋浴間	天然石
				花灑套裝	拉絲鍍膜
				淋浴柱	金屬
			(iv) 浴缸大小（如適用）	1700mm（長）x 800mm（闊）x 605mm（高）	

This page is left blank intentionally

此頁保留空白

3. INTERIOR FITTINGS					
Item			Description		
			Fittings & Equipment	Type	Material
b.	Bathroom	Tower 2 (Applicable to Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only)	(i) Type and material of fittings and equipment	Basin countertop	Natural stone
				Basin cabinet	Wooden cabinet with plastic laminate, timber veneer, glass and metal
				Mirror cabinet	Wooden cabinet with mirror, metal and plastic laminate
				Wash basin mixer	Polished plated
				Water closet	Vitreous China
				Wash basin	Vitreous China
				Shower set	Polished plated
				Towel bar	Polished plated
				Paper holder	Powder coating
			(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
			(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Tempered glass
			(iv) Size of bathtub (if applicable)	1450mm (L) x 770mm (W) x 540mm (H)	
				Material	
c.	Kitchen	Tower 1 (Applicable to all units except Flat B of 1/F-2/F and Flat A of 15/F) and Tower 2 (Applicable to Flat A and D of G/F-2/F, Flat B and C of 1/F-2/F, Flat A and B of 17/F-18/F and Flat A of 19/F-20/F only)	(i) Sink unit	Stainless steel	
			(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
				Material	Finishes
			(iii) Kitchen cabinet	Not applicable	Not applicable
			(iv) Type of all other fittings and equipment	Type of other fittings	Chrome plated sink mixer
				Type of other equipment	Not applicable

3. 室內裝置					
細項			描述		
			裝置及設備	類型	用料
b.	浴室	第2座（只適用於3樓、5樓至12樓、15樓至16樓A，B，C及D單位）	(i) 裝置及設備的類型及用料	洗手盆檯面	天然石
				洗手盆櫃	木製櫃配膠板、木皮、玻璃及金屬
				鏡櫃	木製櫃配鏡、金屬及膠板
				洗手盆水龍頭	拋光鍍膜
				坐廁	釉面陶瓷
				洗手盆	釉面陶瓷
				花灑套裝	拋光鍍膜
				毛巾棍	拋光鍍膜
				廁紙架	粉末噴塗
			(ii) 供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
			(iii) 沐浴設施（包括花灑或浴缸，如適用）	淋浴間	強化玻璃
			(iv) 浴缸大小（如適用）	1450 毫米（長）x 770 毫米（闊）x 540 毫米（高）	
				用料	
c.	廚房	第1座（適用於所有單位，除1樓至2樓B單位及15樓A單位外）及第2座（只適用於地下至2樓A及D單位，1樓至2樓B及C單位，17樓至18樓A及B單位及19樓至20樓A單位）	(i) 洗滌盆	不銹鋼	
			(ii) 供水系統	冷水供應及熱水供應均採用配有隔熱層之銅喉	
				用料	裝修物料
			(iii) 廚櫃	不適用	不適用
			(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻龍頭
				其他設備的類型	不適用

3. INTERIOR FITTINGS					
Item			Description		
				Material	
c.	Kitchen	Tower 1 (Applicable to Flat B of 1/F-2/F only)	(i) Sink unit	Silgranit	
			(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
				Material	**Finishes**
			(iii) Kitchen cabinet	Wood cabinet	Glass panel and timber laminate
			(iv) Type of all other fittings and equipment	Type of other fittings	Chrome plated sink mixer
				Type of other equipment	Not applicable
		Tower 1 (Applicable to Flat A of 15/F only)		**Material**	
			(i) Sink unit	Stainless steel	
			(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
				Material	**Finishes**
			(iii) Kitchen cabinet	Wooden cabinet	Glass Panel and timber laminate
			(iv) Type of all other fittings and equipment	Type of other fittings	Patinated brass plated sink mixer
				Type of other equipment	Not applicable
		Tower 2 (Applicable to Flat A and D of 3/F, 5/F-12/F & 15/F-16/F only)	(i) Sink unit	Silgranit	
			(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
				Material	**Finishes**
			(iii) Kitchen cabinet	Wooden cabinet	Glass Panel and timber laminate
			(iv) Type of all other fittings and equipment	Type of other fittings	Chrome plated sink mixer
				Type of other equipment	Not applicable

3. 室內裝置					
細項			描述		
				用料	
c.	廚房	第1座（只適用於1樓至2樓B單位）	（i） 洗滌盆	花崗岩	
			（ii）供水系統	冷水供應及熱水供應均採用配有隔熱層之銅喉	
				用料	**裝修物料**
			（iii）廚櫃	木製廚櫃	玻璃及木飾面板
			（iv）所有其他裝置及設備的類型	其他裝置的類型	鍍鉻龍頭
				其他設備的類型	不適用
		第1座（只適用於15樓A單位）		**用料**	
			（i） 洗滌盆	不銹鋼	
			（ii）供水系統	冷水供應及熱水供應均採用配有隔熱層之銅喉	
				用料	**裝修物料**
			（iii）廚櫃	木製廚櫃	玻璃及木飾面板
			（iv）所有其他裝置及設備的類型	其他裝置的類型	鍍銅龍頭
				其他設備的類型	不適用
		第2座（只適用於3樓、5樓至12樓及15樓至16樓A及D單位）	（i） 洗滌盆	花崗岩	
			（ii）供水系統	冷水供應及熱水供應均採用配有隔熱層之銅喉	
				用料	**裝修物料**
			（iii）廚櫃	木製廚櫃	玻璃及木飾面板
			（iv）所有其他裝置及設備的類型	其他裝置的類型	鍍鉻龍頭
				其他設備的類型	不適用

3. INTERIOR FITTINGS					
Item		**Description**			
c.	Kitchen	Tower 2 (Applicable to Flat B and C of 3/F, 5/F-12/F & 15/F-16/F only)		**Material**	
			(i) Sink unit	Silgranit	
			(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
				Material	**Finishes**
			(iii) Kitchen cabinet	Wooden cabinet	Glass Panel and timber laminate
			(iv) Type of all other fittings and equipment	Type of other fittings	Chrome plated sink mixer
				Type of other equipment	For the provision of the fire service installations and equipment fitted in or near kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule for Mechanical & Electrical Provisions"
			Fittings	**Type**	**Material**
d.	Bedroom	Type and materials of fittings (Including built-in wardrobe)	Built-in wardrobe and wine cabinet (Applicable to Flat B on 1/F-2/F of Tower 1 only)	Built-in wardrobe (Applicable to Master Bedroom, Bedroom 2 and Bedroom 3 only)	Wooden wardrobe with metal frame, laminated glass and wood veneer
				Built-in Wine cabinet (Applicable to Bedroom 1 (Wine Lounge) only)	Wooden cabinet with metal frame, laminated glass, mirror and wood veneer
			Built-in wardrobe (Applicable to Flat A on 15/F of Tower 1 only)	Built-in wardrobe (Applicable to Master Bedroom, Bedroom 1 and Bedroom 2 only)	Wooden wardrobe with metal frame, glass and timber veneer
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"		
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"		

3. 室內裝置					
細項		**描述**			
c.	廚房	第2座（只適用於3樓、5樓至12樓及15樓至16樓B及C單位）		**Material**	
			(i) 洗滌盆	花崗岩	
			(ii) 供水系統	冷水供應及熱水供應均採用配有隔熱層之銅喉	
				用料	**裝修物料**
			(iii) 廚櫃	木製廚櫃	玻璃及木飾面板
			(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻龍頭
				其他設備的類型	有關安裝在廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「機電裝置位置及數量說明表」
			裝置	**類型**	**用料**
d.	睡房	裝置（包括嵌入式衣櫃）的類型及用料	嵌入式衣櫃及酒櫃（只適用於第1座1樓至2樓B單位）	嵌入式衣櫃（只適用於主人睡房、睡房2及睡房3）	木衣櫃配金屬框、夾膠玻璃及木皮
				嵌入式酒櫃（只適用於睡房1（酒廊））	木櫃配金屬框、夾層玻璃、鏡及木皮
			嵌入式衣櫃（只適用於第1座15樓A單位）	嵌入式衣櫃（只適用於主人睡房、睡房1及睡房2）	木衣櫃配金屬框、玻璃及木皮
e.	電話	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」		
f.	天線	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」		

3. INTERIOR FITTINGS				
Item		**Description**		
g.	Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1] [1] Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non- concrete partition walls, designated pipe ducts or other materials.	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
			Fittings	
h.	Gas supply	Type	Towngas	
		System	Gas supply pipe is provided and connected gas water heater for all flats. Gas supply pipe is provided and connected to gas hob on Tower 2 Flat A, B, C and D of 3/F, 5/F-12/F & 15/F-16/F only.	
		Location	For the location of gas connection points, please refer to the "Schedule for Mechanical & Electrical Provisions"	
i.	Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
		Design	40mm diameter uPVC drain pipe with trap and 22mm diameter cold water supply pipe with 15mm tap for washing machine connection inside Kitchen.	
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply	
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2] [2] Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.	
		Whether hot water is available	Hot water supply to kitchen and bathroom	

3. 室內裝置				
細項		**描述**		
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	所有單位均提供三相電力供應並裝設微型斷路器配電箱
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1] [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、覆面、非混凝土間牆、指定之管槽或其他物料遮蓋。	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」	
			裝置	
h.	氣體供應	類型	煤氣	
		系統	所有單位的煤氣喉接駁煤氣熱水爐 只有第2座3樓、5樓至12樓、15樓至16樓A、B、C及D單位的煤氣喉接駁煤氣煮食爐	
		位置	有關煤氣接駁點的位置，請參閱「機電裝置位置及數量說明表」	
i.	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」	
		設計	廚房內設直徑40毫米uPVC去水管連隔氣及直徑22毫米冷水供水管連15毫米龍頭供連接洗衣機來去水。	
j.	供水	水管的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露[2] [2] 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯 存 櫃、覆面、非混凝土間牆、指定之管槽或其他物料遮蓋。	
		有否熱水供應	廚房及浴室有熱水供應	

