

# Lime

SPARK ✦ 形璫

SALES BROCHURE  
售樓說明書







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

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

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

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

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

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### 5. Sales brochure

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

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

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

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

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

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

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

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

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

### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For first-hand completed residential properties

#### 16. Vendor's information form

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

#### 17. Viewing of property

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

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

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

Other useful contacts:

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

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

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority  
March 2023

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—  
(i) the external dimensions of each residential property;  
(ii) the internal dimensions of each residential property;  
(iii) the thickness of the internal partitions of each residential property;  
(iv) the external dimensions of individual compartments in each residential property.  
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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



# 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<sup>1</sup>。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。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。

# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - > 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - > 工人罷工或封閉工地；
    - > 暴動或內亂；
    - > 不可抗力或天災；
    - > 火警或其他賣方所不能控制的意外；
    - > 戰爭；或
    - > 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

### 適用於一手已落成住宅物業

### 16. 賣方資料表格

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



# NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 17. 參觀物業

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

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

網址： [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話： 2929 2222  
電郵： [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真： 2856 3611

地產代理監管局  
網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
電話： 2111 2777  
電郵： [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真： 2598 9596

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

一手住宅物業銷售監管局  
2023年3月

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

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

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

INFORMATION ON THE DEVELOPMENT

發展項目的資料

<div><div><div>Name of the Development</div><div>Lime Spark</div></div></div>	<div><div><div>發展項目名稱</div><div>形璫</div></div></div>
<div><div><div>Name of the street and the street number</div><div>21 Wang Wo Tsai Street*</div><div>*The provisional street number is subject to confirmation when the Development is completed.</div></div></div>	<div><div><div>街道名稱及門牌號數</div><div>橫窩仔街21號*</div><div>*此臨時門牌號數有待發展項目建成時確認。</div></div></div>
<div><div><div>The Development consists of one multi-unit building</div></div></div>	<div><div><div>發展項目包含1幢多單位的建築物</div></div></div>
<div><div><div>Total number of storeys of the multi-unit building</div><div>34 storeys (excluding Basement Floor, Transfer Plate, Roof, Upper Roof and Top Roof)</div></div></div>	<div><div><div>該幢多單位建築物的樓層的總數</div><div>34層（不包括地庫、轉換層、天台、高層天台及頂層天台）</div></div></div>
<div><div><div>Floor numbering in the multi-unit building as provided in the approved building plans for the Development</div><div>Basement Floor, Ground Floor, 1/F-3/F, 5/F -12/F, 15/F -23/F, 25/F -33/F, 35/F -38/F, Roof, Upper Roof and Top Roof</div></div></div>	<div><div><div>發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數</div><div>地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓、天台、高層天台及頂層天台</div></div></div>
<div><div><div>Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order</div><div>4/F, 13/F, 14/F, 24/F and 34/F</div></div></div>	<div><div><div>該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數</div><div>4樓、13樓、14樓、24樓及34樓</div></div></div>
<div><div><div>Refuge floor (if any) of the multi-unit building</div><div>Roof</div></div></div>	<div><div><div>該幢多單位建築物內的庇護層（如有的話）</div><div>天台</div></div></div>
<div><div><div>The Development is an uncompleted development</div><div>(a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 April 2027.</div><div>(b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.</div><div>(c) For the purpose of the agreement for sale and purchase, (under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase), without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).</div></div></div>	<div><div><div>本發展項目屬未落成發展項目</div><div>(a) 由該發展項目的認可人士提供的該發展項目的預計關鍵日期為2027年4月30日。</div><div>(b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。</div><div>(c) 為買賣合約的目的（根據批地文件，進行買賣，需獲地政總署署長同意），在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。</div></div></div>



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

<b>Vendor</b> Tippon Investment Enterprises Limited	賣方 Tippon Investment Enterprises Limited
<b>Holding companies of the Vendor</b> Sun Hung Kai Properties Limited Win Profit Properties Ltd.	賣方的控權公司 新鴻基地產發展有限公司 Win Profit Properties Ltd.
<b>Authorized Person</b> Ip Kar-Wai, Kelvin	認可人士 葉嘉偉
<b>The firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity</b> Sun Hung Kai Architects and Engineers Limited	認可人士以其專業身份擔任經營人、董事或僱員的商號或法團 新鴻基建築設計有限公司
<b>Building Contractor</b> Sanfield Building Contractors Limited	承建商 新輝建築有限公司
<b>Solicitors for the Vendor</b> Woo Kwan Lee & Lo	賣方代表律師 胡關李羅律師行
<b>Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development</b> The Hongkong and Shanghai Banking Corporation 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 香港上海滙豐銀行有限公司
<b>Any other person who has made a loan for the construction of the Development</b> Sun Hung Kai Properties Holding Investment Limited	已為發展項目的建造提供貸款的任何其他人 Sun Hung Kai Properties Holding Investment Limited

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Development.	Not Applicable
(b)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the Development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(h)	The vendor or a building contractor for the Development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not Applicable
(i)	The vendor or a building contractor for the Development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(k)	The vendor, a holding company of the vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(l)	The vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	The director(s) of Sun Hung Kai Architects and Engineers Limited, of which the Authorized Person is an employee in his professional capacity, is/are director(s) of the Vendor, the Building Contractor and/of Sun Hung Kai Properties Limited.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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.	Sun Hung Kai Architects and Engineers Limited, of which the Authorized Person is an employee in his professional capacity, is an associate corporation of the Vendor, the Building Contractor and the holding companies of the Vendor.
(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.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

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。	認可人士以其專業身分擔任僱員的新鴻基建築設計有限公司董事為賣方、承建商及/或新鴻基地產發展有限公司董事。

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

(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。	認可人士以其專業身分擔任僱員的新鴻基建築設計有限公司屬賣方、承建商及賣方的控權公司的有聯繫法團。
(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。	承建商屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
The thickness of the non-structural prefabricated external walls of the building is 150mm.

發展項目將會有構成圍封牆的一部分的非結構的預製外牆。  
該幢建築物的非結構的預製外牆的厚度為150毫米。

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY

每個住宅物業的非結構的預製外牆的總面積表

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）
3/F 3樓	A	2.749
	B	0.866
	C	0.723
	D	1.076
	E	1.114
	F	0.945
	G	1.339
	H	1.339
	J	0.596
	K	0.559
	L	0.559
	M	0.927
	N	0.897
	P	0.897
	R	0.897
5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至37樓	A	2.749
	B	0.866
	C	0.723
	D	1.076
	E	1.114
	F	0.945
	G	1.339
	H	1.339
	J	0.596
	K	0.559
	L	0.559
	M	0.927
	N	0.897
	P	0.897
	R	0.897

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）
38/F 38樓	A	2.459
	C	0.723
	D	1.076
	E	1.114
	G	2.674
	J	0.596
	K	0.559
	L	0.559
	M	0.927
	N	0.897
	P	0.897
	R	0.897

There will be no curtain walls forming part of the enclosing walls of the Development.  
發展項目將不會有構成圍封牆的一部分的幕牆。

## INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

**The Manager to be appointed under the latest draft deed of mutual covenant:**  
Kai Shing Management Services Limited

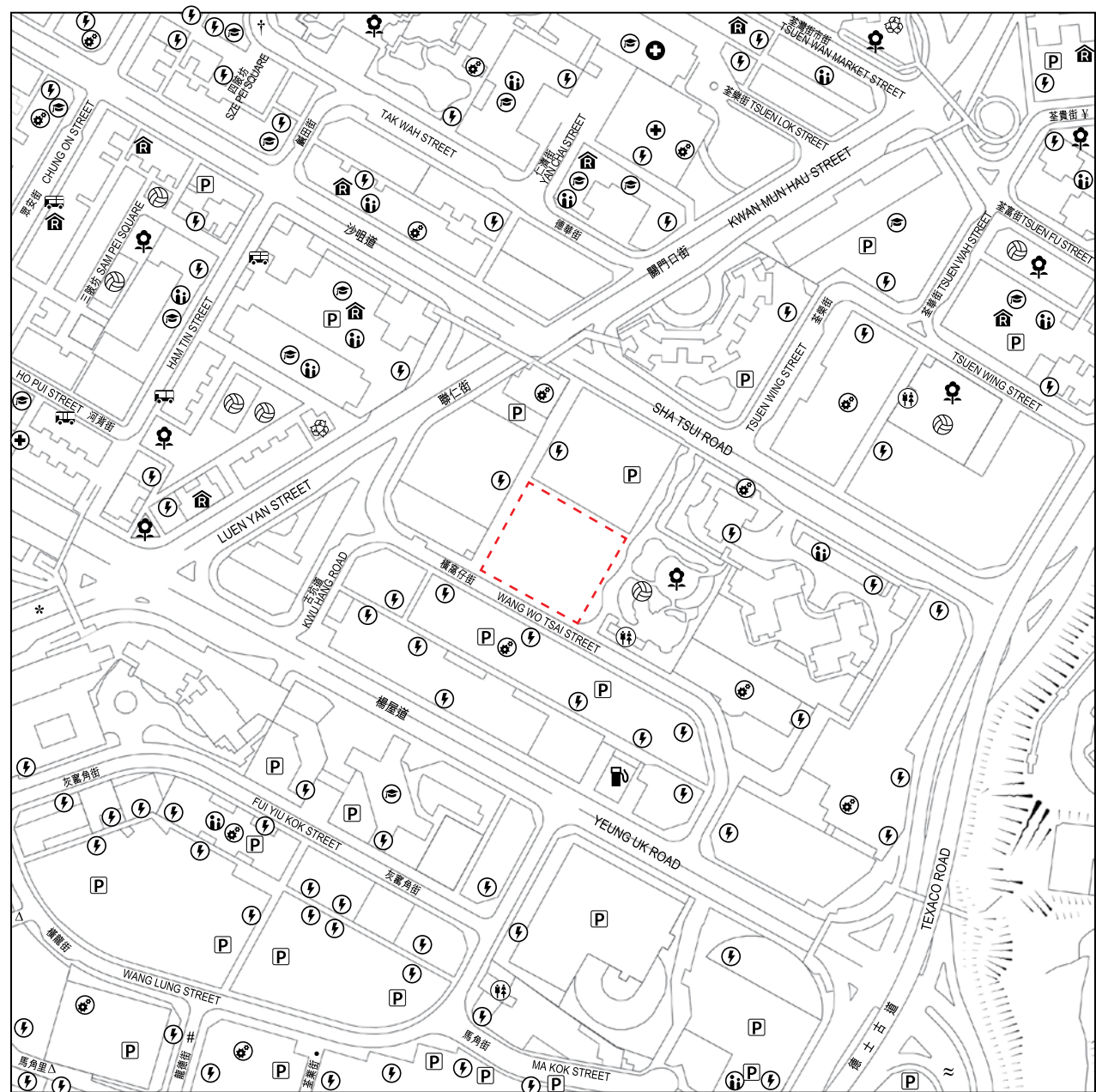
根據公契的最新擬稿獲委任的管理人：  
啟勝管理服務有限公司





# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



Location of the Development  
發展項目的位置

Scale 比例尺  
0M(米) 250M(米)

Street name(s) not shown in full in the Location Plan of the Development:  
於發展項目的所在位置圖未能顯示之街道全名：

- \* 馬頭壩道 MA TAU PA ROAD # 龍德街 LUNG TAK STREET Δ 馬角里 MA KOK LANE ￥ 荃貴街 TSUEN KWAI STREET
- 荃業街 TSUEN YIP STREET ≈ 葵福路 KWAI FUK ROAD † 德海街 TAK HOI STREET

This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T7-SW-C dated 26 February 2026 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2026年2月26日出版之數碼地形圖，圖幅編號 T7-SW-C，有需要處經修正處理。

The map is provided by the Common Spatial Data Infrastructure (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。

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 plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

### NOTATION 圖例

- Power Plant (including Electricity Sub-stations)  
發電廠（包括電力分站）
- 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）
- Public Utility Installation  
公用事業設施裝置
- School (including Kindergarten)  
學校（包括幼稚園）
- Sports Facilities (including Sports Ground and Swimming Pool)  
體育設施（包括運動場及游泳池）
- Public Carpark (including Lorry Park)  
公眾停車場（包括貨車停泊處）
- Public Park  
公園
- Public Convenience  
公廁
- Clinic  
診療所
- Hospital  
醫院
- Religious Institution (including Church, Temple and Tsz Tong)  
宗教場所（包括教堂、廟宇及祠堂）
- Refuse Collection Point  
垃圾收集站
- Public Transport Terminal (including Rail Station)  
公共交通總站（包括鐵路車站）
- Petrol Filling Station  
油站

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，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



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

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



● Location of the Development 發展項目的位置

Extracted 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. E259995C, flight date: 13 September 2025.  
摘錄自地政總署測繪處於2025年9月13日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號 E259995C。

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。

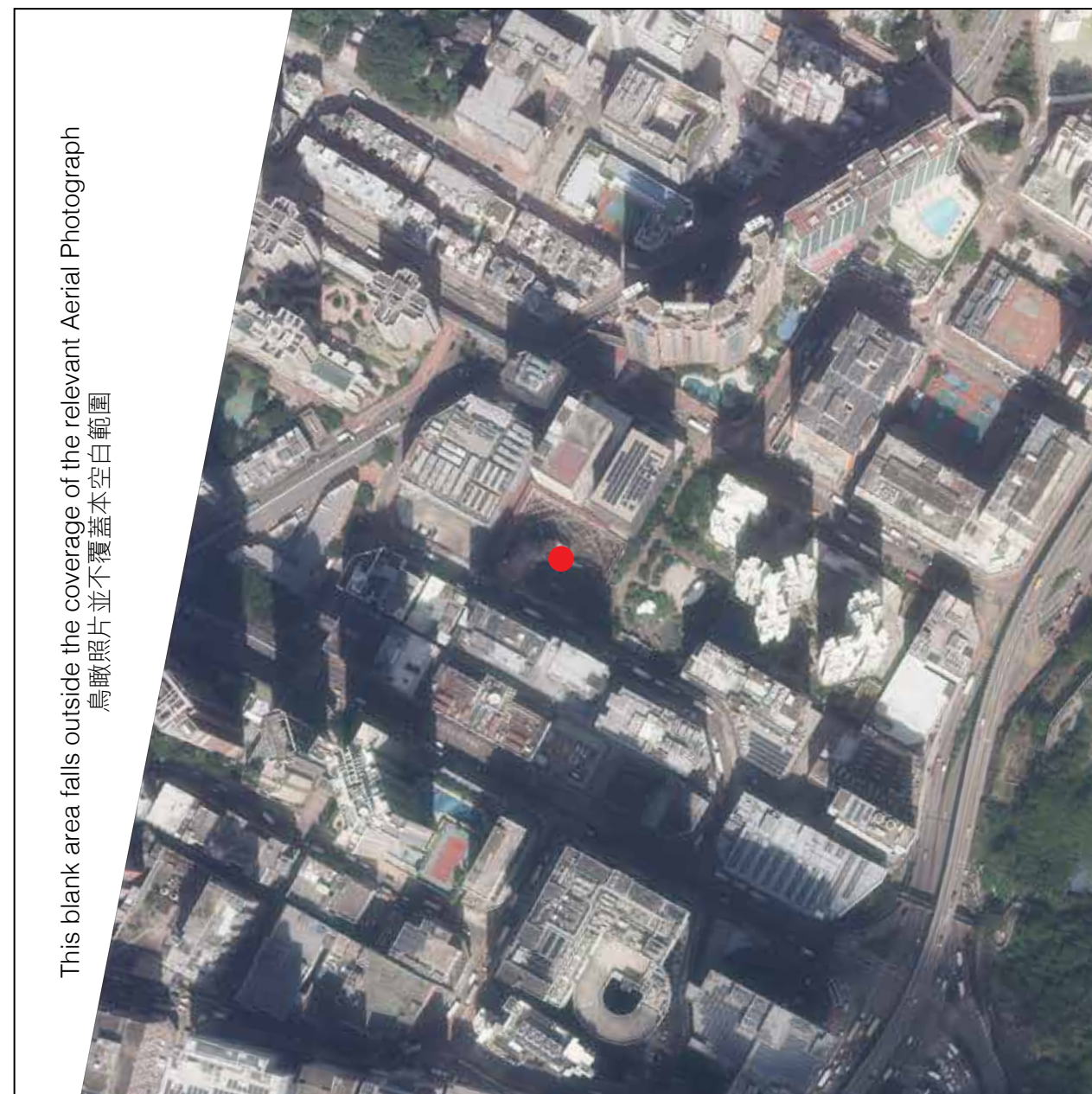
### Notes :

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

### 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買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。

## 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

Extracted 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. E233220C, flight date: 22 October 2024.  
摘錄自地政總署測繪處於2024年10月22日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號 E233220C。

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 :

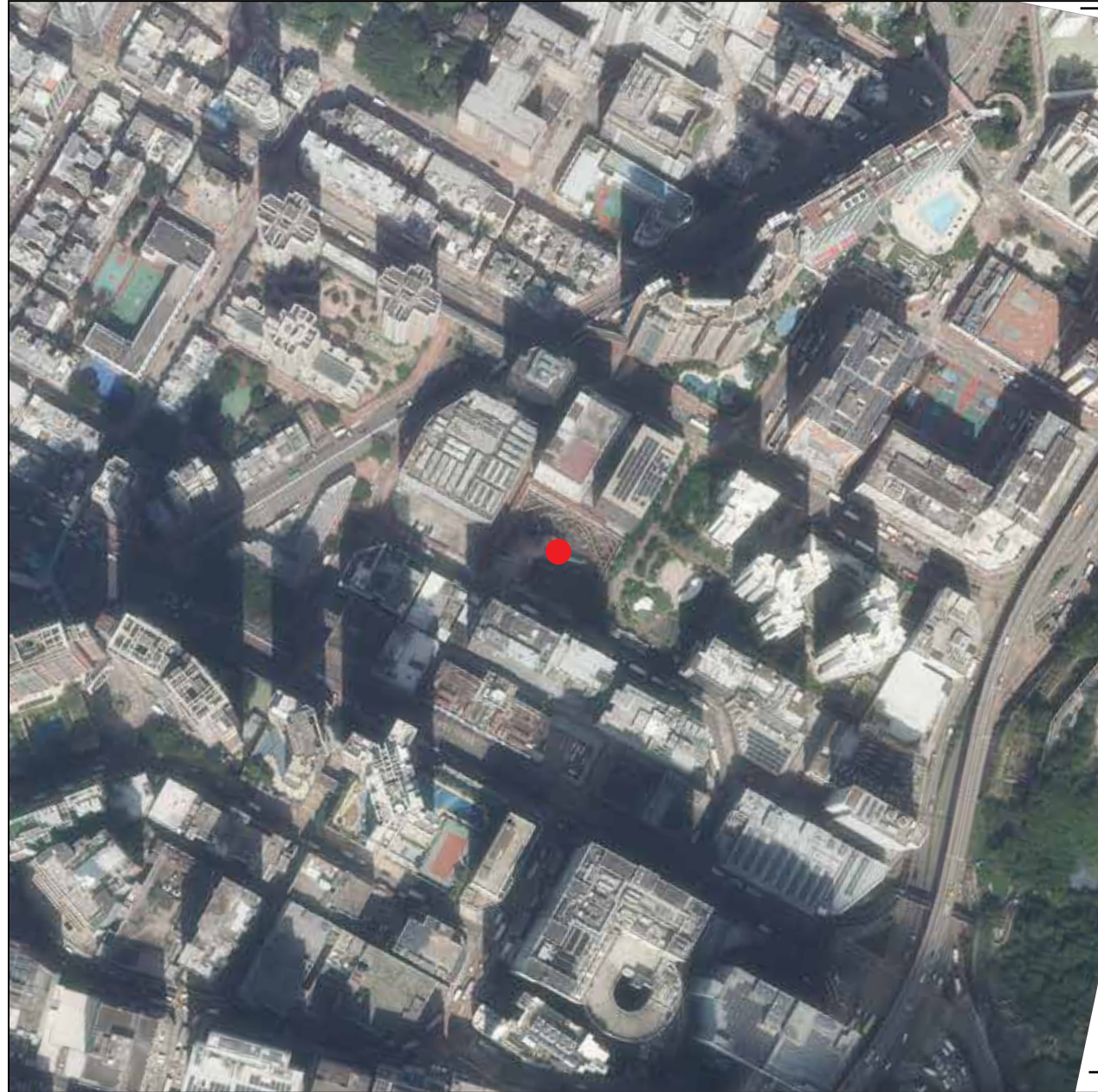
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development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

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買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。



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



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

● Location of the Development 發展項目的位置

Extracted 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. E233221C, flight date: 22 October 2024.  
摘錄自地政總署測繪處於2024年10月22日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號 E233221C。

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

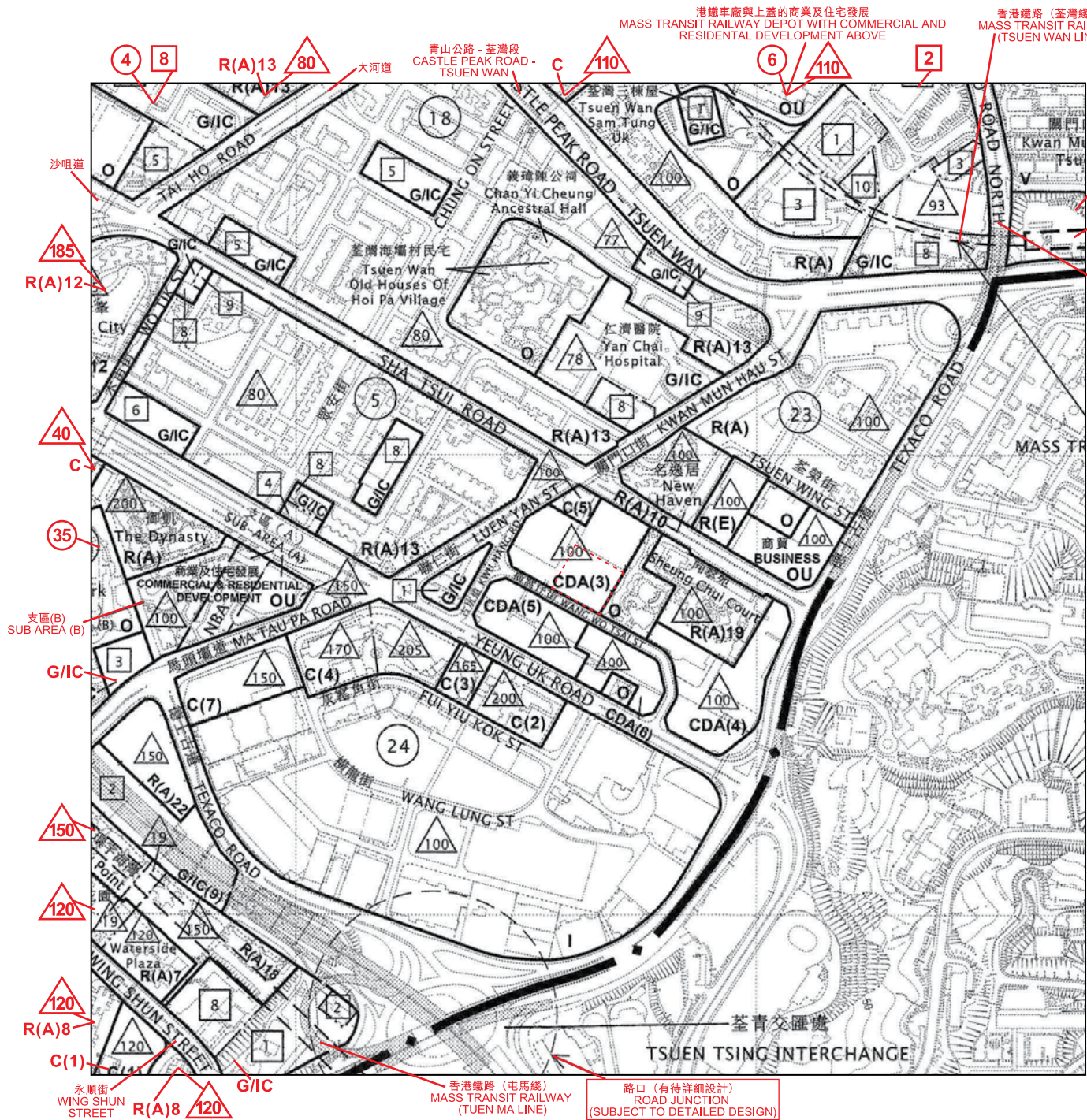
### 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買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。



# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



Location of the Development  
發展項目的位置

Scale 比例  
0M(米) 500M(米)

Adopted from Part of the Draft Tsuen Wan Outline Zoning Plan No. S/TW/40, gazetted on 13 February 2026, with adjustment where necessary as shown in red.  
摘錄自2026年2月13日刊憲之荃灣分區計劃大綱草圖，圖則編號為S/TW/40，有需要處經修正處理，並以紅色顯示。

- 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 plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

### NOTATION 圖例

#### ZONES

COMMERCIAL

COMPREHENSIVE DEVELOPMENT AREA

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP E)

VILLAGE TYPE DEVELOPMENT

INDUSTRIAL

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PLANNING AREA NUMBER

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)

NON-BUILDING AREA

	C	地帶 商業
	CDA	綜合發展區
	R(A)	住宅（甲類）
	R(E)	住宅（戊類）
	V	鄉村式發展
	I	工業
	G/IC	政府、機構或社區
	O	休憩用地
	OU	其他指定用途

		交通
	STATION	鐵路及車站（地下）
		主要道路及路口
		高架道路
		其他
		規劃範圍界線
	1	規劃區編號
		建築物高度管制區界線
	100	最高建築物高度 （在主水平基準上若干米）
	8	最高建築物高度 （樓層數目）
	NBA	非建築用地

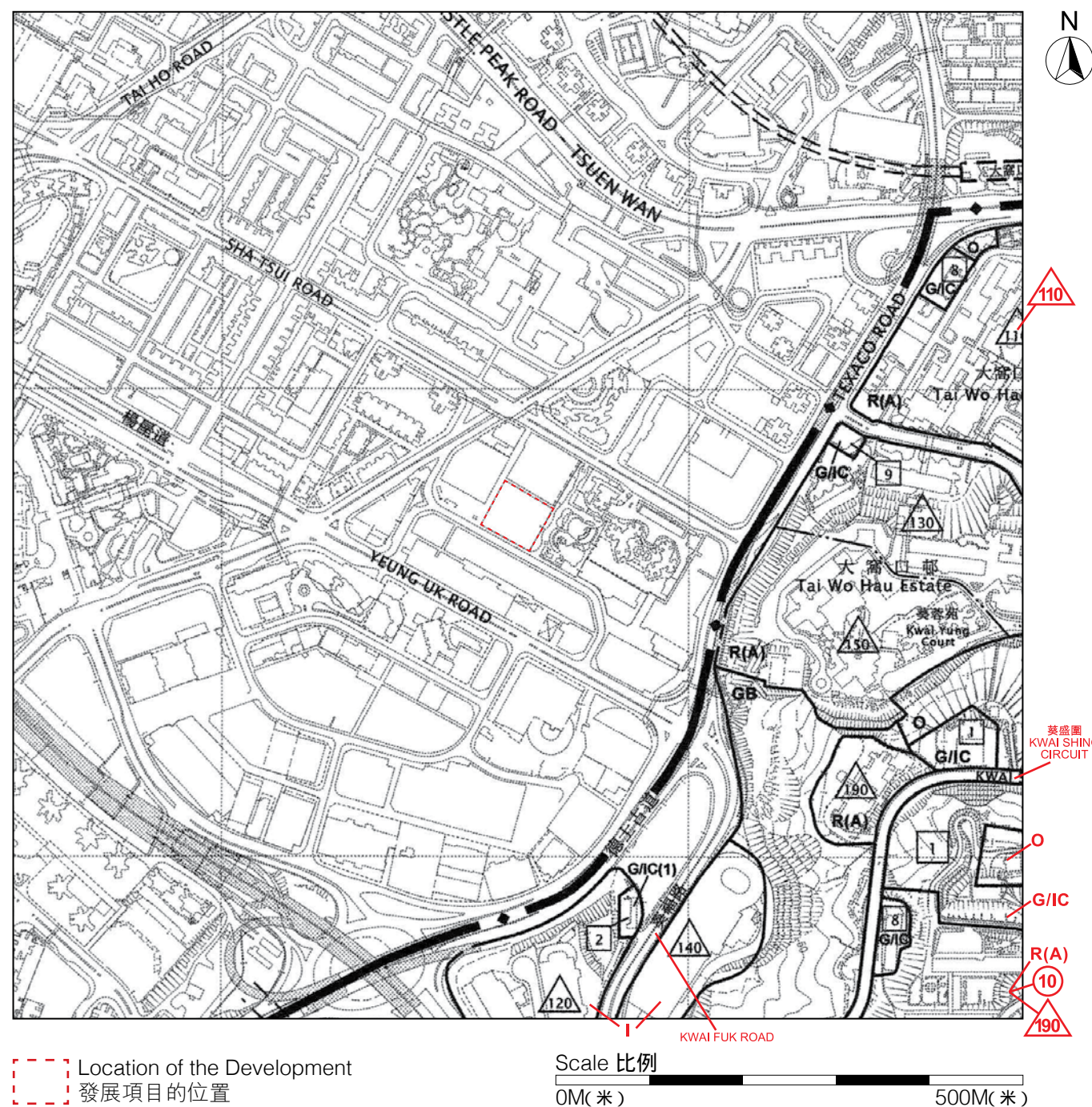
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.  
此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

- 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。



# OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖等



NOTATION 圖例		地帶	
ZONES			
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)	
INDUSTRIAL	I	工業	
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區	
OPEN SPACE	O	休憩用地	
GREEN BELT	GB	綠化地帶	
COMMUNICATIONS		交通	
RAILWAY AND STATION (UNDERGROUND)	STATION	鐵路及車站 (地下)	
MAJOR ROAD AND JUNCTION		主要道路及路口	
ELEVATED ROAD		高架道路	
MISCELLANEOUS		其他	
BOUNDARY OF PLANNING SCHEME		規劃範圍界線	
PLANNING AREA NUMBER	9	規劃區編號	
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度 (在主水平基準上若干米)	
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度 (樓層數目)	

Adopted from Part of the Approved Kwai Chung Outline Zoning Plan No. S/KC/32, gazetted on 13 October 2023, with adjustment where necessary as shown in red.  
摘錄自2023年10月13日刊憲之葵涌分區計劃大綱核准圖，圖則編號為S/KC/32，有需要處經修正處理，並以紅色顯示。

### 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 plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

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

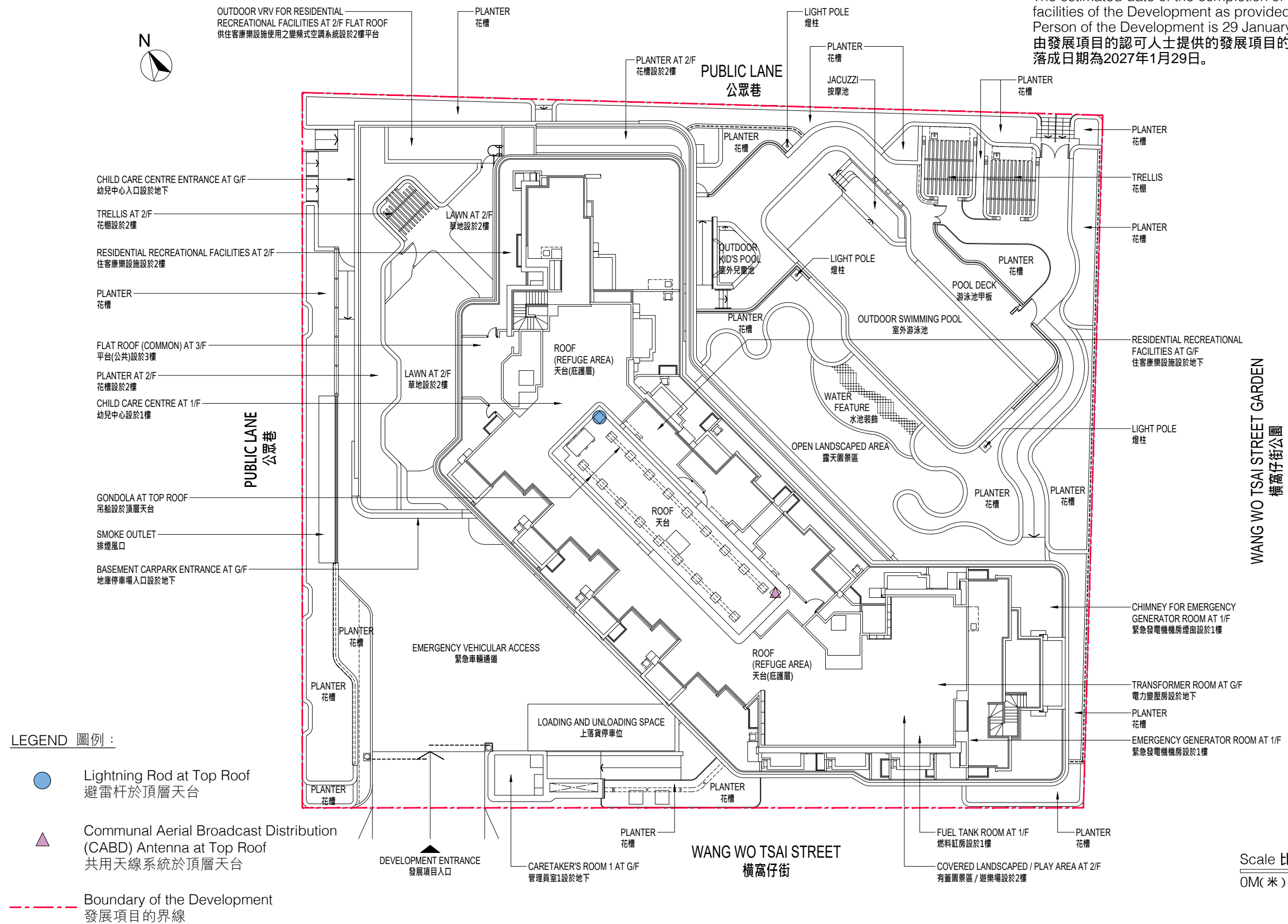
### 備註：

- 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。



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

The estimated date of the completion of the buildings and facilities of the Development as provided by the Authorized Person of the Development is 29 January 2027.  
由發展項目的認可人士提供的發展項目的建築物及設施的預計落成日期為2027年1月29日。



# FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

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

A/C PLINTH	= AIR-CONDITIONER PLINTH	冷氣機台	MAINTENANCE FLAT ROOF (COMMON)	= MAINTENANCE FLAT ROOF (COMMON)	維修公共平台
AC.H	= AIR-CONDITIONER HOOD	冷氣機遮簷	M.BATH	= MASTER BATHROOM	主人浴室
ACP	= AIR-CONDITIONER PLATFORM	冷氣機平台	M.CA.	= SPACE FOR MAINTENANCE (COMMON)	公共維修空間範圍
A.D.	= AIR DUCT	風管槽	M.B.R.	= MASTER BEDROOM	主人睡房
A.F./ARCH. FEATURE	= ARCHITECTURAL FEATURE	建築裝飾	N.M.M.F.	= NOISE MITIGATION MEASURES (ACOUSTIC FIN)	噪音緩解措施( 隔聲簷 )
A.G.	= ALUMINUM GRILLE	鋁質格柵			
AL.C	= ALUMINUM PIPE COVER AT LOW LEVEL	位於低位鋁質管道覆蓋	N.M.M.P.	= NOISE MITIGATION MEASURES (90mm THICK SOUND ABSORPTIVE PANEL CLADDING)	噪音緩解措施 ( 90毫米厚吸音面板 )
ALUM. A.F. / ALUM. ARCH. FEATURE	= ALUMINUM ARCHITECTURAL FEATURE	鋁質建築裝飾			
ALUM. ARCH. FEATURE AT H/L	= ALUMINUM ARCHITECTURAL FEATURE AT HIGH LEVEL	鋁質建築裝飾於高位			
ALUM. CLADDING	= ALUMINUM CLADDING	鋁質覆蓋層板	OPEN KIT.	= OPEN KITCHEN	開放式廚房
BAL.	= BALCONY	露台	P.D.	= PIPE DUCT	管道槽
BAL. & U.P. ABOVE	= BALCONY & UTILITY PLATFORM ABOVE	露台及工作平台置上	POTABLE WATER PUMP ROOM	= POTABLE WATER PUMP ROOM	食水泵房
BUILDING LINE ABOVE	= BUILDING LINE ABOVE	建築物界線置上	PERFORATED METAL PANEL	= PERFORATED METAL PANEL	穿孔金屬板
BATH	= BATHROOM	浴室	R.C. MOULDING	= REINFORCED CONCRETE MOULDING	鋼筋混凝土裝飾線條
B.R.1	= BEDROOM 1	睡房1	ROOF	= ROOF	天台
B.R.2	= BEDROOM 2	睡房2	ROOF (FOR 38/F FLAT X)	= ROOF (FOR 38/F FLAT X)	天台( 屬於38樓 X 單位 )
B.R.3	= BEDROOM 3	睡房3	ROOF (REFUGE AREA)	= ROOF (REFUGE AREA)	天台( 庇護層 )
COVER OF BAL. & U.P. BELOW	= COVER OF BALCONY & UTILITY PLATFORM BELOW	露台及工作平台頂蓋	R.S.M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
DN	= DOWN	落	S.	= SINK	洗滌盆
DOG HOUSE	= DOG HOUSE	室外管道檢修井	TOP OF ACOUSTIC FINS AND PANEL	= TOP OF ACOUSTIC FINS AND PANEL	隔聲簷和隔聲板頂部
DOG-HOUSE (FOR A/C)	= DOG HOUSE (FOR AIR-CONDITIONER)	室外管道檢修井( 供冷氣機 )	UP	= UP	上
E.D.	= ELECTRICAL DUCT	電線管道	U.P.	= UTILITY PLATFORM	工作平台
ELECT. ROOM	= ELECTRICAL ROOM	電力房	UTILITY ROOM	= UTILITY ROOM	工作間
ELV. ROOM/ELV ROOM	= EXTRA-LOW VOLTAGE ROOM	特低電壓房	W.M.C.	= WATER METER CABINET	水錶櫃
FLAT ROOF	= FLAT ROOF	平台	X/F BUILDING LINE ABOVE	= X/F BUILDING LINE ABOVE	X樓建築物界線置上
FLAT ROOF (COMMON)	= FLAT ROOF (COMMON)	公共平台	#M	= NOISE MITIGATION MEASURES (AUTO-CLOSE DOOR)	噪音緩解措施( 自動關閉式門 )
FLAT ROOF (FOR FLAT X)	= FLAT ROOF (FOR FLAT X)	平台( 屬於X單位 )			
FAN ROOM FOR R.S.M.R.R.	= FAN ROOM FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室之風機房	#M1	= NOISE MITIGATION MEASURES (FIXED GLAZING WITH MAINTENANCE WINDOW)	噪音緩解措施 ( 固定窗戶連維修窗 )
FIREMAN 'S LOBBY	= FIREMAN 'S LOBBY	消防員升降機大堂			
H.R.	= HOSE REEL	消防喉轆	(#RCM)	= REINFORCED CONCRETE MOULDING AT WINDOW HEAD (AT 3/F, 6/F, 8/F, 10/F, 12/F, 16/F, 18/F, 20/F, 22/F, 25/F, 27/F, 29/F, 31/F, 33/F, 36/F & 38/F ONLY)	位於窗戶頂之鋼筋混凝土裝飾線條 ( 僅於3樓、6樓、8樓、10樓、12樓、 16樓、18樓、20樓、22樓、25樓、 27樓、29樓、31樓、33樓、36樓及38樓 )
H.R. AT L/L	= HOSE REEL AT LOW LEVEL	消防喉轆於低位			
KIT.	= KITCHEN	廚房			
INACCESSIBLE VOID (WITH LIGHTWEIGHT CONC. FILL)	= INACCESSIBLE VOID (WITH LIGHTWEIGHT CONCRETE FILL)	不可到達的中空 ( 輕質混凝土回填 )		REINFORCED CONCRETE MOULDING AT WINDOW CILL (AT 5/F, 7/F, 9/F, 11/F, 15/F, 17/F, 19/F, 21/F, 23/F, 26/F, 28/F, 30/F, 32/F, 35/F & 37/F ONLY)	位於窗戶底之鋼筋混凝土裝飾線條 ( 僅於5樓、7樓、9樓、11樓、15樓、 17樓、19樓、21樓、23樓、26樓、 28樓、30樓、32樓、35樓及37樓 )
LAV.	= LAVATORY	洗手間			
LIFT	= LIFT	升降機			
LIFT LOBBY	= LIFT LOBBY	升降機大堂			
LIFT SHAFT	= LIFT SHAFT	升降機槽			
LIV./DIN.	= LIVING ROOM AND DINING ROOM	客廳及飯廳			

Notes:

- 1.Some residential units have ceiling bulkheads and sunken slab at living room and dining room, bedrooms, bathrooms, corridor and kitchen for air-conditioning system and/or other mechanical and electrical services.
- 2.There may be architectural features and/or exposed common pipes on external walls of some floors.
- 3.There may be communal pipes and/or mechanical and electrical services within balconies, utility platforms, flat roofs and roofs of some residential units.
- 4.Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower,etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only.
- 5.Balconies and utility platforms are non-enclosed areas.

