煥然懿居

eRESIDENCE

售樓說明書

SALES BROCHURE

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.

<u>For all first-hand residential properties</u>

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

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

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

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

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

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

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

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

9. **Agreement for sale and purchase**
   - Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
   - Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
   - Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
   - 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).

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11. Appointment of estate agent

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

12. Appointment of solicitor

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

<u>For first-hand uncompleted residential properties</u>

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.

<u>For first-hand uncompleted residential properties and completed residential properties pending compliance</u>

15. Estimated material date and handing over date

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

<u>For first-hand completed residential properties</u>

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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

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

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

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

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

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

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

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

5. 售樓說明書
- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期
- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  > 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 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。

<u>適用於一手已落成住宅物業</u>

16.賣方資料表格

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

17.參觀物業

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

- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

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

其他相關聯絡資料：

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

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

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

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

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

INFORMATION ON THE DEVELOPMENT
發展項目的資料

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
8 Hok Yuen Street

Total Number of Storeys of each multi-unit building
There are 2 multi-unit buildings (Tower 1 and Tower 2) in total:
33 Storeys for each multi-unit building (excluding Basement, Transfer Plate, Roof and Top Roof)

Floor Numbering in each multi-unit building as provided in the approved building plans for the Development
Basement, G/F, 1/F-3/F, 5/F-13/F, 15/F-23/F, 25/F-33/F, 35/F-36/F, Roof and Top Roof for each multi-unit building

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
4/F, 14/F, 24/F & 34/F for each multi-unit building

Refuge floors of each multi-unit building
Roof

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

每幢多單位建築物的樓層的總數
合共2幢多單位建築物（第1座及第2座）
每幢多單位建築物均為33層（不包括地庫、轉換層、天台及頂層天台）

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
每幢多單位建築物由地庫、地下、一樓至三樓、五至十三樓、十五至二十三樓、二十五至三十三樓、三十五至三十六樓、天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
每幢多單位建築物均不設四樓、十四樓、二十四樓及三十四樓

每幢多單位建築物內的庇護層
天台

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

Vendor
Urban Renewal Authority

賣方
市區重建局

Holding Company of the Vendor
Not applicable

賣方的控權公司
不適用

Authorized Person for the Development
Mr. Chan Kam Tong Angus

發展項目的認可人士
陳錦棠先生

The Firm or Corporation of which an Authorized Person for the Development is a Proprietor, Director or Employee in His or Her Professional Capacity
P&T Architects and Engineers Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
巴馬丹拿建築及工程師有限公司

Building Contractor for the Development
Gammon Construction Limited

發展項目的承建商
金門建築有限公司

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Deacons and Chu & Lau

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
的近律師行及劉漢銓律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable

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
不適用

Any other person who has made a loan for the construction of the Development
Not applicable

已為發展項目的建造提供貸款的其他人
不適用

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

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

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

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

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

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

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

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：

Tower 座數	Floor 樓層	Flat 單位	Total Area of the Non-structural Prefabricated External Walls of Each Residential Property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 1 第1座	5/F 五樓	A	0.454
		B	0.683
		C	1.017
		D	0.349
		E	0.349
		F	0.844
		G	0.645
		H	0.371
	6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	0.454
		B	0.683
		C	1.070
		D	0.349
		E	0.349
		F	0.844
		G	0.645
		H	0.371

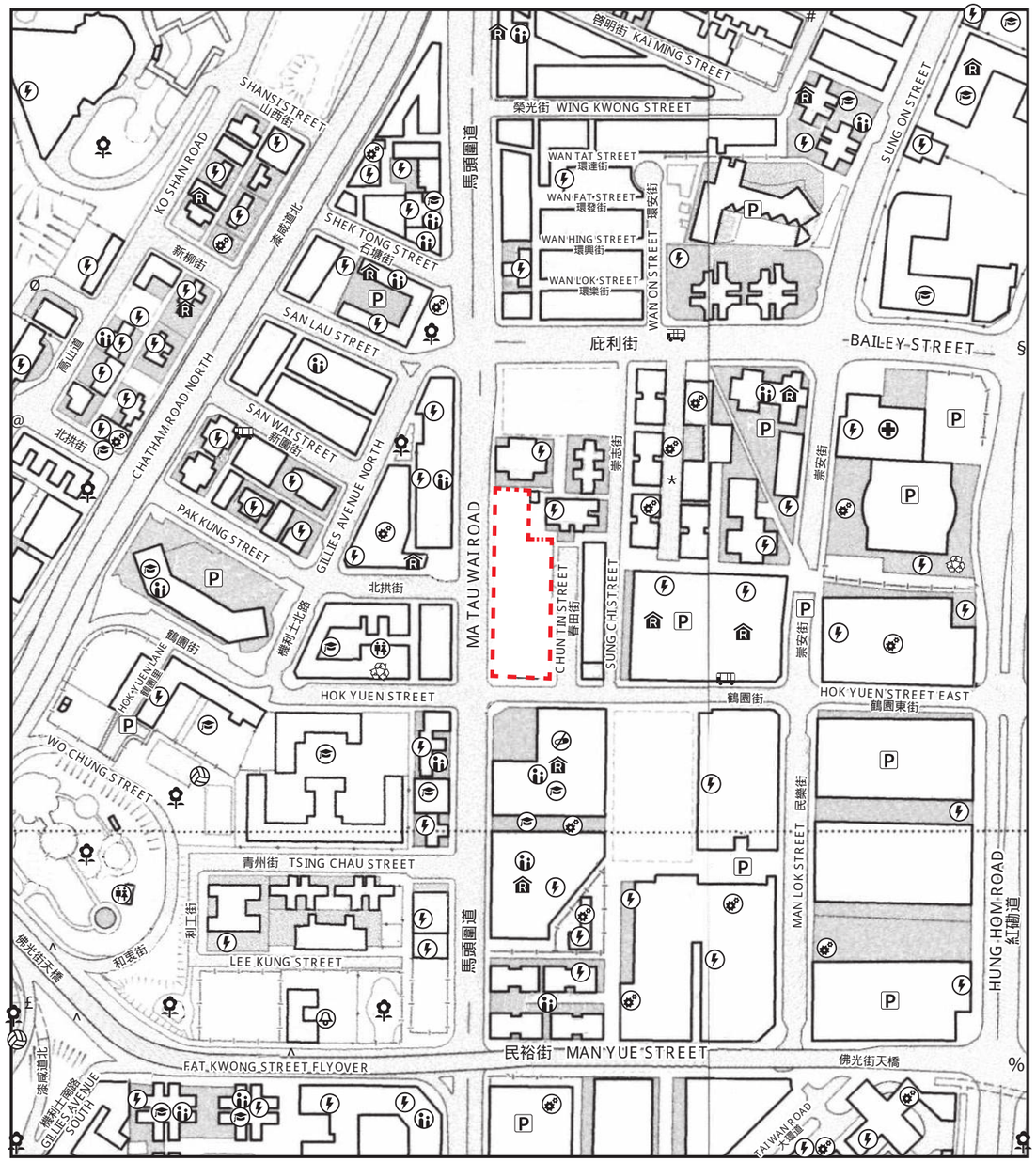
Tower 座數	Floor 樓層	Flat 單位	Total Area of the Non-structural Prefabricated External Walls of Each Residential Property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Tower 2 第2座	5/F 五樓	A	0.435
		B	0.418
		C	1.523
		D	0.467
		E	0.467
		F	0.338
		G	1.598
		H	0.390
		J	0.375
	6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	0.435
		B	0.418
		C	1.523
		D	0.566
		E	0.566
		F	0.338
		G	1.598
		H	0.390
		J	0.375

Note 附註：
4/F, 14/F, 24/F and 34/F are omitted.
不設四樓、十四樓、二十四樓及三十四樓。

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

Under the Deed of Mutual Covenant of the Development that has been executed, Hong Yip Service Company Limited has been appointed as the manager of the Development.
根據發展項目已簽立的公契，康業服務有限公司已獲委任為發展項目的管理人。