4. MISCELLANEOUS				
Item		Description		
			Residential lift	
a.	Lifts	(i) Brand name and model number	Brand Name	Schindler
			Model Number	5500MMR, 5500MRL
		(ii) Number and floors served by them	Number of lifts	14
			Floor served by the lifts	5500MMR Tower 1: L1 - G/F, 1/F-3/F, 5/F-12/F, 15/F-20/F L2 - B1/F, G/F, 1/F, 3/F, 5/F-12/F, 15/F-19/F L3 - B1/F, G/F, 1/F, 3/F, 5/F-12/F, 15/F-18/F Tower 2: L6 - G/F, 1/F, 3/F, 5/F-12/F, 15/F-18/F L7 - G/F, 1/F, 3/F, 5/F-12/F, 15/F-19/F L8 - G/F, 1/F-3/F, 5/F-12/F, 15/F-20/F 5500MRL Tower 1: L9 - 19/F-20/F L11 - G/F, 1/F-2/F L12 - G/F, 1/F-2/F Tower 2: L10 - 19/F-20/F L13 - G/F, 1/F-2/F L14 - G/F, 1/F-2/F Carpark: L15 - B2/F, B1/F, G/F Public: L16 - B2/F, G/F
b.	Letter box	Material	Metal	
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners	
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor. Refuse storage and material recovery chamber is provided on G/F	

4. 雜項				
細項		描述		
			住宅升降機	
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	迅達
			產品型號	5500MMR, 5500MRL
		(ii) 升降機的數目及到達的樓層	升降機的數目	14
			到達的樓層	5500MMR 第1座： L1 - 地下、1樓至3樓、5樓至12樓 、15樓至20樓 L2 - 地庫1層、 地下、1樓、3樓、5樓至12樓 、15樓至19樓 L3 - 地庫1層、 地下、1樓、3樓、5樓至12樓 、15樓至18樓 第2座： L6 - 地下、1樓、3樓、5樓至12樓 、15樓至18樓 L7 - 地下、1樓、3樓、5樓至12樓 、15樓至19樓 L8 - 地下、1樓至3樓、5樓至12樓 、15樓至20樓 5500MRL 第1座： L9 - 19樓至20樓 L11 - 地下、1樓至2樓 L12 - 地下、1樓至2樓 第2座： L10 - 19樓至20樓 L13 - 地下、1樓至2樓 L14 - 地下、1樓至2樓 停車場： L15 - 地庫2層、地庫1層、 地下 公共： L16 - 地庫2層、 地下
b.	信箱	用料	金屬	
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾	
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室。地下另外設有垃圾及物料回收房	

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

4. MISCELLANEOUS						
Item		Description				
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Tower 1	Meters for G/F, 1/F-2/F inside water meter cabinet on 1/F Meters for 3/F & 5/F inside water meter cabinet on 5/F Meters for 6/F-8/F inside water meter cabinet on 8/F Meters for 9/F-11/F inside water meter cabinet on 11/F Meters for 12/F, 15/F-16/F inside water meter cabinet on 16/F Meters for 17/F-18/F inside water meter cabinet on 18/F Meters for 19/F-20/F inside water meter cabinet on 19/F	Inside Electric Meter Room on G/F, 1/F, 3/F, 5/F-12/F, 15/F-16/F, 18/F and 19/F	Inside Kitchen
			Tower 2	Meters for G/F, 1/F-2/F inside water meter cabinet on 2/F Meters for 3/F, 5/F-12/F, 15/F-16/F inside water meter cabinet on each residential floor Meters for 17/F-18/F inside water meter cabinet on 18/F Meters for 19/F-20/F inside water meter cabinet on 19/F	Inside Electric Meter Room on G/F, 1/F, 3/F, 5/F-12/F, 15/F-16/F, 18/F and 19/F	Inside kitchen (Applicable to Flat A and D of G/F-2/F and Flat A & D of 3/F, 5/F-12/F & 15/F-16/F only) Inside water heater room (Except Flat A and D of G/F-2/F and Flat A & D of 3/F, 5/F-12/F & 15/F-16/F)
		(ii) Whether they are separate or communal meters for residential properties		Separate meter	Separate meter	Separate meter

4. 雜項						
細項		描述				
				水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	第1座	地下、1樓至2樓水錶設於1樓水錶櫃 3樓及5樓水錶設於5樓水錶櫃 6樓至8樓水錶設於8樓水錶櫃 9樓至11樓水錶設於11樓水錶櫃 12樓、15樓至16樓水錶設於16樓水錶櫃 17樓至18樓水錶設於18樓水錶櫃 19樓至20樓水錶設於19樓水錶櫃	設於地下、1樓、3樓、5樓至12樓、15樓至16樓、18樓及19樓電錶房內	廚房內
			第2座	地下、1樓至2樓水錶設於2樓水錶櫃 3樓、5樓至12樓、15樓至16樓水錶設於各住宅樓層之水錶櫃 17樓至18樓水錶設於18樓水錶櫃 19樓至20樓水錶設於19樓水錶櫃	設於地下、1樓，3樓、5樓至12樓、15樓至16樓、18樓及19樓電錶房內	廚房內（只適用於地下至2樓A及D單位及3樓、5樓至12樓、15樓至16樓A及D單位） 熱水爐房內（除地下至2樓A及D單位及3樓、5樓至12樓、15樓至16樓A及D單位外）
		(ii) 就住宅單位而言是獨立或公用的錶		獨立錶	獨立錶	獨立錶

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

5. SECURITY FACILITIES		
Item	**Description**	
Security system and equipment	Access control and security system	Visitor panel with access card reader is installed at residential main entrance, residential entrance lobby, visitor lobby, tower lobby, each residential floor common lift lobby, lift lobby on B1/F, clubhouse, roof, lift and carpark.Video door phone is provided in each residential units.
	CCTV	CCTV system is provided at boundary fence wall, B1/F, B2/F, residential main entrance, residential entrance lobby, visitor lobby, tower lobby, each residential floor common lift lobby, clubhouse, roof and all lifts connecting directly to the management office on G/F.

5. 保安設施		
細項	**描述**	
保安系統及設備	入口通道控制及保安系統	住宅主入口、住宅入口大堂、訪客大堂、大廈大堂、住宅各層公共升降機大堂、地庫1層升降機大堂、會所、天台、升降機及停車場裝有訪客對講系統及智能讀咭機。各住宅單位內裝配有視像對講機。
	閉路電視	邊界圍牆、地庫1層、地庫2層、住宅主入口、住宅入口大堂、訪客大堂、大廈大堂、住宅各層公共升降機大堂、會所、天台及各升降機均裝有閉路電視系統連接地下管理處。

6. APPLIANCES	
Item	**Description**
Appliances	For the brand name and model number, please refer to the “Appliances Schedule”.

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

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

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

Appliances Schedule 設備説明表

		Tower 1 第1座								
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F, 5/F - 12/F, 15/F - 16/F 3樓、5樓至12樓、15樓至16樓		17/ F - 18/F 17樓至18樓		19/ F - 20/F 19樓至20樓
		A	D	B	C	A	B	A	B	A
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**				**Model Number 產品型號**		**Model Number 產品型號**		**Model Number 產品型號**
Split Type Air-Conditioner 分體式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機		Indoor Unit 室內機
		-	-	-	-	-	-	-	-	FDXS35CVMA
		Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機		Outdoor Unit 室外機
		-	-	-	-	-	-	-	-	RXS35EBVMA
Multi Split type Air-Conditioner 多聯分體式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機		Indoor Unit 室內機
		-	-	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	-
		Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機		Outdoor Unit 室外機
		-	-	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	-
VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機		Indoor Unit 室內機
		FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE
		Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機		Outdoor Unit 室外機
		RXYMQ6AVE, RXYMQ8AY1	RXYMQ6AVE, RXYMQ8AY1	RXYMQ5AVE, RXYMQ8AY1, RXYMQ6AVE	RXYMQ6AVE	RXYMQ5AVE, RXYMQ9AY1	RXYMQ5AVE, RXYMQ9AY1	RXYMQ5AVE, RXYMQ6AVE, RXYMQ8AY1, RXYMQ9AY1	RXYMQ5AVE, RXYMQ6AVE, RXYMQ8AY1, RXYMQ9AY1	RXYMQ6AVE, RXYMQ8AY1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " - " as shown in the above table denotes "Not provided".

備註：
1. 上表內之「-」代表「不提供」。

Appliances Schedule 設備說明表

		Tower 1 第1座									
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F, 5/F - 12/F, 15/F - 16/F (Except Flat A of 15/F) 3樓、5樓至12樓、15樓至16樓 (15樓A單位除外)		15/F 15樓	17/ F - 18/F 17樓至18樓		19/ F - 20/F 19樓至20樓
		A	D	B	C	A	B	A	A	B	A
Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號				Model Number 產品型號		Model Number 產品型號	Model Number 產品型號		Model Number 產品型號
Cooker Hood 抽油煙機	Miele	-	-	DAS2920	-	-	-	-	-	-	-
	Unico	-	-	FH-1000	-	-	-	-	-	-	-
	Elica	-	-	-	-	-	-	THIN IX/A/120	-	-	-
Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL
2 Burner Gas Hob 雙頭氣體煮食爐	Miele	-	-	CS1013-1G	-	-	-	-	-	-	-
	Siemens			-				ER3A6BB70X	-	-	-
Wok Burner Gas Hob 單頭氣體煮食爐	Miele	-	-	CS1018G	-	-	-	-	-	-	-
	Siemens	-	-	-	-	-	-	ER3A6AB70X	-	-	-
Cooking Range 氣體煮食櫃爐	Unico	-	-	Square-1	-	-	-	-	-	-	-
2 Range Induction Hob 雙頭電陶煮食爐	Miele	-	-	CS1112E	-	-	-	-	-	-	-
Induction Hob 電磁爐	Siemens	-	-	-	-	-	-	EX375FXB1E	-	-	-
Steam Oven 蒸爐	Miele	-	-	DG 7440	-	-	-	-	-	-	-
	Siemens	-	-	-	-	-	-	CD714GXB1	-	-	-
Oven 焗爐	Miele	-	-	H 7860 BP	-	-	-	-	-	-	-
	Siemens	-	-	-	-	-	-	HB533ABR0H	-	-	-
Refrigerator 雪櫃	Sub-Zero	-	-	ICBBI-42S/S/H	-	-	-	-	-	-	-
	Miele	-	-	-	-	-	-	KFNS 7795 D	-	-	-
Wine Conditioner 酒柜	Sub-Zero	-	-	ICBIW-24	-	-	-	-	-	-	-
	Vintec	-	-	-	-	-	-	VWM155SAA-X	-	-	-
Washing Machine 洗衣機	Miele	-	-	WEI865	-	-	-	-	-	-	-
	Siemens	-	-	-	-	-	-	WH34A2X0HK	-	-	-
Tumble Dryer 乾衣機	Miele	-	-	TEF 765 WP	-	-	-	-	-	-	-
	Siemens	-	-	-	-	-	-	WP40A2X0HK	-	-	-
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r, LPK125 B1-rs, LPK 200 A1	LPK 125 B1-r, LPK125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-r, LPK 200 B1, LPK 200 A1	LPK 125 A1, LPK 200 A1	LPK 125 A1, LPK 125 B1-r	LPK 125 A1, LPK 125 B1-r	LPK 125 A1, LPK 125 B1-r	LPK 125 A1, LPK 200 A1, LPK125 B1-r	LPK 125 A1, LPK 200 A1, LPK 125 B1-r, LPK 200 B1	LPK 125 A1, LPK 125 B1-r

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " - " as shown in the above table denotes "Not provided".