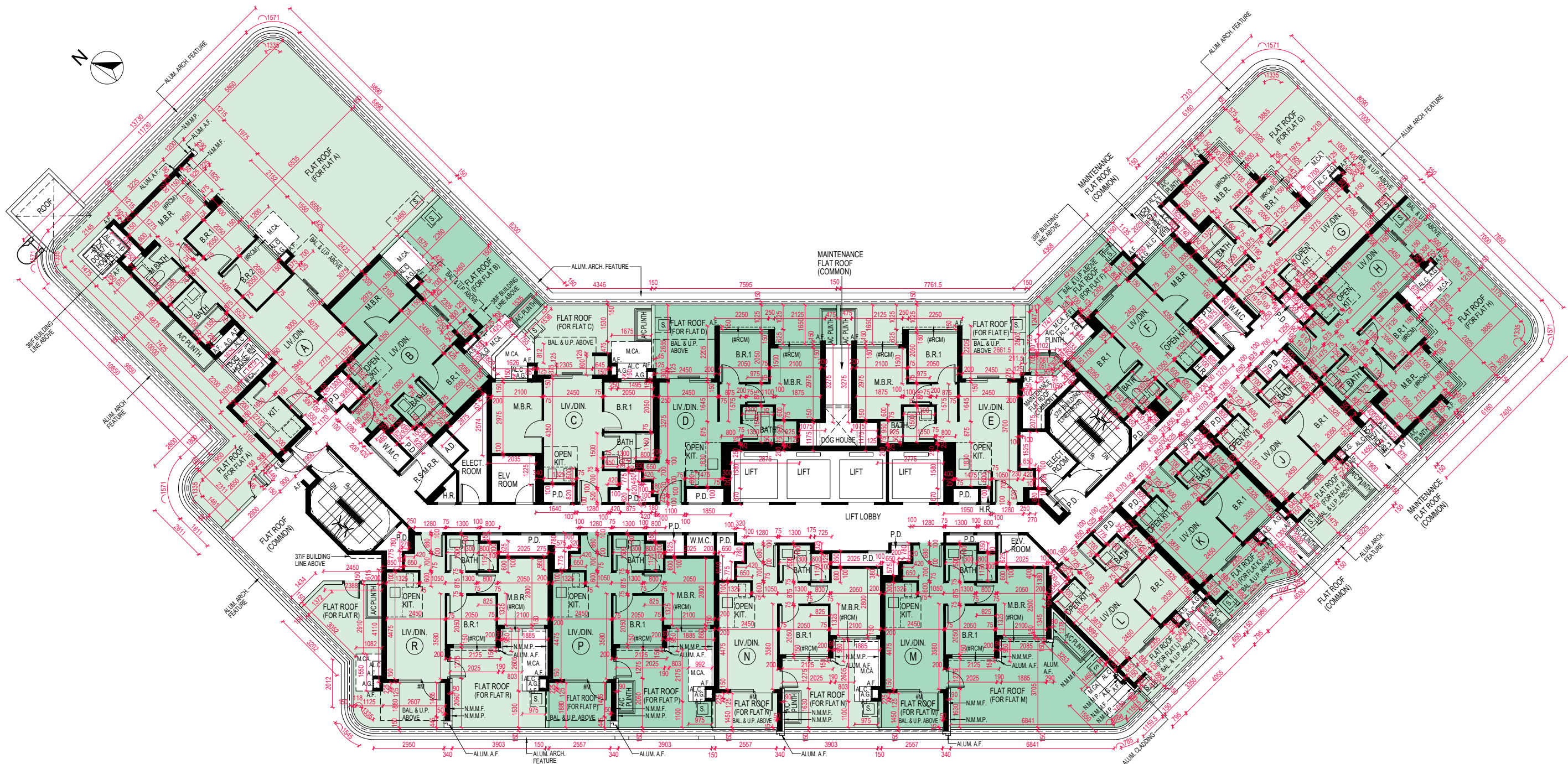
備註：

1. 部分住宅單位的客廳及飯廳、睡房、浴室、走廊及廚房之天花有假天花及/或跌級樓板，用以安裝空調及/或其他機電設備。
2. 部份樓層外牆或設有建築裝飾及/或外露喉管。
3. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或機電設備。
4. 平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑等乃摘自最新的經批准的建築圖則，只作一般性標誌。
5. 露台和工作平台為不可封閉的地方。



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

3/F FLOOR PLAN  
3樓平面圖



Scale 比例  
0M(米) 2M(米) 4M(米)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅物業的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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）
3/F 3樓	A	150, 300	2800, 3075, 3150
	B	150	2800, 3075, 3150
	C	150	2800, 3075, 3150
	D	150	2800, 2950, 3150
	E	150, 300	2800, 2950, 3150
	F	150, 300	2800, 3075, 3150
	G	150	2800, 3075, 3150
	H	150	2800, 3075, 3150
	J	150	2800, 3075, 3150
	K	150	2800, 3075, 3150
	L	150	2800, 2900, 3075, 3150
	M	150, 300	2800, 3075, 3150
	N	150, 300	2800, 2950, 3075, 3150
3/F 3樓	P	150, 300	2800, 3075, 3150
	R	150, 300	2800, 3075, 3150

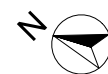
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)  
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目的住宅物業，因發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

- Notes :
- 1. The dimensions of floor plan are all structural dimensions in millimetre.
  - 2. Please refer to Page AL1 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
  - 3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.  
[ 二 二 ] Extent of Open Kitchen Area
  - 4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

- 備註:
- 1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
  - 2. 請參閱本售樓說明書第AL1頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
  - 3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。  
[ 二 二 ] 開放式廚房範圍
  - 4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

5/F - 12/F, 15/F - 23/F, 25/F - 33/F & 35/F - 36/F FLOOR PLAN  
5樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓平面圖



Scale 比例  
0M(米) 2M(米) 4M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅物業的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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）
5/F - 12/F, 15/F - 23/F, 25/F - 33/F & 35/F - 36/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至36樓	A	150, 300	2800, 3075, 3150
	B	150	2800, 3075, 3150
	C	150	2800, 3075, 3150
	D	150	2800, 2950, 3150
	E	150, 300	2800, 2950, 3150
	F	150, 300	2800, 3075, 3150
	G	150	2800, 3075, 3150
	H	150	2800, 3075, 3150
	J	150	2800, 3075, 3150
	K	150	2800, 3075, 3150
	L	150	2800, 2900, 3075, 3150
	M	150, 300	2800, 3075, 3150
	N	150, 300	2800, 2950, 3075, 3150
	P	150, 300	2800, 3075, 3150
	R	150, 300	2800, 3075, 3150

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)  
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目的住宅物業，因發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

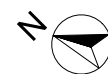
- Notes :
- 1. The dimensions of floor plan are all structural dimensions in millimetre.
  - 2. Please refer to Page AL1 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
  - 3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.  
[ 二 二 ] Extent of Open Kitchen Area
  - 4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

- 備註:
- 1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
  - 2. 請參閱本售樓說明書第AL1頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
  - 3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。  
[ 二 二 ] 開放式廚房範圍
  - 4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。



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

37/F FLOOR PLAN  
37樓平面圖



Scale 比例  
0M(米) 2M(米) 4M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅物業的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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）
37/F 37樓	A	150, 200, 300	3050, 3150, 3325, 3400
	B	150, 200	3050, 3150, 3400
	C	150	3050, 3325, 3400
	D	150	3050, 3200, 3400
	E	150, 300	3050, 3200, 3400
	F	150, 200, 300	3050, 3150, 3325, 3400
	G	150, 200, 400	3150, 3400
	H	150, 200, 400	3050, 3150, 3400
	J	150	3050, 3325, 3400
	K	150	3050, 3325, 3400
	L	150	3050, 3150, 3325, 3400
	M	150, 300	3050, 3325, 3400
	N	150, 300	3050, 3200, 3325, 3400
	P	150, 300	3050, 3325, 3400
	R	150, 300	3050, 3325, 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 the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)  
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目的住宅物業，因發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

- Notes :
- 1. The dimensions of floor plan are all structural dimensions in millimetre.
  - 2. Please refer to Page AL1 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
  - 3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.  
[ 二 二 ] Extent of Open Kitchen Area
  - 4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

- 備註:
- 1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
  - 2. 請參閱本售樓說明書第AL1頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
  - 3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。  
[ 二 二 ] 開放式廚房範圍
  - 4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

38/F FLOOR PLAN  
38樓平面圖



Scale 比例  
0M(米) 2M(米) 4M(米)



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅物業的樓板(不包括灰泥)的厚度及層與層之間的高度為：

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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）
38/F 38樓	A	200	3250, 3275
	C	200	3250, 3275
	D	200	3250, 3275
	E	200, 300	3250, 3275
	G	200, 300	3250, 3275
	J	200	3250, 3275
	K	200	3250, 3275
	L	200	3250, 3275
	M	200, 300	3250, 3275
	N	200, 300	3250, 3275
	P	200, 300	3250, 3275
	R	200, 300	3250, 3275

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)  
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目的住宅物業，因發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

- Notes :
- 1. The dimensions of floor plan are all structural dimensions in millimetre.
  - 2. Please refer to Page AL1 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
  - 3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.  
[ 二 二 ] Extent of Open Kitchen Area
  - 4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

- 備註:
- 1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
  - 2. 請參閱本售樓說明書第AL1頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
  - 3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。  
[ 二 二 ] 開放式廚房範圍
  - 4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。





FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Development as provided in the approved building plans are:  
按發展項目的經批准的建築圖則所規定，發展項目每個住宅物業的樓板（不包括灰泥）的厚度及層與層之間的高度為：

Floor 樓層	Flat 單位	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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）
Roof 天台	A	Not Applicable 不適用	Not Applicable 不適用
	C		
	D		
	E		
	G		

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)  
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目的住宅物業，因發展項目的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

- Notes :
- 1. The dimensions of floor plan are all structural dimensions in millimetre.
  - 2. Please refer to Page AL1 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
  - 3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.  
[ 二二 ] Extent of Open Kitchen Area
  - 4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

- 備註:
- 1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
  - 2. 請參閱本售樓說明書第AL1頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
  - 3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。  
[ 二二 ] 開放式廚房範圍
  - 4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	A	51.481 ( 554 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	90.087 (970)	—	—	—	—	—	—
	B	30.129 ( 324 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	16.306 (176)	—	—	—	—	—	—
	C	29.675 ( 319 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	11.021 (119)	—	—	—	—	—	—
	D	34.735 ( 374 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	13.308 (143)	—	—	—	—	—	—
	E	35.148 ( 378 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	13.765 (148)	—	—	—	—	—	—
	F	29.775 ( 320 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	7.880 (85)	—	—	—	—	—	—
	G	34.591 ( 372 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	21.105 (227)	—	—	—	—	—	—
	H	34.553 ( 372 ) Balcony 露台 : - Utility Platform 工作平台 : - Verandah 陽台 : -	—	—	—	21.105 (227)	—	—	—	—	—	—

The saleable area 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.

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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- Notes :  
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.  
2. The symbol “ — ” as shown in the above table denotes “Not provided”.  
3. There is no verandah in the residential properties of the Development.  
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.
- 備註:  
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。  
2. 上表所顯示之「—」符號代表「不提供」。  
3. 發展項目的住宅物業不設陽台。  
4. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
3/F 3樓	J	21.492 ( 231 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	6.905 (74)	—	—	—	—	—	—
	K	21.478 ( 231 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	5.352 (58)	—	—	—	—	—	—
	L	21.761 ( 234 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	5.810 (63)	—	—	—	—	—	—
	M	32.717 ( 352 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	24.866 (268)	—	—	—	—	—	—
	N	32.354 ( 348 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	12.916 (139)	—	—	—	—	—	—
	P	32.368 ( 348 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	15.942 (172)	—	—	—	—	—	—
	R	32.732 ( 352 ) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	—	—	—	24.197 (260)	—	—	—	—	—	—

The saleable area 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.  
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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes :  
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.  
2. The symbol “ — ” as shown in the above table denotes “Not provided”.  
3. There is no verandah in the residential properties of the Development.  
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註:  
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。  
2. 上表所顯示之「—」符號代表「不提供」。  
3. 發展項目的住宅物業不設陽台。  
4. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F  5樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至37樓	A	55.149 (594) Balcony 露台 : 2.168 (23) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	B	33.851 (364) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	C	33.556 (361) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	D	38.244 (412) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	E	38.648 (416) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	F	33.666 (362) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	G	38.091 (410) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	H	38.053 (410) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—

The saleable area 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.

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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes :

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

2. The symbol “ — ” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

備註:

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。

2. 上表所顯示之「—」符號代表「不提供」。

3. 發展項目的住宅物業不設陽台。

4. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F  5樓至12樓、 15樓至23樓、 25樓至33樓及 35樓至37樓	J	25.384 (273) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	K	25.368 (273) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	L	25.651 (276) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	M	36.537 (393) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	N	36.174 (389) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	P	36.188 (390) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	R	36.552 (393) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—

The saleable area 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.  
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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes :

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

2. The symbol “ — ” as shown in the above table denotes “Not provided”.

3. There is no verandah in the residential properties of the Development.

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

備註:

1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。

2. 上表所顯示之「—」符號代表「不提供」。

3. 發展項目的住宅物業不設陽台。

4. 不設4樓、13樓、14樓、24樓及34樓。



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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
38/F 38樓	A	80.071 (862) Balcony 露台 : 2.692 (29) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	2.976 (32)	—	—	38.536 (415)	—	—	—
	C	33.556 (361) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	14.749 (159)	—	—	—
	D	38.244 (412) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	19.951 (215)	—	—	—
	E	38.648 (416) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	21.404 (230)	—	—	—
	G	82.684 (890) Balcony 露台 : 2.692 (29) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	14.930 (161)	—	—	40.847 (440)	—	—	—
	J	25.209 (271) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—

The saleable area 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.  
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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes :  
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.  
2. The symbol “ — ” as shown in the above table denotes “Not provided”.  
3. There is no verandah in the residential properties of the Development.  
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註:  
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。  
2. 上表所顯示之「—」符號代表「不提供」。  
3. 發展項目的住宅物業不設陽台。  
4. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述		Saleable Area (Including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
38/F 38樓	K	25.368 (273) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	L	25.651 (276) Balcony 露台 : 2.391 (26) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	M	36.537 (393) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	N	36.174 (389) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	P	36.188 (390) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—
	R	36.552 (393) Balcony 露台 : 2.320 (25) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : -	—	—	—	—	—	—	—	—	—	—

The saleable area 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.  
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條計算得出來。其他指明項目的面積 (不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes :  
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.  
2. The symbol “ — ” as shown in the above table denotes “Not provided”.  
3. There is no verandah in the residential properties of the Development.  
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註:  
1. 上述以平方呎所列之面積均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。  
2. 上表所顯示之「—」符號代表「不提供」。  
3. 發展項目的住宅物業不設陽台。  
4. 不設4樓、13樓、14樓、24樓及34樓。

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖

### BASEMENT FLOOR PLAN 地庫樓面平面圖



#### Legends 圖例

- Residential Car Parking Space  
住客停車位
- Visitor Car Parking Space  
訪客停車位
- ♿ Accessible Visitor Car Parking Space  
暢通易達訪客停車位
- Residential Motor Cycle Parking Space  
住客電單車停車位
- Boundary of the Development  
發展項目的界線

#### Scale 比例

0M(米) 5M(米) 10M(米)

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

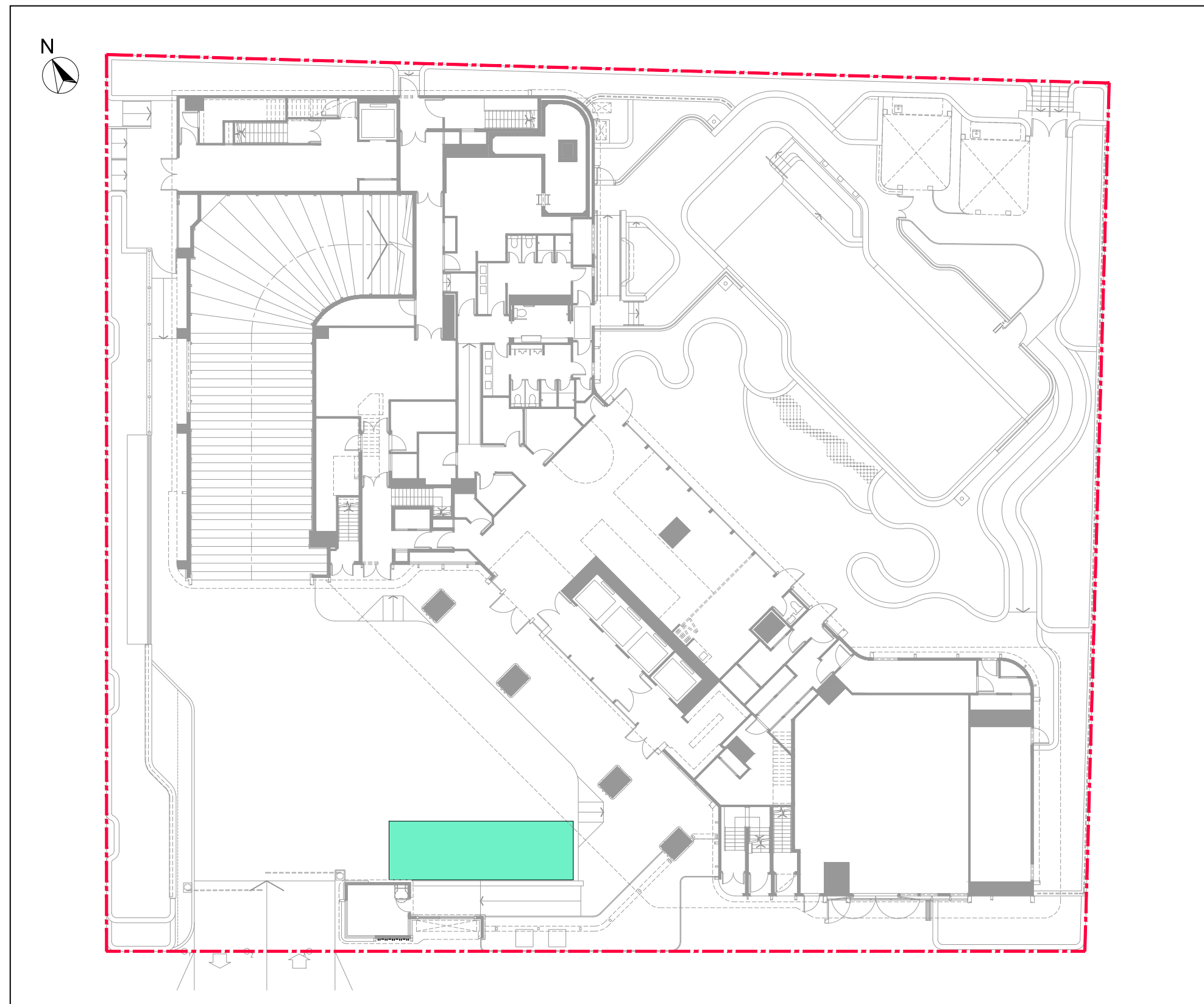
Location, Number, Dimensions and Area of Parking Spaces  
停車位位置、數目、尺寸及面積

Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimension of Each Parking Space (W x L) (m) 每個停車位的尺寸（闊 x 長）（米）	Area of Each Parking Space (sq.m.) 每個停車位的面積（平方米）
 Residential Car Parking Space 住客停車位	B/F 地庫	59	2.5 x 5.0	12.50
 Visitor Car Parking Space 訪客停車位		3	2.5 x 5.0	12.50
 Accessible Visitor Car Parking Space 暢通易達訪客停車位		2	2.5 x 5.0	12.50
 Residential Motor Cycle Parking Space 住客電單車停車位		5	1.0 x 2.4	2.40


# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT


發展項目中的停車位的樓面平面圖

## GROUND FLOOR PLAN 地下樓面平面圖



### Legends 圖例

 Residential Loading and Unloading Space  
住客上落貨停車位

 Boundary of the Development  
發展項目的界線

### Scale 比例

0M(米) 5M(米) 10M(米)



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

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

Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimension of Each Parking Space (W x L) (m) 每個停車位的尺寸（闊 x 長）（米）	Area of Each Parking Space (sq.m.) 每個停車位的面積（平方米）
<div><div></div><div>Residential Loading and Unloading Space 住客上落貨停車位</div></div>	G/F 地下	1	3.5 x 11.0	38.50

## SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

- |  |   |
|--|---|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);</p> <p>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;</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —</p> <ul style="list-style-type: none"><li>(i) the preliminary agreement is terminated;</li><li>(ii) the preliminary deposit is forfeited; and</li><li>(iii) the owner does not have any further claim against the purchaser for the failure.</li></ul> | <p>1. 在簽署臨時買賣合約（該“臨時合約”）時須支付款額為5%的臨時訂金；</p> <p>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；</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—</p> <ul style="list-style-type: none"><li>(i) 該臨時合約即告終止；</li><li>(ii) 有關的臨時訂金即予沒收；及</li><li>(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。</li></ul> |
|--|---|

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

The draft Deed of Mutual Covenant and Management Agreement of the Development (“**DMC**”) provides that: -

### A. Common parts of the Development

1. “Common Areas and Facilities” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Residential Carpark Common Areas and Facilities;

2. “Development Common Areas and Facilities” means and includes:-

(a) those parts of the Development which are intended for common use and benefit of the Development, the external walls, passages, entrances, walkways, staircases, landings, platforms, boundary fence walls, lobbies, lift lobby leading to the Government Accommodation, lifts, Greenery Areas (in so far as the same are within the Development Common Areas and Facilities), the Items, service areas, driveways, roadways, pavements, ramps, emergency vehicular access, Loading and Unloading Space, circulation and manoeuvring spaces, tanks, pump rooms, tank rooms, meter cabinets, automatic meter reading room, pipe ducts, hose reels, refuse storage and material recovery chamber, control valve rooms, fire service control room, maintenance repair access, caretaker’s rooms (including caretaker’s room 2 (which also serves as the management office)), switch rooms, air conditioner spaces (including air conditioner space(s) for the Government Accommodation), corridors, telecommunication broadcast equipment room, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (excluding those forming part of the Residential Common Areas and Facilities), emergency generator room, generator rooms, the transformer room(s), cable accommodations and all associated facilities (such transformer room(s), cable accommodations and facilities shall collectively be referred to in this Deed as “the Transformer Room Facilities”), landscaped areas, planters and such of the drains, channels, water mains, sewers, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas (if any), telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development;

(b) to the extent not specifically provided in paragraph (a) above, such other parts of the Development:-

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

(ii) fall within the categories as 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;

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Brown, Brown Hatched Black and Brown Stippled Black on the DMC Plans; and

(c) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Development Common Areas and Facilities in accordance with this Deed

but excluding:-

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

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

3. “Residential Carpark Common Areas and Facilities” means and includes:-

(a) the Common EV Facilities, all the driveways, passages, corridors, ramps, staircases, lobbies, pipe ducts, which are intended for the common use and benefit of the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors’ Parking Spaces;

(b) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors’ Parking Spaces as a whole; and

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

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

(ii) fall within the categories as 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;

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the DMC Plans; and

(d) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Residential Carpark Common Areas and Facilities in accordance with this Deed

but excluding:-

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

4. "Residential Common Areas and Facilities" means and includes:-

- (a) the external walls (including non-structural prefabricated external walls), external wall finishes, covers of balconies and utility platforms, air-conditioner hood and surfaces of the Residential Accommodation;
- (b) the Greenery Areas (in so far as the same are within the Residential Common Areas and Facilities), the Recreational Areas and Facilities, the Visitors' Parking Spaces, Facilities, Installations and Equipment, Parking Information System Area, Noise Mitigation Measures (excluding those forming part of the Residential Units), passages, corridors, lobbies, entrances, landings, staircases, trellis, planters, pipe ducts, ducts, hose reels, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities (excluding those forming part of the Development Common Areas and Facilities), covered landscaped areas, maintenance repair access, flat roofs and roofs not forming part of Residential Units, and such of the lifts, lift shafts, lift machine room, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas (if any), electricity and other services are supplied to the Residential Accommodation, pump rooms, pumps, tanks, fan room, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system; and

(c) 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 Accommodation and their bona fide guests, visitors or invitees; and

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

- (i) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or
- (ii) fall within the categories as 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;

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow and Yellow Cross Hatched Black on the DMC Plans

but excluding:-

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

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

Undivided Shares / Flat for each Flat	A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Floor															
3/F	1,210	635	616	721	730	611	734	733	444	440	447	704	673	679	703
5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F (29 storeys)	1,039	609	603	703	711	605	700	700	439	439	445	664	656	657	664

Undivided Shares / Flat for each Flat	A	C	D	E	G	J	K	L	M	N	P	R
Floor												
38/F	1,611	632	743	754	1,691	436	439	445	664	656	657	664

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



## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

#### C. Term of years for which the Manager of the Development is appointed

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

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

6. The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed).
7. The annual budget shall be divided into the following parts:-
- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities;
  - (b) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities;
  - (c) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Carpark Common Areas and Facilities.
8. The Owners of Residential Units shall contribute towards the management expenses in the following manner:
- (a) Each Owner (excluding FSI as the Owner of the Government Accommodation) of a Unit shall in respect of each Undivided Share allocated to his Unit pay a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Units (excluding the Government Accommodation so long as FSI remains as the registered owner of the Government Accommodation).
  - (b) Each Owner of a Residential Unit shall in respect of each Undivided Share allocated to his Residential Unit further pay a fraction of the total amount assessed under the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Residential Units.

- (c) Each Owner of a Residential Car Parking Space or Residential Motor Cycle Parking Space shall in respect of each Undivided Share allocated to his Parking Space further pay a fraction of the total amount assessed under the third part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Parking Spaces.

- (d) Where any expenditure for the management and maintenance of the Development and the Land shall in the reasonable opinion of the Manager be specifically referable to or is being expended for the Residential Units or a particular Unit or group of Units (as the case may be) and no Owner of any other Unit or group of Units shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owners of the Residential Units or the Owner(s) of that particular Unit or group of Units (as the case may be) on demand.

#### E. Basis on which the Management Fee Deposit is fixed

9. The amount of management fee deposit is 3/12 of the first year's budgeted management expenses payable in respect of a Unit.

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

10. Not Applicable.

#### Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in this section shall have the same meaning of such terms in the draft DMC.
2. For full details, please refer to the full script of the draft DMC which is available for inspection free of charge during opening hours at the place at which the specified residential property is offered to be sold. A copy of the draft DMC can be obtained upon paying necessary photocopying charges.

# SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

發展項目公契及管理協議擬稿(「公契」) 有下列條文：-

### A. 發展項目的公用部分

1. 「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及住宅停車場公用地方及設施。

2. 「發展項目公用地方及設施」指並包括：-

- (a) 擬供發展項目共同使用與享用的部分、外牆、通道、入口、人行道、樓梯、平台、邊界圍牆、大堂、通往政府樓宇之升降機大堂、升降機、綠化區（若屬於發展項目公用地方及設施的範圍內）、雜項、服務區、車道、道路、行人路、斜道、緊急車輛通道、上落貨位、流通及操作空間、水缸、泵房、水缸房、電錶櫃、自動抄錶室、管道槽、消防喉轆、垃圾儲存及物料回收房、控制閥房、消防控制室、維修通道、管理員房（包括管理員房2(兼作管理處)）、電掣房、空調機位（包括供政府樓宇的空調機位）、走廊、電訊廣播設備室、供安裝或使用天線廣播分配或電訊網絡設施的區域（不包括屬住宅公用地方及設施的部分）、緊急發電機房、發電機房、變壓器房、電纜設備及所有相關設施（該等變壓器房、電纜設備及設施在公契中統稱為「變壓器房設施」）、園景區、花槽，以及所有渠管、渠道、水管、污水渠、電線、電纜及目前或任何時候在該地段之內、之下、之上 或經過該地段供應食水或鹹水、污水、煤氣（如有）、電話、電力及其他服務給發展項目的其他設施、樹木、灌木及其他植物、燈柱及其他照明設施、消防設備及器材、保安系統及器材、通風系統及任何其他安裝或提供於發展項目內、擬供共同使用與享用的機械系統、設備或設施；

(b) 若沒有特別在以上第(a)段規定，發展項目的該等其他部分：-

- (i) 屬《建築物管理條例》第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (ii) 屬《建築物管理條例》附表1指定的類別並屬《建築物管理條例》第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分（若能夠於圖則上識別及顯示）在公契圖則上用棕色、棕色黑色斜線及棕色黑色點顯示，僅供識別；及

(c) 在任何時候根據公契指定為發展項目公用地方及設施之該地段及發展項目內的其他地方、儀器、裝置、系統及設施

但不包括：-

- (i) 住宅公用地方及設施和住宅停車場公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施；

3. 「住宅停車場公用地方及設施」指並包括：-

- (a) 擬供住宅停車位、住宅電單車停車位及訪客停車位共同使用及享用的電動車公用設施、所有車道、通道、走廊、斜道、樓梯、大堂、管道槽；
- (b) 擬供住宅停車位、住宅電單車停車位及訪客停車位共同使用及享用的其他地方、儀器、裝置、系統及設施；及

(c) 若沒有特別在以上第(a)和(b)段規定，發展項目的該等其他部分：-

- (i) 屬《建築物管理條例》第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (ii) 屬《建築物管理條例》附表1指定的類別並屬《建築物管理條例》第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分（若能夠於圖則上識別及顯示）在公契圖則上用綠色顯示，僅供識別；及

(d) 在任何時候根據公契指定為住宅停車場公用地方及設施之該地段及發展項目內的其他地方、儀器、裝置、系統及設施

但不包括：-

- (i) 發展項目公用地方及設施和住宅公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施；

4. 「住宅公用地方及設施」指並包括：-

(a) 外牆（包括非結構的預製外牆）、外牆裝修物料、露台及工作平台的覆蓋物、冷氣機罩及住宅樓宇的表面；

(b) 綠化區（若屬於住宅公用地方及設施的範圍內）、康樂區及設施、訪客停車位、設施、裝置及設備、停車資訊系統區域、噪音緩解措施（不包括屬住宅單位的部分）、通道、走廊、大堂、入口、平台、樓梯、棚架、花槽、管道槽、管道、消防喉轆、供安裝或使用天線廣播分配或電訊網絡設施的區域（不包括屬發展項目公用地方及設施的部分）、有蓋園景區、維修通道、非屬住宅單位的平台及天台，以及升降機、升降機井道、升降機機房、照明、渠管、渠道、污水渠、鹹水及淡水入水口及水管、電線、電纜、空調及通風系統及在供應食水或鹹水、污水、煤氣（如有）、電力及其他服務給住宅樓宇的其他設施、泵房、泵、水缸、風機房、衛生設備、電力裝置、配件、設備及器材、消防設備及器材、保安系統及器材、通風系統、樓梯間固定人工照明裝置及後備自動啟動緊急照明系統；及

(c) 住宅樓宇範圍內擬供業主、住客或租客和彼等各真正訪客、來賓或賓客共同使用與享用的其他地方、儀器、裝置、系統及設施；及

SUMMARY OF DEED OF MUTUAL COVENANT  
公契的摘要

(d) 若沒有特別在以上第(a)至(c)段規定，發展項目的該等其他部分：-

- (i) 屬《建築物管理條例》第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (ii) 屬《建築物管理條例》附表1指定的類別並屬《建築物管理條例》第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分（若能夠於圖則上識別及顯示）在公契圖則上用黃色及黃色間黑交叉線顯示，僅供識別

但不包括：-

- (i) 發展項目公用地方及設施和住宅停車位公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施。

B. 分配予發展項目中每個住宅物業的不分割份數的數目

每單位 不分割份數 樓層	單位	A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
3樓		1,210	635	616	721	730	611	734	733	444	440	447	704	673	679	703
5樓至12樓、15樓至23樓、 25樓至33樓及35樓至37樓 (29層)		1,039	609	603	703	711	605	700	700	439	439	445	664	656	657	664

每單位 不分割份數 樓層	單位	A	C	D	E	G	J	K	L	M	N	P	R
38樓		1,611	632	743	754	1,691	436	439	445	664	656	657	664

備註：不設4樓、13樓、14樓、24樓及34樓。

C. 有關發展項目的管理人的委任年期

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

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

6. 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。

7. 年度預算分開為以下部分：-

- (a) 第一部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)為了全體業主的利益或妥善管理發展項目和發展項目公用地方及設施需要支出的一切開支；
- (b) 第二部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及住宅公用地方及設施開支；
- (c) 第三部分須涵蓋管理人認為（其決定應為最終，有明顯錯誤除外）特別涉及住宅停車場公用地方及設施開支。

8. 住宅單位業主須按下列方式分擔管理費：

- (a) 每名單位業主（不包括作為政府樓宇業主的財政司法團）須就其單位獲分配的每份不分割份數支付按已採納的年度預算案第一部份評估的總額之一部分，其中分子為一，分母相等於分配予所有單位的總不分割份數（在財政司法團仍為政府樓宇的登記業主期間，不包括政府樓宇）。
- (b) 每名住宅單位業主須就其住宅單位獲分配的每份不分割份數額外支付按已採納的年度預算案第二部份評估的總額之一部分，其中分子為一，分母相等於分配予所有住宅單位的總不分割份數。
- (c) 每名住宅停車位或住宅電單車停車位業主須就其停車位獲分配的每份不分割份數額外份數額外支付按已採納的年度預算案第三部份評估的總額之一部分，其中分子為一，分母相等於分配予所有停車位的總不分割份數。
- (d) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及住宅單位或個別單位或若干單位(視乎情況而定)，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由住宅單位或該個別單位或若干單位的業主(視乎情況而定)在應要時支付。

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

#### E. 計算管理費按金的基準

9. 管理費按金相等於業主擁有之單位的首年度預算管理開支的3/12。

#### F. 擁有人在發展項目中保留作自用的範圍（如有的話）

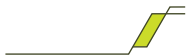
10. 不適用。

#### 備註：

1. 公契最新擬稿中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 請查閱完整的公契擬稿以了解全部詳情。完整的公契擬稿現存於指明住宅物業的售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。



This is a blank page.  
此乃空白頁。





# SUMMARY OF LAND GRANT

## 批地文件的摘要

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

1. The Development is constructed on Lot No. 160 in Tsuen Wan Town (the “Lot”).

### B. Term of years

2. The Lot is granted under New Grant No.4817 dated 28 September 1970 (as varied or modified by the Modification Letters dated 30 July 2019 and 29 May 2024 respectively and registered in the Land Registry by Memorial Nos.19080901820014 and 24060500470010 respectively and the Consent Letter dated 13 October 2025 and registered in the Land Registry by Memorial No. 25102200710028) (the “Land Grant”) for a term of 99 years commencing from 1 July 1898 less the last 3 days thereof and as extended until 30 June 2047 by virtue of section 6 of New Territories (Leases) Extension Ordinance (Cap.150).