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



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Legend 圖例：

- a public park 公園
- social welfare facilities (including an elderly centre and a home for the mentally disabled) 社會福利設施 (包括老人中心及弱智人士護理院)
- sports facilities (including a sports ground and a swimming pool) 體育設施 (包括運動場及游泳池)
- a fire station 消防局
- a clinic 診療所
- a refuse collection point 垃圾收集站
- a public carpark (including a lorry park) 公眾停車場（包括貨車停泊處）
- a school (including a kindergarten) 學校 (包括幼稚園)
- a religious institution (including a church, a temple and a Tsz Tong) 宗教場所 (包括教堂，廟宇及祠堂)
- a public transport terminal (including a rail station) 公共交通總站 (包括鐵路車站)
- a power plant (including electricity sub-stations) 發電廠 (包括電力分站)
- a public utility installation 公用事業設施裝置
- a public convenience 公廁
- an addiction treatment centre 戒毒院所

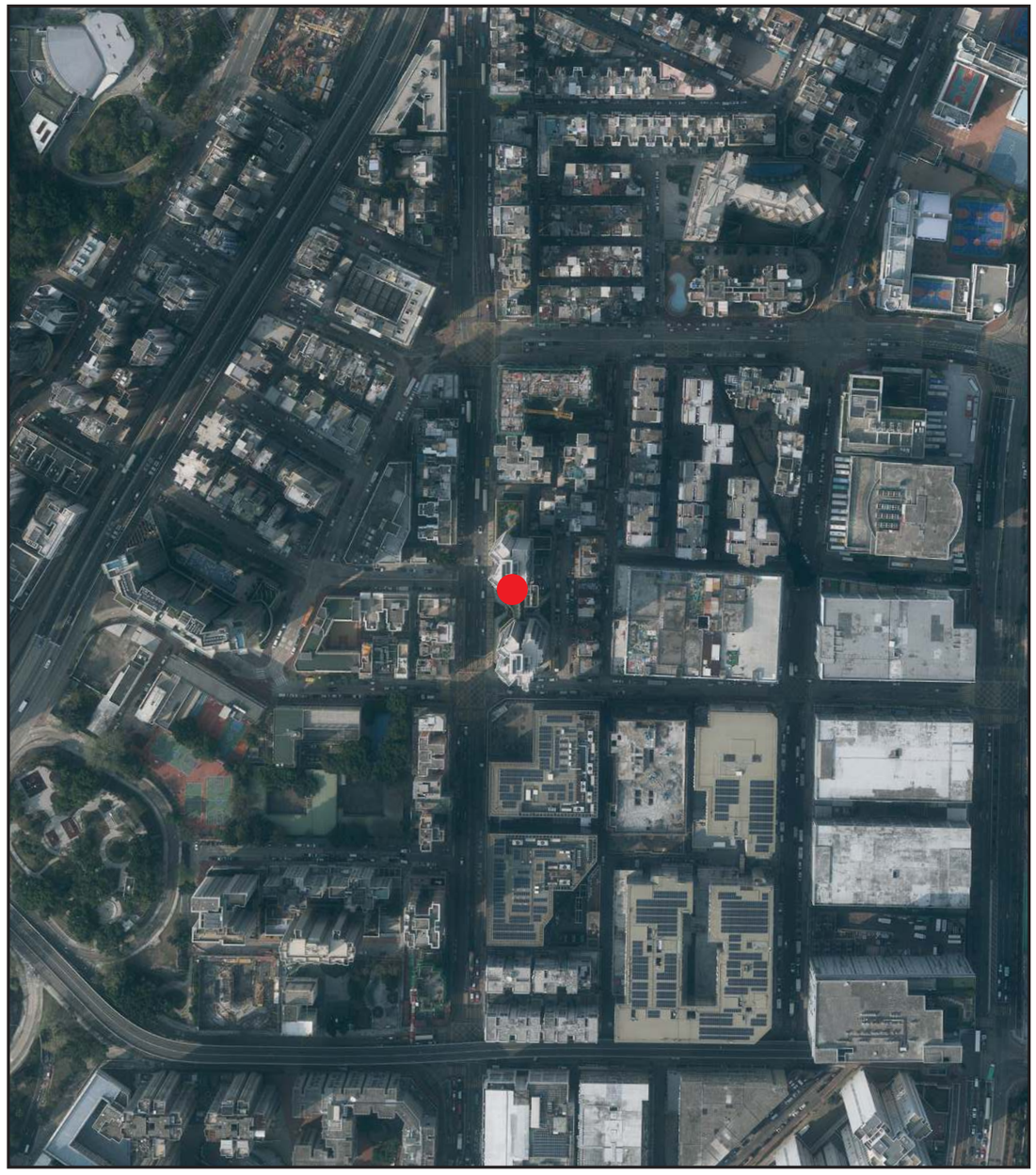
Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：
Ø Wai Yin Path 薈然徑　@ Shun Yung Street 信用街　£ Ping Chi Street 平治街　^ Fat Kwong Street 佛光街
§ Chi Kiang Street 浙江街　% Tai Wan Road East 大環道東　# Hung Fook Street 鴻福街　*SUNG KIT STREET 崇潔街

The Location Plan is is made with reference to the Survey Sheets (Series HP5C) Sheet No. 11-NE-C dated 13 January 2021 and 11-NW-D dated 3 November 2020 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考地政總署測繪處出版於2021年1月13日之測繪圖(組別編號HP5C)編號11-NE-C及2020年11月3日之測繪圖(組別編號HP5C)編號11-NW-D所編製，並經修正處理。

Notes 附註:

1. 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.
   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。
2. The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 126/2018.
   地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號126/2018。

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



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Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E091488C, date of flight: 20 February 2020.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E091488C，飛行日期：2020年2月20日。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得翻印。

Notes: **附註：**

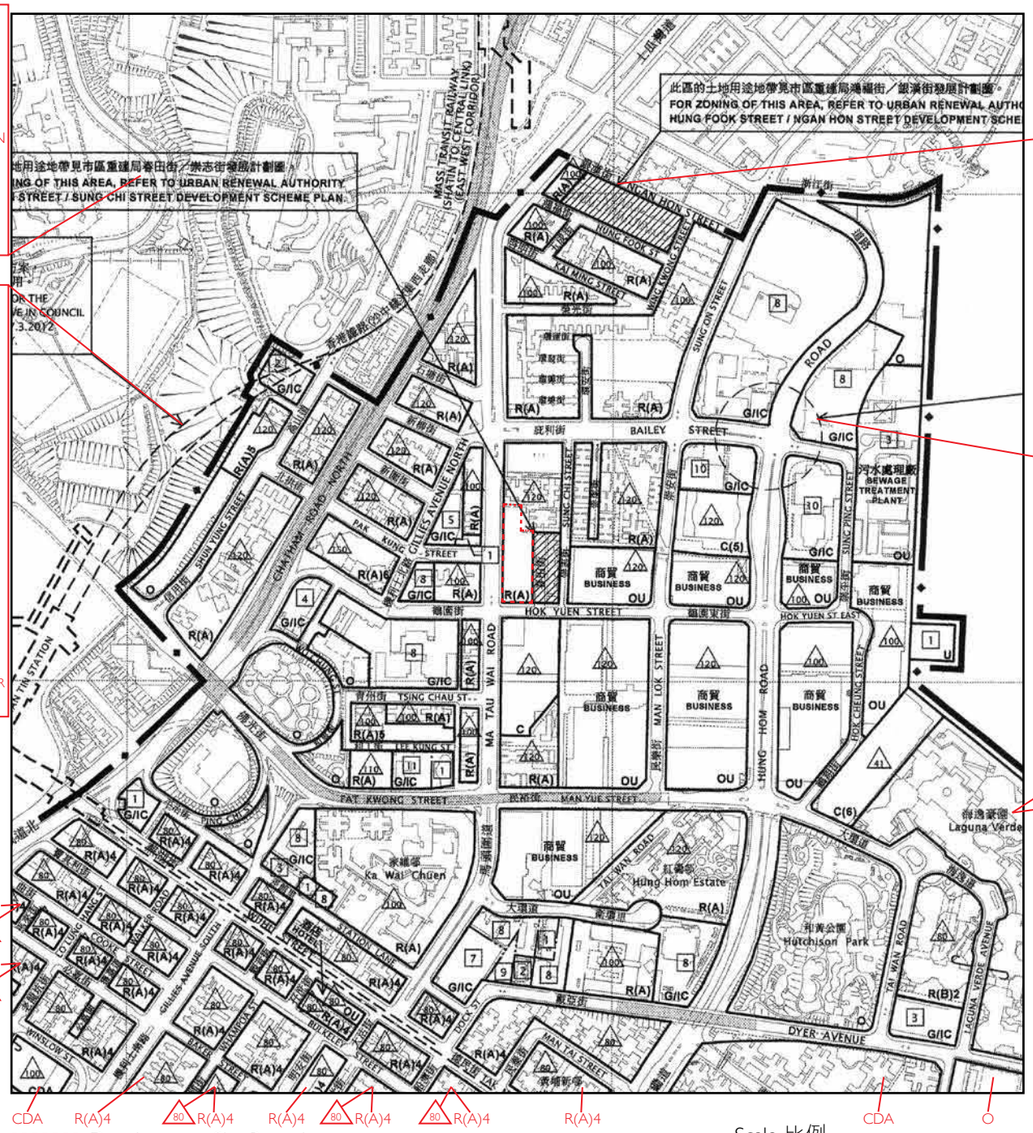
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
   發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
   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。