備註：
1. 上表內之「-」代表「不提供」。

Appliances Schedule 設備説明表

		Tower 2 第2座										
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F, 5/F - 12/F, 15/F - 16/F 3樓、5樓至12樓、15樓至16樓				17/ F - 18/F 17樓至18樓		19/ F - 20/F 19樓至20樓
		A	D	B	C	A	B	C	D	A	B	A
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**				**Model Number 產品型號**				**Model Number 產品型號**		**Model Number 產品型號**
Split Type Air-Conditioner 分體式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機
		-	-	-	-	-	-	-	-	-	-	FDXS35CVMA
		Outdoor Unit 室外機				Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機
		-	-	-	-	-	-	-	-	-	-	RXS35EBVMA
Multi Split type Air-Conditioner 多聯分體式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機
		-	-	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	FDXS35CVMA	-
		Outdoor Unit 室外機				Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機
		-	-	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	3MXS52EVMA	-
VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	Indoor Unit 室內機				Indoor Unit 室內機				Indoor Unit 室內機		Indoor Unit 室內機
		FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE	FXAQ25AVM, FXSQ25PAVE, FXSQ40PAVE, FXDQ63NDVE
		Outdoor Unit 室外機				Outdoor Unit 室外機				Outdoor Unit 室外機		Outdoor Unit 室外機
		RXYMQ8AY1, RXYMQ9AY1	RXYMQ6AVE, RXYMQ8AY1, RXYMQ9AY1	RXYMQ5AVE, RXYMQ8AY1	RXYMQ6AVE, RXYMQ8AY1	RXYMQ8AY1, RXYMQ9AY1	RXYMQ5AVE, RXYMQ8AY1	RXYMQ5AVE, RXYMQ9AY1	RXYMQ8AY1, RXYMQ9AY1	RXYMQ5AVE, RXYMQ6AVE, RXYMQ8AY1, RXYMQ9AY1	RXYMQ5AVE, RXYMQ6AVE, RXYMQ8AY1, RXYMQ9AY1	RXYMQ6AVE, RXYMQ8AY1
Cooker Hood 抽油煙機	Miele	-	-	-	-	DAS2920	DAS2920	DAS2920	DAS2920	-	-	-
Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL	TSTW220TFQL

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " - " as shown in the above table denotes "Not provided".

備註：
1. 上表內之「-」代表「不提供」。

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

Appliances Schedule 設備說明表

		Tower 2 第2座										
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F, 5/F - 12/F, 15/F - 16/F 3樓、5樓至12樓、15樓至16樓				17/ F - 18/F 17樓至18樓		19/ F - 20/F 19樓至20樓
		A	D	B	C	A	B	C	D	A	B	A
Appliances 設備	**Brand Name 品牌名稱**	**Model Number 產品型號**				**Model Number 產品型號**				**Model Number 產品型號**		**Model Number 產品型號**
2 Burner Gas Hob 雙頭氣體煮食爐	Miele	-	-	-	-	CS1013	CS1013	CS1013	CS1013	-	-	-
Wok Burner Gas Hob 單頭氣體煮食爐	Miele	-	-	-	-	CS1018	CS1018	CS1018	CS1018	-	-	-
Combination Steam Oven 蒸焗爐	Miele	-	-	-	-	DGC7440	DGC7440	DGC7440	DGC7440	-	-	-
Refrigerator 雪櫃	Miele	-	-	-	-	KFNS7734 D	KFNS7734 D	KFNS7734 D	KFNS7734 D	-	-	-
Wine Conditioner 酒柜	Miele	-	-	-	-	KWT6322 UG	KWT6322 UG	KWT6322 UG	KWT6322 UG	-	-	-
Washing Machine 洗衣機	Miele	-	-	-	-	WEI865	-	-	WEI865	-	-	-
Tumble Dryer 乾衣機	Miele	-	-	-	-	TEF765 WP	-	-	TEF765 WP	-	-	-
Washer/Dryer 洗衣 / 乾衣機	Miele	-	-	-	-	-	WTR860 WPM	WTR860 WPM	-	-	-	-
Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs, LPK 200 A1	LPK 125 A1, LPK 125 B1-rs	LPK 125 A1, LPK125 B1-r, LPK 200 A1	LPK 125 A1	LPK 125 A1, LPK125 B1-r

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
賣方承諾如該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。

Note:
1. The symbol " - " as shown in the above table denotes "Not provided".