### C. User restrictions applicable to the Land

3. Special Condition No. (33) 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 non-industrial (excluding godown, hotel and petrol filling station) purposes.

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

4. Provision of the Government Accommodation

Special Condition No. (66) of the Land Grant stipulates that:-

- (a) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as “the Technical Schedule for the Government Accommodation”) and the plans approved under Special Condition No. 67(a) hereof, one child care centre situated at a height of not more than 12 metres above the ground level with a net operational floor area of not less than 529.8 square metres to be completed and made fit for occupation and operation on or before the 31st day of December 2029 ( which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the grantee) is herein referred to as “the Government Accommodation”). For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or whether any space is above the ground level shall be final and binding on the grantee.
- (b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation.
- (c) (i) For the purpose of determining the net operational floor area of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within the Government Accommodation as detailed in the Technical Schedule for the Government Accommodation excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.  
  
(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space.

5. Plans of the Government Accommodation

Special Condition No. (67) of the Land Grant stipulates that:-

- (a) (i) The grantee shall submit or cause to be submitted to the Director for his written approval plans of the Government Accommodation which shall include details as to the level, position and design of the Government Accommodation and any other details as the Director may require.  
  
(ii) Upon approval being given to the plans of the Government Accommodation, no amendment, variation, alteration, modification or substitution thereto shall be made by the grantee except with the prior written approval of the Director or except as required by the Director.  
  
(iii) The plans of the Government Accommodation approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.
- (b) No building works other than site formation works shall commence on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition.
- (c) For the purpose of these Conditions, the expressions “building works” and “site formation works” shall be as defined in the Buildings Ordinance.

6. Amendment of the Technical Schedule for the Government Accommodation

Special Condition No. (68) of the Land Grant stipulates that:-

- (a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule for the Government Accommodation as he shall in his absolute discretion deem fit.
- (b) No amendment, variation, alteration, modification or substitution to the Technical Schedule for the Government Accommodation shall be made by the grantee except with the prior written approval of the Director.
- (c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the grantee as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule for the Government Accommodation and form part thereof.
- (d) If in the opinion of the Director (whose opinion shall be final and binding on the grantee) there exists any inconsistency between the Technical Schedule and these Conditions, these Conditions shall prevail.

7. No gross floor area exemption

Special Condition No. (69) of the Land Grant stipulates that:-

The gross floor area of the Government Accommodation to be erected, constructed and provided under Special Condition No. 66(a) hereof shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. 34(a) hereof. For the purpose of these Conditions, the gross floor area of the Government Accommodation shall be as determined by the Director whose determination in this respect shall be final and binding upon the grantee.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 8. Monitoring of Construction of the Government Accommodation

Special Condition No. (70) of the Land Grant stipulates that:-

- (a) The Director shall have the right in his absolute discretion to nominate officers of government departments (hereinafter referred to as “the Officers”) who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as “the Construction Works”) of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.
- (b) The grantee shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the grantee, his servants, agents, contractors and workmen and shall make available all relevant drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.
- (c) The grantee shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant Occupation Permit or Temporary Occupation Permit from the Building Authority in respect of the Government Accommodation.
- (d) The Government and the Director accept no responsibility or liability for any costs, claims, demands, charges, damages, actions or proceedings of whatsoever nature arising out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.
- (e) The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever or howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the Government Accommodation or any part thereof.

#### 9. Liquidated damages

Special Condition No. (71) of the Land Grant stipulates that:-

- (a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the grantee shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty if the grantee shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the Government Accommodation by the date specified in Special Condition No. 66(a) hereof, a sum calculated at the rate of HK\$3,500.00 per day from the date immediately following the date specified in Special Condition No. 66(a) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. 72(b) hereof PROVIDED that in case of default of payment of the whole or any part of liquidated damages by the grantee, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the grantee under Special Condition No. 74(a) hereof the said sum of liquidated damages.
- (b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages shall not discharge the grantee from any of his obligations remaining to be observed and performed.

#### 10. Certificate of completion in respect of the Government Accommodation

Special Condition No. (72) of the Land Grant stipulates that:-

- (a) Within 14 days after completion of the Government Accommodation, the grantee shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance) employed by the grantee for the development of the lot that the Government Accommodation has been completed in accordance with these Conditions.
- (b) Where in the opinion of the Director (whose decision in this respect shall be final and binding upon the grantee) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the grantee a certificate of completion to that effect.
- (c) Notwithstanding the issue of any certificate of completion by the Director, the grantee shall not be absolved from any of his liabilities under Special Conditions Nos. 70(e) and 77 hereof nor any other obligations remaining to be observed and performed by him under these Conditions.

#### 11. Assignment of the Government Accommodation

Special Condition No. (73) of the Land Grant stipulates that:-

- (a) The grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (herein referred to as “FSI” which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the grantee, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the grantee shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. 72(b) hereof within such time as may be specified in writing by the Director.
- (b) The number of undivided shares in the whole of the lot to be assigned to FSI in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding upon the grantee.
- (c) When called upon to do so by the Director (irrespective of whether the grantee shall have been called upon to assign under sub-clause (a) of this Special Condition), the grantee shall submit or cause to be submitted to the Director for his approval in writing an assignment in respect of the Government Accommodation, which assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.
- (d) On completion of the assignment of the Government Accommodation the grantee shall deliver to FSI at the expense of the grantee one set of the original or certified copies of deeds and documents of title relating to the lot and the Memorial of the assignment in respect of the Government Accommodation duly completed and verified by the certificate of the solicitor for the grantee. All Land Registry fees payable on registration of the assignment shall be borne by the grantee solely.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 12. Consideration for the Government Accommodation

Special Condition No. (74) of the Land Grant stipulates that:-

- (a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. 73 and subject to Special Condition No. 71(a) hereof, FSI shall pay to the grantee in one lump sum in a sum of HK\$26,900,000.00 or a sum equal to the actual cost of construction of the Government Accommodation to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.
- (b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the grantee shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as “the Statement”), duly certified by an authorized person (as defined in the Buildings Ordinance) employed by the grantee for the development of the lot, specifying the monies expended by the grantee solely towards the erection, construction and provision of the Government Accommodation in accordance with these Conditions (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the grantee arising out of or in connection with the execution of works and the supply of materials relating solely thereto).
- (c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the grantee to amplify in writing any details contained in the Statement and to require the grantee to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction of the Government Accommodation shall be final and binding upon the grantee.

#### 13. Possession of the Government Accommodation

Special Condition No. (75) of the Land Grant stipulates that:-

The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. 73 hereof, delivery of vacant possession of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. 72(b) hereof and the grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

#### 14. Maintenance of the Government Accommodation

Special Condition No. (76) of the Land Grant stipulates that:-

- (a) Without prejudice to the provisions of Special Condition No. 77 hereof, the grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. 77(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.
- (b) For the purpose of this Special Condition, the expression “grantee” shall mean Tippon Investment Enterprises Limited only and exclude his assigns but shall include the assignee under Special Condition No. 44 hereof.

#### 15. Defects liability

Special Condition No. (77) of the Land Grant stipulates that:-

- (a) The grantee shall indemnify and keep indemnified the Government and FSI from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation or any part thereof and in the building services installations therefor:-
  - (i) which may exist at the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75; and
  - (ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75 (hereinafter referred to as “Defects Liability Period”).
- (b) Whenever required by the Director or FSI, the grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or FSI carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within the Defects Liability Period. In addition to the foregoing, the grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or FSI make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the respective dates of delivery of vacant possession of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75 thereof by the grantee.
- (c) The Director or FSI will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the relevant part of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and FSI reserve the right to each of them to serve upon the grantee within 14 days after the expiry of the Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or FSI.
- (d) If the grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or FSI and all costs and charges incurred in connection therewith by the Government or FSI as certified by the Director (whose decision shall be final and binding upon the grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the grantee provided that the Government or FSI shall be entitled to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the grantee to the Government or FSI under this sub-clause (d) and in the event of the security money being insufficient to cover all costs, charges and fees due and owing by the grantee the deficit shall be paid by the grantee on demand.



## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (e) The grantee shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. 73 hereof, deposit with the Government a sum of HK\$2,690,000.00 (hereinafter referred to as “the security money”). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the grantee upon the expiry of such Defects Liability Period and the grantee satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as relating to the Government Accommodation as are required by the Director or FSI (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).
- (f) For the purpose of this Special Condition, the expression “grantee” shall mean Tippon Investment Enterprises Limited only and exclude his assigns but shall include the assignee under Special Condition No. 44 hereof.

#### 16. Supply of documents, etc.

Special Condition No. (78) of the Land Grant stipulates that:-

The grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule for the Government Accommodation.

#### 17. Access for inspection

Special Condition No. (80) of the Land Grant stipulates that:-

- (a) The grantee shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. 48, 49 and 50 hereof by the grantee.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (c) The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition.

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

#### 18. Private streets, roads and lanes

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

Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the District Commissioner, New Territories and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to the Government free of cost if so required. Where taken over by the Government and the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by the Government at the cost of the grantee and thereafter maintained at public expenses but where remaining part of the area leased or to be leased, such streets, roads or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respect of the Director of Public Works.

#### 19. Maintenance

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

- (a) The grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
  - (i) maintain all buildings in accordance with the approved design, disposition or height 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 grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands (hereinafter referred to as “the Director”). In the event of demolition as aforesaid the grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

#### 20. Constructions of drains and channels and connecting drains and sewers

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

The grantee shall construct and maintain at his own expense and to the satisfaction of the District Commissioner, New Territories such drains and channels, whether within the boundaries of the lot or on Crown land, as the said District Commissioner may consider necessary to intercept and convey into the nearest stream-course, catch-pit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the lot and the approach road thereto, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all options, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.



## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 21. Building covenant

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

The grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2029.

#### 22. Greenery area

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

- (i) Without prejudice to the provisions of Special Condition No.39 hereof, the grantee shall at his own expense submit to the D of B for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”. For the purpose of this Special Condition, “building works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Buildings Ordinance”).
- (ii) The grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. 45(a)(vi) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

#### 23. Provision of sales office and show flats

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

Notwithstanding the maximum gross floor area permitted under Special Conditions No. 34(a) hereof, the grantee may erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director.

#### 24. Recreational facilities

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

- (a) The grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. 34(a) hereof, subject to Special Condition No. 56(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
  - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. 45(a)(v) hereof;
  - (ii) the grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

#### 25. Landscaping

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

- (a) The grantee shall at his own expense submit to the Director for his approval a landscape master 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. No site formation works shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. 38 hereof.
- (b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of the 20% referred to in sub-clause (b)(ii) 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.
- (iv) The decision of the Director on which landscaping works proposed by the grantee constitutes the said 20% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the grantee.
- (v) The Director at his sole discretion may accept other non-planting features proposed by the grantee as an alternative to planting trees, shrubs or other plants.
- (c) The grantee shall at his own expense landscape the lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.
- (d) The grantee shall thereafter at his own expense keep and maintain 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. 45(a)(v) hereof.

#### 26. Office accommodation for watchmen and caretakers

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

- (a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
  - (i) that such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;
  - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
  - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in sub-clause (a) of Special Condition No. 34, subject to Special Condition No. 56(d) hereof, office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, shall not be taken into account. Any gross floor area in excess of the said greater floor area shall be taken into account for such calculation.
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. 45(a)(v) hereof.

#### 27. Quarters for watchmen and caretakers

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

- (a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
  - (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
  - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. 34(a) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. 45(a)(v) hereof.

#### 28. Owners' Corporation or Owners' Committee office

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

- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
  - (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. 34(a) hereof, subject to Special Condition No. 56(d) hereof, office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. 45(a)(v) hereof.

SUMMARY OF LAND GRANT  
批地文件的摘要

29. Parking requirements

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

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as “C for T”) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Road Traffic Ordinance”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below:-

Size of each residential unit	Number of the residential parking spaces to be provided under this sub-clause (a)(i)
Less than 40 square metres	One space for every 15.6 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 6.5 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.9 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.4 residential units or part thereof
Not less than 160 square metres	One space for every 1.1 residential units or part thereof

The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as “the Residential Parking Spaces.”

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit in terms of gross floor area as set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit in terms of gross floor area” shall mean the sum of (I) and (II) below:-
- (I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. 34(a) 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 residential block or blocks 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. 34(a) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:-

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

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance shall be provided within the lot to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any residential block erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within the lot:-

Number of residential units per block	Number of the visitors' parking spaces to be provided under this sub-clause (a)(iii) per block
30 or below	1
31 to 45	2
46 to 60	3
61 to 75	4
above 75	5

The spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as “the Visitors' Parking Spaces.”

- (iv) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (v) For the purpose of these Conditions, “motor vehicle” shall be as defined in the Road Traffic Ordinance and the decision of the C for T as to what constitutes a residential unit or a residential block shall be final and binding on the grantee.
- (b) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor vehicles licensed under the Road Traffic Ordinance at the following rates:-
- (I) one space for every 150 square metres or part thereof of the gross floor area of the building or buildings (excluding the Government Accommodation) erected or to be erected on the lot or part or parts of the building or buildings (excluding the Government Accommodation) for office purposes (the spaces to be provided under this sub-clause (b)(i)(I) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as “the Office Parking Spaces”); and
- (II) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings (excluding the Government Accommodation) erected or to be erected on the lot or part or parts of the building or buildings (excluding the Government Accommodation) for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes (the spaces to be provided under this sub-clause (b)(i)(II) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as “the Non-Industrial Parking Spaces”).



## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (ii) For the purpose of calculating the number of the Office Parking Spaces and the Non-Industrial Parking Spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition, any floor area for parking, loading and unloading purposes shall be excluded.
- (iii) The Office Parking Spaces and the Non-Industrial Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (c) (i) Out of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces, the grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve. For the purpose of these Conditions, "disabled persons" shall be as defined in the Road Traffic Ordinance.
- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (d) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at the following rates:-
  - (I) one space for every 100 residential units or part thereof provided in any residential block erected or to be erected on the lot (the spaces to be provided under this sub-clause (d)(i)(I) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as "the Residential Motor Cycle Parking Spaces");
  - (II) 10% of the total number of the Office Parking Spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition (the spaces to be provided under this sub-clause (d)(i)(II) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as "the Office Motor Cycle Parking Spaces"); and
  - (III) 10% of the total number of the Non-Industrial Parking Spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition (the spaces to be provided under this sub-clause (d)(i)(III) (as may be varied under Special Condition No. 50 hereof) are hereinafter referred to as "the Non-Industrial Motor Cycle Parking Spaces").

If the number of the Office Motor Cycle Parking Spaces or the Non-Industrial Motor Cycle Parking Spaces to be provided is a decimal number, the same shall be rounded up to the next whole number. For the purpose of these Conditions, "motor cycle" shall be as defined in the Road Traffic Ordinance.
- (ii) The Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

- (e) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces, the Visitors' Parking Spaces, the Office Parking Spaces and the Non-Industrial Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the Residential Motor Cycle Parking Spaces, the Office Motor Cycle Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres.

#### 30. Loading and unloading requirements

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

- (a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at the following rates:-
  - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot, subject to a minimum of one loading and unloading space for each residential block erected or to be erected on the lot, such loading and unloading space(s) to be located adjacent to or within each residential block;
  - (ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings (excluding the Government Accommodation) erected or to be erected on the lot hereof for office purpose; and
  - (iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings (excluding the Government Accommodation) erected or to be erected on the lot for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes.

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

- (b) Each of the spaces provided under sub-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.
- (c) Notwithstanding anything to the contrary herein contained, out of the spaces provided under sub-clause (a) of this Special Condition, one space shall be provided for shared use by the Government Accommodation at such location to the satisfaction of the Director of Social Welfare.
- (d) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.



## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 31. Noise Barrier

Special Condition No. (58) of the Land Grant stipulates that:-

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

- (a) the grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director of Environmental Protection. If temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause, written agreement of the Commissioner of Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier. Except with the prior written consent of the Director, the grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever;
- (f) subject to the prior written approval of the Director, the grantee and his contractors, workmen or any other persons authorized by him shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim for compensation or otherwise shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the grantee a written notice requiring the grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within 6 calendar

months from the date of the written notice. Upon receipt of such written notice, the grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

- (j) in the event of the non-fulfillment of any of the grantee's obligations under this Special Condition, the Director may carry out the necessary works and the grantee shall pay to the Director on demand the cost of such works;
- (k) the grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by him 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 purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;
- (l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfillment of the grantee's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the grantee shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.

#### 32. Anchor maintenance

Special Condition No. (64) of the Land Grant stipulates that:-

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

#### 33. Maintenance of external finishes and structure of walls, etc.

Special Condition No. (79) of the Land Grant stipulates that:-

- (a) The grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by FSI as referred to in Special Condition No. 45(a)(ii)(l) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as “the Items”):-

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
  - (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;
  - (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;
  - (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
  - (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.
- (b) The grantee shall indemnify and keep indemnified the Government and FSI from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with or as a consequence of the failure of the grantee to maintain the Items.
- (c) For the purpose of this Special Condition, the expression “grantee” shall exclude FSI.
34. Automatic meter reading for fresh water supplies
- Special Condition No. (82) of the Land Grant stipulates that:-
- (a) The grantee shall on or before the 31st day of December 2029 or such other date as may be approved by the Director, at the grantee’s own expense and in all respects to the satisfaction of the Water Authority (as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation) provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as “the AMR Outstations”) in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance, any regulations made thereunder and any amending legislation.
  - (b) The grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as “the AMR Outstation Proposals”), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:-
    - (i) a layout plan showing the locations of the AMR Outstations;
    - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
    - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.
  - (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as “the Approved AMR Outstations”.
  - (d) The grantee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
  - (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the grantee, at the grantee’s own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.
  - (f) In the event of non-fulfilment of the grantee’s obligations under sub-clause (a), (d) or (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the grantee.
  - (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the grantee on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
  - (h) The grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:-
    - (i) inspecting, checking and supervising any works required to be carried out by the grantee under sub-clauses (a), (d) and (e) of this Special Condition;
    - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
    - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (i) The Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any other person whether arising out of or incidental to the fulfilment or non-fulfilment of any of the grantee's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition or otherwise, and no claim whatsoever shall be made against any of them by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The grantee shall indemnify and keep indemnified the Government, the Water Authority, its officers, contractors, agents, its or their workmen and any persons authorized by the Water Authority from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, operation, maintenance and repair of the Approved AMR Outstations or the exercise of any of the rights under sub-clauses (f) and (h) of this Special Condition.

#### F. Lease conditions that are onerous to a purchaser

##### 35. Spoil or debris

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

- (i) In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties, the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- (ii) No earth, debris, spoil of whatsoever nature, or building materials shall be dumped on any adjoining Crown land.

##### 36. Removing, diverting and reinstating footpaths etc.

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

The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any footpaths, drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the lot or on areas adjacent thereto which the District Commissioner, New Territories may consider it necessary to remove, divert or reinstate.

##### 37. Damage to nullahs etc.

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

Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining the lot shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.

##### 38. Connecting drains and sewers

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

The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof.

##### 39. Waterworks installation

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

The grantee shall pay to the Government on demand the cost of repair and reinstatement to any Waterworks installation that shall or may be necessary at any time during the term as a result of damage caused by any works or other activities carried out upon the lot by the grantee or others under his charge, and shall indemnify the Government against any claim, action or demand arising therefrom.

##### 40. No grave or columbarium permitted

Special Condition No. (31) 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.

##### 41. Building setback

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

- (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures, and any projections erected or constructed or to be erected or constructed at or above the ground level or levels of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Building Setback Submission". Any buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause (b)(i), the decision of the D of B as to what constitutes the ground level or levels of the lot and whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the grantee.
- (ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.



### 42. Building separation

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

- (i) Unless the D of B agrees otherwise, the grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the lot including but not limited to continuous projected facade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.
- (ii) The submission under sub-clause (c)(i) of this Special Condition as approved by the D of B is hereinafter referred to as "the Approved Building Separation Submission". Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause (c)(ii), the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the grantee.
- (iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

### 43. Preservation of trees

Special Condition No. (38) 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.

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

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

- (a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be assigned except:-
  - (i) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
  - (ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot

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

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

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

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

### 45. Sewerage impact assessment

Special Condition No. (59) of the Land Grant stipulates that:-

- (a) The grantee shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as "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 impact as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The grantee shall at his own expense and within such time limit as may 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, ground investigation works and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
- (e) For the avoidance of doubt, the grantee hereby expressly acknowledges and agrees that the grantee shall have the sole responsibility at his own expense to 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 be under no responsibility, obligation or liability whatsoever to the grantee for any cost, damage or loss caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such cost, damage or loss.

### 46. Traffic impact assessment

Special Condition No. (60) of the Land Grant stipulates that:-

- (a) The grantee shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Commissioner for Transport submit or cause to be submitted to the Commissioner for Transport for his approval in writing a traffic impact assessment (hereinafter referred to as "the TIA") containing, among others, such information and particulars as the Commissioner for Transport may require including but not limited to all adverse traffic impact that may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.



## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (b) The grantee shall at his own expense and within such time limit as shall be stipulated by the Commissioner for Transport carry out and implement the recommendations in the TIA as approved by the Commissioner for Transport in all respects to the satisfaction of the Commissioner for Transport.
- (c) No building works (other than the demolition works, ground investigation works and site formation works) shall be commenced on the lot or any part thereof until the TIA shall have been approved in writing by the Commissioner for Transport.
- (d) For the avoidance of doubt, the grantee hereby expressly acknowledges and agrees that the grantee shall have the sole responsibility at his own expense to implement the recommendations in the TIA as approved by the Commissioner for Transport in all respects to the satisfaction of the Commissioner for Transport. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the grantee for any cost, damage or loss caused to or suffered by the grantee whether arising out of or incidental to the fulfilment of the grantee's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such cost, damage or loss.

#### 47. Cutting away

Special Condition No. (62) of the Land Grant stipulates that:-

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under these Conditions, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. 61 hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

#### 48. No rock crushing

Special Condition No. (63) of the Land Grant stipulates that:-

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

#### 49. Restriction on alienation of the Office Parking Spaces and the Office Motor Cycle Parking Spaces

Special Condition No. (83) of the Land Grant stipulates that:-

- (a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Office Parking Spaces and the Office Motor Cycle Parking Spaces shall not be assigned except:-
  - (i) together with undivided shares in the lot giving the right of exclusive use and possession of an office 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 an office unit or units in the building or buildings erected or to be erected on the lot.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the grantee may, with the prior written consent of the Director, assign all the Office Parking Spaces and the Office Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons.

#### 50. Restriction on alienation of the Non-Industrial Parking Spaces and Non-Industrial Motor Cycle Parking Spaces the Special Condition No. (84) of the Land Grant stipulates that:-

- (a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Non-Industrial Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces shall not be assigned except:-
  - (i) together with undivided shares in the lot giving the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes in the building or buildings erected or to be erected on the lot; or

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (ii) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a unit or units for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes in the building or buildings erected or to be erected on the lot.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the grantee may, with the prior written consent of the Director, assign all the Non-Industrial Parking Spaces and the Non-Industrial Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons.

# SUMMARY OF LAND GRANT

## 批地文件的摘要

### A. 發展項目所位於的土地之地段編號

1. 發展項目興建於荃灣市地段第 160 號（「該土地」）。

### B. 批地年期

2. 該土地根據日期為 1970 年 9 月 28 日的第 4817 號新批地規約（其後經分別日期為 2019 年 7 月 30 日及 2024 年 5 月 29 日、並分別於土地註冊處以註冊摘要編號 19080901820014 及 24060500470010 登記的修訂書及日期為 2025 年 10 月 13 日並於土地註冊處以註冊摘要編號 25102200710028 登記的同意書作出變更或修改）（「批地文件」）批出，為期 99 年，由 1898 年 7 月 1 日起計，減去該限期前最後 3 日，並根據《新界土地契約（續期）條例》（香港法例第 150 章）第 6 條延期至 2047 年 6 月 30 日。

### C. 適用於該土地的用途限制

3. 批地文件特別條款第(33)條訂明：

該地段或其任何部分或已建或擬建於該地段或其任何部分之任何建築物或任何建築物部分除作非工業用途（不包括貨倉、酒店及加油站）外，概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. 提供政府樓宇

批地文件特別條款第(66)條訂明：

- (a) 承授人應自費以署長全面滿意的方式及良好工藝，按照所夾附的《政府樓宇工程規格附表》（下稱「政府樓宇工程規格附表」）及根據本文件特別條款第(67)(a)項所批核的圖則，於該地段內興建、建造及提供一所高於地面不超過 12 米之兒童照顧中心，其淨作業樓面面積不少於 529.8 平方米，並必須在 2029 年 12 月 31 日或之前建成並適宜佔用及營運（該樓宇及署長全權酌情指定、專用之其他地方、設施、服務及裝置（署長所作決定為最終及對承授人具有約束力下，以下統稱為「政府樓宇」）。就本特別條款而言，由署長釐定何謂地面或該空間是否位於地面以上之決定為最終及對承授人具有約束力。
- (b) 政府現保留權利及其全權酌情權，於任何時間更改或改變政府樓宇之用途。
- (c) (i) 為了釐定政府樓宇之淨作業樓面面積，除非另有所指，淨作業樓面面積將視作包括政府樓宇工程規格附表內所詳列所有房間及空間之淨樓面總面積，但不包括任何結構及間隔、流通地方、樓梯、樓梯間、升降機大堂、廁所設施及升降機、冷氣系統等機電服務設施所佔空間。  
(ii) 就本特別條款而言，房間或空間之淨樓面面積指該房間或空間的圍牆或邊界牆以內，以該房間或空間內已建成或假定牆身表面、獨立柱或牆柱之間量度所得的面積。

### 5. 政府樓宇圖則

批地文件特別條款第(67)條訂明：

- (a) (i) 承授人應向署長提交或促使他人提交政府樓宇的圖則以供書面批核。該圖則應註明政府樓宇的樓層、位置及設計詳情，以及署長要求的其他資料。  
(ii) 政府樓宇圖則獲審批後，除非事前獲署長書面批准或依署長之規定，否則承授人不得修改、更改、改動、修訂或替代。  
(iii) 根據本特別條款(a)(i)款批核的政府樓宇圖則將被視作已包含署長事後批准或規定的任何修改、更改、改動、修訂或替代。  
(b) 署長根據本特別條款(a)款批核政府樓宇圖則之前，概不可在該地段展開任何建造工程（地盤平整工程除外）。  
(c) 就此等批地條款而言，「建造工程」及「地盤平整工程」的涵義須按《建築物條例》之定義釋義。

### 6. 修訂政府樓宇工程規格附表

批地文件特別條款第(68)條訂明：

- (a) 署長有權按其全權酌情權，修改、更改、改動、修訂或替代其認為恰當的政府樓宇工程規格附表。  
(b) 承授人不得在未獲署長事前書面批准下修改、更改、改動、修訂或替代政府樓宇工程規格附表前。  
(c) 署長根據本特別條款(a)款進行或承授人按本特別條款(b)款已獲署長批准進行的政府樓宇工程規格附表之任何修改、更改、改動、修訂或替代項目，均視作已納入政府樓宇工程規格附表並構成其一部分。  
(d) 如署長認為（其意見為最終及對承授人具有約束力）政府樓宇工程規格附表與此等批地條款有任何歧義或差異，概以此等批地條款為準。

### 7. 總樓面面積無豁免

批地文件特別條款第(69)條訂明：

在計算本文特別條款第(34)(a)條所訂的總樓面面積時，擬依照本文特別條款第(66)(a)條興建、建造及提供的政府樓宇之樓面總面積須一併計算在內。就此等批地條款而言，署長就政府樓宇之樓面總面積所作的決定為最終及對承授人具有約束力。



## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 8. 監察政府樓宇建造工程

批地文件特別條款第(70)條訂明：

- (a) 署長有全權酌情決定權指定政府部門人員（以下簡稱「政府人員」）概括地監管政府樓宇的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況（以下統稱「建造工程」），以確保政府樓宇的建造工程按照此等「批地條款」實施。
- (b) 當承授人、其傭工、代理、承辦商及工人知悉任何影響或關乎政府樓宇或其任何部分或政府樓宇建造工程或其任何部分的情況、限制、規定及資訊，必須即時通知政府人員，並須提供所有有關圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在政府人員要求時提供所有必要支援和充分合作。
- (c) 承授人應不時通知署長及政府人員其何時須向建築事務監督申領政府樓宇的相關佔用許可證或臨時佔用許可證。
- (d) 政府及署長對因政府人員行使本特別條款(a)款所賦予權力而招致或引起任何性質的費用、索償、訴求、收費、損害、訴訟或法律程序，概不承擔任何責任或義務。
- (e) 承授人須就政府樓宇或其任何部分的建造工程所直接或間接引起、與其有關或附帶而產生的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並持續令其獲得彌償。

#### 9. 損害賠償

批地文件特別條款第(71)條訂明：

- (a) 除向政府支付其規定的任何其他款項外，在無損此等批地條款等所賦予政府的權利下，倘承授人未能在本文特別條款第(66)(a)條所訂的日期前，以令署長滿意的方式完成建造政府樓宇並達致適合佔用和運作的狀況，承授人須按每日港幣3,500.00元之收費率向政府支付算定損害賠償（而非罰款），由本文特別條款第(66)(a)條訂明的日期翌日開始，直至並包括署長根據本文特別條款第(72)(b)條所發出完工證明書訂明的日期每日計收。倘承授人拖欠全數或部分算定損害賠償，則在無損本文所賦予署長的其他權利及補償權下，署長有權從本文特別條款第(74)(a)條訂明應付予承授人的款項中扣除上述算定損害賠償。
- (b) 為免存疑，現協議及聲明，儘管政府收取任何算定損害賠償，承授人仍須履行和遵守的其他責任亦概不免除。

#### 10. 政府樓宇之完工證明書

批地文件特別條款第(72)條訂明：

- (a) 政府樓宇落成後，承授人應在14日內向署長提交由認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由承授人就該地段發展項目僱用）簽發的證明書，證明已依照此等批地條款建成政府樓宇。

- (b) 如署長認為（其意見為最終及對承授人具有約束力）政府樓宇已以其滿意的方式建成並適合佔用和運作，須就此向承授人發出完工證明書。

- (c) 儘管署長簽發任何完工證明書，本文特別條款第(70)(e)及(77)條訂明承授人應有的責任以及此等批地條款指定其仍須遵守和履行的其他責任亦不會因此免除。

#### 11. 轉讓政府樓宇

批地文件特別條款第(73)條訂明：

- (a) 承授人應在署長通知時，自費以空置交還佔管權並不帶任何產權負擔的形式，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之財政司司長法團（以下簡稱「財政司司長法團」；如上下文意允許，財政司司長法團一詞的定義包括其繼承人及受讓人）轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用政府樓宇的專有權；及承授人須在署長書面指定的期限內，完成已根據本文特別條款第(72)(b)條發出完工證明書的政府樓宇之轉讓。
- (b) 依照本特別條款(a)款轉讓予財政司司長法團的該地段整體不分割份數數額，將由署長根據政府樓宇樓面總面積佔已建或擬建於該地段內所有建築物總樓面面積之比例釐定。署長的有關決定為最終及對承授人具有約束力。
- (c) 承授人應在署長通知時（不論承授人是否根據本特別條款(a)款所訂被要求轉讓），向署長提交或促使他人提交政府樓宇之一份轉讓契約，以供署長書面批核。該份轉讓契約應採取署長指定或批准的格式並載明指定條文。
- (d) 政府樓宇轉讓完成後，承授人應自費向財政司司長法團提交一套該地段契約及產權文件的正本或核證文本，以及由承授人律師填妥並簽發證明書核實的政府樓宇轉讓契約之註冊摘要。於土地註冊處登記該份轉讓契約的所有應繳費用，一律由承授人獨力承擔。

#### 12. 政府樓宇之轉讓代價

批地文件特別條款第(74)條訂明：

- (a) 鑒於承授人按本文特別條款第(73)條所訂轉讓政府樓宇並且受限於本文特別條款第(71)(a)條之規定，財政司司長法團將向承授人以一筆整付方式支付港幣二千六百九十萬元（HK\$26,900,000.00）或署長根據承授人依照本特別條款(b)款提交的報表釐定而相等於政府樓宇實際建築費用的金額，以兩者之較低者為準。
- (b) 承授人應盡早及於任何情況下在署長通知後30天內，向署長提交或促使他人提交經認可人士（定義以《建築物條例》所訂為準並由承授人就該地段發展項目僱用）核證的書面報表（以下簡稱「報表」），列明承授人純粹因按照此等批地條款興建、建造及提供政府樓宇所花費的款項（包括（如有）承授人因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用），以供署長核實及批准。
- (c) 署長擁有全權及不受限制的權利決定報表註明的任何款項是否應列為本特別條款(a)款所述的政府樓宇實際建築費用，以及要求承授人以書面詳細說明報表所載的任何資料，並可要求承授人提供署長視為必要的任何支持文件。署長就政府樓宇實際建築費用作出的決定為最終及對承授人具有約束力。



## SUMMARY OF LAND GRANT

### 批地文件的摘要

#### 13. 佔管政府樓宇

批地文件特別條款第(75)條訂明：

署長有權於承授人根據本文特別條款第(73)條轉讓政府樓宇之前，隨時要求承授人交付應已根據本文特別條款第(72)(b)條簽發完工證明書的政府樓宇之空置佔管權。承授人接獲署長通知時，必須向政府交付政府樓宇，以供政府按照署長視為恰當的條款與條件專用、佔用和運作。

#### 14. 維修政府樓宇

批地文件特別條款第(76)條訂明：

- (a) 在無損本文特別條款第(77)條之規定下，承授人必須時刻自費以署長全面滿意的方式維修政府樓宇及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(77)(a)條所指的保養期屆滿為止。
- (b) 就本特別條款而言，「承授人」一詞僅指 Tippon Investment Enterprises Limited，不包括其受讓人，但包括本文特別條款第(44)條所述的承讓人。