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

Extracted from Approved Hung Hom Outline Zoning Plan No. S/K9/26 gazetted on 10 November 2017, with adjustments to show the Development site boundary and other information in red.
摘錄自2017年11月10日刊憲之紅磡分區計劃大綱核准圖編號S/K9/26，經處理並以紅色顯示發展項目邊界及其他資料。

此區的土地用途地帶見市區重建局春田街/崇志街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY CHUN TIN STREET/SUNG CHI STREET DEVELOPMENT SCHEME PLAN.

行政長官會同行政會議於2012年3月27日根據鐵路條例（第519章）批准沙田至中環綫鐵路方案，有關方案所述的鐵路顯示在這份圖則上，只供參考之用。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



此區的土地用途地帶見市區重建局鴻福街/銀漢街發展計劃圖。
FOR ZONING OF THIS AREA, REFER TO URBAN RENEWAL AUTHORITY HUNG FOOK STREET/NGAN HON STREET DEVELOPMENT SCHEME PLAN.

路口（有待詳細設計）
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

NOTATION 圖例：

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
UNDETERMINED	U	未決定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 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
URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		市區重建局發展計劃圖範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	80	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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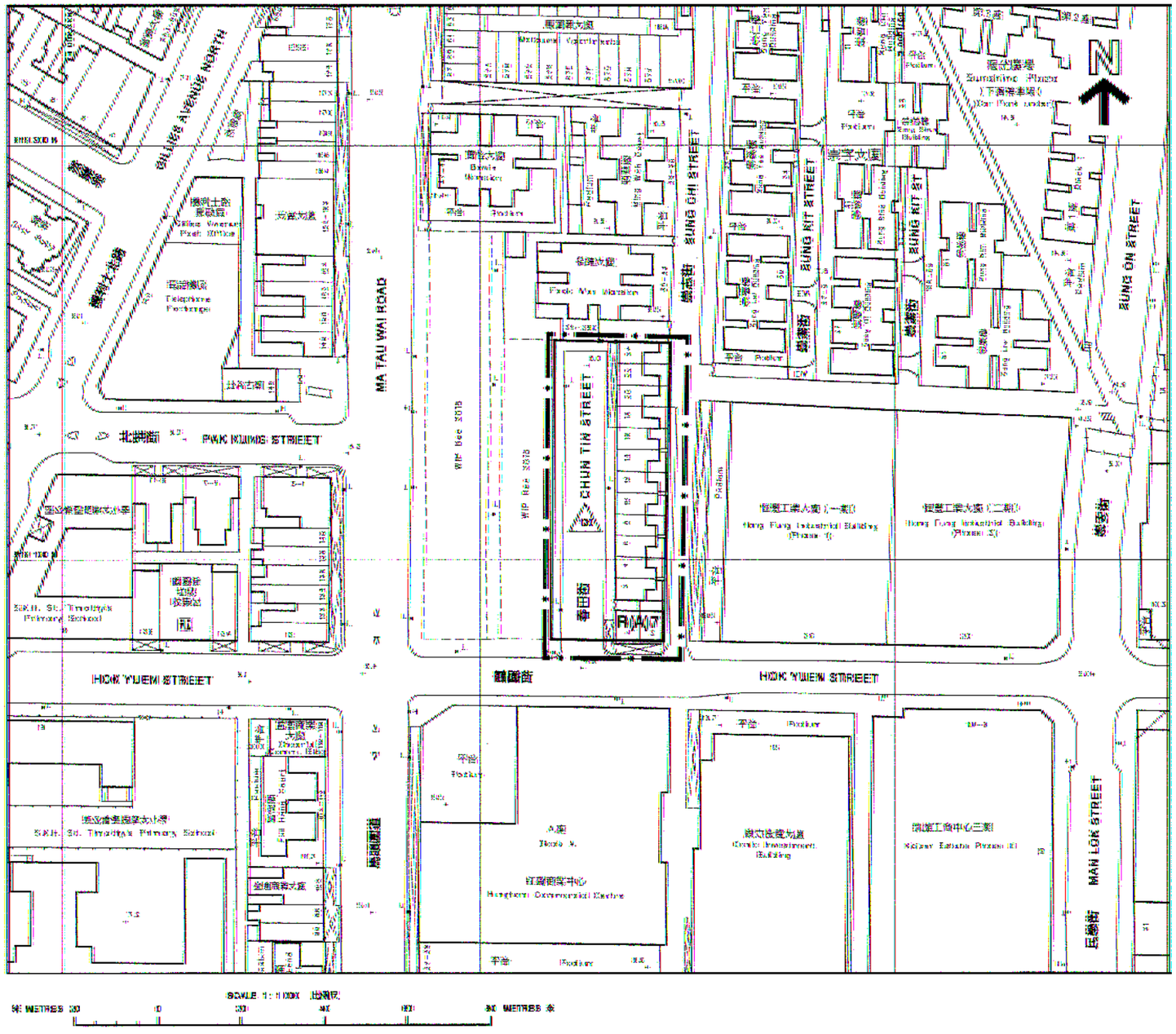
大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.