備註：
1. 上表內之「-」代表「不提供」。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Lift Lobby 升降機大堂	Door Bell Push Button 門鈴按鈕	/	/	1	1	1	1	1	1	1	2	2	1
	Single Socket Outlet 單位電插座	/	/	1	1	1	1	1	1	1	2	2	1
	Lighting Point 燈位	/	/	-	-	-	-	-	-	1	-	-	4
	Lighting Switch 燈掣	/	/	1	1	1	1	1	1	1	2	2	1
	Release Button 開門掣	/	/	1	1	1	1	1	1	1	2	2	1
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	/	/	4	4	2	2	2	2	2	6	6	4
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	2	2	1	1	1	1	1	2	2	-
	Access Control 門禁系統	/	/	1	1	1	1	1	1	1	2	2	1
	Break Glass Unit 玻璃緊急開關	/	/	1	1	1	1	1	1	1	2	2	1
Living Room/Dining Room 客廳/飯廳	Single Socket Outlet 單位電插座	2	2	-	2	2	2	2	2	9	2	2	2
	Twin Socket Outlet 雙位電插座	-	-	5	-	-	-	-	-	5	-	-	-
	Telephone Connection Point 電話接駁點	2	2	-	2	2	2	2	2	1	2	2	2
	TV/FM Connection Point 電視/電台天線接駁點	2	2	-	2	2	2	2	2	1	2	2	2
	Data Connection Point 互聯網接駁點	2	2	1	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	3	3	13	2	3	3	3	3	55	3	3	6
	Lighting Switch 燈掣	7	7	7	6	5	5	5	5	8	8	8	7
	Equipment Switch 設備開關掣	3	3	3	3	1	1	1	1	1	5	5	4
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	4	4	3	3	4	4	4	4	4	6	6	8
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	-	-	-	-	2	-	-	-
	Air-conditioning Control Panel 空調控制系統	1	1	1	1	1	1	1	1	1	-	-	2
	Smoke Detector 煙霧感應器	2	2	-	-	-	-	-	-	-	-	-	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	1	1	5	1	3	3	3	3	2	1	1	/
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	4	1	1	/
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	/
	Data Connection Point 互聯網接駁點	1	1	2	1	1	1	1	1	2	1	1	/
	Lighting Point 燈位	1	1	9	1	2	2	2	2	15	1	1	/
	Lighting Switch 燈掣	3	3	4	3	4	4	4	4	4	3	3	/
	Equipment Switch 設備開關掣	2	2	-	2	2	2	2	2	-	-	-	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	2	2	2	1	2	2	2	2	2	3	3	/
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	-	-	-	-	2	-	-	/
Walk-in Closet inside Master Bedroom 衣帽間於主人睡房	Lighting Point 燈位	/	/	/	/	/	/	/	/	6	/	/	/
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	1	/	/	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	2	/	/	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	1	/	/	/
Master Bedroom on 19/F 主人睡房於19樓	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	3
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Master Bedroom on 20/F 主人睡房於20樓	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	2
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	3
Bedroom 1 睡房1	Single Socket Outlet 單位電插座	1	1	/	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	/	1	1	1	1	1	4	1	1	1
	Telephone Connection Point 電話接駁點	1	1	/	1	1	1	1	1	1	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	/	1	1	1	1	1	1	1	1	1
	Data Connection Point 互聯網接駁點	1	1	/	1	1	1	1	1	2	1	1	1
	Lighting Point 燈位	1	1	/	1	1	1	1	1	15	1	1	1
	Lighting Switch 燈掣	2	2	/	2	4	4	4	4	6	4	4	3
	Equipment Switch 設備開關掣	-	-	/	-	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	-	-	/	1	1	1	1	1	1	1	1	2
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	/	-	-	-	-	-	1	-	-	-
Bedroom 1 睡房1 (Wine Lounge 酒廊)	Single Socket Outlet 單位電插座	/	/	2	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	/	/	3	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	/	/	1	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	1	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	3	1	1	1
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	8	1	1	1
	Lighting Switch 燈掣	3	3	4	4	3	3	3	3	4	4	4	3
	Equipment Switch 設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	2
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	-	-	-	-	1	-	-	-
Bedroom 3 睡房 3	Single Socket Outlet 單位電插座	1	1	2	1	1	1	1	1	3	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	7	1	1	1	1	1	13	1	1	1
	Lighting Switch 燈掣	3	3	5	3	3	3	3	3	3	3	3	3
	Equipment Switch 設備開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	2	2	2	2	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	-	-	-	-	1	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Bedroom 4 睡房 4	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	1	1	/
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	1	1	/
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	3	3	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	2	2	/
Bedroom 5 睡房 5	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	1	1	/
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	1	1	/
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Utility 工作房	Single Socket Outlet 單位電插座	1	1	2	1	1	1	1	1	-	-	-	1
	Twin Socket Outlet 雙位電插座	1	1	-	1	1	1	1	1	4	1	1	1
	Patch Panel 網絡接線板	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	2	2	2
	Door Bell 門鈴	-	-	1	1	1	1	1	1	1	1	1	1
	Equipment Switch 設備開關掣	1	1	1	1	2	2	2	2	2	1	1	1
	Lighting Point 燈位	1	1	1	1	2	2	2	2	4	1	1	1
	Lighting Switch 燈掣	2	2	2	2	3	3	3	3	3	1	1	2
	Fuse Spur Unit for Exhuast Fan 接線位連保險絲供抽氣扇	-	-	-	-	1	1	1	1	1	-	-	-
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	-	-	1
	Washing Machine Water Inlet Connection Point 洗衣機來水位接駁點	-	-	-	-	-	-	-	-	1	-	-	-
	Washing Machine Water Outlet Connection Point 洗衣機排水位接駁點	-	-	-	-	-	-	-	-	1	-	-	-
Kitchen 廚房	Single Socket Outlet 單位電插座	-	-	9	-	-	-	-	-	6	/	/	-
	Lighting Point 燈位	1	1	5	1	2	2	2	2	14	/	/	2
	Lighting Switch 燈掣	1	-	1	1	2	2	1	1	2	/	/	1
	Equipment Switch 設備開關掣	-	-	3	-	2	2	2	2	4	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	-	/	/	2
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	-	/	/	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	/	/	2
	Fuse Spur Unit for Exhuast Fan 接線位連保險絲供抽氣扇	1	1	3	1	1	1	1	1	2	/	/	2
	Fuse Spur Unit for Gas Water Heater 接線位連保險絲供熱水爐	3	3	-	1	-	-	-	-	-	/	/	1
	Spare Power Connection Point 備用電源接駁點	1	1	-	-	1	1	1	1	-	/	/	2
	Washing Machine Water Inlet Connection Point 洗衣機來水位接駁點	1	1	1	1	1	1	1	1	-	/	/	1
	Washing Machine Water Outlet Connection Point 洗衣機排水位接駁點	1	1	1	1	1	1	1	1	-	/	/	1
	Twin Socket Outlet 雙位電插座	-	-	3	-	-	-	-	-	4	/	/	-
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	-	-	-	-	4	/	/	-
	Connection Unit for Electrical Appliances 接線位供電器	-	-	-	-	-	-	-	-	3	/	/	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Western Kitchen 西式廚房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	2	2	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	1	1	/
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Gas Water Heater 接線位連保險絲供熱水爐	/	/	/	/	/	/	/	/	/	3	3	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	1	1	/
Chinese Kitchen 中式廚房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	1	1	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Gas Water Heater 接線位連保險絲供熱水爐	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Washing Machine Water Inlet Connection Point 洗衣機來水位接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Washing Machine Water Outlet Connection Point 洗衣機排水位接駁點	/	/	/	/	/	/	/	/	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Master Bathroom 主人浴室	Lighting Point 燈位	3	3	9	3	3	3	3	3	16	4	4	/
	Lighting Switch 燈掣	-	-	2	-	-	-	-	-	-	1	1	/
	Single Socket Outlet 單位電插座	-	-	4	-	-	-	-	-	1	-	-	/
	Fuse Spur Unit for TV 接線位連保險絲供電視	-	-	1	-	-	-	-	-	-	-	-	/
	Equipment Switch 設備開關掣	-	-	1	-	-	-	-	-	-	2	2	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	2	1	1	1	1	1	2	2	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	/
	Fuse Spur Unit for Towel Rack 接線位連保險絲供毛巾架	-	-	-	-	-	-	-	-	1	-	-	/
	Fuse Spur Unit for Bathroom Heater 接線位連保險絲供浴室加熱器	-	-	-	-	-	-	-	-	1	-	-	/
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	-	-	-	-	2	-	-	/
	Spare Power Connection Point 備用電源接駁點	-	-	-	-	1	1	1	1	-	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	-	1	1	/
	Data Connection Point 互聯網接駁點	1	1	3	1	1	1	1	1	-	1	1	/
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	/
Master Bathroom on 19/F 主人浴室於19樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	3
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Master Bathroom on 20/F 主人浴室於20樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	3
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	1
Bathroom 1 浴室 1	Lighting Point 燈位	2	2	2	2	2	2	2	2	9	2	2	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for TV 接線位連保險絲供電視	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Water Closet 接線位連保險絲供座廁	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Towel Rack 接線位連保險絲供毛巾架	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Bathroom Heater 接線位連保險絲供浴室加熱器	-	-	-	-	-	-	-	-	1	-	-	-
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-	-	1	-	-	-
	Spare Power Connection Point 備用電源接駁點	1	1	-	1	1	1	1	1	-	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	-	1	1	1	1	1	-	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	-	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Bathroom 2 浴室 2	Lighting Point 燈位	2	2	2	2	2	2	2	2	6	2	2	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for TV 接線位連保險絲供電視	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Water Closet 接線位連保險絲供座廁	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Towel Rack 接線位連保險絲供毛巾架	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Bathroom Heater 接線位連保險絲供浴室加熱器	-	-	-	-	-	-	-	-	1	-	-	-
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-	-	1	-	-	-
	Spare Power Connection Point 備用電源接駁點	1	1	-	1	1	1	1	1	-	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	-	1	1	1	1	1	-	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	-	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 3 浴室 3	Lighting Point 燈位	2	2	2	2	2	2	2	2	5	2	2	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for TV 接線位連保險絲供電視	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Water Closet 接線位連保險絲供座廁	-	-	1	-	-	-	-	-	-	-	-	-
	Fuse Spur Unit for Towel Rack 接線位連保險絲供毛巾架	-	-	-	-	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Bathroom Heater 接線位連保險絲供浴室加熱器	-	-	-	-	-	-	-	-	1	-	-	-
	Single Socket Outlet 單位電插座	-	-	1	-	-	-	-	-	1	-	-	-
	Spare Power Connection Point 備用電源接駁點	1	-	-	1	1	1	1	1	-	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	-	1	1	1	1	1	-	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	-	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Bathroom 4 浴室 4	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	1	1	/
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	1	1	/
Lavatory on 20/F 廁所於20樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	1
Lavatory (Beside Dinning room) 廁所(飯廳旁)	Lighting Point 燈位	/	/	/	/	1	1	1	1	6	3	3	1
	Single Socket Outlet 單位電插座	/	/	/	/	-	-	-	-	1	-	-	-
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	1	1	1	1	-	1	1	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	1	1	1	1	-	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	1	1	1	1	-	1	1	1
	Data Connection Point 互聯網接駁點	/	/	/	/	1	1	1	1	-	1	1	1
	Lighting Switch 燈掣	/	/	/	/	-	-	-	-	-	3	3	-
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	/	/	/	/	-	-	-	-	-	8	8	-
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Lavatory (Beside Utility) 廁所(工作房旁)	Lighting Point 燈位	1	1	1	1	1	1	1	1	2	1	1	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Power Connection Point 備用電源接駁點	-	-	-	-	1	1	1	1	-	-	-	-
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1
Store 儲物房	Lighting Point 燈位	/	/	1	/	/	/	/	/	/	/	/	1
	Lighting Switch 燈掣	/	/	-	/	/	/	/	/	/	/	/	1
	Single Socket Outlet 單位電插座	/	/	1	/	/	/	/	/	/	/	/	1
Utility Platform 工作平台	Lighting Point 燈位	1	/	1	/	/	/	1	1	1	1	1	/
Air-conditioning Plant Room 空調機房	Fuse Spur Unit for Water Heater 接線位連保險絲供熱水爐	/	/	3	/	3	3	3	3	3	/	/	/
	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	/	/	4	/	4	4	4	4	4	/	/	/
	Lighting Point 燈位	/	/	1	/	1	1	1	1	1	/	/	/
	Lighting Switch 燈掣	/	/	-	/	1	1	1	1	1	/	/	/
Flat Roof 平台	Lighting Point 燈位	7	5	1	5	/	/	/	/	/	2	2	9
	Isolator for Jacuzzi 按摩浴缸刀掣開關	1	1	1	1	/	/	/	/	/	1	1	-
	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	4	4	-	4	/	/	/	/	/	2	2	8
	Weather-proof Single Socket Outlet 防水單位插座	3	3	2	3	/	/	/	/	/	2	2	1
	Isolater for Pump 水泵刀掣開關	-	-	-	-	/	/	/	/	/	-	-	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Air-conditioning platform (Common area) 空調機平台 (公用地方)	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	/	/	/	/	/	/	/	/	/	4	4	/
Staircase 樓梯	Lighting Point 燈位	4	4	7	2	/	/	/	/	/	4	4	2
	Lighting Switch 燈掣	-	-	-	-	/	/	/	/	/	1	1	2
	Fuse Spur Unit for Handrail LED 接線位連保險絲供扶手燈帶	2	2	-	-	/	/	/	/	/	-	-	-
Lobby on G/F 地下大堂	Lighting Point 燈位	5	5	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	2	2	/	/	/	/	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	1	1	/	/	/	/	/	/	/	/	/	/
	Video Door Phone 視像對講機	1	1	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	2	2	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Decorative Light 接線位連保險絲供天花燈	1	1	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	/	/	/	/	/	/	/	/	/	/
Family Area 家庭共用空間	Lighting Point 燈位	/	/	11	/	/	/	/	/	/	/	/	5
	Lighting Switch 燈掣	/	/	2	/	/	/	/	/	/	/	/	5
	Equipment Switch 設備開關掣	/	/	-	/	/	/	/	/	/	/	/	1
	Single Socket Outlet 單位電插座	/	/	2	/	/	/	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	/	/	-	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	1	/	/	/	/	/	/	/	/	5
	Isolater for lift 升降機刀掣開關	/	/	-	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	-	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	-	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	-	/	/	/	/	/	/	/	/	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 1 第 1 座											
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓		5/F-12/F, 15/F-16/F (Except Flat A of 15/F) 5樓至12樓、 15樓至16樓 (15樓A單位除外)		15/F 15樓	17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**A**	**B**	**A**	**A**	**B**	**A**
Lobby on 2/F 2樓大堂	Lighting Point 燈位	1	1	-	-	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	3	2	1	1	/	/	/	/	/	/	/	/
	Isolater for lift 升降機刀掣開關	2	2	-	-	/	/	/	/	/	/	/	/
	Equipment Switch 設備開關掣	1	1	1	1	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	2	2	-	-	/	/	/	/	/	/	/	/
Corridor on 17/F 走廊於17樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	2	2	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	2	2	/
	Video Door Phone 視像對講機	/	/	/	/	/	/	/	/	/	1	1	/
	Air-conditioning Control Panel 空調控制系統	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	1	1	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Lift Lobby 升降機大堂	Door Bell Push Button 門鈴按鈕	/	/	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1
	Single Socket Outlet 單位電插座	/	/	1	1	/	/	/	/	/	/	/	/	/	/	2	2	1
	Lighting Point 燈位	/	/	-	-	/	/	/	/	/	/	/	/	/	/	-	-	5
	Lighting Switch 燈掣	/	/	-	-	/	/	/	/	/	/	/	/	/	/	2	2	1
	Release Button 開門掣	/	/	1	1	/	/	/	/	/	/	/	/	/	/	2	2	1
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	/	/	4	4	/	/	/	/	/	/	/	/	/	/	4	4	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	-	-	/	/	/	/	/	/	/	/	/	/	2	2	1
	Access Control 門禁系統	/	/	1	1	/	/	/	/	/	/	/	/	/	/	2	2	1
	Break Glass Unit 玻璃緊急開關	/	/	1	1	/	/	/	/	/	/	/	/	/	/	2	2	1
Living Room/Dining Room 客廳/飯廳	Single Socket Outlet 單位電插座	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-
	Equipment Switch 設備開關掣	3	3	3	3	3	1	1	3	3	1	1	3	3	1	4	4	4
	Twin Socket Outlet 雙位電插座	2	2	2	2	6	3	3	6	6	3	3	6	9	3	2	2	2
	Twin Socket Outlet with USB 雙位電插座連USB	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Single Socket Outlet with USB 單位電插座連USB	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-
	Telephone Connection Point 電話接駁點	2	2	2	2	3	2	2	3	3	2	2	3	2	2	2	2	2
	TV/FM Connection Point 電視/電台天線接駁點	2	2	2	2	3	2	2	3	3	2	2	3	2	2	2	2	2
	Lighting Point 燈位	3	3	2	2	16	9	9	16	16	9	9	16	11	17	3	3	6
	Lighting Switch 燈掣	8	8	6	6	11	5	5	11	11	5	5	11	5	4	8	8	7
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	6	6	4	4	3	2	2	3	3	2	2	3	3	2	6	6	8
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	2	1	1	2	2	1	1	2	2	-	-	-	-
	Data Connection Point 互聯網接駁點	2	2	2	2	3	3	3	3	3	3	3	3	2	3	2	2	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Living Room/Dining Room 客廳 / 飯廳	Video Door Phone 視像對講機	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Air-conditioning Control Panel 空調控制系統	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	2
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	2	1	1	2	2	1	1	2	2	-	-	-	-
	Smoke Detector 煙霧感應器	2	2	-	-	-	1	1	-	-	1	1	-	-	1	-	-	2
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	1	1	1	1	-	1	1	-	-	1	1	-	1	-	1	1	/
	Single Socket Outlet with USB 單位電插座連 USB	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	/
	Twin Socket Outlet 雙位電插座	1	1	1	1	3	1	1	3	3	1	1	3	2	2	1	1	/
	Twin Socket Outlet with USB 雙位電插座連 USB	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	/
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	/
	TV/FM Connection Point 電視 / 電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	/
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	/
	Equipment Switch 設備開關掣	2	2	2	2	1	1	1	1	1	1	1	1	1	1	-	-	/
	Lighting Point 燈位	1	1	1	1	4	3	3	4	4	3	3	4	6	6	1	1	/
	Lighting Switch 燈掣	3	3	3	3	3	3	3	3	3	3	3	3	6	5	3	3	/
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-	/
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	2	2	2	2	1	1	1	1	1	1	1	1	1	1	3	3	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設 4 樓、13 樓及 14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Master Bedroom on 19/F 主人睡房於19樓	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
Master Bedroom on 20/F 主人睡房於20樓	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4樓、13樓及14樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bedroom 1 睡房 1	Single Socket Outlet 單位電插座	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Single Socket Outlet with USB 單位電插座連 USB	-	-	-	-	-	1	1	-	-	1	1	-	-	-	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1
	Twin Socket Outlet with USB 雙位電插座連 USB	-	-	-	-	1	-	-	1	1	-	-	1	1	-	-	-	-
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	TV/FM Connection Point 電視 / 電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Equipment Switch 設備開關掣	-	-	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	1	1	1	1	3	3	3	3	3	3	3	3	4	4	1	1	1
	Lighting Switch 燈掣	2	2	3	3	2	2	2	2	2	2	2	2	4	2	4	4	3
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「 -」代表「不提供」。
2. 上表內之「 /」代表「不適用」。
3. 不設 4 樓、13 樓及 14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bedroom 2 睡房 2	Single Socket Outlet 單位電插座	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Single Socket Outlet with USB 單位電插座連 USB	-	-	-	-	-	1	1	-	-	1	1	-	-	1	-	-	-
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	Twin Socket Outlet with USB 雙位電插座連 USB	-	-	-	-	1	-	-	1	1	-	-	1	-	-	-	-	-
	Telephone Connection Point 電話接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	TV/FM Connection Point 電視 / 電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Equipment Switch 設備開關掣	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Lighting Point 燈位	1	1	1	1	3	3	3	3	3	3	3	3	4	5	1	1	1
	Lighting Switch 燈掣	3	3	4	4	2	2	2	2	2	2	2	2	4	3	3	3	3
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-	-
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-	-
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「 -」代表「不提供」。
2. 上表內之「 /」代表「不適用」。
3. 不設 4 樓、13 樓及 14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bedroom 3 睡房 3	Single Socket Outlet 單位電插座	1	1	1	1	-	/	/	-	-	/	/	-	/	/	1	1	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	1	/	/	1	1	/	/	1	/	/	1	1	1
	Twin Socket Outlet with USB 雙位電插座連USB	-	-	-	-	1	/	/	1	1	/	/	1	/	/	-	-	-
	Telephone Connection Point 電話接駁點	1	1	1	1	1	/	/	1	1	/	/	1	/	/	1	1	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	/	/	1	1	/	/	1	/	/	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	1	/	/	1	1	/	/	1	/	/	1	1	1
	Equipment Switch 設備開關掣	1	1	1	1	-	/	/	-	-	/	/	-	/	/	1	1	1
	Lighting Point 燈位	1	1	1	1	4	/	/	4	4	/	/	4	/	/	1	1	1
	Lighting Switch 燈掣	3	3	3	3	3	/	/	3	2	/	/	2	/	/	3	3	3
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	1	/	/	1	1	/	/	1	/	/	-	-	-
	Fuse Spur Unit for Window Curtain 接線位連保險絲供電動窗簾	-	-	-	-	1	/	/	1	1	/	/	1	/	/	-	-	-
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	2	2	2	2	1	/	/	1	1	/	/	1	/	/	2	2	2
Bedroom 4 睡房 4	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	3	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bedroom 5 睡房 5	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
Utility 工人房	Single Socket Outlet 單位電插座	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	1
	Twin Socket Outlet 雙位電插座	1	1	1	1	2	2	2	2	2	2	2	2	2	2	1	1	1
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	1
	Patch Panel 網絡接線板	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	2	2	1	1	2	2	1	1	2	1	1	1
	Lighting Switch 燈掣	2	2	2	2	1	2	2	1	1	2	2	1	1	2	2	2	2
	Double Pole Switch for Toilet Exhaust Fan 廁所抽氣扇雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	2	2	1	1	1	1	1	1	1	1	1	1	-	-	1
Kitchen 廚房	Single Socket Outlet 單位電插座	-	-	-	-	-	1	1	-	-	1	1	-	-	1	/	/	-
	Single Socket Outlet for Fridge 單位電插座供雪櫃	-	-	-	-	2	1	1	2	2	1	1	2	2	1	/	/	-
	Single Socket Outlet for Washer/Dryer 單位電插座供洗衣/乾衣機	-	-	-	-	-	1	1	-	-	1	1	-	-	1	/	/	-