#### 15. 欠妥之處的保養責任

批地文件特別條款第(77)條訂明：

- (a) 承授人須就任何直接或間接因政府樓宇或其任何部分及其各屋宇裝備裝置出現的任何缺點、失修、不完善、故障、失靈或任何其他尚未完成工程（不論是否關乎工藝、物料、設計或其他事宜）而引致或有關的一切責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府及財政司司長法團作出彌償，並持續令其獲得彌償：
  - (i) 於承授人根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之日已存在者；及
  - (ii) 承授人根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之日起 365 日內（以下簡稱保養期）出現或顯現者。
- (b) 如署長或財政司司長法團要求，承授人必須自費於署長或財政司司長法團指定的期限內，並按其指定的標準及方式，執行所有維修、修理、修改、重建及糾正工程和其他必要工程，以補救及糾正政府樓宇或其任何部分及其各屋宇裝備裝置於保養期內出現或顯現的任何缺點、失修、不完善、故障、失靈或任何其他尚未完成工程。除上述所述外，承授人並須自費在署長或財政司司長法團指定的期限內，以其指定的標準及方式修復及糾正政府樓宇或其任何部分及其各屋宇裝備裝置於承授人根據本文特別條款第(73)及第(75)條交付空置佔管權當日已存在的任何缺點、失修、不完善、故障、失靈或任何其他尚未完成工程。
- (c) 於保養期屆滿前，署長或財政司司長法團將安排檢驗政府樓宇相關部分及其各屋宇裝備裝置，以查找任何明顯的缺點、失修、不完善、故障、失靈或任何其他尚未完成工程。署長及財政司司長法團保留權利於保養期屆滿後十四(14)日內向承授人發出建築瑕疵細目表，列明政府樓宇及其屋宇裝備裝置的明顯缺點、失修、不完善、故障、失靈或任何其他尚未完成工程。承授人須自費安排執行所有必要工程，以於署長或財政司司長法團指定的期限內按其指定的標準及方式補救及糾正此等缺失。

(d) 如承授人未能執行本特別條款(b)及(c)款所訂的任何工程，政府或財政司司長法團可自行施工；承授人須於要求時支付經署長核證（其決定為最終及對承授人具有約束力）之政府或財政司司長法團在該等工程所招致的所有相關費用及收費，另加相等於該費用及收費總額百分之二十（20%）的行政費用。政府或財政司司長法團有權從本特別條款(e)款所載的保證金中扣除承授人欠付之費用、收費及行政費。如保證金不足以支付全部款項，承授人須按要求補付差額。

(e) 承授人須在依照本文特別條款第(73)條轉讓政府樓宇的同時，向政府存入HK\$2,690,000.00的按金（以下簡稱「保證金」）。受限於本特別條款(d)款之規定，當保養期屆滿而承授人已圓滿地完成所有關乎政府樓宇的維修、修理、修改、重建及糾正工程連同署長或財政司司長法團要求的任何其他工程時，保證金將到期應付予承授人（現明確聲明及協議，保證金或當中任何部分均不會計付任何利息）。

(f) 僅就本特別條款而言，「承授人」一詞僅指 Tippon Investment Enterprises Limited，不包括其受讓人，但包括本文特別條款第(44)條所述之承讓人。

#### 16. 提供文件等

批地文件特別條款第(78)條訂明：

承授人須自費並於其根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之各個日期後八(8)個星期內盡快，依照政府樓宇之工程規格附表的規定，向署長提供所有相關文件、圖則及材料。

#### 17. 進入地段作檢查

批地文件特別條款第(80)條訂明：

- (a) 承授人須於本協定授予的整個年期內，准許運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲其授權的人士（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段或其任何部分及在該地段上已建或擬建的任何建築物，以便檢查、核實或查明承授人是否違反或未有遵守本文特別條款第(48)、(49)及(50)條的任何規定。
- (b) 政府毋須因運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲其授權人士行使本特別條款(a)款所賦予的權利而直接或間接引起、與其有關或附帶而產生對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而承授人亦不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。
- (c) 承授人須就運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲其授權人士行使本特別條款(a)款所賦予的權利而直接或間接引起、與其有關或附帶而產生的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並持續令其獲得彌償。

# SUMMARY OF LAND GRANT

## 批地文件的摘要

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

### 18. 私家街道、道路及巷道

批地文件一般條款第(6)條訂明：

任何須按此等批地條款建造的私家街道、道路及巷道，其選址須令新界政務專員滿意，並由其決定是否納入批租範圍之內或外；於上述任何一種情況下，如有需要，承授人須在政府要求時將該等街道、道路及巷道無代價交還政府。若上述街道、道路及巷道交由政府接管，政府須為承授人鋪設路面、建造路緣、興建排水系統（包括污水及雨水渠）及渠道，費用由承授人承擔，其後則以公帑維修；如上述街道、道路及巷道仍屬已批租或擬批租範圍的一部分，承授人須自費並以公共工程署署長在各方面滿意的方式，為其鋪設路面、建造路緣、興建排水設施、渠道及作出維修。

### 19. 維修

批地文件一般條款第(14)條訂明：

(a) 承授人應在整個批租年期內根據此等批地條款建造或重建（本詞指本一般條款(b)款所述的重建工程）：

- (i) 按照經批准的設計、布局或高度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款或嗣後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如在批租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，承授人必須另行提供同類型及樓面總面積不少於原有之良好穩固建築物，又或提供類型及價值經地政總署署長（下稱「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，承授人須在拆卸後一個曆月內向署長申請同意以便進行重建該地段之建造工程，並在署長給予同意後三個曆月內展開必要的重建工程，並須在署長指定的期限內以署長滿意的方式完成工程。

### 20. 建造排水渠及渠道及接駁排水渠及污水管

批地文件特別條款第(18)條訂明：

承授人應按新界政務專員視為需要，自費以新界政務專員滿意的方式在該地段邊界範圍內或政府官地上建造及維修排水渠及渠道，以截流及輸送所有落下或流進該地段及其通道的暴雨水或雨水至最鄰近的河溪、集水井、渠道或雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何責任、索償及索求，承授人必須承擔全責，並向政府及其人員賠償。

### 21. 建築契諾

批地文件特別條款第(32)條訂明：

承授人應全面遵照此等批地條款和香港現時或任何時候生效的所有建築、衛生及規劃相關的條例、附例和規例，在該地段發展興建一座或多座建築物。上述建築物應在 2029 年 12 月 31 日或之前建成並適宜佔用居住。

### 22. 綠化範圍

批地文件特別條款第(34)(d)條訂明：

(i) 在不損害本文特別條款第(39)條規定的前提下，承授人須自費向屋宇署署長提交一份圖則以供書面批准，列明於該地段內一部分或多部分或於該地段現已興建或將興建的一幢或多幢建築物將提供及保養的綠化（包括但不限於提供泥土基礎的活體植物）（下稱「綠化範圍」）、綠化範圍的佈局和大小，以及由屋宇署署長全權酌情要求及指明的其他資料（包括但不限於綠化範圍的位置及工程事項）（此述明連同設計圖以下稱「綠化帶建議」）。屋宇署署長就綠化帶建議下所界定的綠化內容，以及該地段內一部分或多部分或一幢或多幢建築物構成綠化範圍的部分之決定，為最終及對承授人具有約束力。上述經屋宇署署長批准的述明以下稱「核准綠化帶建議」。就本特別條款而言，建築工程一詞須按照《建築物條例》、根據該條例所訂任何規例及任何修訂法例（下稱「《建築物條例》」）所定義。

(ii) 承授人須自費按照核准綠化帶建議執行並完成綠化範圍的建築工程，並於日後就此全面保養，以令屋宇署署長在各方面滿意。如非事前獲屋宇署署長書面批准，不得作任何修改、更改、改動、修訂或替代核准綠化帶建議。

(iii) 如非事前獲屋宇署署長書面批准，顯示於核准綠化帶建議的綠化範圍，須被指定為並構成本文特別條款第(45)(a)(vi)條所指的公用地方之一部分，並不得作為根據核准綠化帶建議所列的佈局、大小、位置和事項以外的任何用途。

### 23. 售樓處及示範單位之設置

批地文件特別條款第(36)條訂明：

縱使本文特別條款第(34)(a)條所容許之最高總樓面面積有所規定，承授人仍可於該地段之一部分或多部分內搭建獨立臨時構築物作為售樓處、示範單位及相關推廣活動之用，以便銷售按本批地條款在該地段上已建或擬建的建築物或其任何部分，惟該等售樓處、示範單位及相關推廣活動之規模及運作期限須事先獲署長書面批准。

### 24. 康樂設施

批地文件特別條款第(37)條訂明：

(a) 承授人可在該地段內興建、建造及提供經署長書面批准的康樂設施及其附屬設施（以下簡稱「該等設施」）。該等設施的類型、大小、設計、高度及布局事前須經署長書面批准。

(b) 在計算本文特別條款第(34)(a)條所訂的總樓面面積時，受限於本文特別條款第(56)(d)條之規定，任何根據本特別條款(a)款於該地段內興建的「該等設施」任何部分，如乃供已建或擬建於該地段的一座或多座住宅大廈住戶及其真正訪客公用及共享者，將不會連計在內；而署長認為並非用作該等用途的該等設施其餘部分，則須計算在內。



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

- (i) 豁免設施將指定為並構成本特別條款第(45)(a)(v)條所指的公用地方一部分；
- (ii) 承授人應自費維修豁免設施，以保持其修繕及狀況良好，並妥善運作豁免設施，以令署長滿意；及
- (iii) 豁免設施只可供已建或擬建於該地段內的一座或多座住宅大廈的住戶及其真正訪客使用，其他人士不得使用。

### 25. 園景美化

批地文件特別條款第(39)條訂明：

- (a) 承授人應自費向署長提交園景美化總綱圖，列明擬遵照本特別條款(b)款規定於該地段內提供各項園景工程的位置、規劃及布局，以供署長批核。該地段或其任何部分的任何地盤平整工程必須待至園景美化總綱圖經署長書面批准，及（如屬需要）根據本文特別條款第(38)條所訂的樹木保留建議已獲准許後，方可動工。
- (b) (i) 園景美化總綱圖比例應為1：500或更大，並須載明園景美化建議書的資料，包括現有樹木普查及處理方案、地盤平面圖及平整標高、房屋發展概念模式、硬地及軟地園景區的圖解布局，以及署長指定的其他資料。
- (ii) 該地段須有不少於20%的面積種植樹木、灌叢或其他植物。
- (iii) 本特別條款(b)(ii)款所載的20%中，須有不少於50%（以下簡稱「綠化範圍」）設於署長全權酌情指定的位置或樓層，以確保綠化範圍在行人視線之內或可供進入該地段的任何人士或人等通行。
- (iv) 署長就承授人所建議園景工程是否構成本特別條款(b)(ii)款所述20%的決定為最終及對承授人具有約束力。
- (v) 署長可全權酌情接納承授人建議的非種植設施以取代種植樹木、灌叢或其他植物。
- (c) 承授人應自費按照經批准的園景美化總綱圖全面以署長滿意的方式在該地段進行園景工程。如非事前獲署長書面批准，不得對經批准的園景美化總綱圖作任何修改、修訂、更改、改動或取代。
- (d) 嗣後，承授人應自費保養及維修園景工程，以維持其安全、清潔、整齊、整潔及健康狀態，全面令署長滿意。
- (e) 按照本特別條款所進行的園景美化地區或多個地區，均指定並納為本文特別條款第(45)(a)(v)條所載的公用地方。

### 26. 看守人及管理員辦事處

批地文件特別條款第(40)條訂明：

(a) 該地段內可設有看守人或管理員或兩者的辦事處，但須受以下條件所規限：

- (i) 署長認為該等辦事處乃確保該地段已建或擬建的一座或多座住宅建築物安全、保安及良好管理所必需者；
- (ii) 辦事處除作完全及必要地受僱於該地段的看守人或管理員或兩者的辦事處外，不得作任何其他用途；及
- (iii) 辦事處的位置事前必須取得署長書面批准。

(b) 為計算本文特別條款第(34)(a)款所訂的總樓面面積，且受限於本文特別條款第(56)(d)條之規定，依照本特別條款(a)款於該地段內提供的辦事處如未超過每50個住宅單位或其不足部分5平方米，或每座住宅單位大廈5平方米者，以計算所得較大樓面面積為準，將不會計入在內。任何超出上述較大樓面面積的樓面總面積，須計算在內。

(c) 根據本特別條款(a)款於該地段內提供的辦事處，將指定為並構成本特別條款第(45)(a)(v)條所載的公用地方之一部分。

### 27. 看守人及管理員宿舍

批地文件特別條款第(41)條訂明：

(a) 該地段內可設有看守人或管理員或兩者的宿舍，但須受以下條件規限：

- (i) 宿舍應設於該地段其中一座已建的住宅單位大廈或署長書面批准的其他地點；及
- (ii) 宿舍除作完全及必要地受僱於該地段的看守人或管理員或兩者的宿舍外，不得作任何其他用途。

(b) 為計算本文特別條款第(34)(a)條所訂的總樓面面積，依照本特別條款(a)款在該地段內提供而總樓面面積不超過25平方米的宿舍，將不會計入在內。任何超出25平方米的樓面總面積，須計算在內。

(c) 根據本特別條款(a)款於該地段內提供的看守人或管理員或兩者的宿舍，將指定為並構成本特別條款第(45)(a)(v)條所載的公用地方之一部分。

SUMMARY OF LAND GRANT  
批地文件的摘要

28. 業主立案法團或業主委員會辦事處

批地文件特別條款第(42)條訂明：

(a) 該地段內可設置一個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：

(i) 辦事處除供現已或將會就該地段已建或擬建建築物成立的業主立案法團或業主委員會作會議及行政工作場地外，不可作任何其他用途；及

(ii) 辦事處的地點事前必須取得署長書面批准。

(b) 為計算本文特別條款第(34)(a)條所訂的總樓面面積，受限於本文特別條款第(56)(d)條之規定，不會計入依照本特別條款(a)款於該地段內提供而樓面總面積不超過 20 平方米的辦事處。任何超出 20 平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款於該地段內提供的辦事處將指定為並構成本特別條款第(45)(a)(v)條所載的公用地方之一部分。

29. 泊車規定

批地文件特別條款第(48)條訂明：

(a) (i) 該地段內須按下表所列的比率提供令運輸署署長（下稱「運輸署署長」）滿意的車位，以供停泊根據《道路交通條例》及其任何附屬規例及修訂法例（下稱「《道路交通條例》」）持牌的車輛。

每個住宅單位面積	按本特別條款第(a)(i)條提供住宅車位的數目
少於 40 平方米	每15.6 個住宅單位或其部分一個車位
不少於 40 平方米但少於 70 平方米	每 6.5 個住宅單位或其部分一個車位
不少於 70 平方米但少於 100 平方米	每 3.2 個住宅單位或其部分一個車位
不少於 100 平方米但少於 130 平方米	每 1.9 個住宅單位或其部分一個車位
不少於 130 平方米但少於 160 平方米	每 1.4 個住宅單位或其部分一個車位
不少於 160 平方米	每 1.1 個住宅單位或其部分一個車位

按本(a)(i)款提供的車位（可根據本文特別條款第(50)條修改）以下稱為「住宅車位」。

(ii) 就本特別條款(a)(i)款而言，擬提供的住宅車位總數應為根據本特別條款(a)(i)款表內每個住宅單位按樓面總面積計算之住宅車位總數之總和。就此等批地條款而言，每個住宅單位的樓面總面積一詞指以下(I)及(II)項之和：

(I) 由其住戶專用及專享的個別住宅單位的樓面總面積，即由該單位的圍牆或矮牆外部開始量度，但如屬以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並包括單位內之內部間隔牆及柱。但為免存疑，不包括單位內所有不應計入本文特別條款第(34)(a)條所訂樓面總面積之樓面面積；及

(II) 每個住宅單位按比例計算的「住宅公用地方」（定義以下文所訂為準）樓面總面積，即計算該地段已建或擬建的住宅大廈內供各住戶公用及共享之住宅公用地方的整體樓面總面積，該總面積位於住宅單位外圍牆之外，但為免存疑，不包括所有不應計入本文特別條款第(34)(a)條所訂樓面總面積之樓面面積（該等住宅公用地方以下簡稱「住宅公用地方」），並按下列公式攤分予每個住宅單位：

$$\text{住宅公用地方總樓面面積} \times \frac{\text{按本特別條款第(a)(ii)(I)款計算的一個住宅單位的樓面總面積}}{\text{按本特別條款第(a)(ii)(I)款計算的所有住宅單位的樓面總面積}}$$

(iii) 該地段內須按下表所列比率提供令「運輸署署長」滿意的額外車位，以供停泊根據《道路交通條例》持牌的車輛；該等比率須按該地段內任何一座或多座已建或擬建之住宅大廈內住宅單位數量計算，但該地段須至少提供兩個該等車位。

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

按本(a)(iii)款提供的車位（可根據本文特別條款第(50)條修改）以下稱為「訪客車位」。

(iv) 住宅車位及訪客車位不得作任何除供停泊根據《道路交通條例》持牌車輛以外的用途，尤其不得用作存放、陳列或展示任何待售或其他車輛，或用作提供洗車及汽車美容服務。

(v) 就此等批地條款而言，「汽車」一詞須按照《道路交通條例》之定義釋義，而運輸署署長就何謂住宅單位或住宅大廈所作之決定為最終及對承授人具有約束力。

(b) (i) 該地段內應按以下比率提供令運輸署署長滿意的車位，以供停泊根據《道路交通條例》持牌的車輛：

(I) 該地段已建或擬建作寫字樓用途（不包括政府樓宇）的一座或多座建築物，或該等建築物的一個或多個部分（不包括政府樓宇），其樓面總面積每 150 平方米或不足此數配置一個車位（按本(b)(i)(I)款提供的車位（可根據本文特別條款第(50)條更改）以下簡稱「寫字樓車位」）；及

(II) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）（不包括政府樓宇）的一座或多座建築物，或該等建築物的一個或多個部分（不包括政府樓宇），其樓面總面積每 200 平方米或不足此數配置一個車位（按本(b)(i)(II)款提供的車位（可根據本文特別條款第(50)條更改）以下簡稱「非工業車位」）。



- (ii) 計算本特別條款(b)(i)(I)及(b)(i)(II)款所訂須提供的寫字樓車位及非工業車位數目時，不會計入任何將用作泊車、上落貨地方的樓面面積。
- (iii) 寫字樓車位及非工業車位除供停泊根據《道路交通條例》持牌的車輛外，不得作任何其他用途，其中特別禁止於車位存放、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) 承授人須於住宅車位、訪客車位、寫字樓車位及非工業車位中預留及指定若干個車位，以供《道路交通條例》所界定的傷殘人士停泊車輛（此等預留及指定的車位以下簡稱「傷殘人士車位」），其數目應依建築事務監督要求或批准而定。就此等批地條款而言，傷殘人士一詞須按《道路交通條例》之定義釋義。
- (ii) 傷殘人士車位除供持有《道路交通條例》牌照的傷殘人士停泊車輛外，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。
- (d) (i) 該地段內應提供令運輸署署長滿意的車位，以供停泊根據《道路交通條例》持牌的電單車，配置比率如下：
  - (I) 已建或擬建於該地段任何一座住宅大廈內每 100 個住宅單位或不足此數配置一個車位（按本(d)(i)(I)款提供的車位（可根據本文特別條款第(50)條更改）以下簡稱「住宅電單車位」）；
  - (II) 按本特別條款(b)(i)(I)款須提供的寫字樓車位總數之百分之十(10%)配置電單車位（按本(d)(i)(II)款提供的車位（可根據本文特別條款第(50)條更改）以下簡稱「寫字樓電單車位」）；及
  - (III) 按本特別條款(b)(i)(II)款須提供的非工業車位總數之百分之十(10%)配置電單車位（按本(d)(i)(III)款提供的車位（可根據本文特別條款第(50)條更改）以下簡稱「非工業電單車位」）。

如須提供的寫字樓電單車位或非工業電單車位數額為小數位數，則四捨五入為最接近之整數。就此等批地條款而言，電單車一詞應按《道路交通條例》之定義釋義。

- (ii) 住宅電單車位、寫字樓電單車位及非工業電單車位除供停泊根據《道路交通條例》持牌的電單車外，不得作任何其他用途，其中特別禁止於車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。
- (e) (i) 除傷殘人士車位外，每個住宅車位、訪客車位、寫字樓車位及非工業車位應闊2.5米及長5.0米，最低淨空高度為2.4米。
- (ii) 每個傷殘人士車位的尺寸應依照建築事務監督要求或批准而定。
- (iii) 每個住宅電單車位、寫字樓電單車位及非工業電單車位應闊1.0米及長2.4米，最低淨空高度為2.4米。

### 30. 上落貨規定

批地文件特別條款第(49)條訂明：

(a) 該地段內應提供令運輸署署長滿意的車位，以供貨車上落貨，配置比率如下：

- (i) 該地段已建或擬建的一座或多座建築物每 800 個住宅單位或不足此數配置一個車位，但該地段已建或擬建的每座住宅大廈最少須配置一個上落貨車位，此等上落貨車位應毗鄰或位於每座住宅大廈內；
- (ii) 該地段已建或擬建作寫字樓用途（不包括「政府樓宇」）的一座或多座建築物或該等建築物的一個或多個部分，其樓面總面積每 2,000 平方米或不足此數配置一個車位；及
- (iii) 該地段已建或擬建作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）（不包括「政府樓宇」）的一座或多座建築物或該等建築物的一個或多個部分，其樓面總面積每 800 平方米或不足此數配置一個車位。

就此等批地條款而言，「貨車」一詞須按《道路交通條例》之定義釋義。

- (b) 根據本特別條款(a)款提供的每個車位應闊 3.5 米及長 11.0 米，最低淨空高度為 4.7 米。此等車位除供與該地段已建或擬建的一座或多座建築物相關之貨車上落貨外，不得作任何其他用途。
- (c) 儘管本文另有相反規定，於根據本特別條款(a)款提供的車位中，須預留一個車位供政府樓宇共用，該車位位置須令社會福利署署長滿意。
- (d) 計算本特別條款(a)(ii)及(a)(iii)款所須提供的車位數目時，不會計入任何將用作泊車、上落貨地方的樓面面積。

### 31. 隔音屏障

批地文件特別條款第(58)條訂明：

如核准噪音緩解措施包括於該地段興建或建造一個或多個伸展至該地段邊界以外並橫跨毗鄰政府土地任何部分的隔音屏障（下稱「隔音屏障」），必須遵從以下條件：

- (a) 承授人應自費依照建築事務監督批准的圖則，並全面遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定設計、興建及建造隔音屏障。
- (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撐件。
- (c) 除非事前獲署長書面批准，不可在隔音屏障或其任何部分進行或安裝任何改建、加建、更換或附件工程。

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- (d) 承授人須時刻自費維持及修理隔音屏障，或（如署長批准）任何更換件，保持其修繕妥當及狀況良好，以令環境保護署署長滿意。如執行本(d)款的任何工程須暫時封閉或改道交通，承授人須在開工前取得運輸署署長對臨時交通安排的書面批准。
- (e) 隔音屏障除作隔音屏障外，不得作任何其他用途。除非事前獲署長書面批准，承授人不得使用或容許他人使用隔音屏障或其任何部分以作廣告用途或展示任何標誌、告示或海報等。
- (f) 在事前獲署長書面批准的前提下，承授人及其承辦商、工人或授權的任何其他人可不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的政府土地，以便按照本特別條款興建、建造、檢查、修理、維修、清潔、更新及更換橫跨政府土地的隔音屏障任何部分。
- (g) 倘因政府人員進入或執行本特別條款(f)款所述工程而令承授人或任何其他人士蒙受或導致任何損失、損害、滋擾或干擾，政府概毋須就此承擔任何責任或義務，承授人亦不得就該等損失、損害、滋擾或干擾向政府申索賠償。
- (h) 承授人須時刻採取必要的預防措施，防止因興建、建造、修理、維修、改建、使用、拆卸或清拆隔音屏障而導致毗鄰該地段的政府土地及隔音屏障或進入或使用該等政府土地的人員或車輛蒙受任何損失或損害。
- (i) 署長可隨時全權酌情發出書面通知，要求承授人在接獲該通知後六（6）個曆月內拆卸及清除橫跨政府土地的隔音屏障任何部分，且不得設置任何替代工程。承授人接獲該通知後，須自費在通知列明的期限內依署長全面滿意的方式拆卸及清除上述部分。
- (j) 倘承授人未能履行本特別條款所訂責任，署長可執行所需工程，承授人須依要求支付該等工程成本。
- (k) 承授人須時刻允許署長、其人員、承辦商、工人及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，自由及不受限制地出入、來回及通過該地段或其任何部分及已建或擬建的一座或多座建築物，以便檢查、核實及監督任何根據本特別條款(a)、(d)及(i)款進行的工程，以及根據本特別條款(j)款或署長認為有需要的任何其他工程。
- (l) 政府及署長概不就承授人或任何人士因履行本特別條款責任、署長行使本特別條款(k)款權利或執行本特別條款(j)款工程所引致或相關的任何損失、損害、滋擾或干擾而承擔任何責任，承授人亦不得就該等事項向政府、署長或授權人員提出任何索償或要求任何補償。
- (m) 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、改建、使用、拆卸或清拆工程，或本特別條款(j)款的工程而招致任何責任、索償、開支、費用、損害或訴訟，承授人須時刻向政府、署長、其人員及工人作出彌償並保持令其獲得彌償。

### 32. 保養地錨

批地文件特別條款第(64)條訂明：

如該地段的發展或重建項目或其任何部分已安裝預應力地錨，承授人須自費在預應力地錨的整個使用周期內定期維修及定期監察，以達至令署長滿意的程度，並在署長不時全權酌情要求時提交上述監察工程的報告及資料。如承授人疏忽或未能執行規定的監察工程，署長可即時執行及進行監察工程，承授人必須按要求向政府償還有關費用。

### 33. 維修外部飾面及牆結構等

批地文件特別條款第(79)條訂明：

- (a) 承授人應在本文協定批授的整個年期內，自費（但財政司司長法團可按照本文特別條款第(45)(a)(ii)(l)條規定出資）以署長全面滿意的方式維修以下項目（以下簡稱雜項）：
  - (i) 政府樓宇的外飾面和政府樓宇之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構及任何其他結構項件；
  - (ii) 所有供政府樓宇及該地段發展項目其餘部分使用的升降機、自動扶梯及樓梯；
  - (iii) 屬於政府樓宇及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備（包括但不限於手提及非手提式消防裝置與設備）；
  - (iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及
  - (v) 所有其他供政府樓宇及該地段發展項目其餘部分使用的公共部分及設施。
- (b) 如承授人未能維修雜項而招致或引起任何直接或間接相關的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，承授人須向政府及財政司司長法團作出彌償並保持令其獲得彌償。
- (c) 就本特別條款而言，承授人一詞不包括財政司司長法團。



### 34. 食水供應自動讀錶

批地文件特別條款第(82)條訂明：

- (a) 承授人須於 2029 年 12 月 31 日或署長批准的其他日期前，自費並以水務監督（按《水務設施條例》、其任何附屬規例及相關修訂法例的定義）全面滿意的方式，在該地段或其任何部分或於該地段已建或擬建的任何建築物內提供及安裝一個或多個自動讀錶用外設台站，連同水務監督全權酌情要求的設施及相關設備（以下合稱自動讀錶系統外設台站），並須根據本文特別條款(b)款所指經批准的自動讀錶外設台站建議書及《水務設施條例》、其任何附屬規例及相關修訂法例執行。
- (b) 承授人須自費並以水務監督全面滿意的方式，向水務監督提交或促使他人提交有關提供及安裝自動讀錶系統外設台站的建議書（以下稱自動讀錶外設台站建議書）以供書面批准，該建議書須載有水務監督全權酌情要求的資料及詳情，包括但不限於：
  - (i) 顯示自動讀錶系統外設台站位置的布局圖；
  - (ii) 建造自動讀錶系統外設台站的設計、布局及設備詳情；及
  - (iii) 指定或擬指定容納自動讀錶系統外設台站及方便檢查及維修的範圍或空間的詳情。
- (c) 在水務監督根據本特別條款(b)款書面批准自動讀錶外設台站建議書前，不得在該地段展開任何有關提供及安裝自動讀錶系統外設台站的工程。根據本特別條款(b)款獲批的自動讀錶外設台站建議書所安裝的所有自動讀錶系統外設台站以下稱為經批准的自動讀錶系統外設台站。
- (d) 承授人須自費並以水務監督全面滿意的方式，操作、維修及修理經批准的自動讀錶系統外設台站，保持其修繕良好及運作正常，直至經批准的自動讀錶系統外設台站依照本文特別條款(g)款交付水務監督為止。
- (e) 不得在經批准的自動讀錶系統外設台站所設範圍或容納及方便其檢查及維修的空間之上、上方、之下或其內設置或放置任何妨礙或干擾其檢查、運作、維修、修理、翻新、拆卸、清拆、更換或重新設置的任何結構、物品或物料。倘水務監督認為（其意見為最終及對承授人具有約束力）該範圍或空間內出現阻礙經批准的自動讀錶系統外設台站之檢查、運作、維修、修理、翻新、拆卸、清拆、更換或重新設置的情況，水務監督可向承授人發出書面通知，要求承授人自費並以水務監督全面滿意的方式，在通知所指期限內拆卸或清拆有關結構、物品或物料，並恢復容納經批准的自動讀錶系統外設台站及方便檢查及維修的原有範圍或空間。
- (f) 倘承授人未能履行本特別條款(a)、(d)或(e)款的責任，水務監督可執行所需工程，承授人須按要求支付該等工程費用，其費用金額由水務監督決定為最終及對承授人具有約束力。
- (g) 經批准的自動讀錶系統外設台站或其中任何部分，須由承授人於水務監督書面指定日期按要求交付水務監督，並於署長發出確認上述條款已獲滿意遵守的信件日期起，視為已由承授人交付水務監督。

- (h) 承授人須於本文協定批授的整個年期內，允許水務監督及其人員、承辦商、代理、工人及水務監督授權的任何人，不論攜帶工具、設備、機械或駕車與否，自由及不受限制地出入、來回及通過該地段任何部分及已建或擬建的任何建築物，以便：

- (i) 檢查、核對及監督承授人須根據本特別條款(a)、(d)及(e)款進行的工程；

- (ii) 根據本特別條款(f)款執行任何工程；及

- (iii) 在經批准的自動讀錶系統外設台站依據本特別條款(g)款交付水務監督後，檢查、核對、運作、維修、修理、翻新、拆卸、清拆、更換或重新設置經批准的自動讀錶系統外設台站或其中任何部分，以及執行水務監督認為有需要的任何其他工程。

- (i) 政府、水務監督、其人員、承辦商、代理、工人及水務監督授權的任何人等，對於承授人或任何其他人士因履行或不履行本特別條款(a)、(d)及(e)款責任，或因執行本特別條款(f)及(h)款所述權利或其他相關事宜而蒙受的任何損失、損害、滋擾或干擾，概不承擔任何責任，承授人亦不得就此向上述任何人士作出任何申索。

- (j) 承授人須就經批准的自動讀錶系統外設台站的提供、安裝、操作、維修及修理，或因執行本特別條款(f)及(h)款所述權利而引起或有關的任何直接或間接之責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，時刻向政府、水務監督及其人員、承辦商、代理、工人及水務監督授權的任何人作出彌償，並保持令其獲得彌償。

### F. 對買方造成負擔的租用條件

### 35. 廢土或泥石

批地文件特別條款第(9)條訂明：

- (i) 如因該地段或受該地段發展項目影響的其他地方的廢土或泥石被侵蝕、沖下或排進公共小巷或道路、道路下水道、污水管、雨水渠、明渠或其他政府產業，承授人須負責並須按政府要求支付清理該等廢土或泥石及修復公共小巷、道路、道路下水道、污水管、雨水渠、明渠或其他政府產業所需的費用。承授人並須就該等侵蝕、沖下或排進所引致任何對私人物業的損害或滋擾向政府作出彌償，並且保持令其獲得彌償。

- (ii) 不得於任何毗鄰政府土地的地方傾倒任何性質的泥石、廢土或建築物料。

### 36. 移除、改道及重新設置行人路等

批地文件特別條款第(10)條訂明：

承授人須在要求時向政府支付移除、改道及按需要在其他地點重新設置任何行人路、排水渠、污水管、明渠、水道、水管、電纜、電線、公用設施或位於該地段內或毗連地區範圍內的任何其他工程或設施的費用，如新界政務專員認為有需要移除、改道或重新設置者。

### 37. 對明渠等的損壞

批地文件特別條款第(19)條訂明：

由承授人，其受僱人或代理人對任何在該地段內或毗鄰地段的明渠、污水管、雨水渠、主水管或其他政府產業造成的任何損壞或阻塞將由政府修復，但由承授人支付，所需費用由承授人在政府要求時支付。

### 38. 接駁排水渠及污水管

批地文件特別條款第(20)條訂明：

承授人須在要求時向政府支付將該地段的任何排水渠及污水管連接至政府雨水渠及污水管（於鋪設後）的工程費用。該等工程須由公共工程署署長執行，而署長就此概不對承授人承擔任何責任。

### 39. 水務設施

批地文件特別條款第(28)條訂明：

承授人須在要求時向政府支付修理及還原任何水務設施的費用，如於批授的整個年期內因承授人或其所屬人員於該地段內進行的任何工程或其他活動造成損害而引致上述修理及還原的需要。承授人並須就由此產生的任何索償、訴訟或索求向政府作出彌償。

### 40. 禁止建造墳墓或骨灰龕

批地文件特別條款第(31)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，不論屬陶器、骨灰盅或其他類別。

### 41. 建築物後移

批地文件特別條款第(34)(b)條訂明：

(i) 除屋宇署署長（以下簡稱屋宇署署長）另有同意外，承授人須自費向屋宇署署長提交建議書，以供其書面批准。該建議書須展示該地段地面或以上已建或擬建的所有建築物、構築物、建築物支撐物及任何突出物的配置及布局，以提供與地段邊界之後移範圍。該等建議書須在各方面符合屋宇署署長的要求，並須包括後移範圍的鋪設及園景方案，以及屋宇署署長全權酌情要求的其他相關資料。經屋宇署署長批准的上述建議書以下簡稱經批准的建築物後移建議書。該地段上已建或擬建的任何建築物、構築物、建築物支撐物及突出物均須在各方面符合經批准的建築物後移建議書。就本(b)(i)款而言，屋宇署署長對何謂該地段地面水平或多層地面水平及是否符合經批准的建築物後移建議書的決定為最終及對承授人具有約束力。

(ii) 未經屋宇署署長事先書面批准，不得對經批准的建築物後移建議書作出任何修改、更改、改動、修訂或替代。如獲批准，須按屋宇署署長全權酌情決定的條款及條件執行。

### 42. 建築物間距規定

批地文件特別條款第(34)(c)條訂明：

(i) 除屋宇署署長另有同意外，承授人須自費向屋宇署署長提交建議書以供書面批准，展示該地段上已建或擬建的所有建築物或建築群的配置及布局，包括但不限於連續投影立面長度、建築物或建築群之間的間距及通透度。該等建議書須在各方面符合屋宇署署長的建築物間距要求，並須包括屋宇署署長全權酌情要求的其他相關資料。

(ii) 根據本特別條款(c)(i)款提交並獲屋宇署署長批准的建議書以下簡稱經批准的建築物間距建議書。該地段上已建或擬建的任何建築物或建築群均須在各方面符合經批准的建築物間距建議書。就本(c)(ii)款而言，屋宇署署長對是否符合經批准的建築物間距建議書的決定為最終及對承授人具有約束力。

(iii) 未經屋宇署署長事先書面批准，不得對經批准的建築物間距建議書作出任何修改、更改、改動、修訂或替代。如獲批准，須按屋宇署署長全權酌情決定的條款及條件進行。

### 43. 樹木保育

批地文件特別條款第(38)條訂明：

如事前未獲署長書面批准，不可移除或干預任何現於該地段或毗連土地生長的樹木。署長在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。

### 44. 轉讓住宅車位及住宅電單車位的限制

批地文件特別條款第(52)條訂明：

(a) 在本文協定批授的整個年期內，無論承授人是否已全面遵守並履行此等批地條款至署長滿意的程度，住宅車位及住宅電單車位均不得轉讓，除非：

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

(ii) 承讓人現時已擁有專有權使用及佔用該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數；

惟在任何情況下，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，不得承讓多於三個住宅車位及住宅電單車位。

(b) 儘管有本特別條款(a)款的規定，承授人可於事前獲署長書面批准後，以整體方式將所有住宅車位及住宅電單車位轉讓，但承讓方須為承授人的全資附屬公司。

(c) 本特別條款(a)款概不適用於以整體方式轉讓、分租、按揭或押記該地段

(d) 本特別條款(a)及(b)款概不適用於傷殘人士車位。



#### 45. 污水影響評估

批地文件特別條款第(59)條訂明：

- (a) 承授人須於本協議訂立日期起六(6)個曆月內，或於署長批准的其他延長期限內，自費並以在各方面令環境保護署署長滿意的方式，向環境保護署署長提交或安排他人提交一份污水影響評估（下稱污水影響評估）以供其書面批准。該污水影響評估除其他事項外，須載有環境保護署署長要求的資料及詳情，包括但不限於發展該地段所產生的所有不利污水影響，以及對緩解措施、改善工程及其他措施和工程的建議。
- (b) 承授人須自費並於環境保護署署長指定的時限內，進行及實施經環境保護署署長批准的污水影響評估中提出的建議，在各方面令環境保護署署長滿意。
- (c) 污水影響評估的技術層面須由香港工程師學會且具備土木工程專業資格的會員，或具註冊資格的土木工程師負責執行。
- (d) 未獲環境保護署署長書面批准污水影響評估前，不得於該地段或其任何部分展開建築工程（拆卸工程、地質勘察工程及地盤平整工程除外）。
- (e) 為免存疑，承授人明確承認並同意，其須獨自負責並自費實施經環境保護署署長批准的污水影響評估之建議，以令環境保護署署長在各方面滿意。政府及其官員對於承授人因履行或不履行本特別條款責任所引起或相關之任何支出、損害或損失，概不負任何責任或義務，承授人亦不得就任何該等支出、損害或損失向政府或其官員提出任何索償。