附註：
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，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

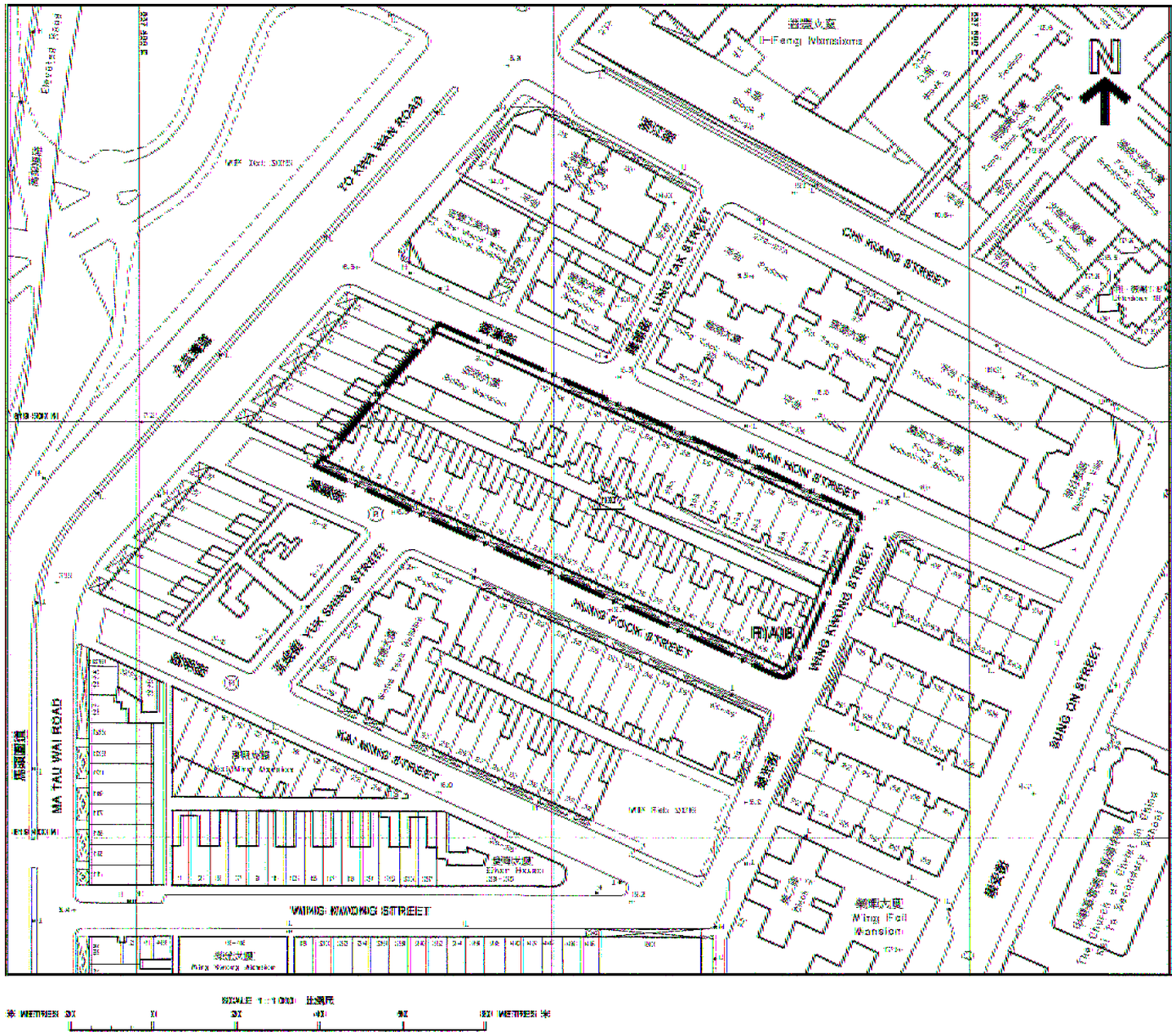
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖等

Extract from the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan (Plan No. S/K9/URA1/2) Gazetted on 10 November 2017.
摘錄自2017年11月10日刊憲之市區重建局春田街/ 崇志街發展計劃圖 (編號 S/K9/URA1/2)


MA TAU WAI ROAD
PAK KUMIS STREET
HOK YUEN STREET
SUNG CHI STREET
SUNG KIT STREET
SUNG ON STREET
CHUN TIM STREET
MAN LOK STREET
WIP Rec 3578
Pedestrian Precinct
Pedestrian
Hung Fung Industrial Building (Phase 1)
Hung Fung Industrial Building (Phase 2)
Kowloon Bay Telephone Exchange
Public Toilet
Public Wash Basin
Public Mini Garden
Public Mini Garden
Public Mini Garden

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

Extract from the Urban Renewal Authority Hung Fook Street / Ngan Hon Street Development Scheme Plan (Plan No. S/K9/URA2/2) Gazetted on 10 November 2017.
摘錄自2017年11月10日刊憲之市區重建局鴻福街/銀漢街發展計劃圖 (編號 S/K9/URA2/2)

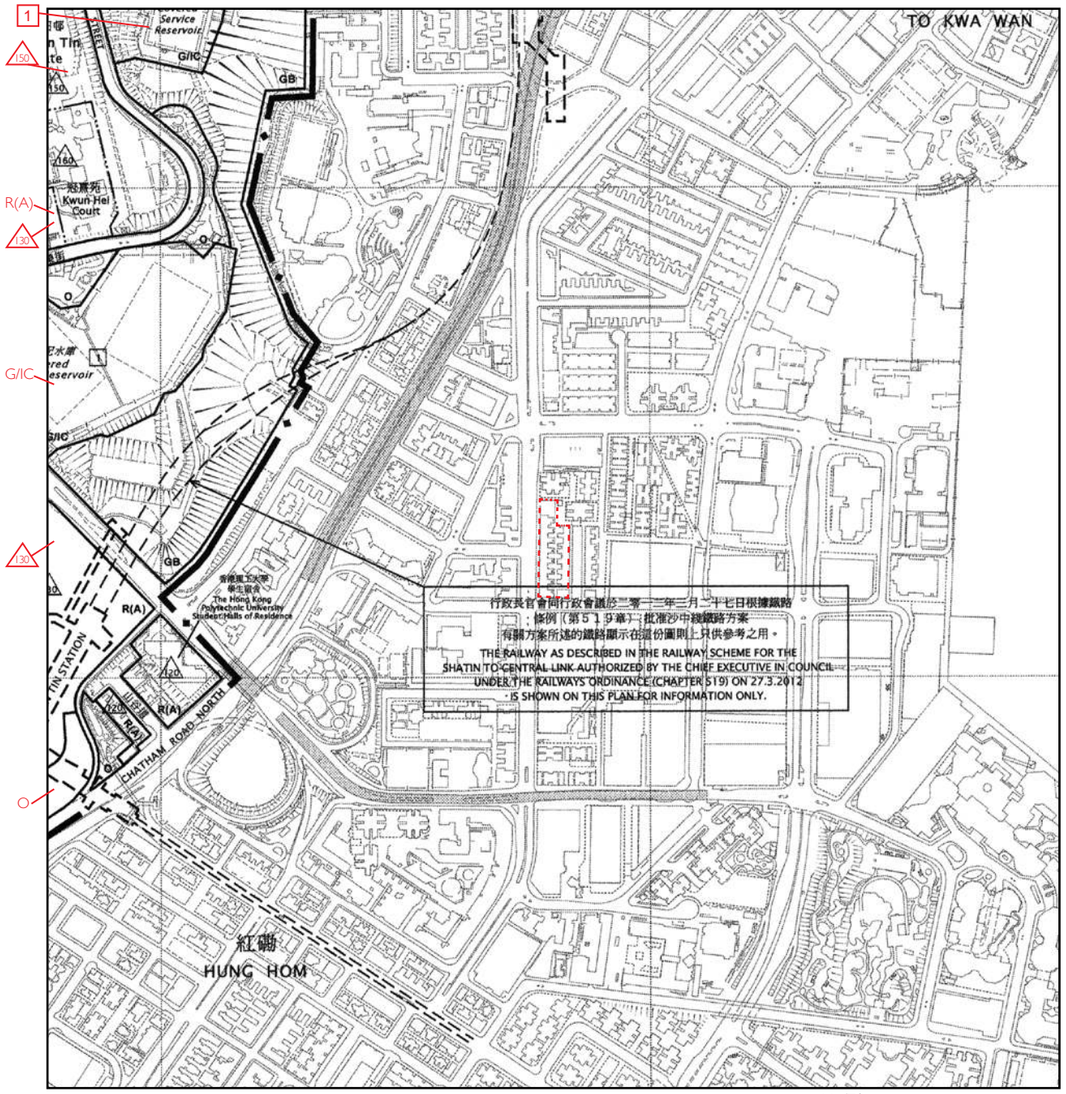


圖例
NOTATION

BOUNDARY OF DEVELOPMENT SCHEME		發展計劃範圍界線
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100mPD	最高建築物高度 (在主水平基準上若干米)

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

Extracted from Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015, with adjustments to show the Development site boundary and other information in red.
摘錄自2015年9月18日刊憲之何文田分區計劃大綱核准圖編號S/K7/24，經處理並以紅色顯示發展項目邊界及其他資料。



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Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.