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Kitchen 廚房	Single Socket Outlet for Tumble Dryer 單位電插座供乾衣機	-	-	-	-	1	-	-	1	1	-	-	1	1	-	/	/	-
	Single Socket Outlet for Washing Machine 單位電插座供洗衣機	-	-	-	-	1	-	-	1	1	-	-	1	1	-	/	/	-
	Single Socket Outlet for Wine Cellar 單位電插座供酒櫃	-	-	-	-	-	1	1	-	-	1	1	-	-	1	/	/	-
	Twin Socket Outlet 雙位電插座	-	-	-	-	2	2	2	2	2	2	2	2	2	2	/	/	-
	Twin Socket Outlet for Wine Cellar 雙位電插座供酒櫃	-	-	-	-	1	-	-	1	1	-	-	1	1	-	/	/	-
	Twin Socket Outlet for Gas Hob 雙位電插座供氣體煮食爐	-	-	-	-	1	1	1	1	1	1	1	1	1	1	/	/	-
	Concealed Type Sprinkler Head 暗藏式花灑頭	-	-	-	-	-	1	1	-	-	1	1	-	-	1	/	/	-
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	2
	Spare Power Connection Point 備用電源接駁點	1	1	1	-	-	-	-	-	-	-	-	-	-	-	/	/	2
	Single Socket Outlet for Cooker Hood 單位電插座供抽油煙機	-	-	-	-	1	1	1	1	1	1	1	1	1	1	/	/	-
	Equipment Switch 設備開關掣	-	-	-	-	1	2	2	1	1	2	2	1	1	2	/	/	1
	Connection Unit for Stream Oven 接線位供蒸焗爐	-	-	-	-	1	1	1	1	1	1	1	1	1	1	/	/	-
	Lighting Point 燈位	1	1	1	1	4	4	4	4	4	4	4	4	4	4	/	/	2
	Lighting Switch 燈掣	-	-	1	1	-	1	1	-	-	1	1	-	-	1	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	2
	Data Connection Point 互聯網接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	2