#### 46. 交通影響評估

批地文件特別條款第(60)條訂明：

- (a) 承授人須於本協議訂立日期起六(6)個曆月內，或於署長批准的其他延長期限內，自費並以在各方面令運輸署署長滿意的方式，向運輸署署長提交或安排他人提交一份交通影響評估（下稱交通影響評估）以供其書面批准。該交通影響評估除其他事項外，須載有運輸署署長要求的資料及詳情，包括但不限於發展該地段所產生的所有不利交通影響，以及對緩解措施、改善工程及其他措施和工程的建議。
- (b) 承授人須自費並於運輸署署長指定的時限內，進行及實施經運輸署署長批准的交通影響評估中提出的建議，在各方面令運輸署署長滿意。
- (c) 未獲運輸署署長書面批准交通影響評估前，不得於該地段或其任何部分展開建築工程（拆卸工程、地質勘察工程及地盤平整工程除外）。
- (d) 為免存疑，承授人明確承認並同意，其須獨自負責並自費實施經運輸署署長批准的交通影響評估之建議，以令運輸署署長在各方面滿意。政府及其官員對於承授人因履行或不履行本特別條款責任所引起或相關之任何支出、損害或損失，概不負任何責任或義務，承授人亦不得就任何該等支出、損害或損失向政府或其官員提出任何索償。

#### 47. 削去土地

批地文件特別條款第(62)條訂明：

- (a) 如該地段或任何政府土地現時或以往曾進行削土、移土或土地後移工程，或建造、填土工程，或任何性質的斜坡處理工程，無論事前是否獲署長書面批准，而該等工程為配合或與該地段或其任何部分的平整、水準測量或發展工程、或承授人根據此等批地條款須執行的其他工程，或為任何其他目的而進行，承授人須自費於當時或其後任何時間，按需要進行並建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水、附屬或其他工程，以保護及支撐該地段內土地及任何毗連或鄰接的政府或已批租土地，並防止及避免其後發生滑土、山泥傾瀉或地陷。承授人須於本文協定批授的整個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、附屬或其他工程，保持其修繕妥當及狀況良好，以達至署長滿意。
- (b) 本特別條款(a)款的規定概不妨礙政府根據此等批地條款（特別是本文特別條款第(61)條）所享有的權利。
- (c) 無論任何時間，如因承授人進行平整、水準測量、發展或其他工程，或因其他任何原因，導致該地段內或毗連或鄰接的政府土地或已批租土地發生滑土、山泥傾瀉或地陷，承授人須自費修復及還原，令署長滿意，並須就政府、其代理人及承辦商因滑土、山泥傾瀉或地陷所產生或遭受的所有費用、收費、損害、訴求及索償作出彌償。
- (d) 除享有本文訂明可就違反此等批地條款追討的其他權利或補償外，署長有權發出書面通知，要求承授人執行、建造及維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水、附屬或相關工程，或修復及還原任何滑土、山泥傾瀉或地陷。如承授人疏忽或未能在通知訂明期限內令署長滿意地執行指示，署長可即時執行及進行所需工程，並可要求承授人於政府要求時償還有關費用，包括一切行政及專業費用與收費。

#### 48. 不允許壓碎岩石

批地文件特別條款第(63)條訂明：

未經署長事先書面批准，不得於該地段允許使用碎石機械。

#### 49. 轉讓辦公室車位及辦公室電單車位的限制

批地文件特別條款第(83)條訂明：

- (a) 在本文協定批授的整個年期內，無論承授人是否已全面遵守並履行此等批地條款至署長滿意的程度，辦公室車位及辦公室電單車位均不得轉讓，除非：
  - (i) 連同賦予專有權使用及佔用該地段已建或擬建的一座或多座建築物內一個或多個辦公室單位的不分割份數一併轉讓；或

## SUMMARY OF LAND GRANT

### 批地文件的摘要

(ii) 承讓人現時已擁有專有權使用及佔用該地段已建或擬建的一座或多座建築物內一個或多個辦公室單位的不分割份數。

(b) 儘管有本特別條款(a)款的規定，承授人可於事前獲署長書面批准後，以整體方式轉讓所有辦公室車位及辦公室電單車位，但承讓方須為承授人的全資附屬公司。

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

(d) 本特別條款(a)及(b)款概不適用於傷殘人士車位。

#### 50. 轉讓非工業車位及非工業電單車位的限制

批地文件特別條款第(84)條訂明：

(a) 在本文協定批授的整個年期內，無論承授人是否已全面遵守並履行此等批地條款至署長滿意的程度，非工業車位及非工業電單車位均不得轉讓，除非：

(i) 連同賦予專有權使用及佔用該地段已建或擬建的一座或多座建築物內一個或多個作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）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及佔用該地段已建或擬建的一座或多座建築物內一個或多個作非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）單位的不分割份數。

(b) 儘管有本特別條款(a)款的規定，承授人可於事前獲署長書面批准後，以整體方式轉讓所有非工業車位及非工業電單車位，但承讓方須為承授人的全資附屬公司。

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

(d) 本特別條款(a)及(b)款概不適用於傷殘人士車位。

## 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 Government Accommodation as referred to in Special Condition No. (66) of the Land Grant.
2. The general public has the right to use the facilities in accordance with the Land Grant.

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

3. Not applicable.

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

4. 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)

5. Not applicable.

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

6. Please refer to the plan 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

7. Provision of the Government Accommodation

Special Condition No. (66) of the Land Grant stipulates that:-

- (a) The grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as “the Technical Schedule for the Government Accommodation”) and the plans approved under Special Condition No. 67(a) hereof, one child care centre situated at a height of not more than 12 metres above the ground level with a net operational floor area of not less than 529.8 square metres to be completed and made fit for occupation and operation on or before the 31st day of December 2029 ( which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the grantee) is herein referred to as “the Government Accommodation”). For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or whether any space is above the ground level shall be final and binding on the grantee.
- (b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation.
- (c) (i) For the purpose of determining the net operational floor area of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within the Government Accommodation as detailed in the Technical Schedule for the Government Accommodation excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet facilities, mechanical and electrical services such as lifts and air-conditioning systems.

- (ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space.

### 8. Plans of the Government Accommodation

Special Condition No. (67) of the Land Grant stipulates that:-

- (a) (i) The grantee shall submit or cause to be submitted to the Director for his written approval plans of the Government Accommodation which shall include details as to the level, position and design of the Government Accommodation and any other details as the Director may require.
- (ii) Upon approval being given to the plans of the Government Accommodation, no amendment, variation, alteration, modification or substitution thereto shall be made by the grantee except with the prior written approval of the Director or except as required by the Director.
- (iii) The plans of the Government Accommodation approved under sub-clause (a)(i) of this Special Condition shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.
- (b) No building works other than site formation works shall commence on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition.
- (c) For the purpose of these Conditions, the expressions “building works” and “site formation works” shall be as defined in the Buildings Ordinance.

### 9. Amendment of the Technical Schedule for the Government Accommodation

Special Condition No. (68) of the Land Grant stipulates that:-

- (a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule for the Government Accommodation as he shall in his absolute discretion deem fit.
- (b) No amendment, variation, alteration, modification or substitution to the Technical Schedule for the Government Accommodation shall be made by the grantee except with the prior written approval of the Director.
- (c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the grantee as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule for the Government Accommodation and form part thereof.
- (d) If in the opinion of the Director (whose opinion shall be final and binding on the grantee) there exists any inconsistency between the Technical Schedule and these Conditions, these Conditions shall prevail.



10. No gross floor area exemption

Special Condition No. (69) of the Land Grant stipulates that:-

The gross floor area of the Government Accommodation to be erected, constructed and provided under Special Condition No. 66(a) hereof shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. 34(a) hereof. For the purpose of these Conditions, the gross floor area of the Government Accommodation shall be as determined by the Director whose determination in this respect shall be final and binding upon the grantee.

11. Monitoring of Construction of the Government Accommodation

Special Condition No. (70) of the Land Grant stipulates that:-

- (a) The Director shall have the right in his absolute discretion to nominate officers of government departments (hereinafter referred to as “the Officers”) who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as “the Construction Works”) of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.
- (b) The grantee shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the grantee, his servants, agents, contractors and workmen and shall make available all relevant drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.
- (c) The grantee shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant Occupation Permit or Temporary Occupation Permit from the Building Authority in respect of the Government Accommodation.
- (d) The Government and the Director accept no responsibility or liability for any costs, claims, demands, charges, damages, actions or proceedings of whatsoever nature arising out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.
- (e) The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever or howsoever arising whether directly or indirectly out of, in connection with or incidental to the Construction Works of the Government Accommodation or any part thereof.

12. Liquidated damages

Special Condition No. (71) of the Land Grant stipulates that:-

- (a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the grantee shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty if the grantee shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the Government Accommodation by the date specified in Special Condition No. 66(a) hereof, a sum calculated at the rate of HK\$3,500.00 per day from the date immediately following the date specified in Special Condition No. 66(a) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. 72(b) hereof PROVIDED that in case of default of payment of the

whole or any part of liquidated damages by the grantee, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the grantee under Special Condition No. 74(a) hereof the said sum of liquidated damages.

- (b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages shall not discharge the grantee from any of his obligations remaining to be observed and performed.

13. Certificate of completion in respect of the Government Accommodation

Special Condition No. (72) of the Land Grant stipulates that:-

- (a) Within 14 days after completion of the Government Accommodation, the grantee shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance) employed by the grantee for the development of the lot that the Government Accommodation has been completed in accordance with these Conditions.
- (b) Where in the opinion of the Director (whose decision in this respect shall be final and binding upon the grantee) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the grantee a certificate of completion to that effect.
- (c) Notwithstanding the issue of any certificate of completion by the Director, the grantee shall not be absolved from any of his liabilities under Special Conditions Nos. 70(e) and 77 hereof nor any other obligations remaining to be observed and performed by him under these Conditions.

14. Assignment of the Government Accommodation

Special Condition No. (73) of the Land Grant stipulates that:-

- (a) The grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (herein referred to as “FSI” which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the grantee, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the grantee shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. 72(b) hereof within such time as may be specified in writing by the Director.
- (b) The number of undivided shares in the whole of the lot to be assigned to FSI in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding upon the grantee.
- (c) When called upon to do so by the Director (irrespective of whether the grantee shall have been called upon to assign under sub-clause (a) of this Special Condition), the grantee shall submit or cause to be submitted to the Director for his approval in writing an assignment in respect of the Government Accommodation, which assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.

- (d) On completion of the assignment of the Government Accommodation the grantee shall deliver to FSI at the expense of the grantee one set of the original or certified copies of deeds and documents of title relating to the lot and the Memorial of the assignment in respect of the Government Accommodation duly completed and verified by the certificate of the solicitor for the grantee. All Land Registry fees payable on registration of the assignment shall be borne by the grantee solely.

15. Consideration for the Government Accommodation

Special Condition No. (74) of the Land Grant stipulates that:-

- (a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. 73 and subject to Special Condition No. 71(a) hereof, FSI shall pay to the grantee in one lump sum in a sum of HK\$26,900,000.00 or a sum equal to the actual cost of construction of the Government Accommodation to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.
- (b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the grantee shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as "the Statement"), duly certified by an authorized person (as defined in the Buildings Ordinance) employed by the grantee for the development of the lot, specifying the monies expended by the grantee solely towards the erection, construction and provision of the Government Accommodation in accordance with these Conditions (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the grantee arising out of or in connection with the execution of works and the supply of materials relating solely thereto).
- (c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the grantee to amplify in writing any details contained in the Statement and to require the grantee to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction of the Government Accommodation shall be final and binding upon the grantee.

16. Possession of the Government Accommodation

Special Condition No. (75) of the Land Grant stipulates that:-

The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. 73 hereof, delivery of vacant possession of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. 72(b) hereof and the grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

17. Maintenance of the Government Accommodation

Special Condition No. (76) of the Land Grant stipulates that:-

- (a) Without prejudice to the provisions of Special Condition No. 77 hereof, the grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. 77(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

- (b) For the purpose of this Special Condition, the expression "grantee" shall mean Tippon Investment Enterprises Limited only and exclude his assigns but shall include the assignee under Special Condition No. 44 hereof.

18. Defects liability

Special Condition No. (77) of the Land Grant stipulates that:-

- (a) The grantee shall indemnify and keep indemnified the Government and FSI from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation or any part thereof and in the building services installations therefor:-
- (i) which may exist at the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75; and
- (ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75 (hereinafter referred to as "Defects Liability Period").
- (b) Whenever required by the Director or FSI, the grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or FSI carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within the Defects Liability Period. In addition to the foregoing, the grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or FSI make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the respective dates of delivery of vacant possession of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75 thereof by the grantee.
- (c) The Director or FSI will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the relevant part of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and FSI reserve the right to each of them to serve upon the grantee within 14 days after the expiry of the Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or FSI.
- (d) If the grantee shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or FSI and all costs and charges incurred in connection therewith by the Government or FSI as certified by the Director (whose decision shall be final and binding upon the grantee) together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the grantee provided that the Government or FSI shall be entitled

to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the grantee to the Government or FSI under this sub-clause (d) and in the event of the security money being insufficient to cover all costs, charges and fees due and owing by the grantee the deficit shall be paid by the grantee on demand.

- (e) The grantee shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. 73 hereof, deposit with the Government a sum of HK\$2,690,000.00 (hereinafter referred to as “the security money”). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the grantee upon the expiry of such Defects Liability Period and the grantee satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as relating to the Government Accommodation as are required by the Director or FSI (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).
- (f) For the purpose of this Special Condition, the expression “grantee” shall mean Tippon Investment Enterprises Limited only and exclude his assigns but shall include the assignee under Special Condition No. 44 hereof.

19. Supply of documents, etc.

Special Condition No. (78) of the Land Grant stipulates that:-

The grantee shall, at his own expense and as soon as practicable but no later than 8 weeks from the respective dates of delivery of vacant possession by the grantee of the Government Accommodation pursuant to Special Conditions Nos. 73 and 75, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule for the Government Accommodation.

20. Access for inspection

Special Condition No. (80) of the Land Grant stipulates that:-

- (a) The grantee shall at all times throughout the term hereby agreed to be granted permit the C for T, the Government, their officers, contractors, agents, workmen and any other persons authorized by any of them, with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purposes of inspecting, checking or ascertaining that there is no breach of or failure to comply with Special Conditions Nos. 48, 49 and 50 hereof by the grantee.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.
- (c) The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the C for T, the Government, their officers, contractors, agents, workmen or any other persons authorized by any of them of the rights conferred under sub-clause (a) of this Special Condition.

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

21. 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:-

“FSI”

means The Financial Secretary Incorporated being a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance (Cap. 1015) and the expression “FSI” shall mean FSI in its capacity as the Owner of the Government Accommodation and if the context so permits the successors and assigns of FSI as Owner of the Government Accommodation;

“Government Accommodation”

means the child care centre together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding on the Owners) provided or constructed or to be provided or constructed within the Land and the Development in accordance with Special Condition No.66(a) of the Government Grant which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Pink on the DMC Plans;

“GPA”

means the Government Property Administrator of the Government Property Agency of 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong and shall include its successor-in-title and any other officer or department of the Government or any Government or administrative authorities holding or bearing whatever title or office who or which may at any time and from time to time take up and/or replace and/or assume and/or exercise, in whole or in part, any function or role of the Government Property Administrator;

“Items”

means the “Items” as referred to in Special Condition No.79(a) of the Government Grant, namely:-

- (a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;
- (b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;
- (c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development;
- (d) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and
- (e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

22. Clause 2.6 of the DMC stipulates that:-

- (a) FSI as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation but not the remainder of the Development.



## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### 公共設施及公眾休憩用地的資料

- (b) Notwithstanding sub-clause (a) above, upon the request of the Owner of the Government Accommodation, the Manager will undertake the maintenance of services, facilities and installations serving exclusively the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.
- (c) Notwithstanding anything contained herein, subject to Special Condition No.66(b) of the Government Grant, FSI or the Government shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager.
- (d) Subject to sub-clauses (j) and (l) below, FSI as the Owner of the Government Accommodation shall not be liable to contribute any management expenses and any management and maintenance charges in respect of the remainder of the Development and in particular shall not be liable for payment of any management and maintenance charges in respect of the Common Areas and Facilities and the Items.
- (e) Notwithstanding anything provided to the contrary in this Deed, FSI as the Owner of the Government Accommodation shall not be liable for any payment of Special Fund, management deposits, capital equipment fund (except for the payments under sub-clauses (j) and (l) below), insurance premium in respect of the Government Accommodation, debris removal fee, interest, and penalty charges on late or default in payment of management and maintenance charges or payment of a like nature.
- (f) Notwithstanding anything provided to the contrary in this Deed, as may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and budgets to justify the expenses incurred/estimated.
- (g) The said accounts, reports, budgets, notices and demands shall be sent free of charge to FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.
- (h) Notwithstanding anything provided to the contrary in this Deed, any consent that the Owner of the Government Accommodation may be required to obtain from the Manager shall not be unreasonably withheld and shall be provided free of charge.
- (i) No Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation. GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected.
- (j) FSI as the Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services and the Items which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors provided however that the liability of FSI shall be as determined by FSI or GPA or its nominee or any person nominated by the Director of Lands for this purpose. Where FSI is liable for the payment of management and maintenance charges and reimbursement in respect of expenditure of a capital nature ("the FSI Charges"), the FSI Charges shall:-
- (i) be as determined by the FSI or GPA or its nominee or person nominated by the Director of Lands for this purpose in respect of the areas, facilities and services and the Items which directly serve or benefit the Government Accommodation or are used by the Owner of the Government Accommodation but which liability shall not exceed the proportion of the management and maintenance charges which the total gross floor area of the Government Accommodation bears to the gross floor area of all the buildings erected or to be erected on the Land;
- (ii) first be approved in writing by the FSI or GPA or its nominee or any person nominated by the Director of Lands for this purpose before liability for payment thereof is incurred; and
- (iii) commence and be payable from the date of the Assignment or the date of taking over the Government Accommodation, whichever is the earlier.
- (k) FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether the Common Areas and Facilities or otherwise) or for the provision of facilities or services which do not, in the opinion of the FSI or GPA or its nominee or any person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.
- (l) For the avoidance of doubt, as the following facilities or services actually serve and directly benefit the Government Accommodation, the management and maintenance charges in respect thereof shall form part of the FSI Charges, which the FSI as the Owner of the Government Accommodation shall be liable for the payment thereof:-
- (i) Lift No. L5;
- (ii) Fire services system and related facilities;
- (iii) Generator set system and related facilities; and
- (iv) Drainage system and related facilities.
- (m) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from the fitting-out rules and shall not in any event be obliged to comply with, observe or perform the fitting-out rules, or otherwise be bound by or subject to the fitting-out rules.
- (n) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from using the nominated maintenance or service contractors of the Manager or the First Owner.
- (o) Subject to prior approval of the Manager (except in the case of emergency), where Lift No. L5 is out of order or under maintenance, the Owner of the Government Accommodation together with his guests, visitors, tenants, servants, agents, invitees and licensees shall have the right to go pass and repass over and along such part of the Ground Floor lift lobby and Lift No.L4 of the Residential Accommodation for the sole purpose of accessing the Government Accommodation.
- (p) FSI as the Owner of the Government Accommodation shall have the right to affix, install, maintain, repair, remove, renew and replace air-conditioning plants units and equipment and related facilities and installations serving exclusively the Government Accommodation on or within such part of the Development Common Areas and Facilities which is for the purposes of identification only shown coloured Brown Hatched Black on the DMC Plans at all reasonable times on giving at least 3 days' prior written notice to the Manager (save in case of emergency)

PROVIDED THAT:-

- (i) the said air-conditioning plants units and equipment and related facilities and installations shall be or be deemed to be the property of and be maintained and managed by FSI as the Owner of the Government Accommodation;
  - (ii) FSI shall in the exercise of the above right(s) cause the least disturbance to the Owners and make good any damage caused thereby at its own cost and expense;
  - (iii) the exercise of the above right(s) shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit; and
  - (iv) the right of access over the Land or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, maintaining, repairing, removing, renewing and replacing such air-conditioning plants units and equipment and related facilities and installation is deemed to be given to FSI as the Owner of the Government Accommodation.
- (q) FSI as the Owner of the Government Accommodation shall have the right to affix, install, maintain, repair, remove, renew and replace any one or more signs and ancillary installations on or within such part of the Development Common Areas and Facilities which is for the purposes of identification only shown coloured Brown Dotted Black on the Elevation Plan(s) of the DMC Plans at all reasonable times on giving prior written notice to the Manager (save in case of emergency)

PROVIDED THAT:-

- (i) the said signs and ancillary installations shall be or be deemed to be the property of and be maintained and managed by FSI as the Owner of the Government Accommodation;
- (ii) FSI shall in the exercise of the above right(s) cause the least disturbance to the Owners and make good any damage caused thereby at its own cost and expense; and
- (iii) the exercise of the above right(s) shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy his Unit or impede or restrict the access to and from his Unit.

PROVIDED THAT the additional rights of FSI in this Clause shall prevail over all other provisions, terms and conditions in this Deed.

23. Clause 4.6 of the DMC stipulates that:-

The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in three parts:-

- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities therein and the Items (taking into account any payment (if any) received from FSI as the Owner of the Government Accommodation pursuant to Clauses 2.6(j) and 2.6(l) above) including but without prejudice to the generality of the foregoing:-

...

24. Clause 7.6 of the DMC stipulates that:-

The person or persons convening the meeting of the Owners' Committee shall, at least 7 days before the date of the meeting, give notice of the meeting to each member of the Owners' Committee. Such notice of meeting shall specify (i) the date, time and place of the meeting; and (ii) the resolutions (if any) that are to be proposed at the meeting. Such notice of meeting may be given:-

- (a) by delivering it personally to the member of the Owners' Committee; or
- (b) by sending it by post to the member of the Owners' Committee at his last known address; or
- (c) by leaving it at the member's Unit or depositing it in the letter box for that Unit.

A notice of the meeting shall also be given to FSI as the Owner of Government Accommodation by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.

25. Clause 10.9 of the DMC stipulates that:-

A set of the DMC Plans annexed hereto showing the Common Areas and Facilities shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges. Whether to be annexed to this Deed or lodged in the management office, the Manager shall provide the Owner of the Government Accommodation with a copy of the DMC Plans and any amendments that may be made thereto from time to time, free of costs.

26. Clause 10.14 of the DMC stipulates that:-

- (a) The Owners (excluding FSI as the Owner of the Government Accommodation) shall at their own expense but subject to any contribution by FSI as referred to in Clauses 2.6(j) and 2.6(l) of this Deed in all respects to the satisfaction of the Director of Lands maintain the Items.
- (b) The Items shall be managed and maintained by the Manager. The Owners (excluding FSI as the Owner of the Government Accommodation) shall indemnify and keep indemnified the Government and FSI from and against all liabilities, losses, damages, expenses, claims, costs, demands, charges, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with or as a consequence of the failure of the Manager or the Owners (excluding FSI as the Owner of the Government Accommodation) to manage or maintain the Items.

27. Paragraph 3 of Part A of the Second Schedule to the DMC stipulates that:-

The rights and privileges conferred as particularised under Part A and subject to which as specified in Part B each Undivided Share is held shall only come into effect as and when a part or parts of the Development has been issued an Occupation Permit and then only in respect of that part or parts of the Development being issued an Occupation Permit.

...

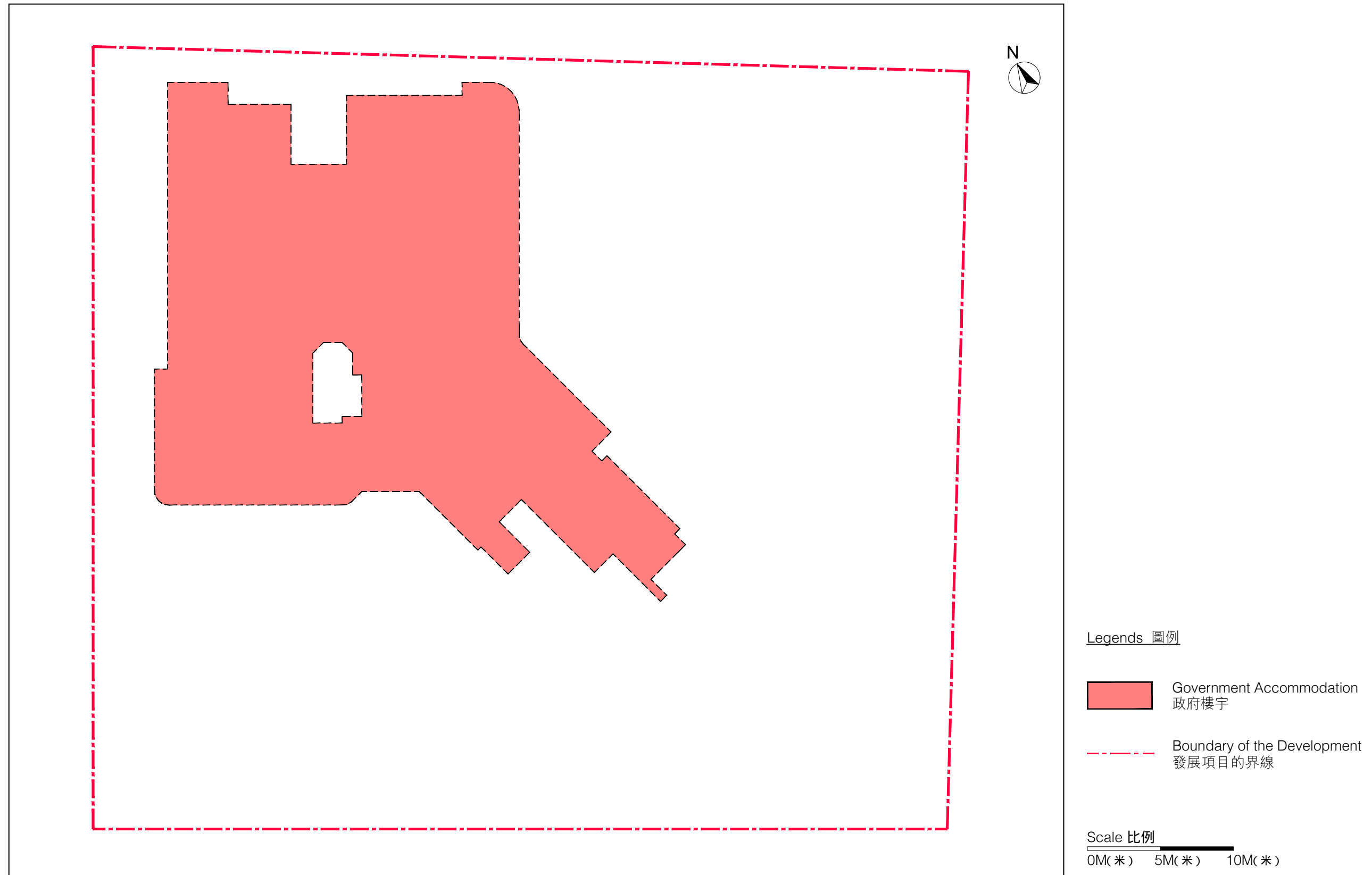
3. Rights of FSI etc.

Notwithstanding anything provided to the contrary in this Deed, FSI, its lessees, tenants, licensees and persons authorized by it and the Owners and occupiers for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements and the exercise of the following rights, privileges and easements shall not be subject to any permission, approval or consent of the Manager (or any other Owners):-

- (a) the right of shelter, support and protection for the Government Accommodation;
- (b) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of the Government Grant laid on or running through any part of the Land and any part of the Development;
- (c) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as the "Government Accommodation Services") at any time at its absolute discretion without any charge by and without having to obtain the approval or consent of the First Owner, the other Owners or the Manager PROVIDED THAT proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;
- (d) the right to go, pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development;
- (e) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without motor vehicles, plant, equipment, material and machinery to enter upon the Land or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, addition, alteration, diversion, variation, relaying, reinstatement and other works to the Government Accommodation Services or any part thereof;
- (f) the free and uninterrupted rights of way to and from the Government Accommodation as may be required by the Director of Lands;
- (g) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;
- (h) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;
- (i) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the same and the related right of access over the Land or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and
- (j) such other rights, privileges and easements as may be deemed necessary or desirable by the Director of Lands.



1/F FLOOR PLAN 1樓樓面平面圖



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

### A. 根據批地文件規定須興建並提供予政府或公眾使用的設施

#### 1. 描述

(a) 批地文件特別條款第(66)條所指的政府樓宇。

#### 2. 公眾有權按照批地文件使用所述的設施。

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

#### 3. 不適用。

### 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

#### 4. 不適用。

### D. 發展項目所位於的土地為施行《建築物(規劃)條例》(香港法例第123章附屬法例F)第22(1)條而撥供公眾用途的任何部份：

#### 5. 不適用。

### E. 顯示上述設施、休憩用地及該土地各部份的圖則

#### 6. 請參閱附於本節最後部分的圖則。

### F. 批地文件中關於該等設施、休憩用地及土地中該等部份的條文

#### 7. 提供政府樓宇

批地文件特別條款第(66)條訂明：

(a) 承授人應自費以署長全面滿意的方式及良好工藝，按照所夾附的《政府樓宇工程規格附表》（下稱「政府樓宇工程規格附表」）及根據本文件特別條款第(67)(a)項所批核的圖則，於該地段內興建、建造及提供一所高於地面不超過12米之兒童照顧中心，其淨作業樓面面積不少於529.8平方米，並必須在2029年12月31日或之前建成並適宜佔用及營運（該樓宇及署長全權酌情指定、專用之其他地方、設施、服務及裝置（署長所作決定為最終及對承授人具有約束力下，以下統稱為「政府樓宇」）。就本特別條款而言，由署長釐定何謂地面或該空間是否位於地面以上之決定為最終及對承授人具有約束力。

(b) 政府現保留權利及其全權酌情權，於任何時間更改或改變政府樓宇或其任何部分之用途。

(c) (i) 為了釐定政府樓宇之淨作業樓面面積，除非另有所指，淨作業樓面面積將視作包括政府樓宇工程規格附表內所詳列所有房間及空間之淨樓面總面積，但不包括任何結構及間隔、流通地方、樓梯、樓梯間、升降機大堂、廁所設施及升降機、冷氣系統等機電服務設施所佔空間。

(ii) 就本特別條款而言，房間或空間之淨樓面面積指該房間或空間的圍牆或邊界牆以內，以該房間或空間內已建成或假定牆身表面、獨立柱或牆柱之間量度所得的面積。

### 8. 政府樓宇圖則

批地文件特別條款第(67)條訂明：

(a) (i) 承授人應向署長提交或達致他人提交政府樓宇的圖則以供書面批核。政府樓宇圖則應註明政府樓宇的樓層、位置及設計詳情，以及署長要求的其他資料。

(ii) 政府樓宇圖則獲審批後，除非事前獲署長書面批准，否則不得修改、更改、改動、修訂或替代。任何該等修改、更改、改動、修訂或替代，僅可在事前獲得署長書面批准或依署長之規定下方可作出。

(iii) 根據本特別條款(a)(i)款批核的政府樓宇圖則將被視作已包含署長事後批准或規定的任何修改、更改、改動、修訂或替代內容。

(b) 署長根據本特別條款(a)款批核政府樓宇圖則之前，概不可在該地段展開任何建造工程（地盤平整工程除外）。

(c) 就此等批地條款而言，「建造工程」及「地盤平整工程」一詞的意義須按《建築物條例》之定義釋義。

### 9. 修訂政府樓宇工程規格附表

批地文件特別條款第(68)條訂明：

(a) 署長有權按其全權酌情權，修改、更改、改動、修訂或替代其認為恰當的政府樓宇工程規格附表。

(b) 承授人在修改、更改、改動、修訂或替代政府樓宇工程規格附表前，必須徵取署長書面批准。

(c) 署長根據本特別條款(a)款進行或承授人按本特別條款(b)款已獲署長批准進行的政府樓宇工程規格附表修改、更改、改動、修訂或替代項目，均視作已納入政府樓宇工程規格附表並構成其一部分。

(d) 如署長認為（其意見為最終及具有約束力）政府樓宇工程規附表與此等批地條款有任何歧義或差異，概以此等批地條款為準。

### 10. 樓面總面積無豁免

批地文件特別條款第(69)條訂明：

在計算本文特別條款第(34)(a)條所訂的整體樓面總面積時，擬依照本文特別條款第(66)(a)條興建、建造及提供的政府樓宇之樓面總面積須一併計算在內。就此等批地條款而言，署長就政府樓宇之樓面總面積所作的決定為最終及對承授人具有約束力。

11. 監察政府樓宇建造工程

批地文件特別條款第(70)條訂明：

- (a) 署長有絕對的酌情權指定政府部門人員（以下簡稱「政府人員」）概括地監管政府樓宇的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況（以下統稱「建造工程」），以確保政府樓宇的建造工程按照此等「批地條款」實施。
- (b) 當承授人、其傭工、代理、承辦商及工人知悉任何影響或關乎政府樓宇或其任何部分或政府樓宇建造工程或其任何部分的情況、限制、規定及資訊，必須即時通知政府人員，並須提供所有有關圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在政府人員要求時提供所有必要支援和充分合作。
- (c) 承授人應不時通知署長及政府人員其何時須向建築事務監督申領政府樓宇的相關佔用許可證或臨時佔用許可證。
- (d) 倘因政府人員行使本特別條款(a)款所賦予權力而招致或引起任何性質的費用、索償、訴求、收費、損害、訴訟或法律程序，政府及署長概不承擔任何責任或義務。
- (e) 承授人須就政府樓宇或其任何部分的建造工程所直接或間接引起、與其有關或附帶而產生的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並保持令其獲得彌償。

12. 損害賠償

批地文件特別條款第(71)條訂明：

- (a) 倘承授人未能在本文特別條款第(66)(a)條所訂的日期以承授人滿意的方式完成建造政府樓宇並達致適合佔用和運作的狀況，按收費率為每日港幣3,500.00元付款，由本文特別條款第(66)(a)條訂明的日期翌日開始，直至並包括署長根據本文特別條款第(72)(b)條所發出完工證明書訂明的日期每日計收。除向政府支付其規定的任何其他款項外，在無損此等批地條款等所賦予政府的權利下，承授人須按照本文協定，於政府要求時向政府支付款項，有關款項為算定損害賠償而非罰款。倘承授人違約拖欠全數或部分算定損害賠償，則在無損本文所賦予的其他權利及補償權下，署長有權從本文特別條款第(74)(a)條訂明應付予承授人的款項中扣除上述算定損害賠償。
- (b) 為免存疑，現協議及聲明，儘管政府收取任何算定損害賠償，承授人仍須履行和遵守的其他責任亦概不免除。

13. 政府樓宇之完工證明書

批地文件特別條款第(72)條訂明：

- (a) 政府樓宇或其任何部分落成後，承授人應在十四(14)日內向署長提交由認可人士（定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由承授人就該地段發展項目僱用）簽發的證明書，證明已依照此等批地條款建成政府樓宇或其任何部分。

- (b) 如署長認為（其意見為最終及對承授人具有約束力）政府樓宇已以其滿意的方式建成並適合佔用和運作，便會就此向承授人發出完工證明書。

- (c) 儘管署長簽發任何完工證明書，本文特別條款第(70)(e)及(77)條訂明承授人應有的責任以及此等批地條款指定其仍須遵守和履行的其他責任亦不會因此免除。

14. 轉讓政府樓宇

批地文件特別條款第(73)條訂明：

- (a) 承授人應在署長通知時，自費以空置交還佔管權並不帶任何產權負擔的形式，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之財政司司長法團（以下簡稱「財政司司長法團」；如上下文意允許，財政司司長法團一詞的定義包括其繼承人及受讓人）轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用政府樓宇的專有權；及承授人須在署長書面指定的期限內，完成已根據本文特別條款第(72)(b)條發出完工證明書的政府樓宇之轉讓。
- (b) 依照本特別條款(a)款轉讓予財政司司長法團的該地段整體不分割份數數額，將由署長根據政府樓宇樓面總面積佔已建或擬建於該地段內所有建築物整體樓面總面積之比例釐定。署長的有關決定為最終及對承授人具有約束力。
- (c) 承授人應在署長通知時（不論承授人是否根據本特別條款(a)款所訂被要求轉讓），向署長提交或達致他人提交政府樓宇之一份轉讓契約，以供署長書面批核。該份轉讓契約應採取署長指定或批准的格式並載明指定條文。
- (d) 政府樓宇轉讓完成後，承授人應自費向財政司司長法團提交一套該地段契約及文件的正本或核證文本，以及由承授人律師填妥並簽發證明書核實的政府樓宇轉讓契約之註冊摘要。於土地註冊處登記該份轉讓契約的所有應繳費用，一律由承授人獨力承擔。