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NOTATION 圖例：

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 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

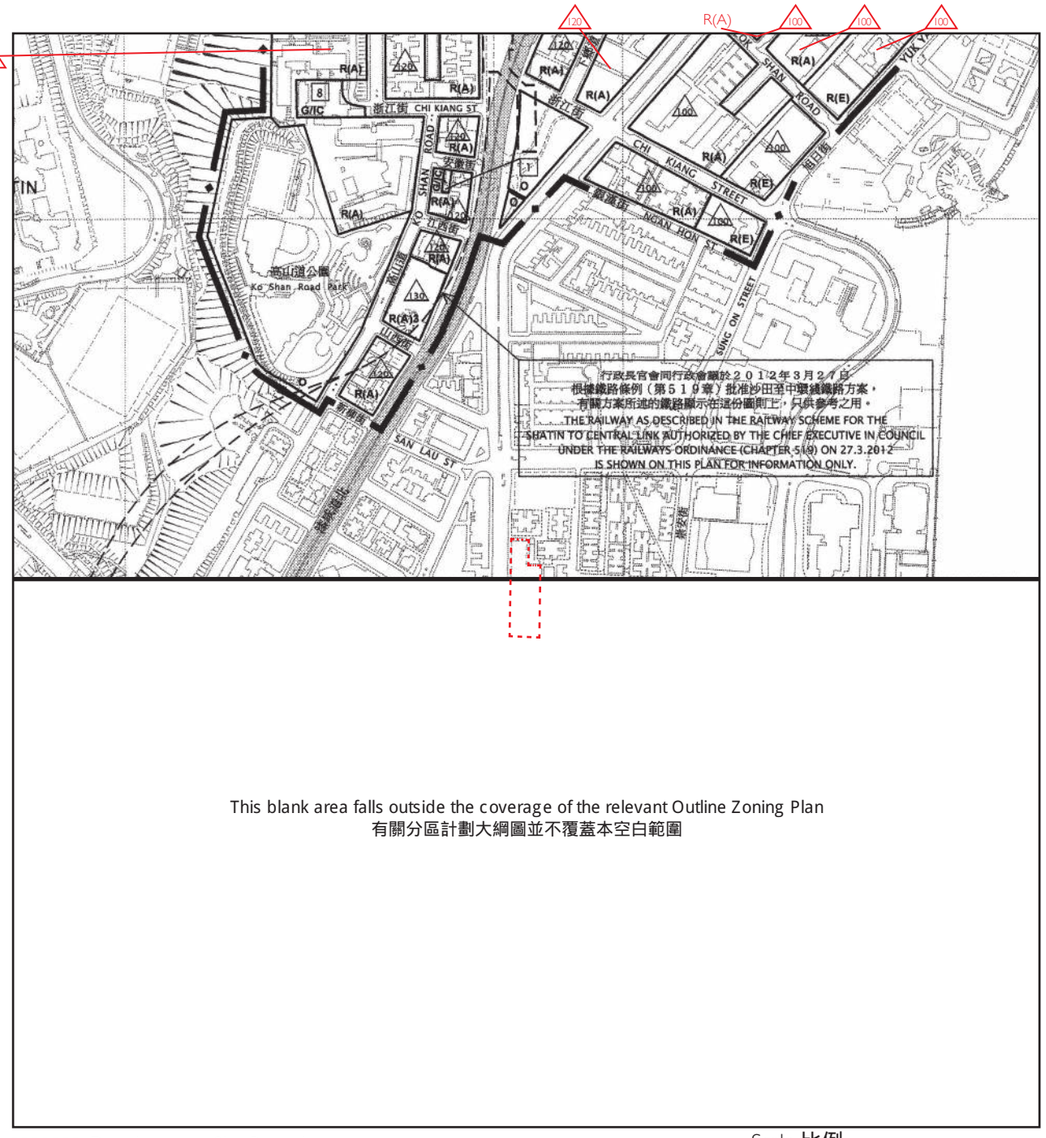
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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

附註：
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，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Extracted from Approved Ma Tau Kok Outline Zoning Plan No. S/K10/26 gazetted on 15 January 2021, with adjustments to show the Development site boundary and other information in red.
摘錄自2021年1月15日刊憲之馬頭角分區計劃大綱核准圖編號S/K10/26，經處理並以紅色顯示發展項目邊界及其他資料。



Development Site Boundary
發展項目邊界

Scale 比例
Metre 米 0 100 200 300 400 500

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

NOTATION 圖例：

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 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

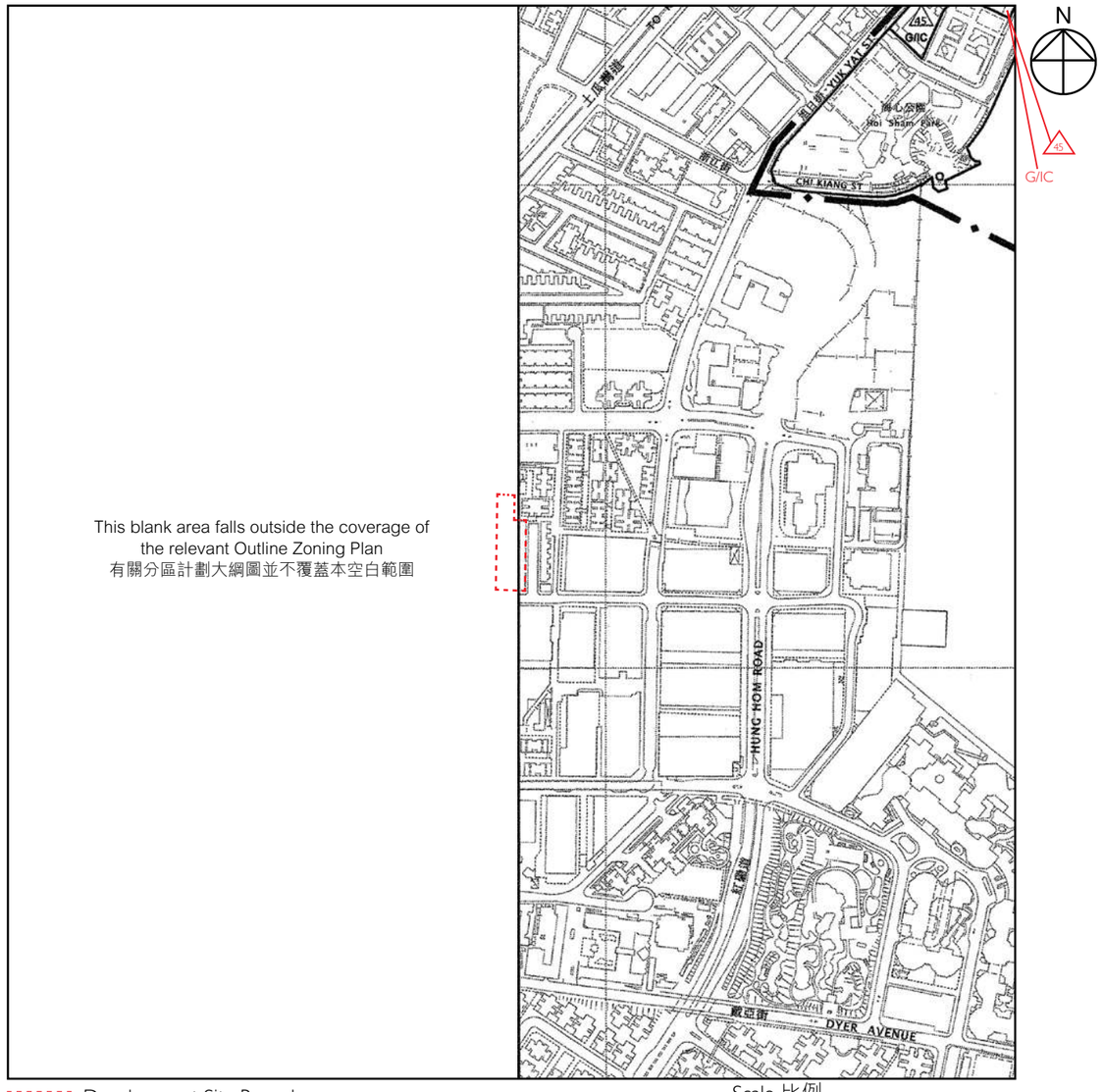
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.