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Kitchen 廚房	Fuse Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	3	3	-	-	-	-	-	-	-	-	-	-	-	-	/	/	-
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	-	1	1	1	1	1	1	1	1	1	1	1	/	/	2
	Fuse Spur Unit for Cabinet Lighting 接線位連保險絲供廚櫃燈	-	-	-	-	1	1	1	1	1	1	1	1	1	1	/	/	-
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	2	2	2	2	2	2	2	2	2	2	/	/	-
	Washing Machine Water Inlet Connection Point 洗衣機來水位接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1
	Washing Machine Water Outlet Connection Point 洗衣機排水位接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	/	1
Western Kitchen 西式廚房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Chinese Kitchen 中式廚房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Washing Machine Water Inlet Connection Point 洗衣機來水位接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Washing Machine Water Outlet Connection Point 洗衣機排水位接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Single Socket Outlet 單位電插座	-	-	-	-	2	2	2	2	2	2	2	2	2	2	-	-	/
	Lighting Point 燈位	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	/
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	2	2	2	2	2	2	2	2	2	2	-	-	/
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	/
	Data Connection Point 互聯網接駁點	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	/
	Equipment Switch 設備開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Master Bathroom 主人浴室	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇電	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/
	Spare Power Connection Point 備用電源接駁點	1	-	1	1	-	-	-	-	-	-	-	1	1	1	1	1	/
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/
Master Bathroom on 19/F 主人浴室於19樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Master Bathroom on 20/F 主人浴室於20樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bathroom 1/Bathroom (Beside Bedroom 1) 浴室 1/浴室 (睡房 1 旁)	Single Socket Outlet 單位電插座	-	-	-	-	2	2	2	2	2	2	2	2	2	2	-	-	-
	Lighting Point 燈位	2	2	2	2	3	4	4	3	3	4	4	3	3	4	2	2	2
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	2	2	2	2	2	2	2	2	2	2	-	-	-
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	-	-	-	-	-	-	-	-	-	-	1	1	1
	Fused Power Connection Point for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Spare Power Connection Point 備用電源接駁點	-	1	1	1	-	-	-	-	-	-	-	-	1	1	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 2/Bathroom (Beside Living Room) 浴室 2/浴室 (客廳旁)	Single Socket Outlet 單位電插座	-	-	-	-	2	/	/	2	2	/	/	2	2	/	-	-	-
	Lighting Point 燈位	1	1	2	2	4	/	/	4	4	/	/	4	4	/	2	2	2
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	-	-	-	-	2	/	/	2	2	/	/	2	2	/	-	-	-
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	-	/	/	-	-	/	/	-	-	/	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	-	/	/	-	-	/	/	-	-	/	1	1	1
	Fused Power Connection Point for Exhaust Fan 接線位連保險絲供抽氣扇	2	1	1	1	1	/	/	1	1	/	/	1	1	/	1	1	1
	Spare Power Connection Point 備用電源接駁點	1	-	1	1	-	/	/	-	-	/	/	-	1	/	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	/	/	1	1	/	/	1	1	/	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Bathroom 3 浴室 3	Lighting Point 燈位	2	2	1	1	/	/	/	/	/	/	/	/	/	/	2	2	2
	TV/FM Connection Point 電視/電台天線接駁點	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1
	Data Connection Point 互聯網接駁點	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1
	Spare Power Connection Point 備用電源接駁點	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	/	/	/	/	/	/	/	/	/	/	1	1	1
Bathroom 4 浴室 4	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
Lavatory (Beside Utility) 廁所(工作房旁)	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 1 廁所 1	Lighting Point 燈位	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Spare Power Connection Point 備用電源接駁點	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV/FM Connection Point 電視/電台天線接駁點	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Data Connection Point 互聯網接駁點	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Lavatory (Beside Dinning room) 廁所 (飯廳旁)	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	3	1
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	3	-
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	TV/FM Connection Point 電視 / 電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	3	-
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	1
Lavatory on 20/F 廁所於 20 樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Spare Power Connection Point 備用電源接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視 / 電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Remote Gas Controller 煤氣開關及溫度遙控制	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Store 儲物房	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Single Socket Outlet 單位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Utility Platform 工作平台	Lighting Point 燈位	1	/	/	/	1	/	/	1	1	/	/	1	1	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Flat Roof 平台	Lighting Point 燈位	5	5	1	5	2	/	/	2	/	/	/	/	/	/	2	2	9
	Isolator for Jacuzzi 按摩浴缸刀掣開關	1	1	1	1	-	/	/	-	/	/	/	/	/	/	1	1	-
	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	4	4	-	4	-	/	/	-	/	/	/	/	/	/	2	2	8
	Weather-proof Single Socket Outlet 防水單位插座	3	3	2	3	-	/	/	-	/	/	/	/	/	/	2	2	1
	Isolater for Pump 水泵刀掣開關	-	-	-	-	-	/	/	-	/	/	/	/	/	/	-	-	2
Air-conditioning platform (Common area) 空調機平台 (公用地方)	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	/	/	/	/	/	/	/	/	/	/	/	/	/	/	4	4	/
Staircase 樓梯	Lighting Switch 燈掣	-	-	-	-	/	/	/	/	/	/	/	/	/	/	1	1	2
	Lighting Point 燈位	4	4	2	2	/	/	/	/	/	/	/	/	/	/	2	2	2
	Fuse Spur Unit for Handrail LED 接線位連保險絲供扶手燈帶	2	2	-	-	/	/	/	/	/	/	/	/	/	/	-	-	-
Air-conditioning Plant Room 空調機房	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	/	/	4	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Water Heater 接線位連保險絲供熱水爐	/	/	-	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Weather-proof Single Socket Outlet 防水單位插座	/	/	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Air-conditioning Plant Room (Common area) 空調機房 (公用地方)	Isolator for Air-Conditioner Outdoor Unit 室外空調機刀掣開關	/	/	/	/	2	2	2	2	2	2	2	2	2	2	/	/	/
	Fuse Spur Unit for Water Heater 接線位連保險絲供熱水爐	/	/	/	/	2	-	-	2	2	-	-	2	-	-	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「 -」代表「不提供」。
2. 上表內之「 /」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至2樓		1/F - 2/F 1樓至2樓		3/F 3樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5樓至12樓、15樓至16樓 (15樓A及C單位除外)				15/F 15樓		17/F - 18/ F 17樓至18樓		19/F - 20/F 19樓至20樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Lobby on G/F 大堂於地下	Lighting Point 燈位	6	5	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Twin Socket Outlet 雙位電插座	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Video Door Phone 視像對講機	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for LED Strip 接線位連保險絲供燈帶	2	2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Decorative Light 接線位連保險絲供天花燈	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Lobby on 2/F 大堂於2樓	Lighting Point 燈位	1	1	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	3	2	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/
	Isolater for lift 升降機刀掣開關	2	2	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/
	Double Pole Switch for Gas Water Heater 熱水爐雙極開關掣	1	1	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/
	Release Button 開門掣	-	-	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Break Glass Unit 玻璃緊急開關	-	-	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	1	1	-	-	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

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

Schedule of Mechanical & Electrical Provisions 機電裝置及數量說明表

		Tower 2 第 2 座																
		G/F - 2/F 地下至 2 樓		1/F - 2/F 1 樓至 2 樓		3/F 3 樓				5/F-12/F, 15/F-16/F (Except Flat A and C of 15/F) 5 樓至 12 樓、15 樓至 16 樓 (15 樓 A 及 C 單位除外)				15/F 15 樓		17/F - 18/ F 17 樓至 18 樓		19/F - 20/F 19 樓至 20 樓
Location 位置	**Provision 裝置**	**A**	**D**	**B**	**C**	**A**	**B**	**C**	**D**	**A**	**B**	**C**	**D**	**A**	**C**	**A**	**B**	**A**
Family Area 家庭共用空間	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5
	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	5
	Isolater for lift 升降機刀掣開關	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	TV/FM Connection Point 電視/電台天線接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Data Connection Point 互聯網接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
	Telephone Connection Point 電話接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1
Wine Room/Cigar Room 酒房/雪茄房	Twin Socket Outlet 雙位電插座	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	/	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/
Corridor for 2/F 走廊 2 樓	Double Pole Switch for Gas Water Heater 熱水爐雙極開關掣	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	/	/	1	1	/	/	/	/	/	/	/	/	/	/	/	/	/
Corridor for 17/F 走廊 17 樓	Lighting Point 燈位	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/
	Video Door Phone 視像對講機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Equipment Switch 設備開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Air-conditioning Control Panel 空調控制系統	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Fuse Spur Unit for Air-Conditioner Indoor Unit 接線位連保險絲供室內空調機	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/

Notes:
1. The symbol " - " as shown in the above table denotes "Not provided".
2. The symbol " / " as shown in the above table denotes "Not applicable".
3. 4/F, 13/F & 14/F are omitted.

備註：
1. 上表內之「-」代表「不提供」。
2. 上表內之「/」代表「不適用」。
3. 不設4 樓、13 樓及14 樓。。

24 SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地税

The Owner will pay / has paid all outstanding Government rent in respect of the residential property up to and including the date of the assignment of the residential property.

擁有人將會繳付／已繳付有關住宅物業之地税直至及包括相關住宅物業之轉讓契日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

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

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
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。

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

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

按買賣合約的規定，住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期6個月內。

28 MAINTENANCE OF SLOPES
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

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

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

   (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (36) hereof.

   (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

   (d) In addition to any other rights or remedies herein provided 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, and 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."

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

"(a) The Purchaser hereby acknowledges that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and the area outside the lot shown coloured green cross-hatched black on PLAN I annexed hereto (hereinafter referred to as "the Green Cross-hatched Black Area") due to the nature of the natural terrain.