15. 政府樓宇之轉讓代價

批地文件特別條款第(74)條訂明：

- (a) 鑒於承授人按本文特別條款第(73)條所訂轉讓政府樓宇並且受限於本文特別條款第(71)(a)條之規定，財政司司長法團將向承授人以一筆整付方式支付港幣二千六百九十萬元（HK\$26,900,000.00）或署長根據承授人依照本特別條款(b)款提交的報表釐定而相等於政府樓宇實際建築費用的金額，以兩者之較低者為準。
- (b) 承授人應盡早及於任何情況下在署長通知後三十(30)天內，向署長提交或達致他人提交經認可人士（定義以《建築物條例》所訂為準並由承授人就該地段發展項目僱用）核證的書面報表（以下簡稱「報表」），列明承授人純粹因按照此等批地條款興建、建造及提供政府樓宇所花費的款項（包括（如有）承授人因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用），以供署長核實及批准。
- (c) 署長擁有絕對及不受束縛的權利決定報表註明的任何款項是否應列為本特別條款(a)款所述的政府樓宇實際建築費用，以及要求承授人以書面詳細說明報表所載的任何資料，並可要求承授人提供署長視為必要的任何支持文件。署長就政府樓宇實際建築費用作出的決定為最終及對承授人具有約束力。



16. 佔管政府樓宇

批地文件特別條款第(75)條訂明：

署長有權於承授人根據本文特別條款第(73)條轉讓政府樓宇之前，隨時要求承授人空置交還已根據本文特別條款第(72)(b)條簽發完工證明書的政府樓宇或署長規定的政府樓宇任何部分之佔管權。承授人接獲署長通知時，必須向政府交付政府樓宇，以供政府按照署長視為恰當的條款與條件專用、佔用和運作。

17. 維修政府樓宇

批地文件特別條款第(76)條訂明：

- (a) 在無損本文特別條款第(77)條之規定下，承授人必須時刻自費以署長全面滿意的方式維修政府樓宇及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(77)(a)條所指的保養期屆滿為止。
- (b) 就本特別條款而言，承授人一詞僅指Tippon Investment Enterprises Limited，不包括其受讓人，但包括本文特別條款第(44)條所述的承讓人。

18. 欠妥之處的保養責任

批地文件特別條款第(77)條訂明：

- (a) 承授人須就任何直接或間接因政府樓宇或其任何部分及其各屋宇裝備裝置出現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程（不論是否關乎工藝、物料、設計或其他事宜）而引致或有關的一切責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府及財政司司長法團作出彌償，並保持令其獲得彌償：
  - (i) 於承授人根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之日已存在者；及
  - (ii) 承授人根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之日起365日內（以下簡稱保養期）出現或顯現者。
- (b) 如署長或財政司司長法團要求，承授人必須自費於署長或財政司司長法團指定的期限內，並按其指定的標準及方式，執行所有維修、修理、修改、重建及糾正工程和其他必要工程，以補救及糾正政府樓宇或其任何部分及其各屋宇裝備裝置於保養期內出現或顯現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。除上述所述外，承授人並須自費在署長或財政司司長法團指定的期限內，以其指定的標準及方式修復及糾正政府樓宇或其任何部分及其各屋宇裝備裝置於承授人根據本文特別條款第(73)及第(75)條交付空置佔管權當日已存在的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。
- (c) 於保養期屆滿前，署長或財政司司長法團將安排檢驗政府樓宇相關部分及其各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、失靈或任何其他尚未完成工程。署長及財政司司長法團保留權利於保養期屆滿後十四(14)日內向承授人發出建築瑕疵細目表，列明政府樓宇及

其屋宇裝備裝置的明顯缺點、失修、不善、故障、失靈或任何其他尚未完成工程。承授人須自費安排執行所有必要工程，以於署長或財政司司長法團指定的期限內按其指定的標準及方式補救及糾正此等缺失。

- (d) 如承授人不執行本特別條款(b)及(c)款所訂的任何工程，政府或財政司司長法團可自行施工；承授人須於要求時支付經署長核證（其決定為最終及對承授人具有約束力）之政府或財政司司長法團在該等工程所招致的所有相關費用及收費，另加相等於該費用及收費總額百分之二十（20%）的行政費用。政府或財政司司長法團有權從本特別條款(e)款所載的保證金中扣除承授人欠付之費用、收費及行政費。如保證金不足以支付全部款項，承授人須按要求補付差額。
- (e) 承授人須在依照本文特別條款第(73)條轉讓政府樓宇的同時，向政府存入港幣二百六十九萬元（HK\$2,690,000.00）的按金（以下簡稱「保證金」）。受限於本特別條款(d)款之規定，當保養期屆滿而承授人已令人滿意地完成所有關乎政府樓宇的維修、修理、修改、重建及糾正工程連同署長或財政司司長法團要求的任何其他工程時，保證金將到期應付予承授人（現明確聲明及協議，保證金或當中任何部分均不會計付任何利息）。
- (f) 僅就本特別條款而言，承授人一詞僅指Tippon Investment Enterprises Limited，不包括其受讓人，但包括本文特別條款第(44)條所述之承讓人。

19. 提供文件等

批地文件特別條款第(78)條訂明：

承授人須自費並於其根據本文特別條款第(73)及第(75)條交付政府樓宇空置佔管權之各個日期後八(8)個星期內盡快，依照政府樓宇之工程規格附表之規定，向署長提供所有相關文件、圖則及材料。

20. 進入地段作檢查

批地文件特別條款第(80)條訂明：

- (a) 承授人須於本協定授予的整個年期內，准許運輸署署長、政府、其人員、承辦商、代理人、工人及任何獲其授權的人士（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段或其任何部分及在該地段上已建或擬建的任何建築物，以便檢查、核查或查明承授人是否違反或未有遵守本文特別條款第(48)、(49)及(50)條的任何規定。
- (b) 政府毋須因運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲其授權人士行使本特別條款(a)款所賦予的權利而直接或間接引起、與其有關或附帶而產生對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而承授人亦不得就任何該等損失、損害、滋擾或干擾向政府提出任何索償。
- (c) 承授人須就運輸署署長、政府、其人員、承辦商、代理人、工人或任何獲其授權人士行使本特別條款(a)款所賦予的權利而直接或間接引起、與其有關或附帶而產生的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並保持令其獲得彌償。

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

21. 公契及管理協議(「公契」)第1.1條訂明：

於本契約內，除上下文意另有訂明或規定外，以下詞語將具以下釋義：

「財政司司長法團」

指根據《財政司司長法團條例》(第1015章)成立為單一法團之財政司司長法團。財政司司長法團一詞一律指作為政府樓宇業主的財政司司長法團，如上下文意允許，並且包括作為政府樓宇業主之財政司司長法團的繼承人及受讓人；

「政府樓宇」

指根據批地文件特別條款第(66)(a)條於該土地及發展項目內提供或建造，或將予提供或建造之該幼兒中心，連同地政總署署長全權酌情決定(其決定為最終及對承授人具有約束力)供該等地方專用的任何其他地方、設施、服務和裝置，且(如可以在圖則上識別及顯示)僅為識別之目的而在公契圖則上以粉紅色顯示；

「政府產業署署長」

指地址為香港九龍油麻地海庭道11號西九龍政府合署南座9樓的政府產業署之政府產業署署長，並且包括其繼任人，以及持有或擁有任何職銜或官職或於任何時間接管及/或接替及/或履行及/或行使政府產業署署長所有或部分功能與職責的任何其他政府官員或部門或任何政府或行政主管當局；

「雜項」

指批地文件特別條款第(29)(a)條所指的雜項，包括：

- (a) 政府樓宇的外飾面和政府樓宇之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；
- (b) 所有供政府樓宇及發展項目其餘部分使用的電梯、自動扶梯和樓梯；
- (c) 屬於政府樓宇及發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置與設備)；
- (d) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及
- (e) 所有其他供政府樓宇及發展項目其餘部分使用的公共部分及設施；

22. 公契第2.6條訂明：

- (a) 財政司司長法團作為政府樓宇業主應負責維修和管理政府樓宇，惟毋須維修和管理發展項目其餘部分。
- (b) 儘管有以上(a)款之規定，但管理人須應政府樓宇業主的要求維修政府樓宇專用的服務設備、設施及裝置，並可獲償付此等維修工程的費用，但施工前管理人必須提交成本估算連同支持文件及政府樓宇業主視為必要的任何其他相關資料，經由政府樓宇業主以書面批核成本估算及將會由管理人進行的維修工程，管理人方可展開維修工程。
- (c) 儘管本契約載有任何相反規定，除批地文件特別條款第(66)(b)條另有規定外，財政司司長法團或政府有權按其全權酌情隨時更改或修改政府樓宇或其任何部分的用途，而毋須徵取第一業主、其他業主或管理人的批准或同意。

(d) 除以下(j)款及(l)款另有規定外，財政司司長法團作為政府樓宇的業主毋須分擔任何管理開支及發展項目其餘部分的任何管理及維修費用，特別是毋須就公用地方與設施及雜項支付任何管理及維修費用。

(e) 儘管本契約載有任何相反規定，財政司司長法團作為政府樓宇的業主毋須支付特別基金供款、管理按金、資本設備基金(根據以下(j)款及(l)款的費用則除外)、政府樓宇的保險保費、廢料清理費，以及逾期或拖欠繳交管理及維修費用或同類費用而須付的利息及罰款。

(f) 儘管本契約載有任何相反規定，管理人須按政府產業署署長的書面要求免費向財政司司長法團提供季度賬目、經審核報告及預算案，以說明各項招致/預算的開支之理由。

(g) 上述免費向財政司司長法團交送的賬目、報告、預算案、通知書及付款通知書應以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道 11 號 西九龍政府合署南座9樓的政府產業署署長，或送遞至財政司司長法團以書面通知管理人的其他指定人士及地址。

(h) 儘管本契約載有任何相反規定，如政府樓宇業主需要徵取管理人同意，管理人不得無理拒絕同意，並須免費提供同意。

(i) 任何業主(包括第一業主)均不得代表財政司司長法團或政府產業署署長與政府交涉以處理任何直接影響政府樓宇的事宜，而政府產業署署長按其全權酌情確定政府樓宇是否直接受影響。

(j) 財政司司長法團作為政府樓宇的業主僅須就實際及直接供政府樓宇使用或惠及或由政府樓宇的業主、該處佔用人、其傭工、承辦商、代理或訪客使用設施或服務及雜項支付管理及維修費用，惟財政司司長法團的責任將由財政司司長法團、政府產業署署長或由地政總署署長就此指定的人釐定。如財政司司長法團有責任支付管理及維修費用和償付資本性質的開支(「財政司司長法團費用」)，財政司司長法團費用將會：

- (i) 由財政司司長法團、政府產業署署長或由地政總署署長就此指定的人，就實際及直接供政府樓宇使用或由政府樓宇」的業主、該處佔用人、其傭工、承辦商、代理或訪客使用的地方、設施及服務及雜項釐定，但該付款責任於任何情況下不得超過根據政府樓宇樓面總面積佔已建或擬建於該土地上之所有建築物樓面總面積的比例計算之管理及維修費用的百分比；
- (ii) 先由財政司司長法團、政府產業署署長或先由地政總署署長就此指定的人在有關付款責任招致之前為此作出書面批准；及

(iii) 由轉讓契約訂立日或接管政府樓宇當日(兩者取其較早)開始應計及應付。

(k) 財政司司長法團作為政府樓宇的業主毋須分擔發展項目任何其他部分(不論公用地方與設施等)的任何管理及維修費用，又或財政司司長法團、政府產業署署長或由地政總署署長就此指定的人認為並非直接供政府樓宇享用或直接惠及政府樓宇的設施或服務之設置費用。

- (l) 為免存疑，以下設施或服務實際如供及直接惠及政府樓宇，其有關之管理及維修費用應構成財政司司長法團費用的一部分，而財政司司長法團作為政府樓宇的業主須負責支付該等費用：
  - (i) L5號升降機；
  - (ii) 消防服務系統及相關設施；
  - (iii) 發電機組系統及相關設施；及
  - (iv) 排水系統及相關設施。



- (m) 儘管本契約載有任何相反規定，但財政司司長法團作為政府樓宇業主可豁免受裝修規則管限，而於任何情況下均毋須遵守、遵從或履行裝修規則或受其約束或制約。
- (n) 儘管本契約載有任何相反規定，但財政司司長法團作為政府樓宇業主可獲豁免聘用管理人或第一業主指定的維修或服務承辦商。
- (o) 在取得管理人事先批准（緊急情況除外）的前提下，當L5號升降機發生故障或正在進行維修時，政府樓宇的業主及其賓客、訪客、租客、傭工、代理人、受邀請人及持特許證者，有權為前往政府樓宇之唯一目的，通過及往返住宅樓宇的地面層升降機大堂及L4號升降機的相關部分。
- (p) 財政司司長法團作為政府樓宇的業主，有權在發展項目的公用地方與設施內（為識別目的僅在公契圖則上以棕色加黑色斜線標示的部分），於所有合理時間，在至少提前3日向管理人發出書面通知後（緊急情況除外），安裝、鋪設、維護、修理、移除、更新及更換專用於政府樓宇的空調機組設備及相關設施與裝置，
- 但須受以下條件規限：
- (i) 該等空調機組設備及相關設施與裝置須屬或當作屬財政司司長法團作為政府樓宇業主的財產，並由其負責維護及管理；
- (ii) 財政司司長法團在行使上述權利時，須對其他業主造成最少滋擾，並自費修復因此而造成的任何損壞；
- (iii) 上述權利的行使不得干擾任何業主持有、使用、佔用及享用其單位的專有權利，或阻礙或限制進出其單位的通道；及
- (iv) 財政司司長法團作為政府樓宇的業主，被視為已獲授予為檢查、安裝、鋪設、維護、修理、移除、更新及更換該等空調機組設備及相關設施與裝置之目的，攜同或不攜同傭工、工人及其他人等，以及攜同或不攜同工廠、設備、機械及材料，通過該土地或發展項目任何部分之權利。
- (q) 財政司司長法團作為政府樓宇的業主，有權在發展項目的公用地方與設施內（為識別目的僅在公契立面圖則上以棕色加黑點標示的部分），於所有合理時間，在提前向管理人發出書面通知後（緊急情況除外），安裝、鋪設、維護、修理、移除、更新及更換任何一個或多個標誌及附屬裝置，
- 但須受以下條件規限：
- (i) 該等標誌及附屬裝置須屬或當作屬財政司司長法團作為政府樓宇業主的財產，並由其負責維護及管理；
- (ii) 財政司司長法團在行使上述權利時，須對其他業主造成最少滋擾，並自費修復因此而造成的任何損壞；及
- (iii) 上述權利的行使不得干擾任何業主持有、使用、佔用及享用其單位的專有權利，或阻礙或限制進出其單位的通道。

惟本條授予財政司司長法團之附加權利應凌駕於本契約所有其他規定、條款及條件之上。

### 23. 公契第4.6條訂明：

管理人應在諮詢業主委員會（如已成立）後編製來年的年度預算案，但第一份預算案除外，該份預算案涵蓋的期限將由本契約訂立日開始，至緊接之12月31日終結。受限於本契約的規定，每份年度預算案均應包含三個部分：

- (a) 第一部分涵蓋管理人認為（管理人之決定如無重大錯誤將作終論）乃因應全體業主的利益或因應完善管理發展項目以及該處的發展項目公用地方與設施及雜項（計及根據以上第2.6(j) 條及第2.6(l) 條從作為政府樓宇業主的財政司司長法團處收到的任何款項（如有））而招致的所有開支。茲毋損前文之一般規定，此等開支包括：

.....

### 24. 公契第7.6條訂明：

召開業主委員會會議的人士或人等必須在舉行會議日期前最少七（7）日向業主委員會各委員發出會議通知，說明(i)會議的日期、時間及地點；及(ii)擬於會上提出的決議案（如有）。業主委員會會議通知可如下送達：

- (b) 手遞至業主委員會各委員；或
- (c) 郵寄至業主委員會各委員最後為人所知的地址；或
- (d) 置於委員的單位或投入該單位的信箱。

會議通知並須送達作為政府樓宇業主的財政司司長法團，即以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道 11 號西九龍政府合署南座9樓的政府產業署之政府產業署署長，或送遞至財政司司長法團以書面指定的其他人士及地址。

### 25. 公契第10.9條訂明：

發展項目管理處應備存本文夾附的一套公用地方與設施圖則，供業主於正常辦公時間免費閱覽。管理人應以夾附於本契約或備存於管理處的方式，免費向政府樓宇業主提供公用地方圖則及對該等圖則不時作出的任何修訂的副本。

### 26. 公契第10.14條訂明：

- (e) 業主（不包括財政司司長法團作為政府樓宇業主）須自費（惟財政司司長法團可按照本契約第2.6(j) 條及第2.6(l) 條規定分擔開支）以地政總署署長全面滿意的方式維修雜項。
- (f) 管理人將負責管理及維修雜項。如因管理人或業主（不包括財政司司長法團作為政府樓宇業主）不管理或不維修雜項而招致或因此引起任何責任、損失、損害、開支、索償、費用、索求、收費、訴訟及法律程序，業主（不包括財政司司長法團作為政府樓宇業主）須向政府及財政司司長法團作出彌償，並且保持令其獲得彌償。



### 27. 公契第二附錄A部分第3段訂明：

A部分具體載述而B部分訂明不分割份數所受限於的各項權利及特權，將待至發展項目一個或多個部分的佔用許可證簽發後方始生效，而於該情況下亦只對已獲簽發佔用許可證的發展項目該個或該等部分生效。

.....

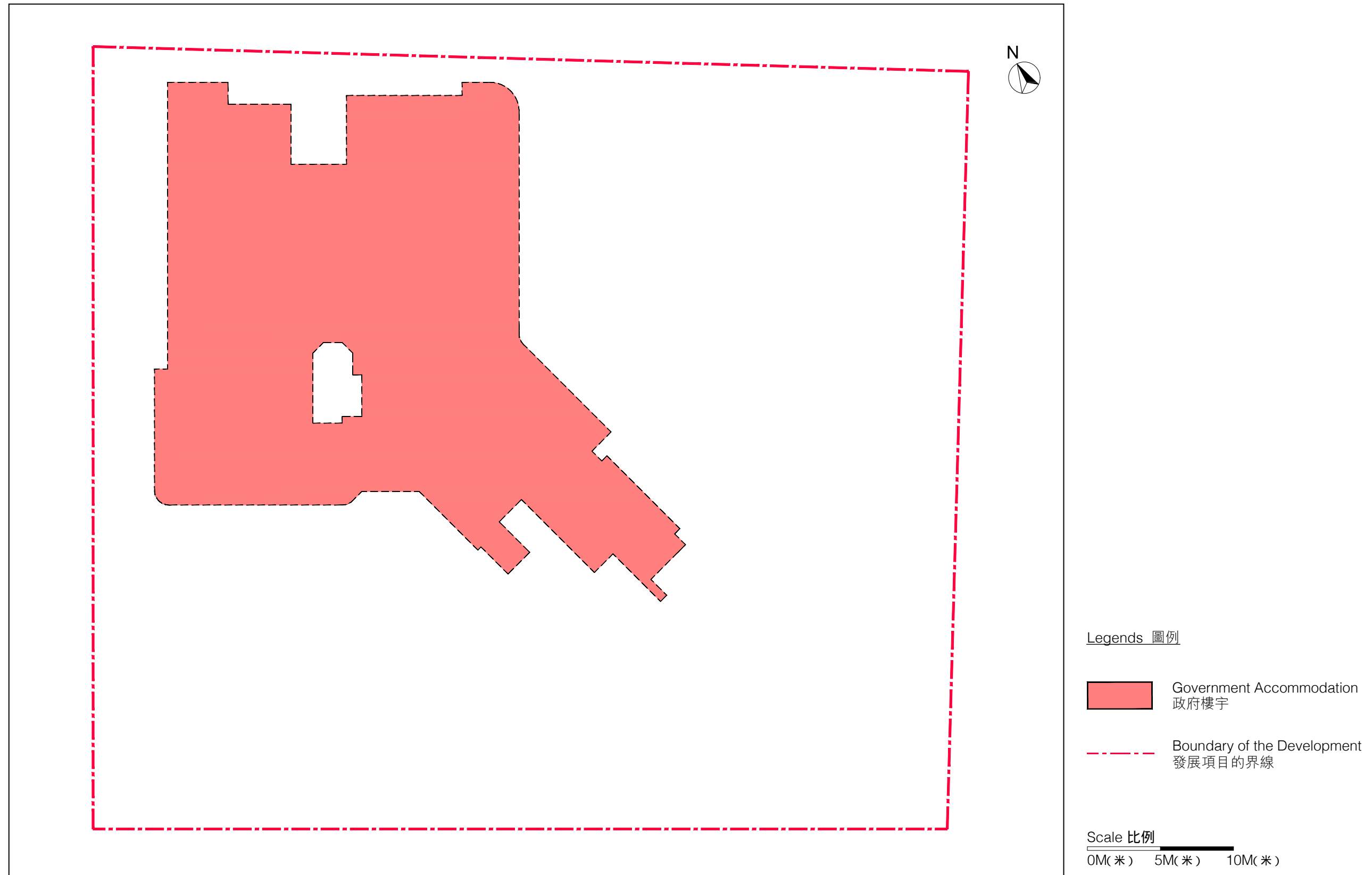
### 3. 財政司司長法團的權利等

儘管本契約載有任何相反規定，財政司司長法團、其租客、租戶、受許可人及經其授權人等以及政府樓宇現任業主或佔用人，均可享有下列的權利、特權及地役權之利益。彼等行使以下權利、特權及地役權之利益使時毋須經管理人（或任何其他業主）准許、批准或同意：

- (a) 政府樓宇享有庇護、支撐及保護的權利；
- (b) 有權於任何時候透過現時或批地文件訂明的年期內位於該土地及發展項目任何部分之內或越過該處的污水管、溝渠、排水渠、排煙管、管線、管道、水道、電纜、水管、電線及其他導體以無間斷地提供給政府樓宇及從政府樓宇輸出氣體、電力、食水、污水排放、空調、電話及各類其他服務；
- (c) 有權隨時按其全權酌情自費改動、改道、修改、重鋪或恢復任何專為政府樓宇或其任何部分而設的服務設備與設施（以下簡稱政府樓宇服務設施），毋須繳交任何收費及毋須徵取第一業主、其他業主或管理人的批准或同意，惟進行政府樓宇服務設施的任何改動、改道、修改、重鋪或恢復工程時，必須採取適當和足夠的護理及預防措施，以確保不會損壞該土地內供政府樓宇以外發展項目所有其他部分使用的服務設備與設施；
- (d) 有權因正當使用及享用政府樓宇或其任何部分而通行、再通行、行經及使用該土地之任何公用地方或發展項目之任何公用地方，並且有權使用和收取該土地或發展項目內任何公用設施之利益；
- (e) 有權在所有合理時間單獨或聯同測量師、承辦商、工人及其他人等，在不論是否駕車、攜帶機械、設備、物料及機器的情況下，進入該土地或發展項目任何部分，以對政府樓宇或其任何部分持續執行或進行維修、修理、增建、修整及其他工程，以及進行政府樓宇服務設施或其任何部分之維修、修理、增建、修整、改道、改建、重鋪、恢復及其他工程；
- (f) 享有地政總署署長規定的自由及暢通無阻進出政府樓宇的通行權；
- (g) 行使專有權，以財政司司長法團視為適當的方式，在政府樓宇或其任何部分範圍內及邊界周圍的牆、柱及其他結構項件安裝、搭建、展示、陳列、維修、修理、拆除及更新招牌和廣告，並且享有通行權，可獨自或聯同傭工、工人及其他人等，在不論是否攜帶機械、設備、機器及物料的情況下，越過該土地或發展項目任何部分，以檢查、安裝、搭建、展示、陳列、維修、修理、拆除及更新此等招牌和廣告；

- (h) 享有對於裝設於政府樓宇的天台樓板、牆及其他結構項件或其之上或之內的照明管槽、消防、通風及其他服務設施、設備、裝置、固定裝置、輔助工程、機器及物料的檢視權；
- (i) 有權改動和運作位於政府樓宇之內、周圍、其上及其下的牆、柱、樑、天花、天台樓板、行車道或地台樓板及其他結構項件而專供政府樓宇或其任何部分使用與享用的附加服務，以及享有相關的通行權，可獨自或聯同傭工、工人及其他人等，在不論是否攜帶機械、設備、機器及物料的情況下，越過該土地」或發展項目任何部分；及
- (j) 地政總署署長視為必要或恰當的其他權利、特權及地役權。

1/F FLOOR PLAN 1樓樓面平面圖



## WARNING TO PURCHASERS

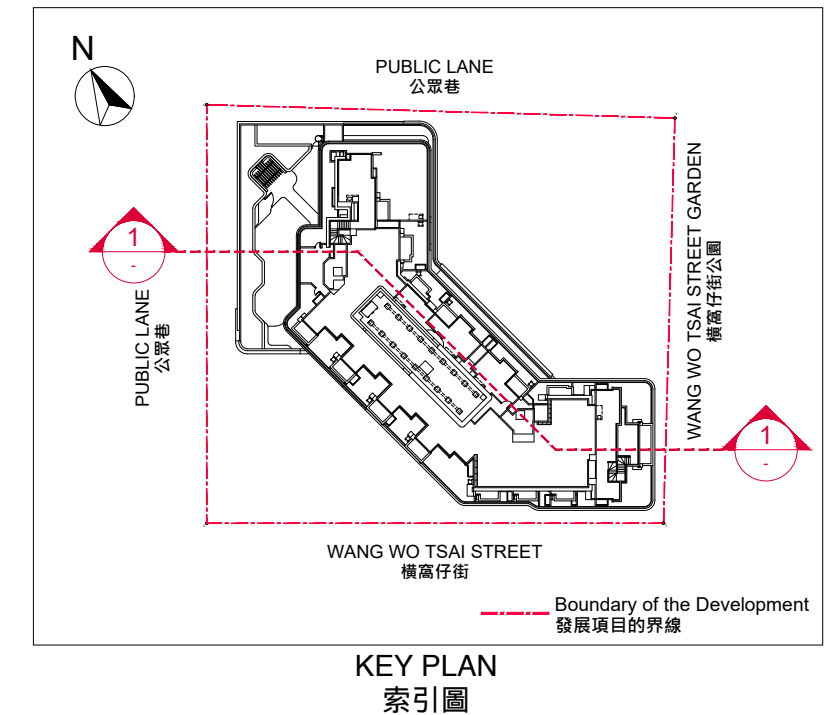
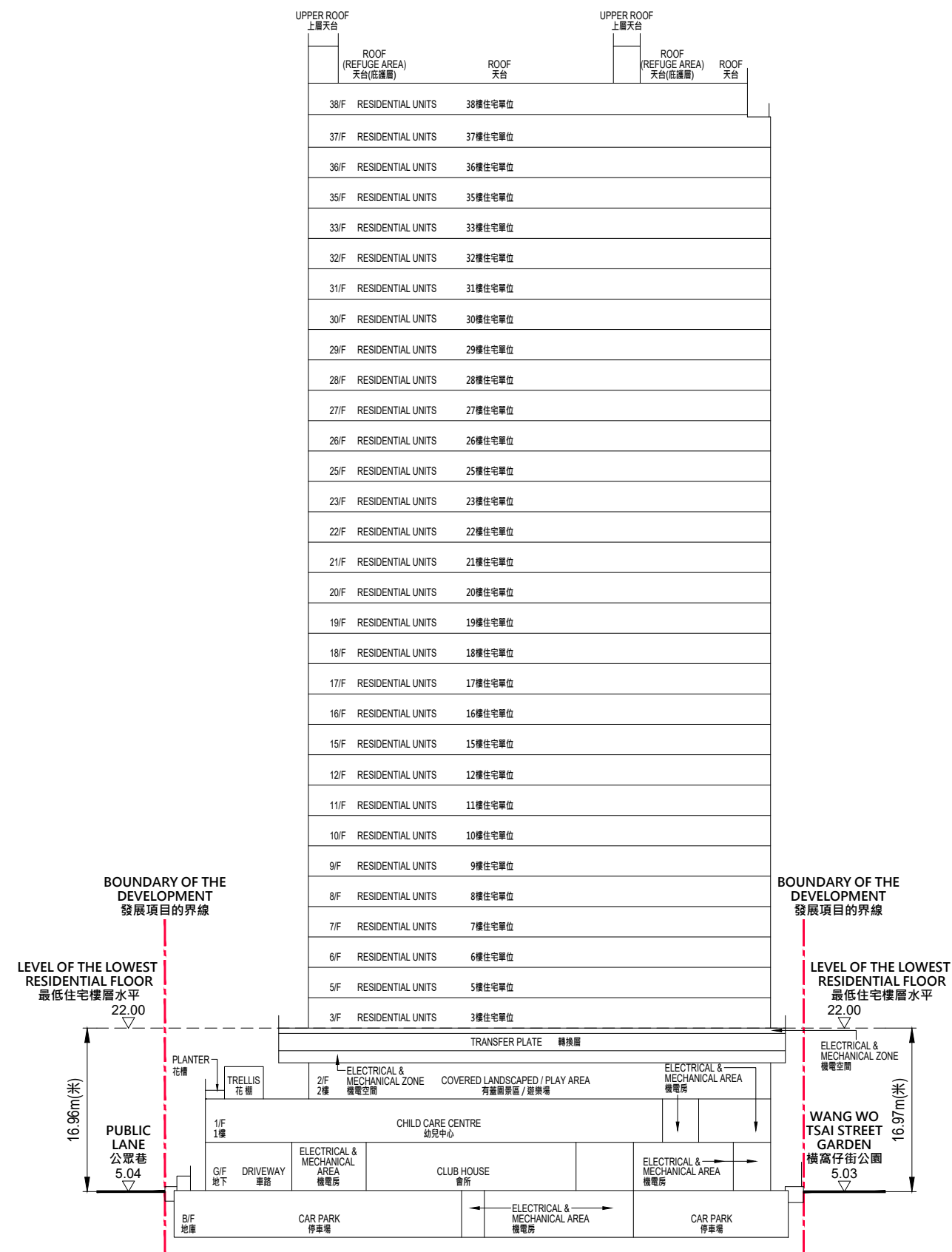
### 對買方的警告

- (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。



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

### CROSS-SECTION PLAN 1-1 橫截面圖 1-1



Notes:

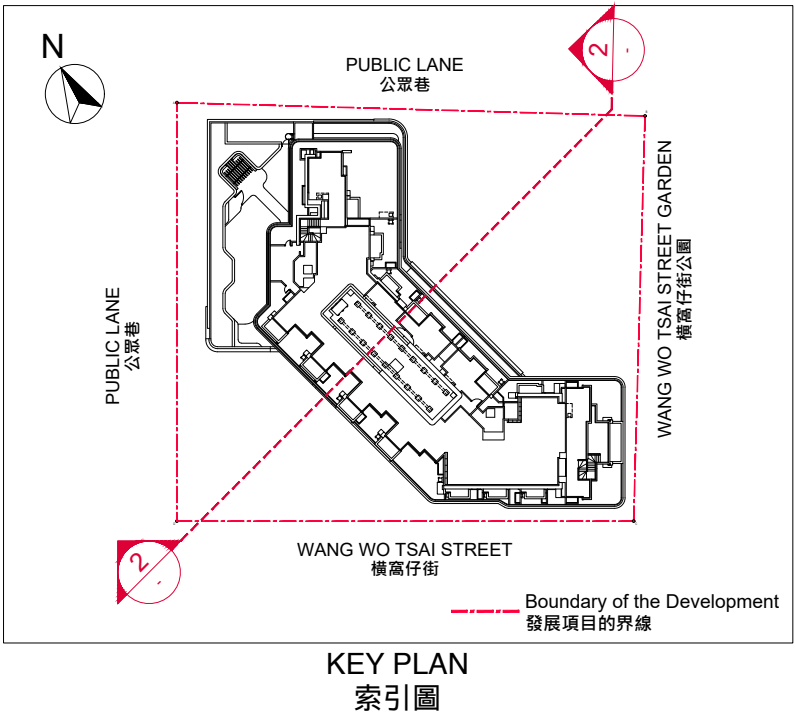
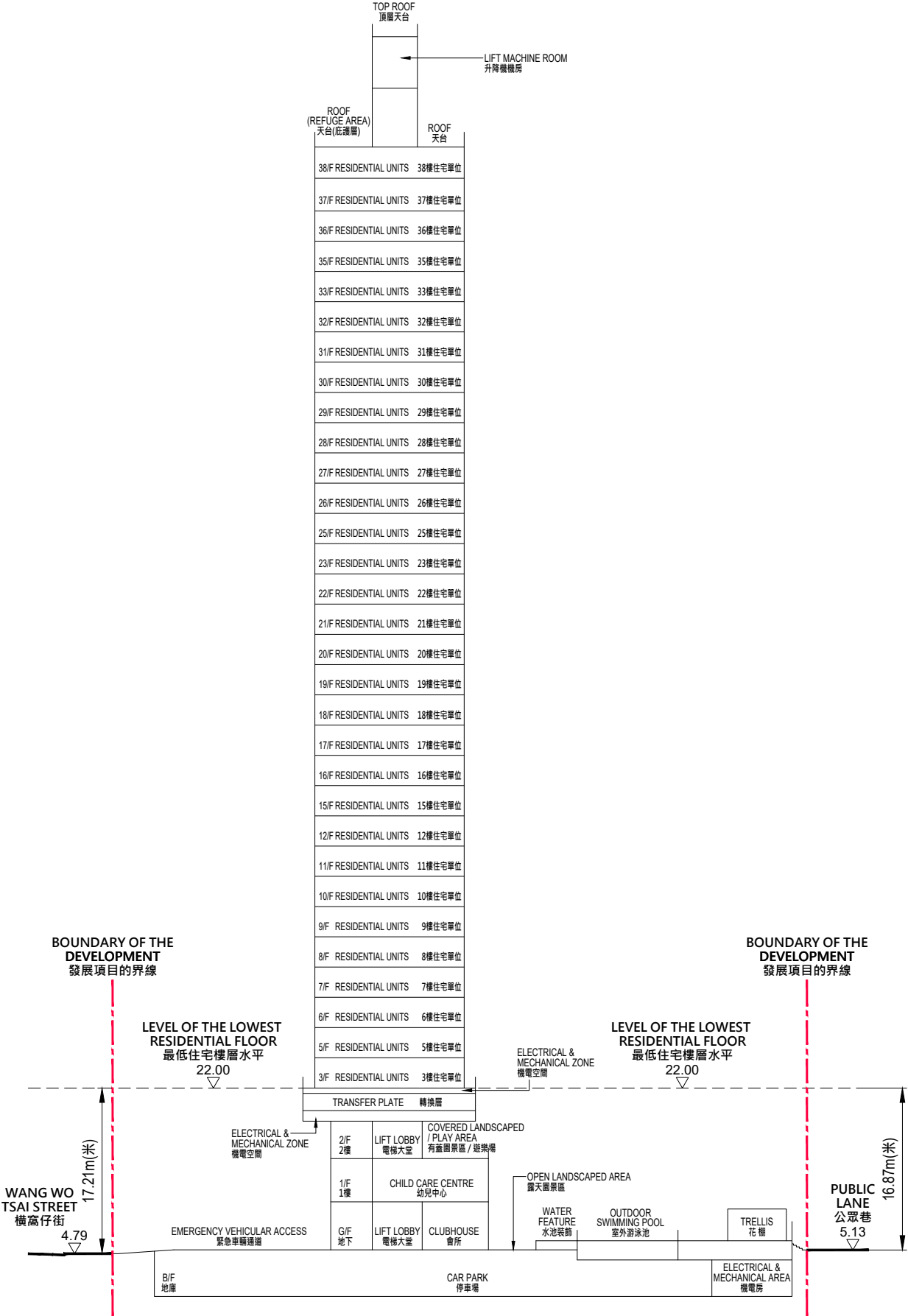
1.  $\nabla$  Denotes height (in metres) above the Hong Kong Principal Datum.
2. (----) Dotted line denotes the level of the lowest residential floor of the building in the Development.
3. The part of Public Lane adjacent to the building is 5.04 metres above the Hong Kong Principal Datum.
4. The part of Wang Wo Tsai Street Garden adjacent to the building is 5.03 metres above the Hong Kong Principal Datum.