附註：
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，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

Extracted from Approved Kai Tak Outline Zoning Plan No. S/K22/6 gazetted on 25 May 2018, with adjustments to show the Development site boundary and other information in red.
摘錄自2018年5月25日刊憲之啟德分區計劃大綱核准圖編號S/K22/6，經處理並以紅色顯示發展項目邊界及其他資料。



NOTATION 圖例：

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME	◆	規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	15	最高建築物高度（在主水平基準上若干米）

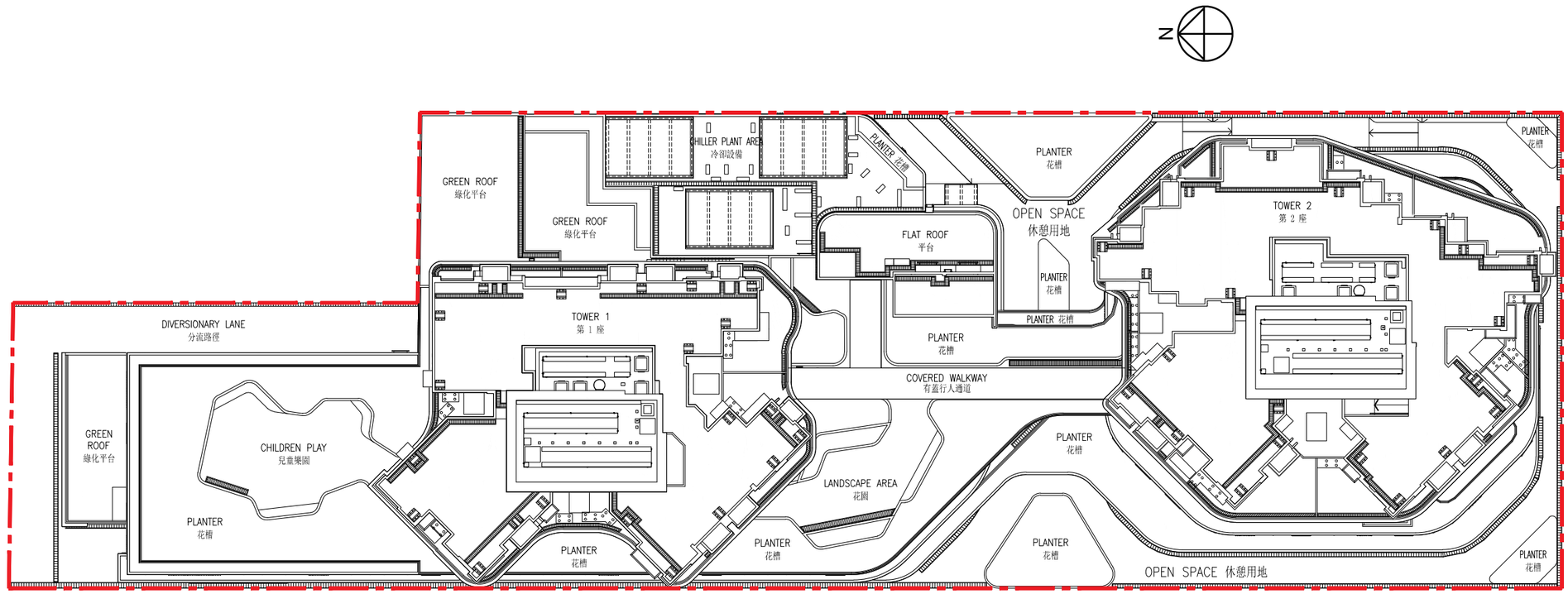
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

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

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor also 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.

附註：
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，此大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Development Site Boundary
發展項目邊界

Metre **米** Scale **比例**
0 5 15 30

Notes **附註:**

1. The layout of the residential towers of the Development shown in the plan is based on the layout applicable to Roof floor.
   圖中所示之發展項目住宅大樓布局參照適用於天台之布局。
2. According to the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No.S/K9/URA1/2, Chun Tin Street adjacent to the Development will be permanently closed. Please refer to the"Relevant Information"section of this Sales Brochure for further details.
   根據市區重建局春田街/崇志街發展計劃圖編號S/K9/URA1/2，毗鄰發展項目的春田街將會永久封閉。有關詳情請參閱本售樓說明書「有關資料」一節。
3. The Open Space belongs to part of the Commercial Accommodation and part of the Commercial Common Areas and shall be maintained by the Owners of the Commercial Accommodation at their own cost and expense. However, under the Deed of Mutual Covenant of the Development, all members of the public shall have the right during such reasonable times to be determined by the Owner(s) of the Open Space forming part of the Commercial Accommodation to have access and to use and enjoy the Open Space on the Ground Floor of the Development for all lawful purposes free of charge, and the Owners of the residential properties and their bona fide guests, visitors or invitees shall have the right (in common with all other persons having the like right) to go pass and repass over and along the Open Space for the purpose of access to and from the Residential Common Areas and the Development Common Areas of the Development.
   圖中所示之「休憩用地」屬於發展項目商用部分及商用公用地方，由商用部分的業主自費保養和維修。惟根據發展項目公契，所有公眾人士有權在構成商用部分一部分的「休憩用地」的業主所決定的合理時間內免費進入、使用及享用發展項目地下的「休憩用地」而作一切合法用途，而住宅物業的業主及其真正賓客、訪客或被邀請人有權（與具有相似權利的所有其他人士共同）行經「休憩用地」以進出發展項目的住宅公用地方及發展項目公用地方。

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

Legend Of Terms And Abbreviations Used On Floor Plans of Residential Properties in the Development:
發展項目的住宅物業的樓面平面圖中所使用名稱及簡稱之圖例：

A/C PLATFORM = AIR CONDITIONING PLATFORM **空調機平台**

A/C PLATFORM ABOVE = AIR CONDITIONING PLATFORM ABOVE **上層空調機平台**

BAL. = BALCONY **露台**

BAL. ABOVE = BALCONY **上層露台**

B.R. = BEDROOM **睡房**

B.R.1 = BEDROOM 1 **睡房1**

B.R.2 = BEDROOM 2 **睡房2**

B.R.3 = BEDROOM 3 **睡房3**

BATH = BATHROOM **浴室**

DIN. = DINING ROOM **飯廳**

DN = DOWN **落**

ELV = EXTRA-LOW VOLTAGE CABLE DUCT **特低壓電線槽**

EL. RM. = ELECTRIC ROOM **電錶房**

H.R. = HOSE REEL **消防喉轆**

KIT. = KITCHEN **廚房**

LIV. = LIVING ROOM **客廳**

OPEN KIT. = OPEN KITCHEN **開放式廚房**

P.D. = PIPE DUCT **管道槽**

R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM **垃圾及物料回收室**

U.P. = UTILITY PLATFORM **工作平台**

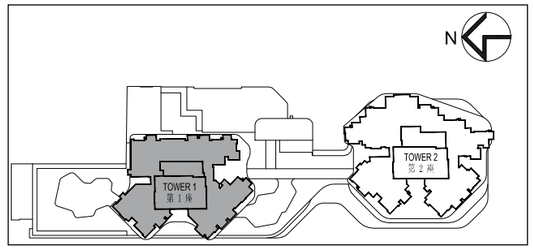
U.P. ABOVE = UTILITY PLATFORM ABOVE **上層工作平台**