(b) (i) The Purchaser shall within twelve months from the date of this Agreement or such other period as may be approved by the Director at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Geotechnical Investigation") within the lot and the Green Cross-hatched Black Area for the purpose of studying the natural terrain landslide hazards.

(ii) The findings of the Geotechnical Investigation shall include a mitigation proposal to be approved by the Director for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, access provisions for the subsequent maintenance of the completed mitigation and stabilisation works (such access provisions are hereinafter referred to as "Maintenance Access"), to be constructed within the lot and on the Green Cross-hatched Black Area so as to protect any buildings erected or to be erected on the lot and residents or occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the lot and the Green Cross-hatched Black Area.

(iii) The Purchaser shall take or cause to be taken all proper and adequate care, skills and precautions when carrying out the Geotechnical Investigation to avoid causing any damage, disturbance or interference to the Urn.

(iv) Any Maintenance Access proposed outside the lot or on the Green Cross-hatched Black Area shall be subject to the prior approval of the Director and if approved, shall become part of the mitigation proposal as approved or required by the Director in his absolute discretion (hereinafter referred to as "the Approved Mitigation Proposal") and even then the Director has the absolute discretion by notice in writing to require the Purchaser at his own expense to relocate or remove the Maintenance Access outside the lot or on the Green Cross-hatched Black Area at any time during the term hereby agreed to be granted.

(v) No ground investigation, mitigation and stabilisation works and associated works, and works for constructing the Maintenance Access shall be carried out on the Green Cross-hatched Black Area or any Government land without the prior written consent of the Director.

(c) The Purchaser shall at his own expense on or before the 30th day of June 2022 or such date or dates as may be approved by the Director carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, and the Maintenance Access in accordance with the Approved Mitigation Proposal (such mitigation and stabilisation works and associated works, and the Maintenance Access within the lot are hereinafter collectively referred to as "Inside Works" and such mitigation and stabilisation works and associated works, and the Maintenance Access on the Green Cross-hatched Black Area or any Government Land are hereinafter collectively referred to as "Outside Works").

(d) The Purchaser hereby acknowledges and agrees that that no Outside Works shall be carried out unless the Purchaser shall have demonstrated in all respects to the satisfaction of the Director that those works are strictly necessary and unavoidable for technical reasons including but not limited to geotechnical and safety grounds. The Director may, at his sole discretion, approve such works subject to such terms and conditions as he sees fit.

(e) The Purchaser hereby acknowledges and agrees that that the Geotechnical Investigation and the Outside Works so carried out are one-off and no part of any building erected on the lot or any area within the lot affected by landslide and boulder fall hazards shall be occupied or used before completion of such works in all respects to the satisfaction of the Director.

(f) (i) The Purchaser shall, at all times during the term hereby agreed to be granted, maintain at his own expense the Inside Works and the Outside Works in good substantial repair and conditions in all respects to the satisfaction of the Director so as to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions.

(ii) The maintenance works shall include but not limited to clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (g) of this Special Condition.

(iii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works within a period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof; together with any administrative and professional fees and charges.

(g) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition and the Maintenance Access (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan").

(h) The Geotechnical Investigation, the Inside Works and the Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant government legislation.

(i) For the purpose only of carrying out the Geotechnical Investigation, the carrying out and completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from any Government land inside the Green Cross-hatched Black Area and any Government land with the Outside Works erected or to be erected thereon where he may require or be required to carry out the maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(j) In the event that as a result of or arising out of carrying out the Geotechnical Investigation or as a result of or arising out of carrying out, inspecting and maintaining the Inside Works or the Outside Works, any damage is done to the Green Cross-hatched Black Area, any other Government land or any land outside the lot, the Purchaser shall make good such damage at his own expense within such time limit as shall be stipulated by the Director and in all respects to the satisfaction of the Director.

(k) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with any works being carried out or having been carried out by the Purchaser pursuant to this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Geotechnical Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but not limited to any damage to or loss of properties, loss of life and personal injuries."

Note: The due date imposed by Special Condition No. (48)(c) of the Land Grant had been extended to 31 December 2022 by a letter dated 16 October 2020 issued by District Lands Officer, Tuen Mun.

2. Each of the owners is obliged to contribute towards the costs of the maintenance work.

3. The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is set out below.

4. Owner's undertaking to maintain any slope in relation to the Development at the owner's own costs: Not Applicable.

5. Under the DMC, the manager of the Development has the owners' authority to carry out the maintenance work.

28 MAINTENANCE OF SLOPES 斜坡維修

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

「批地文件」特別條款第 (37) 條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜，或此等「批地條件」規定「買方」執行的任何其他工程，或為了任何其他目的，而進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程則不論事前是否獲「署長」書面同意，「買方」亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程、輔助工程或其他工程，以保持其狀況良好及修繕妥當，令「署長」滿意。

(b) 本特別條款 (a) 分條條款的規定概不妨礙「政府」根據此等「批地條件」行使權利，特別是本文特別條款第 (36) 條。

(c) 無論何時，如因「買方」進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的任何土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商因為或由於滑土、山泥傾瀉或地陷所造成、招致或蒙受的所有費用、收費、損害、需索及索償作出彌償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條件」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行和進行必要的工程。「買方」必須在接獲通知時向「政府」償還有關的費用，連同任何行政費用或專業收費與費用。』

「批地文件」特別條款第 (48) 條訂明：

『(a)「買方」現確認，鑒於天然地勢的性質，該地段可能受該地段範圍內以及本文所夾附「圖則I」以綠色間黑交叉斜線顯示的該地段外地方 (以下簡稱「綠色間黑交叉斜線範圍」) 的山泥傾瀉和孤石下墜危險影響。

(b) (i)「買方」須在「本協議」的日期十二 (12) 個月內或「署長」批准的其他期限，自費以「署長」全面滿意的方式在該地段及「綠色間黑交叉斜線範圍」內執行和完成土地勘測工程 (以下簡稱「土地勘測」)，以研探天然地形山泥傾瀉的危險。

(ii)「土地勘測」結果應包括供「署長」批准的緩解建議方案，以在該地段內和「綠色間黑交叉斜線範圍」之上進行、完成及維修所有必要的緩解及穩定工程和相關工程，以及建造通道以供日後維修已完竣緩解及穩定工程 (有關通道以下簡稱「維修通道」)，從而保障該地段已建或擬建的任何建築物和住戶或佔用人及彼等各真正來賓、訪客或獲邀人士免受該地段及「綠色間黑交叉斜線範圍」的山泥傾瀉和孤石下墜危險危害。

(iii)「買方」進行「土地勘測」時須妥善地採取或促使採取所有適當及充分的護理、工藝和預防措施，避免損害、干擾或干預「金塔」。

(iv) 任何建議的「維修通道」如位於該地段之外或「綠色間黑交叉斜線範圍」之上，事前須徵取「署長」的批准，一旦批准即納入「署長」全權酌情批准或指定的建議緩解措施一部分 (以下簡稱「經批准的緩解建議」)。但儘管如此，「署長」仍可全權酌情於本文協定批授的整個年期內隨時發出書面通知要求「買方」自費搬遷或清拆任何位於該地段之外或「綠色間黑交叉斜線範圍」之上的「維修通道」。

(v) 如事前未獲「署長」書面同意，不得在「綠色間黑交叉斜線範圍」或任何「政府」土地進行土地勘測、緩解及穩定工程和相關工程以及「維修通道」建造工程。

(c)「買方」須在2022年6月30日或之前或「署長」批准的其他一個或多個日期或之前，自費以「署長」全面滿意的方式，依照「經批准的緩解建議」實施和完成緩解及穩定工程和相關工程以及「維修通道」(在該地段範圍內進行的緩解及穩定工程和相關工程以及「維修通道」以下統稱「內部工程」；於「綠色間黑交叉斜線範圍」或任何「政府」土地進行的緩解及穩定工程和相關工程以及「維修通道」以下統稱「外部工程」)。

(d)「買方」現確認並同意，「買方」必須向「署長」展示基於技術原因，包括但不限於土力及安全理由，「外部工程」是絕對必需和不可避免，否則在未獲「署長」全面滿意信納前，不可進行此等工程。「署長」可全權酌情按其視為恰當的條款與條件批准此等工程。

(e)「買方」現確認並同意，「土地勘測」及「外部工程」屬一次性，在此等工程以「署長」全面滿意的方式完成之前，該地段或該地段範圍內任何地方上受山泥傾瀉和孤石下墜危險影響的建築物任何部分不可供人使用或佔用。

(f) (i)「買方」須在本文協定的整個批租年期內，一直自費維修「內部工程」及「外部工程」，以保持其修繕妥當及狀況良好，全面令「署長」滿意，以確保「內部工程」及「外部工程」可持續按其設計的功能運作。

(ii) 維修工程須包括但不限於清理墜落「內部工程」或「外部工程」或該地段各地方或本特別條款 (g) 分條條款所載「天然地形危險緩解及穩定工程圖則」所示「政府」土地的山泥傾瀉碎礫或孤石。

(iii) 除「政府」可就「買方」失責不維修「內部工程」及「外部工程」行使任何權利和補償權外，「署長」亦有權發出書面通知要求「買方」在其全權酌情視為恰當的期限內執行此等維修工程。如「買方」疏忽或未能於通知指定的期限內執行通知的規定以令「署長」滿意，「署長」可即時執行及進行所需的維修工程，「買方」須在接獲通知時向「政府」支付相等相關工程費用的款項，連同任何行政和專業收費與費用。

(g)「買方」須自費在土地註冊處的該地段記錄登記經「署長」批准的圖則，顯示「內部工程」及「外部工程」的位置、性質和規模，以及「買方」需要或「署長」規定進行維修工程的該地段及「政府」土地位置和範圍，包括「買方」需要或「署長」規定遵照本特別條款 (f) 分條條款清理山泥傾瀉碎礫或孤石的該地段範圍和「政府」土地及「維修通道」範圍 (該圖則以下簡稱「天然地勢危險緩解及穩定工程圖則」)。