備註：

1. ▽ 代表香港主水平基準以上的高度(米)。
2. (----) 虛線代表發展項目中建築物之最低住宅樓層水平。
3. 毗連建築物的一段公眾巷為香港主水平基準以上5.04米。
4. 毗連建築物的一段橫窩仔街公園為香港主水平基準以上5.03米。

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

CROSS-SECTION PLAN 2-2 橫截面圖 2-2

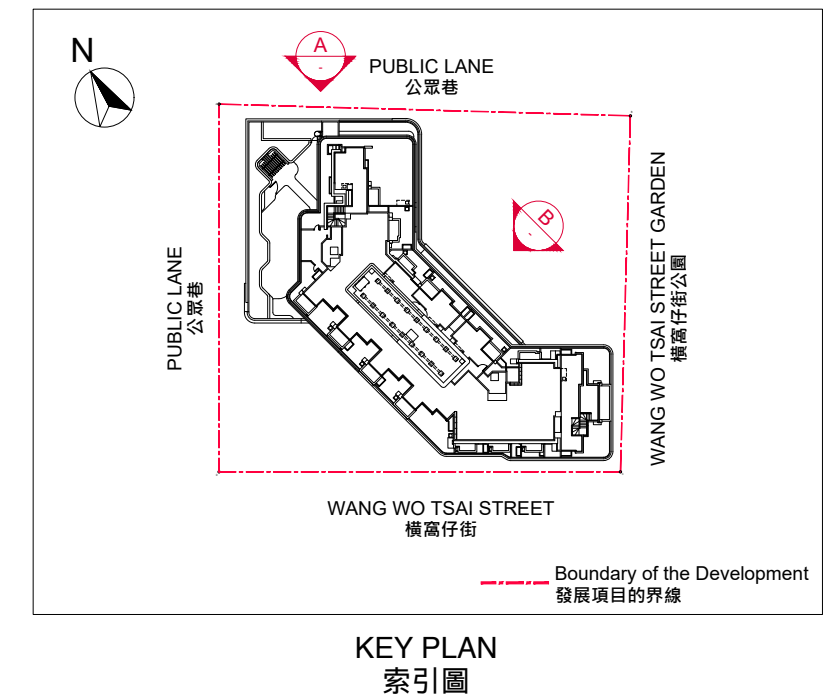
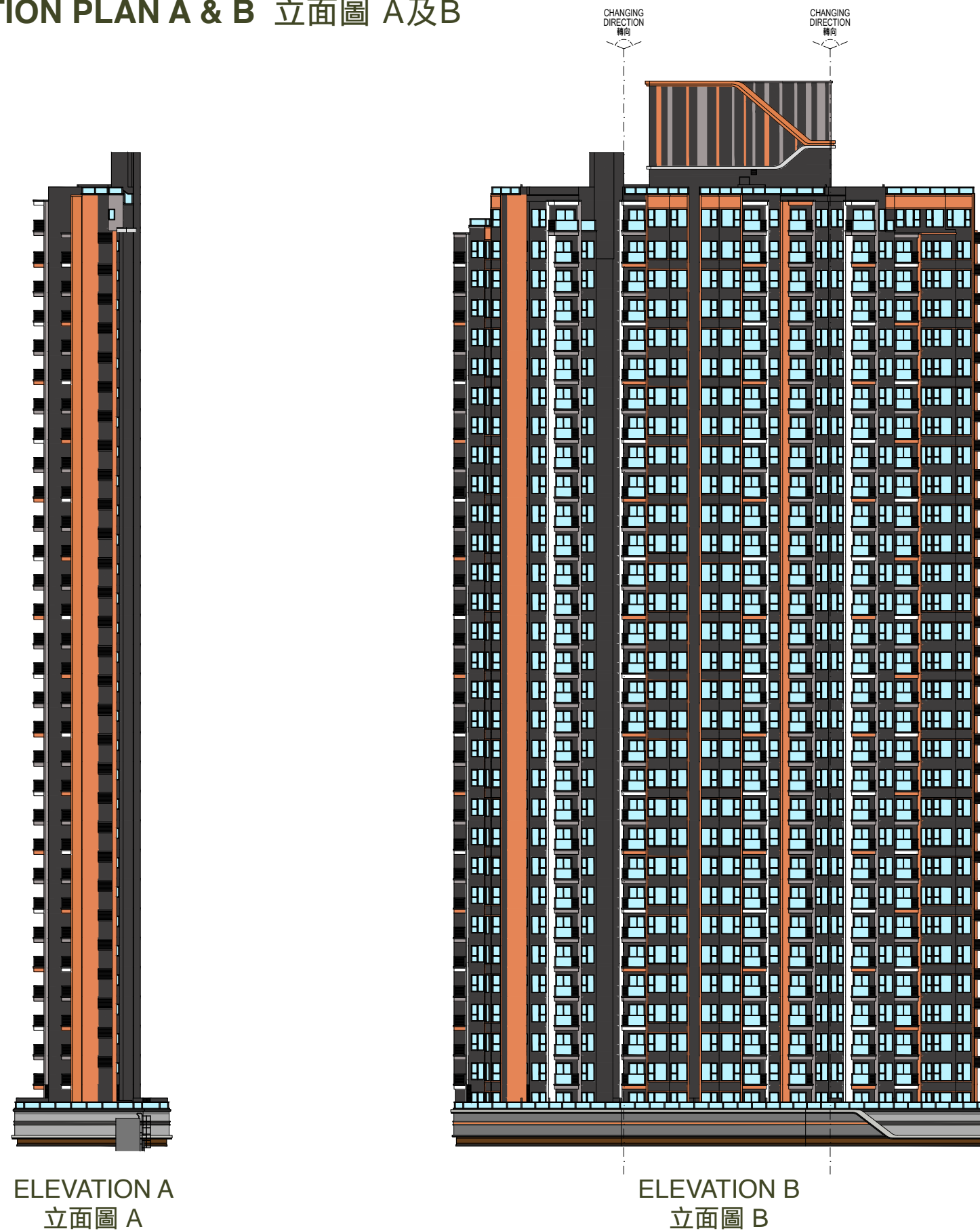


- Notes:
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
  - (-----) Dotted line denotes the level of the lowest residential floor of the building in the Development.
  - The part of Public Lane adjacent to the building is 5.13 metres above the Hong Kong Principal Datum.
  - The part of Wang Wo Tsai Street adjacent to the building is 4.79 metres above the Hong Kong Principal Datum.

- 備註：
- ▽ 代表香港主水平基準以上的高度(米)。
  - (-----) 虛線代表發展項目中建築物之最低住宅樓層水平。
  - 毗連建築物的一段公眾巷為香港主水平基準以上5.13米。
  - 毗連建築物的一段橫窩仔街為香港主水平基準以上4.79米。

# ELEVATION PLAN 立面圖

## ELEVATION PLAN A & B 立面圖 A及B



Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 14 January 2026; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
(a) 以2026年1月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

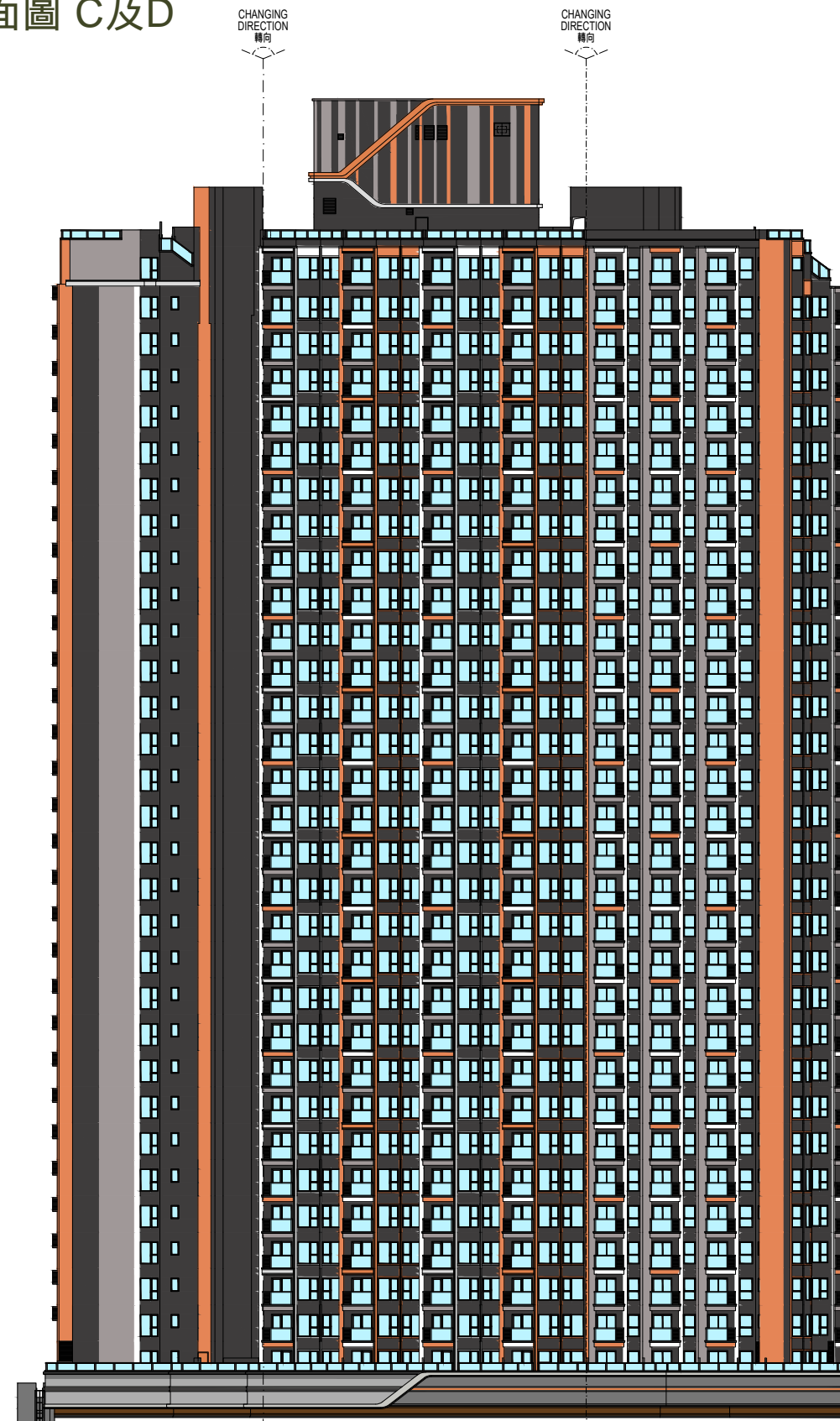


# ELEVATION PLAN 立面圖

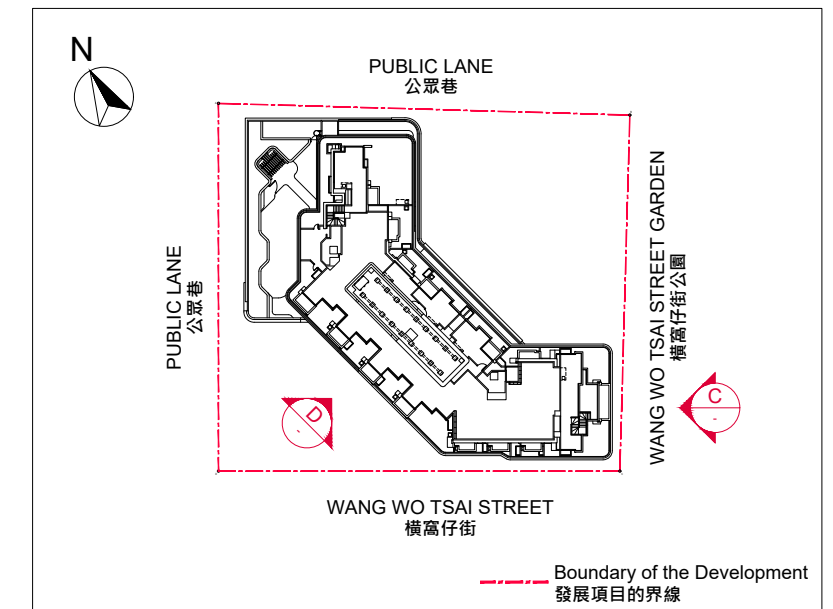
## ELEVATION PLAN C & D 立面圖 C及D



ELEVATION C  
立面圖 C



ELEVATION D  
立面圖 D



KEY PLAN  
索引圖

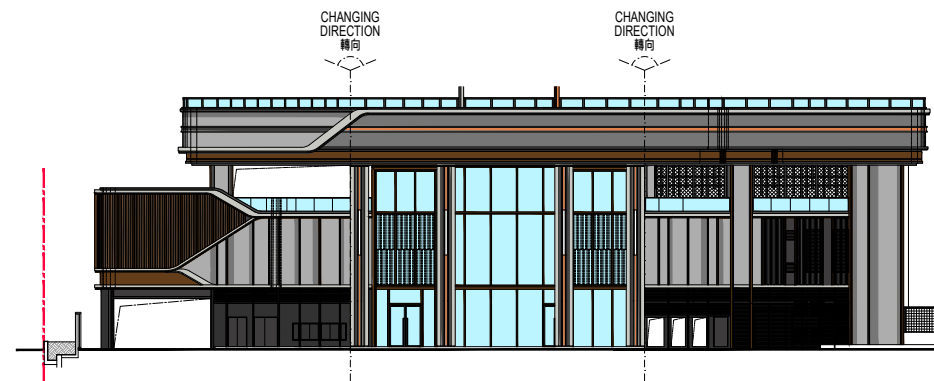
Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 14 January 2026; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

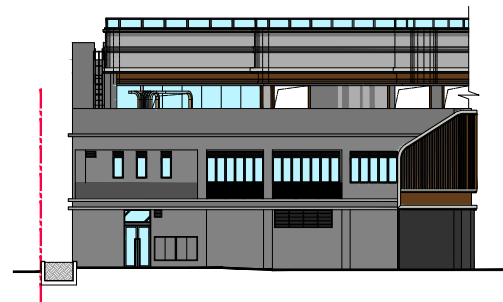
- (a) 以2026年1月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

# ELEVATION PLAN 立面圖

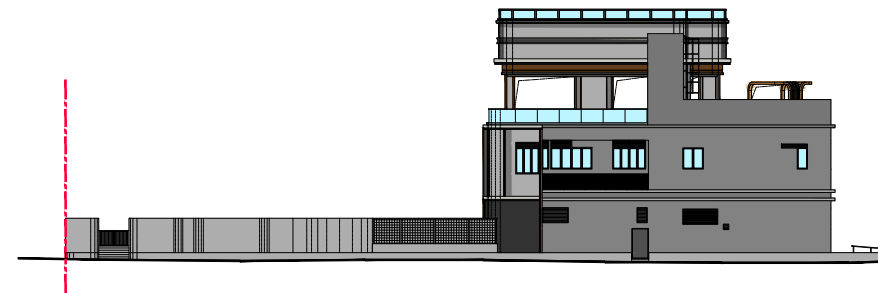
## ELEVATION PLAN E to J 立面圖 E至J



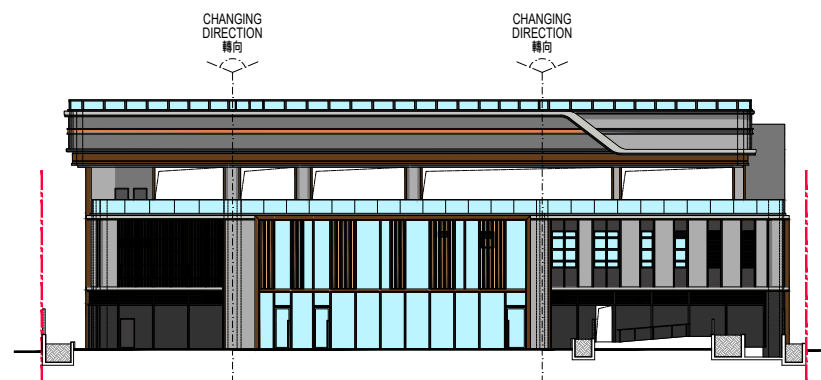
ELEVATION E  
立面圖 E



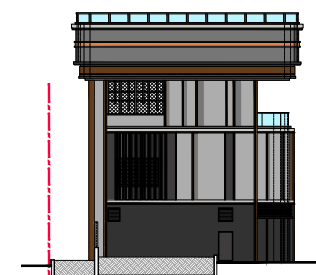
ELEVATION F  
立面圖 F



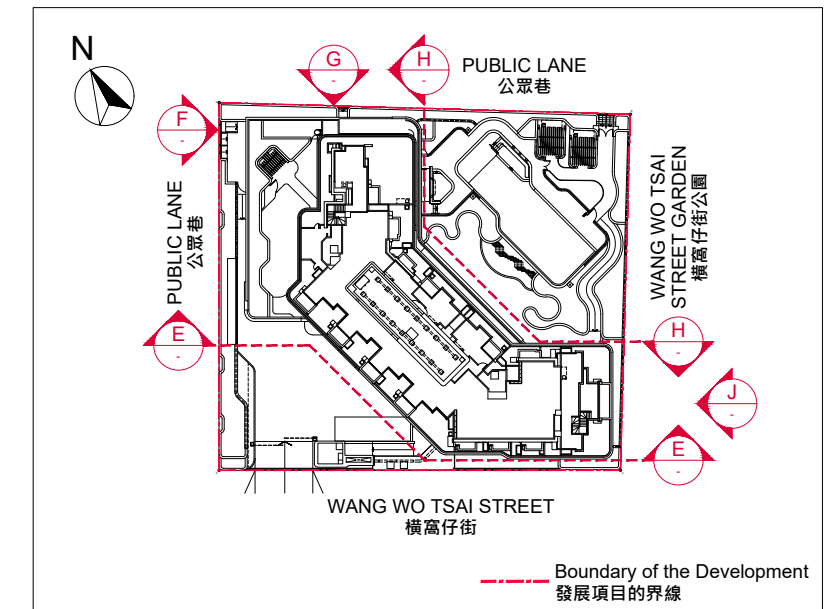
ELEVATION G  
立面圖 G



ELEVATION H  
立面圖 H



ELEVATION J  
立面圖 J



KEY PLAN  
索引圖

Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 14 January 2026; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

(a) 以2026年1月14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。

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



This is a blank page.  
此乃空白頁。





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 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
(A) 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）	365.950	3,939	343.871	3,701	709.821	7,641
(B) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	Not Applicable 不適用					
(C) 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）	693.580	7,466	838.748	9,028	1,532.328	16,494

Notes:  
1. The areas as specified above in square feet (if any) are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：  
1. 上述所列之面積（如有）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，與以平方米顯示之面積可能有些微差異。

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
  3. The inspection is free of charge.
1. 備有關乎發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為[www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)。
  2. 關於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存放在住宅物業的售樓處，以供閱覽。
  3. 無須為閱覽付費。

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior finishes					
Item		Description			
(a)	External wall	Type of finishes	Podium	Window wall, tiles, aluminium claddings, aluminium window, aluminium grille, metal louvre and metal grille	
			Residential Tower	Aluminium window, window wall, tiles, aluminium claddings, aluminium grilles and aluminium louvre	
(b)	Window	Material of frame	Fluorocarbon coated aluminium frame		
		Material of glass	Location	Material	Flat
			Living Room and Dinning Room	Insulated Glazing Unit (IGU) with low-e coating glass	Applicable to all flats
			Bedroom	Insulated Glazing Unit (IGU) with low-e coating glass	Applicable to all flats, except the flats listed below: Flat A on 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F -37/F
				Insulated Glazing Unit (IGU) with low-e coating glass & Acid-etched Insulated Glazing Unit (IGU) with low-e coating glass	Applicable to Flat A on 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F -37/F
			Kitchen	Tempered glass	Applicable to the following flats: Flat A on 3/F, 5/F -12/F, 15/F -23/F, 25/F -33/F and 35/F -37/F
				Insulated Glazing Unit (IGU) with low-e coating glass	Applicable to Flat A & Flat G on 38/F
			Bathroom	Acid-etched tempered glass	Applicable to the following flats:  Master Bathroom & Bathroom of Flat A on 3/F, 5/F -12/F, 15/F -23/F, 25/F -33/F and 35/F -38/F
					Bathroom of Flat G & H on 3/F, 5/F -12/F, 15/F -23/F, 25/F -33/F and 35/F -37/F
			Utility Room	Acid-etched tempered glass	Applicable to Flat G on 38/F
(c)	Bay window	Material of bay window	Not Applicable		
		Window sill finishes	Not Applicable		
(d)	Planter	Type of finishes	Not Applicable		
(e)	Verandah or balcony	Type of finishes of balcony	Balcony	Installed with tempered laminated glass balustrade with aluminium capping, curb with reconstituted stone and aluminium grille	
			Floor	Tiles	
			Wall	Tiles	Applicable to all flats, except the flats listed below: Flat M, N, P & R on 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F
				Tiles and aluminium cladding	Applicable to Flat M, N, P & R on 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F
			Ceiling	Weather-proof painting	
		Whether balcony is covered	Balcony is covered		
		Verandah	Not Applicable		
(f)	Drying facilities for clothing	Type and Material	Not Applicable		



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. 外部裝修物料					
細項		描述			
(a)	外牆	裝修物料的類型	基座	玻璃牆、瓦、鋁質覆蓋層板、鋁窗、鋁質格柵、金屬百葉及金屬格柵	
			住宅大廈	鋁窗、玻璃牆、瓦、鋁質覆蓋層板、鋁質格柵及鋁質百葉	
(b)	窗	框的用料	氟化碳塗層鋁質框		
		玻璃的用料	位置	用料	單位
			客廳及飯廳	雙層中空低輻射鍍膜玻璃	適用於所有單位
			睡房	雙層中空低輻射鍍膜玻璃	適用於所有單位，以下單位除外： 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓A單位
				雙層中空低輻射鍍膜玻璃及酸蝕雙層中空低輻射鍍膜玻璃	適用於5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓A單位
			廚房	強化玻璃	適用於下列單位： 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓A單位
				雙層中空低輻射鍍膜玻璃	適用於38樓A單位及G單位
			浴室	酸蝕強化玻璃	適用於下列單位：  3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓A單位主人浴室及浴室
					3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓G單位及H單位浴室
		工作間	酸蝕強化玻璃	適用於38樓G單位	
(c)	窗台	窗台的用料	不適用		
		窗台板的裝修物料	不適用		
(d)	花槽	裝修物料的類型	不適用		
(e)	陽台或露台	露台裝修物料的類型	露台	裝有鋼化夾層玻璃欄杆連鋁質頂𠵼、人造石路緣及鋁質格柵	
			地板	瓦	
			牆身	瓦	適用於所有單位，以下單位除外： 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓M、N、P及R單位
				瓦及鋁質覆蓋層板	適用於5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓M、N、P及R單位
			天花	防潮油漆	
		露台是否有蓋	露台均有蓋		
		陽台	不適用		
(f)	乾衣設施	類型及用料	不適用		

# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

2. Interior finishes							
Item		Description					
		Types of finishes	Wall	Floor	Ceiling		
(a)	Lobby	Tower Entrance Lift Lobby at B/F	Plastic laminate finish and metal finish on exposed surfaces	Tiles on exposed surfaces	Plaster glass ceiling with emulsion paint where exposed		
		Tower Entrance Lobby at G/F	Natural stone, plastic laminate finish, glass finish and metal finish on exposed surfaces	Natural stone on exposed surfaces	Plaster glass ceiling with emulsion paint where exposed		
		Lift Lobbies on Residential Floors	Plastic laminate finish, tiles, metal finish and glass finish on exposed surfaces	Tiles on exposed surfaces	Plaster glass ceiling with emulsion paint where exposed		
		Fireman’s Lobby at R/F	Plastic laminate finish and tiles	Tiles on exposed surfaces	Plaster glass ceiling with emulsion paint where exposed		
		Types of finishes	Wall	Ceiling		Flats	
(b)	Internal wall and ceiling	Living Room and Dining Room (Exposed surfaces)	Emulsion paint, metal finish and plastic laminate finish on exposed surfaces	Emulsion paint where exposed and plaster glass ceiling bulkhead finished with emulsion paint		Applicable to all flats	
		Bedroom (Exposed surfaces)	Emulsion paint on exposed surfaces	Emulsion paint where exposed and plaster glass ceiling bulkhead finished with emulsion paint		Applicable to all flats	
		Master Bedroom (Exposed surfaces)	Emulsion paint on exposed surfaces	Emulsion paint where exposed and plaster glass ceiling bulkhead finished with emulsion paint		Applicable to all flats	
		Types of finishes	Floor	Skirting		Flats	
(c)	Internal floor	Living Room and Dining Room (Exposed surfaces)	Tiles	Engineered timber		Applicable to all flats	
		Bedroom (Exposed surfaces)	Wood grain rigid board flooring and stainless steel trim	Engineered timber		Applicable to all flats	
		Master Bedroom (Exposed surfaces)	Wood grain rigid board flooring and stainless steel trim	Engineered timber		Applicable to all flats	
		Types of finishes	Wall	Floor	Ceiling	Flats	
(d)	Bathroom	Bathroom (Exposed surfaces)	Finished with tiles on exposed surfaces (Tiles on the back of basin cabinet)	Finished with tiles and reconstituted stones where exposed	Aluminium ceiling	Applicable to all flats	
		Wall finishes on exposed walls run up to level of false ceiling					
		Master Bathroom (Exposed surfaces)	Finished with tiles on exposed surfaces (Tiles on the back of basin cabinet)	Finished with tiles and reconstituted stones where exposed	Aluminium ceiling	Applicable to all flats	
		Wall finishes on exposed walls run up to level of false ceiling					
		Types of finishes	Wall	Floor	Ceiling	Cooking Bench	Flats
(e)	Kitchen	Open Kitchen (Exposed surfaces)	Metal finish, solid surfacing and plastic laminate finish (Tiles on the back of kitchen cabinet)	Tiles	Emulsion paint where exposed and plaster glass ceiling bulkhead finished with emulsion paint	Solid surfacing	Applicable to all flats
		Wall finishes on exposed walls run up to level of false ceiling					
		Kitchen (Exposed surfaces)	Tiles, metal finish, solid surfacing and plastic laminate finish (Tiles on the back of kitchen cabinet)	Tiles	Plaster glass ceiling bulkhead finished with emulsion paint, aluminium ceiling and aluminium louvre	Solid surfacing	Applicable to all flats
		Wall finishes on exposed walls run up to level of false ceiling					

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

2. 室內裝修物料							
細項		描述					
		裝修物料的類型	牆壁	地板	天花板		
(a)	大堂	地庫大廈入口升降機大堂	膠板飾面及金屬飾面鋪砌於外露位置	瓦鋪砌於外露位置	外露位置設纖維石膏板面髹乳膠漆		
		地下大廈入口大堂	天然石、膠板飾面、玻璃飾面及金屬飾面鋪砌於外露位置	天然石鋪砌於外露位置	外露位置設纖維石膏板面髹乳膠漆		
		大廈住宅層升降機大堂	膠板飾面、瓦、金屬飾面及玻璃飾面鋪砌於外露位置	瓦鋪砌於外露位置	外露位置設纖維石膏板面髹乳膠漆		
		天台消防員升降機大堂	膠板飾面及瓦	瓦鋪砌於外露位置	外露位置設纖維石膏板面髹乳膠漆		
		裝修物料的類型	牆壁	天花板	單位		
(b)	內牆及天花板	客廳及飯廳（外露位置）	乳膠漆、金屬飾面及膠板飾面於外露位置	乳膠漆髹於外露位置及纖維石膏板假陣髹乳膠漆		適用於所有單位	
		睡房（外露位置）	乳膠漆髹於外露位置	乳膠漆髹於外露位置及纖維石膏板假陣髹乳膠漆		適用於所有單位	
		主人睡房（外露位置）	乳膠漆髹於外露位置	乳膠漆髹於外露位置及纖維石膏板假陣髹乳膠漆		適用於所有單位	
		裝修物料的類型	地板	牆腳線	單位		
(c)	內部地板	客廳及飯廳（外露位置）	瓦	複合木		適用於所有單位	
		睡房（外露位置）	木紋防潮岩塑地板及不銹鋼條	複合木		適用於所有單位	
		主人睡房（外露位置）	木紋防潮岩塑地板及不銹鋼條	複合木		適用於所有單位	
		裝修物料的類型	牆壁	地板	天花板	單位	
(d)	浴室	浴室（外露位置）	外露位置鋪砌瓦（洗手盆櫃背鋪瓦）	外露位置鋪砌瓦及人造石	鋁質天花板	適用於所有單位	
		牆壁外露位置的裝修物料鋪砌至假天花底					
		主人浴室（外露位置）	外露位置鋪砌瓦（洗手盆櫃背鋪瓦）	外露位置鋪砌瓦及人造石	鋁質天花板	適用於所有單位	
		牆壁外露位置的裝修物料鋪砌至假天花底					
		裝修物料的類型	牆壁	地板	天花板	灶台	單位
(e)	廚房	開放式廚房（外露位置）	金屬飾面、實心面材及膠板飾面（廚櫃背鋪瓦）	瓦	乳膠漆髹於外露位置及纖維石膏板假陣髹上乳膠漆	實心面材	適用於所有單位
		牆壁外露位置的裝修物料鋪砌至假天花底					
		廚房（外露位置）	瓦、金屬飾面、實心面材及膠板飾面（廚櫃背鋪瓦）	瓦	纖維石膏板假陣髹上乳膠漆、鋁質天花及鋁質百葉	實心面材	適用於所有單位
		牆壁外露位置的裝修物料鋪砌至假天花底					

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance Door	Fire-rated solid core timber door	Plastic laminate finish and timber veneer finish	Door viewer, door closer, smoke seal, drop seal, smart lockset with handle and door stopper
		Bedroom Door	Solid core timber door	Plastic laminate finish and timber veneer finish	Lockset with handle and door stopper
		Master Bedroom Door	Solid core timber door	Plastic laminate finish and timber veneer finish	Lockset with handle and door stopper
		Kitchen Door	Fire-rated solid core timber door with fire-rated glass vision panel	Plastic laminate finish, timber veneer finish and glass	Door closer, handle, door stopper and smoke seal
		Bathroom Door	Solid core timber door with timber louvre	Plastic laminate finish and timber veneer finish	Lockset with handle and door stopper
		Master Bathroom Door	Solid core timber door (Applicable to Flat A on 38/F)	Plastic laminate finish and timber veneer finish	Lockset with handle and door stopper
			Solid core timber door with timber louvre (Applicable to Flat A on 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F -37/F & Flat G on 38/F)		
		Lavatory Door	Aluminium framed glass door with aluminium louvre	Powder coated aluminium frame and acid-etched tempered glass	Lockset with handle
		Utility Room Door	Solid core timber door	Timber veneer finish and plastic laminate finish	Lockset with handle and door stopper
		Balcony and Utility Platform Door	Aluminium framed glass door	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle
			Aluminium framed glass door (#M)	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle and door closer
		Flat Roof Door	Aluminium framed glass door	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle
			Aluminium framed glass door (#M)	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle and door closer
Door from Flat Roof to Common Area	Aluminium gate	PVDF painted	Lockset with handle		
Roof Door	Aluminium gate	PVDF painted	Lockset with handle		

Note: Location of #M refers to the "Floor Plans of Residential Properties in the Development".  
#M = Noise Mitigation Measures (Auto-close door)



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
			用料	裝修物料	配件
(a)	門	單位入口大門	防火實心木門	膠板飾面及木皮飾面	防盜眼、門鼓、防煙條、自動下降隔聲條、智能門鎖連拉手及門擋
		睡房門	實心木門	膠板飾面及木皮飾面	門鎖連拉手和門擋
		主人睡房門	實心木門	膠板飾面及木皮飾面	門鎖連拉手和門擋
		廚房門	防火實心木門配防火玻璃視窗	膠板飾面、木皮飾面及玻璃	門鼓、拉手、門擋及防煙條
		浴室門	實心木門連木百葉	膠板飾面及木皮飾面	門鎖連拉手及門擋
		主人浴室門	實心木門 （適用於38樓A單位）  實心木門連木百葉 （適用於 3/F、5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓A單位及38樓G單位）	膠板飾面及木皮飾面	門鎖連拉手及門擋
		洗手間門	鋁質框玻璃門配鋁質百葉	粉末塗層鋁質框及酸蝕鋼化玻璃	門鎖連拉手
		工作間門	實心木門	木皮飾面及膠板飾面	門鎖連拉手及門擋
		露台及工作平台門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手
			鋁質框玻璃門 (#M)	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手及門鼓
		平台門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手
			鋁質框玻璃門 (#M)	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手及門鼓
		平台通往公共空間的門	鋁質閘門	聚偏二氟乙烯塗層	門鎖連拉手
		天台門	鋁質閘門	聚偏二氟乙烯塗層	門鎖連拉手

備註：#M 位置詳見於「發展項目的住宅物業的樓面平面圖」。  
#M = 噪音緩解措施（自動關閉式門）

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
			Type	Material	Flat
(b)	Bathroom	Type and material of fittings and equipment	Basin countertop	Reconstituted stone	Applicable to all flats
			Basin cabinet	Wooden cabinet with plastic laminate finish, plastic edge banding and metal finish	Applicable to all flats
			Mirror cabinet	Wooden cabinet with mirror finish, plastic laminate finish, plastic edge banding, glass and metal finish	Applicable to all flats
			Shower shelf	Reconstituted Stone	Applicable to all flats
			Wash basin	Vitreous china	Applicable to all flats
			Water closet	Vitreous china	Applicable to all flats
			Wash basin mixer	Chrome plated	Applicable to all flats
			Towel bar	Chrome plated	Applicable to all flats
			Toilet paper holder	Chrome plated	Applicable to all flats
			Robe hook	Chrome plated	Applicable to all flats
			Curtain rod	Chrome plated	Applicable to Master Bathroom of Flat A & Flat G on 38/F
		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	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
			類型	用料	單位
(b)	浴室	裝置及設備的類型及用料	洗手盤檯面	人造石	適用於所有單位
			洗手盆櫃	膠板飾面、膠封邊及金屬飾面木製櫃	適用於所有單位
			鏡櫃	鏡飾面、膠板飾面、膠封邊、玻璃及金屬飾面木製櫃	適用於所有單位
			淋浴間層架	人造石	適用於所有單位
			洗手盆	陶瓷	適用於所有單位
			坐廁	陶瓷	適用於所有單位
			洗手盆水龍頭	鍍鉻	適用於所有單位
			毛巾棍	鍍鉻	適用於所有單位
			廁紙架	鍍鉻	適用於所有單位
			掛勾	鍍鉻	適用於所有單位
			浴簾桿	鍍鉻	適用於38樓A及G單位的主人浴室
		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	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
			Type	Material	Flat
(b)	Bathroom	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower compartment	Stainless steel & glass	Applicable to all flats
			Shower set	Chrome plated	Applicable to all flats
			Bath tub mixer	Chrome plated	Applicable to Master Bathroom of Flat A & G on 38/F
			Bath tub	Cast iron	Applicable to Master Bathroom of Flat A & G on 38/F
		Size of bath tub (if applicable)	1500mm (L) x 700mm (W) x 430mm (H)		
		Description			
(c)	Kitchen	Material of sink unit	Stainless steel		
		Material of water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply		
			Material	Finishes	
		Material and finishes of kitchen cabinet	Wooden cabinet	Plastic laminate finish, plastic edge banding and metal finish	
		Description			
		Types of all other fittings and equipment	Other fittings	Metal hanging accessories and chrome plated sink mixer	
	Other equipment		For the provision of the fire service installations and equipment fitted in or near Open Kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions”		
(d)	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable		



# FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

3. 室內裝置					
細項		描述			
		裝置及設備	類型	用料	單位
(b)	浴室	沐浴設施類型及用料（包括花灑或浴缸，如適用）	淋浴間	不銹鋼及玻璃	適用於所有單位
			花灑套裝	鍍鉻	適用於所有單位
			浴缸龍頭	鍍鉻	適用於38樓A及G單位的主人浴室
			浴缸	鑄鐵	適用於38樓A及G單位的主人浴室
		浴缸大小（如適用）	1500毫米(長) x 700毫米(闊) x 430毫米(高)		
		描述			
(c)	廚房	洗滌盆的用料	不銹鋼		
		供水系統的用料	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	
		廚櫃的用料及裝修物料	木製櫃	膠板飾面、膠封邊及金屬飾面	
		描述			
		所有其他裝置及設備的類型	其他裝置	金屬掛件及鍍鉻水龍頭	
			其他設備	有關安裝在開放式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「機電裝置數量說明表」	
(d)	睡房	裝置（包括嵌入式衣櫃）的類型及用料	不適用		

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule of Electrical and Mechanical Provisions”	
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule of Electrical and Mechanical Provisions”	
(g)	Electrical Installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with distribution boards are provided in all flats
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed [1]	
		Location and number of power points and air-conditioner points	Please refer to the “Schedule of Electrical and Mechanical Provisions”	
(h)	Gas Supply	Not applicable		
(i)	Washing Machine Connection Point	Location	Please refer to the “Schedule of Electrical and Mechanical Provisions”	
		Design	Drain point and water point are provided for Washer Dryer	
(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 [1]	
		Whether hot water is available	Hot water supply for Open Kitchens, Kitchens, Bathrooms and Lavatories	

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

4. Miscellaneous					
Item			Description		
			Residential tower lifts		Shuttle lifts
(a)	Lifts	Brand name	KONE		KONE
		Model number	Minispace 3000		Monospace
		Number of lifts	4		1
		Floors Served by the lifts	Lift no. L1: G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 38/F Lift no. L2: G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 38/F Lift no. L3: B/F, G/F, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F and 35/F to 38/F Lift no. L4: B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 38/F and R/F		Lift no. L5: B/F, G/F and 1/F to 2/F
(b)	Letter Box	Material	Metal		
(c)	Refuse Collection	Means of refuse collection	Collected by cleaners		
		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.		
			Water meter	Electricity meter	Gas meter
(d)	Water Meter, Electricity Meter and Gas Meter	Location	Inside Water Meter Cabinet on each floor	Inside Electrical Room on each floor	Not applicable
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

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

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

3. 室內裝置				
細項		描述		
(e)	電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(f)	天線	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(g)	電力裝置	供電附件（包括安全裝置）	供電附件	所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥配電箱提供於所有單位
		導管是隱藏或外露	導管部分隱藏及部分外露[1]	
		電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	
(h)	氣體供應	不適用		
(i)	洗衣機接駁點	位置	請參閱「機電裝置數量說明表」	
		設計	設有洗衣乾衣機去水及來水接駁點	
(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	水管部分隱藏及部分外露[1]	
		有否熱水供應	開放式廚房、廚房、浴室及洗手間均有熱水供應	

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. 雜項				
細項		描述		
			住宅升降機	穿梭升降機
(a)	升降機	品牌名稱	KONE	KONE
		產品型號	Minispace 3000	Monospace
		升降機的數目	4	1
		升降機到達的樓層	1號升降機：地下、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓 2號升降機：地下、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓 3號升降機：地庫、地下、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓 4號升降機：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓及天台	5號升降機：地庫、地下及1樓至2樓
(b)	信箱	用料	金屬	
(c)	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾	
		垃圾房的位置	每層住宅樓層公用地方設垃圾及物料回收房。 垃圾及物料回收站設於地下。	
			水錶	電錶
(d)	水錶、電錶及氣體錶	位置	各樓層之水錶櫃內	各樓層之電力房內
		就住宅單位而言是獨立抑或公用的錶	獨立	獨立

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

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

5. Security facilities		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card and QR code access control system are installed at residential tower entrance lobby at B/F, G/F and 2/F, clubhouse and residential lifts for resident access.
	CCTV	CCTV cameras are provided along boundary fence wall, residential tower lift lobby at B/F, G/F and 2/F, clubhouse, staircase exits at roof, refuge roof, all lifts and common area. The CCTV signals are connected to the G/F caretaker room.
6. Appliances		
Item	Description	
Appliances	For the brand name and model number, please refer to the “Appliance Schedule”.	