UP = UP **上**

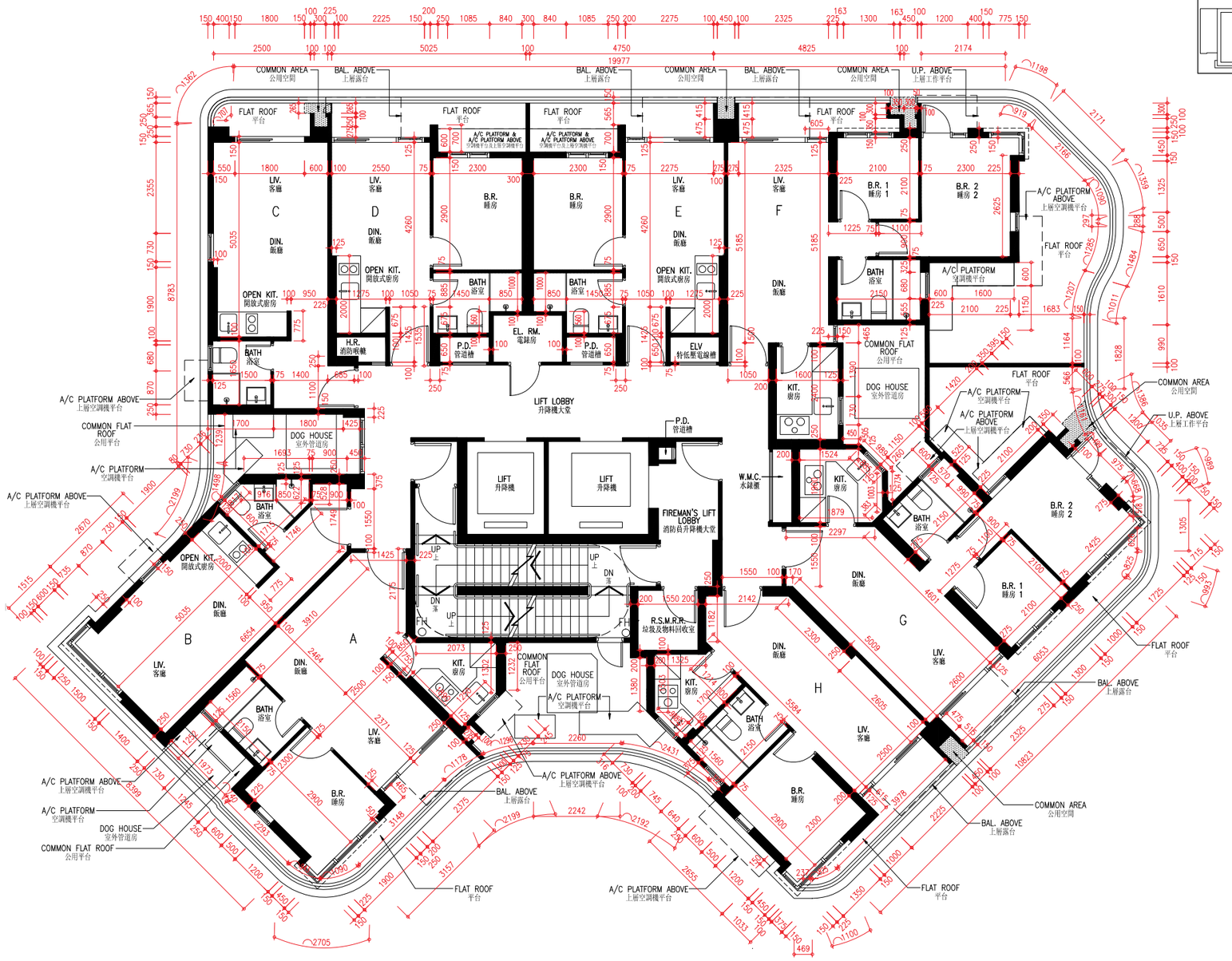
W.M.C. = WATER METER CABINET **水錶櫃**

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

TOWER 1
5/F
第1座
五樓



Key Plan
指示圖



Scale 比例
Metre 米
0 5

TOWER 1
5/F
第1座
五樓

Floor 樓層	Flat 單位	Thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor to floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)
5/F 五樓	A	200	3,150
	B	200	3,150
	C	200	3,150
	D	150	3,150
	E	150	3,150
	F	150, 175	3,150
	G	150, 200	3,150
	H	150	3,150

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

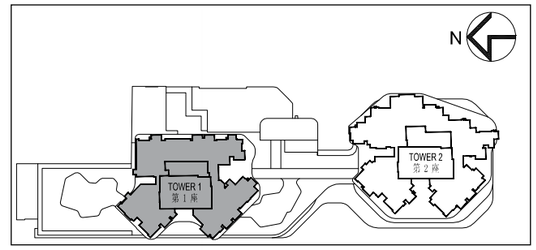
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(附註：此根據《一手住宅物業銷售條例》(第621章) 附表1第1部第10(2)(e)條所規定的陳述並不適用於發展項目)

Remarks applicable to floor plans of this section:
1. The dimensions in the floor plans are all in millimetre.
2. Please refer to page 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plans.
3. There are sunken slabs for mechanical and electrical services and/or ceiling bulkheads for the air-conditioning installation and/or mechanical and electrical services at some residential properties.
4. 4/F, 14/F, 24/F and 34/F are omitted.

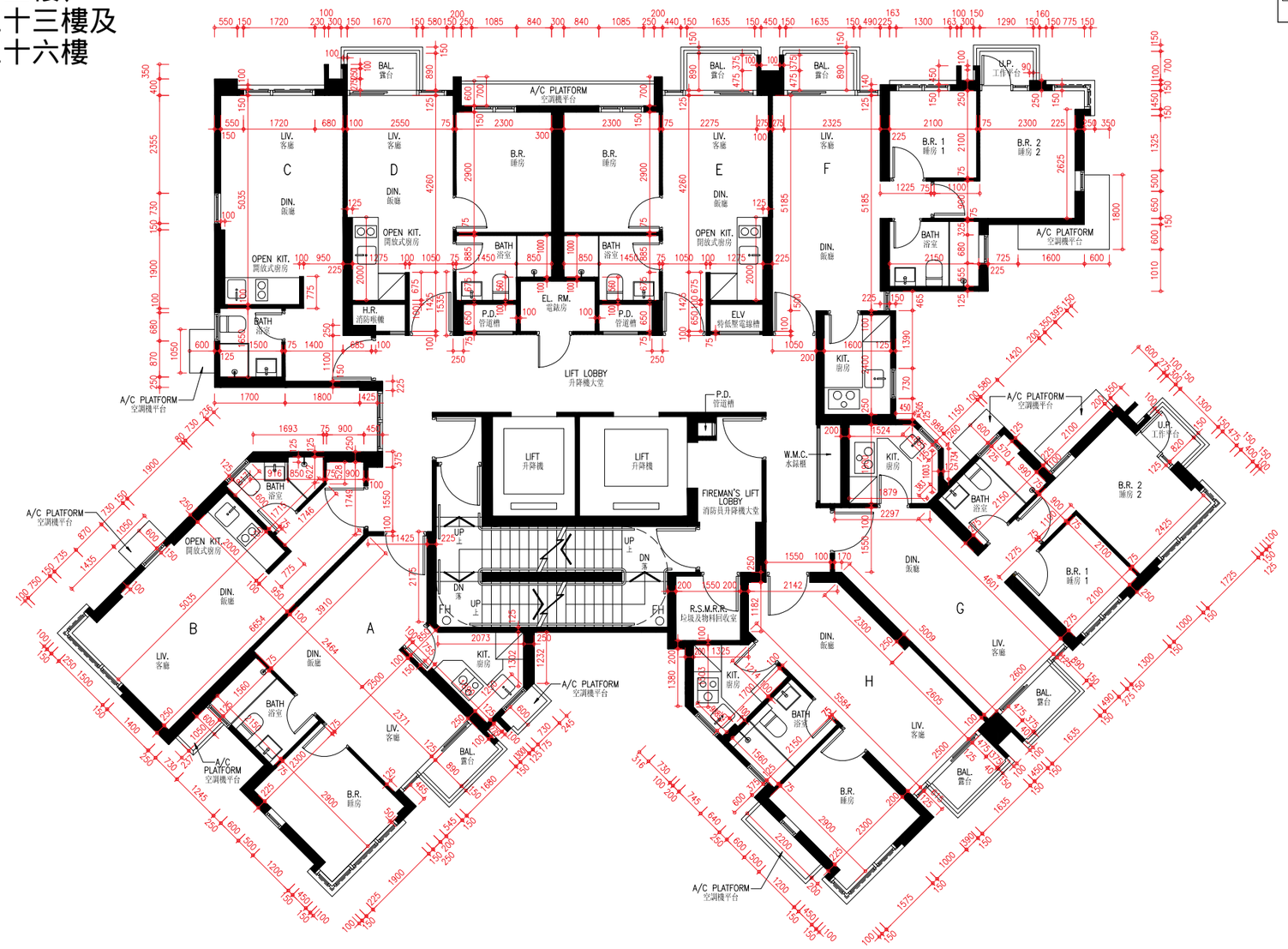
適用於本節各樓面平面圖之備註：
1. 樓面平面圖所列之所有尺寸均以毫米標示。
2. 樓面平面圖中顯示之名詞及簡稱請參閱本售樓說明書第19頁。
3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以安裝空調裝備及/或其他機電設備的假天花。
4. 不設四樓、十四樓、二十四樓及三十四樓。