(h)「土地勘測」、「內部工程」和「外部工程」必須全面遵守《建築物條例》、其任何附屬規例及修訂法例以及任何其他相關政府法例。

(i) 僅限於進行「土地勘測」、執行及完成、檢驗和維修「內部工程」及「外部工程」，「買方」有權進出及往返「綠色間黑交叉斜線範圍」內任何「政府」土地和現已或將會興建「外部工程」的任何「政府」土地，以按「買方」需要或「署長」規定進行維修工程，包括清理墜落「內部工程」及「外部工程」範圍的山泥傾瀉碎礫或孤石，但受限於「署長」全權酌情制訂的條款與條件。

(j) 如因進行「土地勘測」或因執行、檢驗和維修「內部工程」或「外部工程」而導致或造成「綠色間黑交叉斜線範圍」、任何其他「政府」土地或該地段外任何土地受損，「買方」須在「署長」規定的期限內自費以「署長」全面滿意的方式修復。

(k) 如因「買方」遵照本特別條款規定擬進行或已進行任何工程，或因「買方」執行「土地勘測」或於設計、建造和維修「內部工程」或「外部工程」時遺漏、疏忽或失責，以致直接或間接引起或連帶造成任何責任、損失、損害、索償、開支、費用、收費、申索、訴訟及法律程序，包括但不限於財物損壞或損失或人身傷亡，「買方」須向「政府」作出彌償並保持令其獲得彌償。』

備註：「批地文件」特別條款第 (48) (c) 條訂定的到期日已根據屯門地政專員於2020年10月16日發出的函件延期至2022年12月31日。

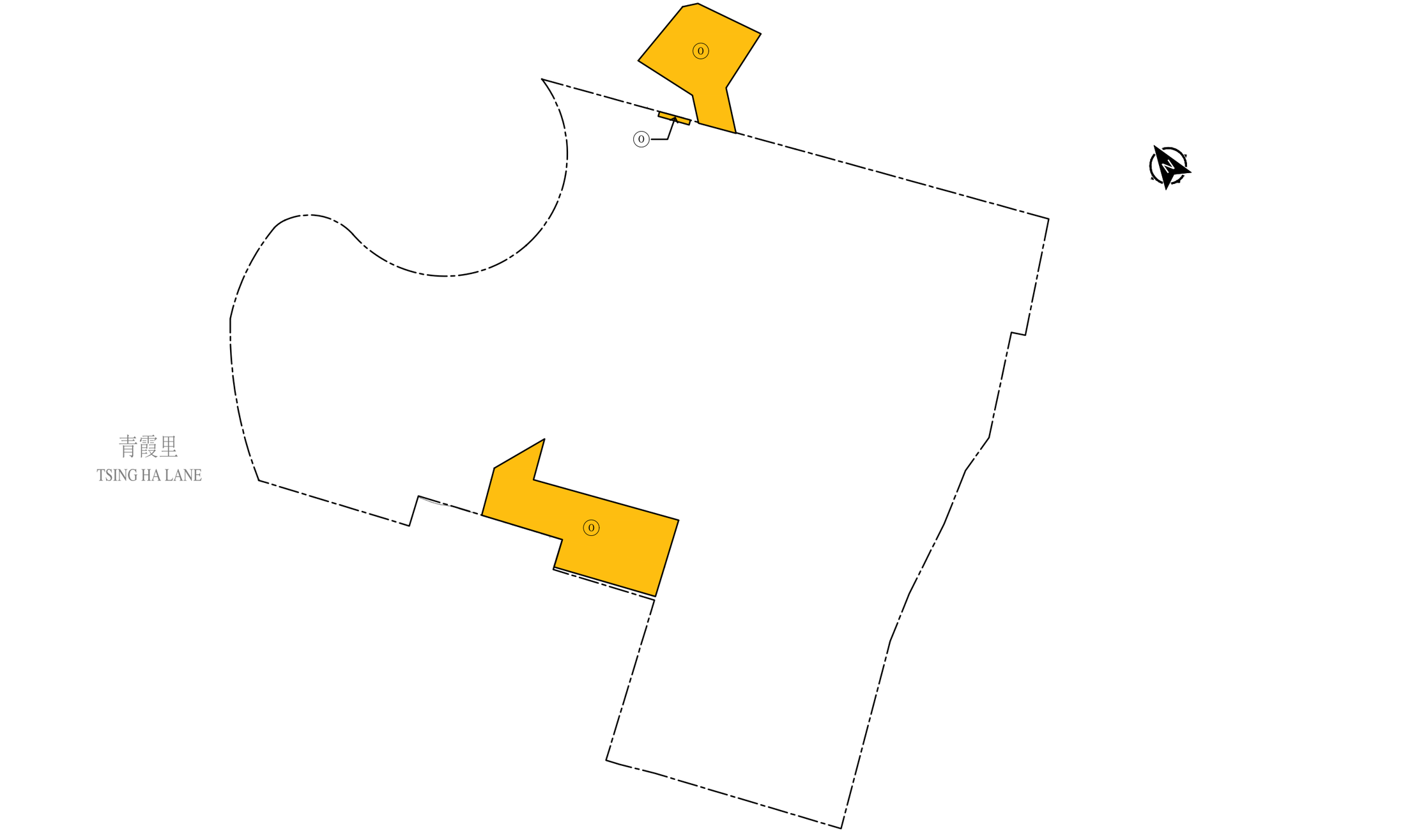
2. 每名擁有人均須分擔維修工程項目的費用。

3. 顯示斜坡及已經或將會在發展項目所在的該土地之內或之外建造的任何護土牆或有關構築物的圖則於下方列出。

4. 擁有人自費就發展項目維修任何斜坡的承諾: 不適用。

5. 根據公契發展項目的管理人獲擁有人授權進行維修工程。

28 MAINTENANCE OF SLOPES
斜坡維修



Legend 圖例 :

0 Slope Structure 斜坡構築物

Boundary Line of the Development 發展項目邊界線

SCALE BAR 比例尺

0 10 20 30M (米)

29 MODIFICATION
修訂

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

本發展項目並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION
有關資料

During the times for necessary maintenance, inspection, cleaning and repairing of the Common Areas and Facilities of residential towers arranged by the Manager of the Development, the gondola will be operating in the airspace outside windows and directly above the flat roof(s) and/or roof(s) of residential units.

本發展項目的管理人為住宅大廈的公用地方及設施進行必要的保養、檢查、清潔及維修期間，吊船將會在住宅單位的窗外和平台及／或天台之上的上空進行操作。

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

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap 621):

www.thewavetuenmun.com

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

www.thewavetuenmun.com

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

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

獲寬免總樓面面積的設施分項

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

			Area (m^2) 面積（平方米）
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積			
1	Carpark and loading/unloading area excluding public transport terminus	停車場及上落客貨地方（公共交通總站除外）	4185.27
2	**Plant rooms and similar services**	**機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	296.145
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1354.922
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	非強制性或非必要機房，例如空調機房、送風櫃房等	201.936
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施			
3	Balcony	露台	268.518
4	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	Not Applicable 不適用
5	Communal sky garden	公用空中花園	Not Applicable 不適用
6	Acoustic fin	隔聲鰭	Not Applicable 不適用
7	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	Not Applicable 不適用
8	Non-structural prefabricated external wall	非結構預製外牆	105.929
9	Utility platform	工作平台	36
10	Noise barrier	隔音屏障	Not Applicable 不適用
Amenity Features 適意設施			
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	3.59
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	952.018
13	Covered landscaped and play area	有蓋園景區及遊樂場地	Not Applicable 不適用

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

			Area (m^2) 面積（平方米）
Amenity Features 適意設施			
14	Horizontal screen/covered walkway and trellis	橫向屏障/有蓋人行道及花棚	Not Applicable 不適用
15	Larger lift shaft	擴大升降機槽	188.980
16	Chimney shaft	煙囪管道	Not Applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	1.62
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	強制性設施或必要機房所需的管槽、氣槽及垂直立管	38.73
19	Pipe duct, air duct for non-mandatory or non-essential plant room	非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21	Void in duplex domestic flat and house	複式住宅單位及洋房的中空空間	Not Applicable 不適用
22	Sunshade and reflector	遮陽篷及反光罩	Not Applicable 不適用
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他項目			
25	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26	Covered area under large projecting/ overhanging feature	大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27	Public transport terminus	公共交通總站	Not Applicable 不適用
28	Party structure and common staircase	共用構築物及公用樓梯	Not Applicable 不適用
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	43.358
30	Public passage	公眾通道	Not Applicable 不適用
31	Covered set back area	有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積			
32	Bonus GFA	額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第8號）提供的額外環保設施			
33	Buildings adopting Modular Integrated Construction	採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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。

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

Environmental Assessment of the Building
有關建築物的環境評估





Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	High Efficiency Lighting 節能照明系統 High Efficiency Water Pump 節能水泵

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) **第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(備註1)：**					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積 （平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇 (備註 2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置 (備註 3) 的部份	9,239.42	325.3	Not Applicable 不適用	287.2	Not Applicable 不適用

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) **第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：**			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes :

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

備註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量"與新建樓宇BEAM Plus 標準（現行版本）中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及／或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus 標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

發展項目及其周邊地區日後可能出現改變。

Date on which the sales brochure is printed: 1 August 2024

售樓說明書的印製日期：2024年8月1日

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	**Revision Made 所作修改**
1 November 2024 2024年11月1日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15 - 16	This page is deleted and replaced with a blank page. 刪除此頁並換上空白頁。
	17	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
15 January 2025 2025年1月15日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	25	Floor Plans of Residential Properties in the Development is updated. 更新發展項目的住宅物業的樓面平面圖。
	97 - 101, 104 - 109, 114, 117 - 130	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	102a, 105a	Fittings, Finishes and Appliances is added. 新增裝置、裝修物料及設備。
	156 - 157	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
15 April 2025 2025年4月15日	8	Information on Vendor and others Involved in the Development is updated. 更新賣方及有參與發展項目的其他人的資料。
	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	15 - 16	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
15 July 2025 2025年7月15日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	17	Outline Zoning Plan relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
15 October 2025 2025年10月15日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
15 January 2026 2026年1月15日	13	Location Plan of the Development is updated. 更新發展項目的所在位置圖。