Note:  
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.



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

5. 保安設施		
細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	地庫、地下及2樓住宅大廈入口大堂、會所及住客升降機裝有智能咭及二維碼入口通道控制系統供住客出入。
	閉路電視	沿邊界圍牆、地庫、地下、2樓住宅大廈升降機大堂、會所、天台之樓梯出口、庇護層、所有升降機及公用範圍均裝有閉路電視。閉路電視信號連接地下管理處。
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」。	

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

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Bathroom and Lavatory 設備說明表 - 浴室及洗手間

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	38/F 38樓											
				A	C	D	E	G	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	/	/	/	P	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	/	/	/	P	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	P	P	P	P	P	P	P	P	P	P	P	P
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	P	P	P	P	P	P	P	P	P	P	P	P
Lavatory in Utility Room 工作間內洗手間	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	P	/	/	/	P	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 21	P	/	/	/	P	/	/	/	/	/	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

- Notes :
1. The symbol “ P ” as shown in the above table denotes “Provided”.
  2. The symbol “ — ” as shown in the above table denotes “Not Provided”.
  3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

- 備註：
1. 上表所顯示之「 P 」符號代表「提供」。
  2. 上表所顯示之「 — 」符號代表「不提供」。
  3. 上表所顯示之「 / 」符號代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Kitchen / Open Kitchen, Living Room and Dining Room, Flat Roof 設備說明表 - 廚房 / 開放式廚房、客廳及飯廳、平台

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	3/F 3樓														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Kitchen / Open Kitchen 廚房/ 開放式廚房	Induction Hob 電磁煮食爐	SIEMENS 西門子	EH375FBB1E	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P
		SIEMENS 西門子	EH675LDC2E	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Combi Steam Microwave Oven 微波蒸焗爐	SIEMENS 西門子	CP269AGS0K	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469BU	P	—	—	P	P	—	P	P	—	—	—	P	P	P	P
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Flat Roof 平台	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469HK	—	P	P	—	—	P	—	—	P	P	P	—	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :  
1. The symbol “ P ” as shown in the above table denotes “Provided”.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表所顯示之「 P 」符號代表「提供」。  
2. 上表所顯示之「 — 」符號代表「不提供」。  
3. 上表所顯示之「 / 」符號代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Kitchen / Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform 設備說明表 - 廚房 / 開放式廚房、客廳及飯廳、露台及工作平台

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓															
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R	
Kitchen / Open Kitchen 廚房/ 開放式廚房	Induction Hob 電磁煮食爐	SIEMENS 西門子	EH375FBB1E	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
		SIEMENS 西門子	EH675LDC2E	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Combi Steam Microwave Oven 微波蒸焗爐	SIEMENS 西門子	CP269AGS0K	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469BU	P	—	—	P	P	—	P	P	—	—	—	P	P	P	P	
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-04NU1H	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469HK	—	P	P	—	—	P	—	—	P	P	P	—	—	—	—	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :  
1. The symbol “ P ” as shown in the above table denotes “Provided”.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表所顯示之「 P 」符號代表「提供」。  
2. 上表所顯示之「 — 」符號代表「不提供」。  
3. 上表所顯示之「 / 」符號代表「不適用」。



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Kitchen / Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform 設備說明表 - 廚房 / 開放式廚房、客廳及飯廳、露台及工作平台

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	38/F 38樓											
				A	C	D	E	G	J	K	L	M	N	P	R
Kitchen / Open Kitchen 廚房/ 開放式廚房	Induction Hob 電磁煮食爐	SIEMENS 西門子	EH375FBB1E	—	P	P	P	—	P	P	P	P	P	P	P
		SIEMENS 西門子	EH675LDC2E	P	—	—	—	P	—	—	—	—	—	—	—
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	P	P	P	P	P	P	P	P	P	P	P	P
	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	P	—	—	—	P	—	—	—	—	—	—	—
	Combi Steam Microwave Oven 微波蒸焗爐	SIEMENS 西門子	CP269AGS0K	P	P	P	P	P	P	P	P	P	P	P	P
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469BU	P	—	P	P	P	—	—	—	P	P	P	P
	Exhaust Fan 抽氣扇	Panasonic 樂聲	FV-05NU1H	P	—	—	—	P	—	—	—	—	—	—	—
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	P	P	P	P	P	P	P	P	P	P	P	P
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KGN36IJ3CK / KSZ4AVG00	—	P	P	P	—	P	P	P	P	P	P	P
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WD14S469HK	—	P	—	—	—	P	P	P	—	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :  
1. The symbol “ P ” as shown in the above table denotes “Provided”.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表所顯示之「 P 」符號代表「提供」。  
2. 上表所顯示之「 — 」符號代表「不提供」。  
3. 上表所顯示之「 / 」符號代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit/ Outdoor Unit) 產品型號 (室內機/ 室外機)	3/F 3樓														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Panasonic 樂聲	S-73MK2E5A / U-5LE2H4	P*	—	—	—	—	—	—	—	—	—	—	—	—	—	—
			S-56MK2E5A / U-5LE2H4	—	P*	P*	P*	P*	P*	P*	P*	—	—	—	P*	P*	P*	P*
Master Bedroom 主人睡房			S-36MK2E5A / U-5LE2H4	—	P*	P*	P*	P*	P*	P*	P*	/	/	/	P*	P*	P*	P*
Bedroom 1 睡房 1			S-28MK2E5A / U-5LE2H4	P*	P*	P*	P*	P*	P*	P*	P*	—	—	—	P*	P*	P*	P*
Bedroom 2 睡房 2			S-28MK2E5A / U-5LE2H4	P*	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		CS-Z50TKEW / CU-5E34PBE	—	—	—	—	—	—	—	—	P*	P*	P*	—	—	—	—
Bedroom 1 睡房 1			CS-Z25TKEW / CU-5E34PBE	—	—	—	—	—	—	—	—	P*	P*	P*	—	—	—	—
Master Bedroom 主人睡房			CS-LE12WKA / CU-LE12WKA	P	—	—	—	—	—	—	—	/	/	/	—	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

- Notes :
- 1. The symbol " P " as shown in the above table denotes "Provided".
  - 2. The symbol " — " as shown in the above table denotes "Not Provided".
  - 3. The symbol " / " as shown in the above table denotes "Not Applicable".
  - 4. The symbol " \* " as shown in the above table denotes "Shared Outdoor Unit".

- 備註：
- 1. 上表所顯示之「 P 」符號代表「提供」。
  - 2. 上表所顯示之「 — 」符號代表「不提供」。
  - 3. 上表所顯示之「 / 」符號代表「不適用」。
  - 4. 上表所顯示之「 \* 」符號代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit/ Outdoor Unit) 產品型號 (室內機/ 室外機)	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Panasonic 樂聲	S-73MK2E5A / U-5LE2H4	P*	—	—	—	—	—	—	—	—	—	—	—	—	—	—
			S-56MK2E5A / U-5LE2H4	—	P*	P*	P*	P*	P*	P*	P*	—	—	—	P*	P*	P*	P*
Master Bedroom 主人睡房			S-36MK2E5A / U-5LE2H4	—	P*	P*	P*	P*	P*	P*	P*	/	/	/	P*	P*	P*	P*
Bedroom 1 睡房 1			S-28MK2E5A / U-5LE2H4	P*	P*	P*	P*	P*	P*	P*	P*	—	—	—	P*	P*	P*	P*
Bedroom 2 睡房 2			S-28MK2E5A / U-5LE2H4	P*	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		CS-Z50TKEW / CU-5E34PBE	—	—	—	—	—	—	—	—	P*	P*	P*	—	—	—	—
Bedroom 1 睡房 1			CS-Z25TKEW / CU-5E34PBE	—	—	—	—	—	—	—	—	P*	P*	P*	—	—	—	—
Master Bedroom 主人睡房			CS-LE12WKA / CU-LE12WKA	P	—	—	—	—	—	—	—	/	/	/	—	—	—	—

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

- Notes :
- 1. The symbol " P " as shown in the above table denotes "Provided".
  - 2. The symbol " — " as shown in the above table denotes "Not Provided".
  - 3. The symbol " / " as shown in the above table denotes "Not Applicable".
  - 4. The symbol " \* " as shown in the above table denotes "Shared Outdoor Unit".

- 備註：
- 1. 上表所顯示之「 P 」符號代表「提供」。
  - 2. 上表所顯示之「 — 」符號代表「不提供」。
  - 3. 上表所顯示之「 / 」符號代表「不適用」。
  - 4. 上表所顯示之「 \* 」符號代表「共用室外機」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Appliance Schedule - Air-Conditioner 設備說明表 - 冷氣機

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit/ Outdoor Unit) 產品型號 (室內機/ 室外機)	38/F 38樓											
				A	C	D	E	G	J	K	L	M	N	P	R
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Panasonic 樂聲	S-73MK2E5A / U-6LE2H4	P*	—	—	—	P#	—	—	—	—	—	—	—
			S-73MK2E5A / U-6LE2H4	P*	—	—	—	P#	—	—	—	—	—	—	—
			S-56MK2E5A / U-5LE2H4	—	P*	P*	P*	—	—	—	—	P*	P*	P*	P*
Master Bedroom 主人睡房			S-36MK2E5A / U-5LE2H4	—	P*	P*	P*	—	/	/	/	P*	P*	P*	P*
Bedroom 1 睡房 1			S-56MK2E5A / U-6LE2H4	P#	—	—	—	P*	/	/	/	—	—	—	—
			S-28MK2E5A / U-5LE2H4	—	P*	P*	P*	—	—	—	—	P*	P*	P*	P*
			S-36MK2E5A / U-6LE2H4	P#	—	—	—	P*	—	—	—	—	—	—	—
Bedroom 2 睡房 2			S-36MK2E5A / U-6LE2H4	P#	/	/	/	—	/	/	/	/	/	/	/
			S-56MK2E5A / U-6LE2H4	—	/	/	/	P*	/	/	/	/	/	/	/
Bedroom 3 睡房 3			S-28MK2E5A / U-6LE2H4	P#	/	/	/	—	/	/	/	/	/	/	/
			S-36MK2E5A / U-6LE2H4	—	/	/	/	P*	/	/	/	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		CS-Z50TKEW / CU-5E34PBE	—	—	—	—	—	P*	P*	P*	—	—	—	—
Bedroom 1 睡房 1			CS-Z25TKEW / CU-5E34PBE	—	—	—	—	—	P*	P*	P*	—	—	—	—
Utility Room 工作間			CS-LE12WKA / CU-LE12WKA	P	/	/	/	P	/	/	/	/	/	/	/

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Notes :

- 1. The symbol " P " as shown in the above table denotes "Provided".
- 2. The symbol " — " as shown in the above table denotes "Not Provided".
- 3. The symbol " / " as shown in the above table denotes "Not Applicable".
- 4. The symbol " \* " as shown in the above table denotes "Shared Outdoor Unit".
- 5. The symbol " # " as shown in the above table denotes "Shared Outdoor Unit" on R/F.

備註：

- 1. 上表所顯示之「 P 」符號代表「提供」。
- 2. 上表所顯示之「 — 」符號代表「不提供」。
- 3. 上表所顯示之「 / 」符號代表「不適用」。
- 4. 上表所顯示之「 \* 」符號代表「共用室外機」。
- 5. 上表所顯示之「 # 」符號代表「共用室外機」在天台。



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	4	4	4	4	4	4	4	4	4	4	3	3	3	3
	Lighting Point 燈位		6	4	4	6	6	4	6	6	4	4	4	5	5	5	5
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		—	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		—	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	—	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	2	2	1	1	1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.  
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。  
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Lighting Point 燈位		2	1	1	2	2	1	2	2	/	/	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	/	/	/	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	—	—	—	—	—	—	—	/	/	/	—	—	—	—
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	2	2	2	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		—	—	—	—	—	—	—	—	1	1	1	—	—	—	—
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol " — " as shown in the above table denotes "Not Provided".  
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Kitchen 廚房	Lighting Point 燈位		5	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Exhaust Fan 抽氣扇開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	1	2	2	1	2	2	1	1	1	2	2	2	2
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	/	—	—	1	1	—	1	1	—	—	—	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Washer Dryer Connection Point 洗衣乾衣機接駁點	/	—	—	1	1	—	1	1	—	—	—	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.  
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。  
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Lighting Point 燈位		4	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol " — " as shown in the above table denotes "Not Provided".  
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	3/F 3樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Flat Roof 平台	Lighting Point 燈位		14	5	5	5	5	4	7	7	3	4	4	7	5	5	7
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		2	1	1	1	1	1	1	1	1	—	1	1	1	1	1
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
		Fuse Spur Unit for Cabinet LED Strip 菲士蘇供櫃LED燈帶	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
		Washer Dryer Connection Point 洗衣乾衣機接駁點	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
Flat Roof (Common) 公共平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		—	—	—	—	—	—	—	—	—	1	—	—	—	—	—

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-36/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至36樓															
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R	
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	4	4	4	4	4	4	4	4	4	4	3	3	3	3	
	Lighting Point 燈位		6	4	4	6	6	4	6	6	4	4	4	5	5	5	5	
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Switch for Electric Water Heater 電熱水爐開關掣		—	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		—	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	—	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	2	2	1	1	1	1	1	1	1	

Notes :

1. The numbers as shown in the above table denote the numbers provided.

2. The symbol “ — ” as shown in the above table denotes “Not Provided”.

3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表顯示的數目代表提供的數量。

2. 上表所示之「 — 」代表「不提供」。

3. 上表所示之「 / 」代表「不適用」。

4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	37/F 37樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	4	4	4	4	4	4	4	4	4	4	3	3	3	3
	Lighting Point 燈位		7	4	4	6	6	4	6	6	4	4	4	5	5	5	5
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		—	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		—	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	—	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	2	2	1	1	1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.  
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。  
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Lighting Point 燈位		2	1	1	2	2	1	2	2	/	/	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	/	/	/	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	—	—	—	—	—	—	—	/	/	/	—	—	—	—
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	2	2	2	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		—	—	—	—	—	—	—	—	1	1	1	—	—	—	—
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes :

- 1. The numbers as shown in the above table denote the numbers provided.
- 2. The symbol " — " as shown in the above table denotes "Not Provided".
- 3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

- 1. 上表顯示的數目代表提供的數量。
- 2. 上表所示之「 — 」代表「不提供」。
- 3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Kitchen 廚房	Lighting Point 燈位		5	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Exhaust Fan 抽氣扇開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	1	2	2	1	2	2	1	1	1	2	2	2	2
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	/	—	—	1	1	—	1	1	—	—	—	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Washer Dryer Connection Point 洗衣乾衣機接駁點	/	—	—	1	1	—	1	1	—	—	—	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.  
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。  
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓														
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Lighting Point 燈位		4	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
		Fuse Spur Unit for Cabinet LED Strip 菲士蘇供櫃LED燈帶	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
		Washer Dryer Connection Point 洗衣乾衣機接駁點	—	1	1	—	—	1	—	—	1	1	1	—	—	—	—
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Air-Conditioner Hood 冷氣機遮簷		1	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Notes :

- 1. The numbers as shown in the above table denote the numbers provided.
- 2. The symbol " — " as shown in the above table denotes "Not Provided".
- 3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

- 1. 上表顯示的數目代表提供的數量。
- 2. 上表所示之「 — 」代表「不提供」。
- 3. 上表所示之「 / 」代表「不適用」。



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	4	4	4	5	4	4	4	3	3	3	3
	Lighting Point 燈位		9	4	6	6	10	4	4	4	5	5	5	5
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	—	—	—	1	—	—	—	—	—	—	—
	TV / FM Outlet 電視 / 電台天線插座		2	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座 / 電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		2	1	1	1	2	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		—	1	1	1	—	1	1	1	1	1	1	1
		Distribution Board 配電箱	—	1	1	1	—	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		—	1#	1#	1#	—	1#	1#	1#	1#	1#	1#	1#
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	—	1	1	1	—	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol "—" as shown in the above table denotes "Not Provided".  
3. The symbol "/" as shown in the above table denotes "Not Applicable".  
4. The symbol "# " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「—」代表「不提供」。  
3. 上表所示之「/」代表「不適用」。  
4. 上表所示之「#」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	2	/	/	/	1	1	1	1
	Lighting Point 燈位		2	1	2	2	2	/	/	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	/	/	/	2	2	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	/	/	/	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	/	/	/	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	—	—	—	1	/	/	/	—	—	—	—
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	2	2	2	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		—	—	—	—	—	1	1	1	—	—	—	—
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	/	/	/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	2	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	2	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		1	/	/	/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	1	/	/	/	/	/	/	/
Bedroom 3 睡房 3	Lighting Switch 燈掣		1	/	/	/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		1	/	/	/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	1	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		1	/	/	/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	1	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Utility Room (with Lavatory) 工作間 (連洗手間)	Lighting Switch 燈掣		1	/	/	/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	2	/	/	/	/	/	/	/
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣		1	/	/	/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	1	/	/	/	/	/	/	/
	Distribution Board 配電箱		1	/	/	/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	1	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol " — " as shown in the above table denotes "Not Provided".  
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。



FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Kitchen 廚房	Lighting Point 燈位		9	/	/	/	9	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		3	/	/	/	3	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	1	/	/	/	/	/	/	/
	Switch for Exhaust Fan 抽氣扇開關掣		1	/	/	/	1	/	/	/	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	1	/	/	/	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	1	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	/	/	/	1	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	/	/	/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	1	/	/	/	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	1	/	/	/	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	1	/	/	/	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	1	/	/	/	/	/	/	/
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	/	/	/	1	/	/	/	/	/	/	/

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	1	1	/	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	2	2	/	1	1	1	2	2	2	2
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	1	1	/	1	1	1	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	/	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	/	—	1	1	/	—	—	—	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	/	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	/	1	1	1	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	/	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	/	1	1	1	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	/	2	2	2	2	2	2	2
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	/	1#	1#	1#	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	/	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	/	1#	1#	1#	1#	1#	1#	1#
		Washer Dryer Connection Point 洗衣乾衣機接駁點	/	—	1	1	/	—	—	—	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.  
4. The symbol “ # ” as shown in the above table denotes “Fire service installations and equipment”. Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。  
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	38/F 38樓											
			A	C	D	E	G	J	K	L	M	N	P	R
Master Bathroom 主人浴室	Lighting Point 燈位		5	/	/	/	5	/	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	1	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	1	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	4
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		2	/	/	/	4	/	/	/	/	/	/	/
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	—	1	—	—	—	1	1	1	—	—	—	—
		Fuse Spur Unit for Cabinet LED Strip 菲士蘇供櫃LED燈帶	—	1	—	—	—	1	1	1	—	—	—	—
		Washer Dryer Connection Point 洗衣乾衣機接駁點	—	1	—	—	—	1	1	1	—	—	—	—
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1

Notes :

- 1. The numbers as shown in the above table denote the numbers provided.
- 2. The symbol " — " as shown in the above table denotes "Not Provided".
- 3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

- 1. 上表顯示的數目代表提供的數量。
- 2. 上表所示之「 — 」代表「不提供」。
- 3. 上表所示之「 / 」代表「不適用」。

FITTINGS, FINISHES AND APPLIANCES  
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	R/F 天台				
			A	C	D	E	G
Roof 天台	Lighting Point 燈位		11	5	6	5	15
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		2	—	—	—	2
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1
	Waterproof Lighting Switch 防水燈掣		1	1	1	1	1

Notes :  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol “ — ” as shown in the above table denotes “Not Provided”.  
3. The symbol “ / ” as shown in the above table denotes “Not Applicable”.

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表所示之「 — 」代表「不提供」。  
3. 上表所示之「 / 」代表「不適用」。





This is a blank page.  
此乃空白頁。



## 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。

## GOVERNMENT RENT

### 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付（視情況而定）有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

## 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 and electricity.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

#### Remarks:

1. The Purchaser shall in fact pay the deposits for public water and electricity meters to the manager of the Development.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.
3. Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

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及電力的按金。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

#### 備註：

1. 買方事實上須向發展項目的管理人支付公用水及電力錶的按金。
2. 買方事實上須向發展項目的管理人支付清理廢料的費用。
3. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

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

## MAINTENANCE OF SLOPES

### 斜坡維修

1. The Land Grant requires the owners in the Development to maintain slope at their own costs.
  2. The terms of the requirement, as stipulated in Special Condition (62) of the Land Grant, are as follows:-
    - (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the grantee under these Conditions, or for any other purpose, the grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
    - (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. 61 hereof.
    - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
  3. Each of the owners is obliged to contribute towards the costs of the maintenance work.
  4. Under the latest draft Deed of Mutual Covenant and Management Agreement of the Development, the Manager shall have the owners' authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the slope structures as required by the Land Grant, and where applicable, in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the slope structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.
  5. Subsections (1)(c) and (2)(b) under section 27 in Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance are not applicable.
1. 批地文件規定，發展項目的擁有人須自費維修斜坡。
  2. 該規定的條款於批地文件特別條款第(62)條規定如下：
    - (a) 如該地段或任何政府官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款規定承授人執行的其他工程或其他目的進行削土、移土或土地後移工程，或任何建造或填土工程或任何類型的斜坡處理工程，不論事前是否獲署長書面同意，承授人亦須按當時或嗣後任何時間的需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護和支撐該地段內的土地及任何毗連或 毗鄰政府官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承授人應在本文協定的整個批租年期內任何時候自費維修上述土地、斜坡處理工程、護土牆或其他支承 結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當與狀態良好，令署長滿意。
    - (b) 本特別條款(a)款之規定概不妨礙此等批地條款賦予政府的權利，其中特別以本文特別條款第(61)條所訂權利為要。
    - (c) 無論何時，如因承授人進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地 段內的土地或任何毗連或毗鄰「政府」官地或已批租土地發生滑土、山泥傾瀉或地陷，承授人須自費還原並修葺該處，以令署長滿意，同時就政府、其代理及承辦商作出彼等因滑土、山泥傾瀉或地陷所蒙受或招致的所有費用、收費、損害、索求及索償作出賠償，並確保彼等免責。
    - (d) 除享有本文訂明可就違反此等批地條款追討之任何其他權利或補償權外，署長另有權向承授人發出書面通知，要求承授人進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如承授人疏忽或未能在通知書訂明期限內以署長滿意的方式完成通知書的指示，署長可即時執行及進行必要的工程。承授人必須在接獲通知時向政府償還有關的費用，以及任何行政或專業費用與收費。
  3. 每名擁有人均須分擔維修工程的費用。
  4. 根據發展項目公契及管理協議最新擬稿，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」（以不時的修訂本為準）和斜坡保養手冊及有關政府部門不時發出有關保養斜坡、護土牆及相關構築物的其他指引（視乎情況適用），視察、維持及保養批地文件要求的斜坡構築物於修繕妥當及良好的保養狀態並對其進行一切必要的工程。
  5. 《一手住宅物業銷售條例》附表1第2部第27條(1)(c)款及(2)(b)款不適用。



## MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Development is underway. 發展項目現時並沒有向政府提出申請修訂批地文件。

## RELEVANT INFORMATION

### 有關資料

#### 1. Noise mitigation measures

According to the environmental assessment report, the following measures to mitigate road traffic noise impact from 21 Wang Wo Tsai Street are provided in the Development:

- a) Acoustic fins
- b) Sound absorptive panel cladding
- c) Fixed glazing with maintenance window
- d) Auto-close Door

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages AL1 to AL11 for details on the location of Acoustic fins, Sound absorptive panel cladding, Fixed glazing with maintenance window and Auto-close Door.

No Owner shall make or permit or suffer to be made any alteration or conversion or modification of the noise mitigation measures forming part of their residential unit. The Owners of those residential units with noise mitigation measures forming part of their residential units shall at their own cost and expense repair and maintain the noise mitigation measures forming part of their residential units to the satisfaction of the Director of Lands.

No Owner shall make or permit or suffer to be made any alteration or modification to the fixed glazing with maintenance window or open the fixed glazing with maintenance window. The fixed glazing with maintenance window have key locks and shall only be opened for maintenance access by the Owners of the relevant residential units only including but not limited to cleaning of fixed glazing with maintenance window and not for ventilation purpose.

#### 2. Gondola

During the necessary maintenance of any exterior of the Development arranged by the Manager of the Development, the gondola will be operating in the airspace outside windows (if any) and above the roof / flat roof / the parapet walls of the residential properties.

#### 3. Lightning Rod/Chimney for Emergency Generator Room/Transformer Room/Outdoor VRV/Communal Aerial Broadcast Distribution (CABD) System

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK for identification of their approximate locations. The alignment and position of the above facilities may be changed from time to time and are subject to compliance with the relevant statutory requirements and directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

#### 4. Clubhouse, Recreational Facilities, Play Area, Landscape Area, Trellis, Outdoor Swimming Pool, Outdoor Kid’s Pool and Water Feature of the Development

There may be decorative lighting and sound system at the Clubhouse, recreational facilities, play area, landscape area, trellis, outdoor swimming pool, outdoor kid’s pool and water feature of the Development. The locations of such lighting may be changed from time to time and occasional social events will be held at the abovementioned facilities. Prospective purchasers should note the possible impact (if any) of the illumination of the said features and the volume of the sound system on individual residential properties.

#### 5. Renovation or Alteration Works

Prior to carrying out any renovation or alteration works to a residential property (including any non-structural solid concrete blocks thereof), the owner of the residential property should at his own costs and expenses consult all relevant professionals to ensure that there are no safety issues in relation to such works, and such works will not interfere with the integrity of the building structure and will not contravene any land grant conditions, the Buildings Ordinance, all other relevant Ordinances and regulations. The owner should also comply with all relevant requirements under the House Rules of the Development (including obtaining the approval by the manager of the Development to commence the works).

#### 1. 噪音緩解措施

根據環境評估報告，發展項目提供以下措施以緩解橫窩仔街21號帶來的道路交通噪音影響：

- a) 隔聲鰭
- b) 吸音面板
- c) 固定窗戶連維修窗
- d) 自動關閉式門

有關上述隔聲鰭、吸音面板、固定窗戶連維修窗及自動關閉式門位置的詳情，請參閱本售樓說明書第AL1至AL11頁「發展項目的住宅物業的樓面平面圖」一節。

任何業主不得對構成其住宅單位一部分的噪音緩解措施進行、允許或容忍他人進行任何改動、轉換或修改。構成其住宅單位一部分的噪音緩解措施的住宅單位的業主應自費維修和維護構成其住宅單位一部分的噪音緩解措施直至地政總署署長滿意。

任何業主不得對固定窗戶連維修窗進行、允許或容忍他人進行任何改動或修改，也不得打開固定窗戶連維修窗。固定窗戶連維修窗有鎖匙，只能為進行維修包括但不限於清潔固定窗戶連維修窗的目的，由相關住宅單位的業主打開，固定窗戶連維修窗不得打開用於通風目的。

#### 2. 吊船

在發展項目管理人安排發展項目外部之必要維修期間，吊船將在住宅物業之窗戶外（如有）及天台/平台/護牆之上及其上空運作。

#### 3. 避雷杆/緊急發電機機房煙囪/電力變壓房/變頻式空調系統/共用天線

請參閱本售樓說明書第AK頁的「發展項目的布局圖」一節，以識別其大約位置。上述設施的排列及位置或會不時更改，並需符合相關法例的要求及有關政府部門的指引。準買家請注意上述設施對個別住宅物業可能造成的影響（如有）。

#### 4. 發展項目的會所、康樂設施、遊樂場、園景區、花棚、室外游泳池、室外兒童池及水池裝飾

發展項目的會所、康樂設施、遊樂場、園景區、花棚、室外游泳池、室外兒童池及水池裝飾可能設有裝飾照明及音響系統。該等照明的位置可能不時改變及以上設施將會不時舉辦社交活動。請準買家注意上述特色裝置的照明及音響系統的音量對個別住宅物業可能造成的影響（如有）。

#### 5. 裝修或改建工程

在對住宅物業（包括其任何非結構混凝土隔牆）進行任何裝修或改建工程之前，住宅物業的業主應自費諮詢所有相關專業人士，以確保該等工程不存在任何安全問題，且該等工程不會妨礙樓宇結構的完整性及不會違反任何批地條件條款、《建築物條例》、所有其他相關條例及規例。業主亦應遵守發展項目的屋苑守則下的所有相關規定（包括取得發展項目的管理人的批准展開工程）。

## WEBSITE ADDRESS 互聯網網站的網址

The website address designated by the Vendor for the Development for purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

[www.limespark.hk](http://www.limespark.hk)

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

[www.limespark.hk](http://www.limespark.hk)



INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

**Breakdown of GFA Concessions Obtained for All Features**  
Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (sq. m.)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	2345.813
2.	Plant rooms and similar services	Area (sq. m.)
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. .	244.777
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.	1673.803
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		Area (sq. m.)
3.(#)	Balcony	477.692
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.(#)	Acoustic fin	4.991
7.	Wing wall, wind catcher and funnel	Not Applicable
8.(#)	Non-structural prefabricated external wall	477.776
9.(#)	Utility platform	357.988
10.	Noise barrier	Not Applicable
Amenity Features		Area (sq. m.)
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	21.959
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	365.95
13.(#)	Covered landscaped and play area	870.212
14.(#)	Horizontal screen/covered walkway and trellis	47.275

Amenity Features		Area (sq. m.)
15.(#)	Larger lift shaft	162.565##
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	887.860
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
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	Not Applicable
Other Exempted Items		Area (sq. m.)
25.	Refuge floor including refuge floor cum sky garden	Not Applicable
26.	Covered area under large projecting/overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.	Party structure and common staircase	Not Applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	301.664
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		Area (sq. m.)
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		Area (sq. m.)
33.	Buildings adopting Modular Integrated Construction	Not Applicable

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

Remark as shown on the general building plans submitted to and approved by the Building Authority (BA)  
## (For Planning Department/ Lands Department)  
Lift Shaft Exempted Area = 167.051 m<sup>2</sup>



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

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積( 平方米 )
1.(#)	停車場及上落客貨地方（公共交通總站除外）	2345.813
2.	機房及相類設施	面積( 平方米 )
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	244.777
2.2(#)	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1673.803
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		面積( 平方米 )
3.(#)	露台	477.692
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.(#)	隔聲簷	4.991
7.	翼牆、捕風器及風斗	不適用
8.(#)	非結構預製外牆	477.776
9.(#)	工作平台	357.988
10.	隔音屏障	不適用
適意設施		面積( 平方米 )
11.(#)	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	21.959
12.(#)	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	365.95
13.(#)	有蓋園景區及遊樂場地	870.212
14.(#)	橫向屏障/有蓋人行道及花棚	47.275

適意設施		面積( 平方米 )
15.(#)	擴大升降機槽	162.565##
16.	煙囡管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	887.860
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23.	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	不適用
24.	《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		面積( 平方米 )
25.	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出/外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.	共用構築物及公用樓梯	不適用
29.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	301.664
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		面積( 平方米 )
32.	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		面積( 平方米 )
33.	採用「組裝合成」建築法的樓宇	不適用

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

註解依照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  
## （給規劃署/地政總署）  
升降機井道獲豁免面積 = 167.051 平方米



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

The Environmental Assessment of the Building



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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	YES
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed	1. LED LIGHTING
	2. HIGH EFFICIENCY A/C UNIT

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Buliding (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m <sup>2</sup> /annum	Town Gas/ LPG unit/m <sup>2</sup> /annum	Electricity kWh/m <sup>2</sup> /annum	Town Gas/ LPG unit/m <sup>2</sup> /annum
Area served by central buidling services installation (Note 3)	6,169.392	321.851	Not Applicable	253.035	Not Applicable

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	Yes	No	Not Applicable
Lighting Installations	√		
Air Conditioning Installations	√		
Electrical Installations	√		
Lift & Escalator Installations	√		
Performance-based Approach			√

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/ LPG consumption (unit/m<sup>2</sup>/annum), of the Development by the internal floor area served, where:
  - “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
  - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

有關建築物的環境評估



發展項目的公用部分的預計能量表現或消耗  
於印製售樓說明書前呈交予建築事務監督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：

第I部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. LED 照明
	2. 高效能空調機組

第II部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量( 註腳1 )					
位置	使用有關裝置的內部樓面面積 ( 平方米 )	基線樓宇( 註腳2 )每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
有使用中央屋宇裝備裝置(註腳3)的部分	6,169.392	321.851	不適用	253.035	不適用

第III部份：以下裝置乃按機電工程署公布的相關實務守則設計			
裝置類型	是	否	不適用
照明裝置	√		
空調裝置	√		
電力裝置	√		
升降機及自動梯的裝置	√		
以總能源為本的方法			√

- 備註：
- 一般而言，一棟樓宇的預計 ” 每年能源消耗量 ” 愈低，其節約能源的效益愈高。如一棟樓宇預計的 ” 每年能源消耗量 ” 低於該樓宇的 ” 基線樓宇每年能源消耗量 ”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：  
(a) “ 每年能源消耗量 ” 與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的 ” 內部樓面面積 ”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
  - “ 基線樓宇 ” 與新建樓宇BEAM Plus標準（現行版本）中的 ” 基準建築物模式（零分標準） ” 具有相同涵義。
  - “ 中央屋宇裝備裝置 ” 與機電工程署發出的 《屋宇裝備裝置能源效益實務守則》中的涵義相同。

## INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the formal agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the formal agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the formal agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under a formal agreement for sale and purchase, agrees (at its own discretion) to cancel the formal agreement for sale and purchase or the obligations of the purchaser under the formal agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the formal agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the formal agreement for sale and purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed an formal agreement for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受正式買賣合約所指定的住宅物業或停車位之轉讓，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約之權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
4. 買方於簽署正式買賣合約後，有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的資料的最新資料，及有關直至提出要求時所在月份的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於每次提出要求及在支付不多於港幣一百元之象徵式費用後獲提供該資料之更新紀錄的複本。



## DATE OF PRINTING OF SALES BROCHURE

### 售樓說明書印製日期

Date of printing of Sales Brochure :  
20 March 2026

售樓說明書印製日期  
2026年3月20日

## POSSIBLE FUTURE CHANGE

### 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。