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

TOWER 1
6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F
第1座
六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓



Key Plan
指示圖



Scale 比例
Metre 米 0 5

TOWER 1
6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F
第1座
六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓

Floor 樓層	Flat 單位	Thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor to floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)
6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓	A	150, 200	3,150
	B	200	3,150
	C	200	3,150
	D	150	3,150
	E	150	3,150
	F	150, 175	3,150
	G	150, 200	3,150
	H	150	3,150
36/F 三十六樓	A	200	3,400
	B	200	3,400
	C	200	3,400
	D	200	3,400, 3,750
	E	200	3,400, 3,750
	F	200	3,400
	G	200	3,400
	H	200	3,400

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

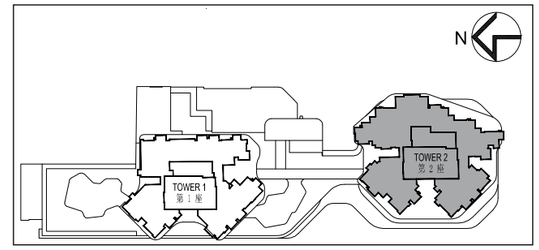
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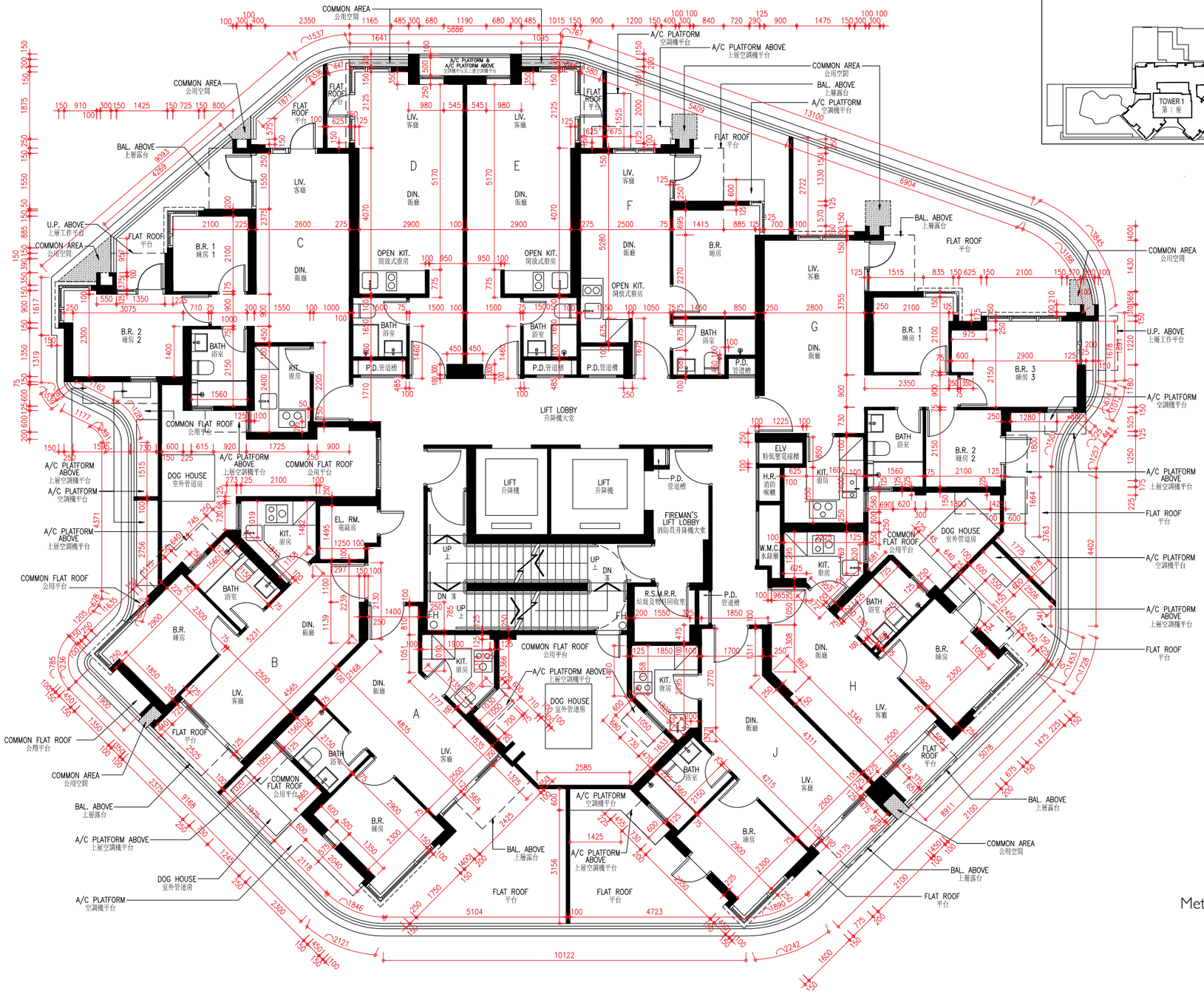
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3. 部分住宅物業有用以安裝機電設備的跌級樓板及/或用以安裝空調裝備及/或其他機電設備的假天花。
4. 不設四樓、十四樓、二十四樓及三十四樓。

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

TOWER 2
5/F
第2座
五樓



Key Plan
指示圖



Scale 比例
Metre 米
0 5

TOWER 2
5/F
第2座
五樓

Floor 樓層	Flat 單位	Thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	The floor to floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)
5/F 五樓	A	150	3,150
	B	150	3,150
	C	150	3,150
	D	150	3,150
	E	150	3,150
	F	150	3,150
	G	150	3,150
	H	150, 200	3,150
	J	150, 200	3,150

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

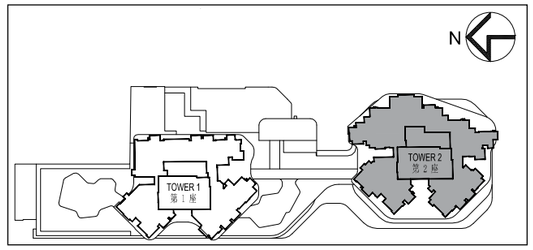
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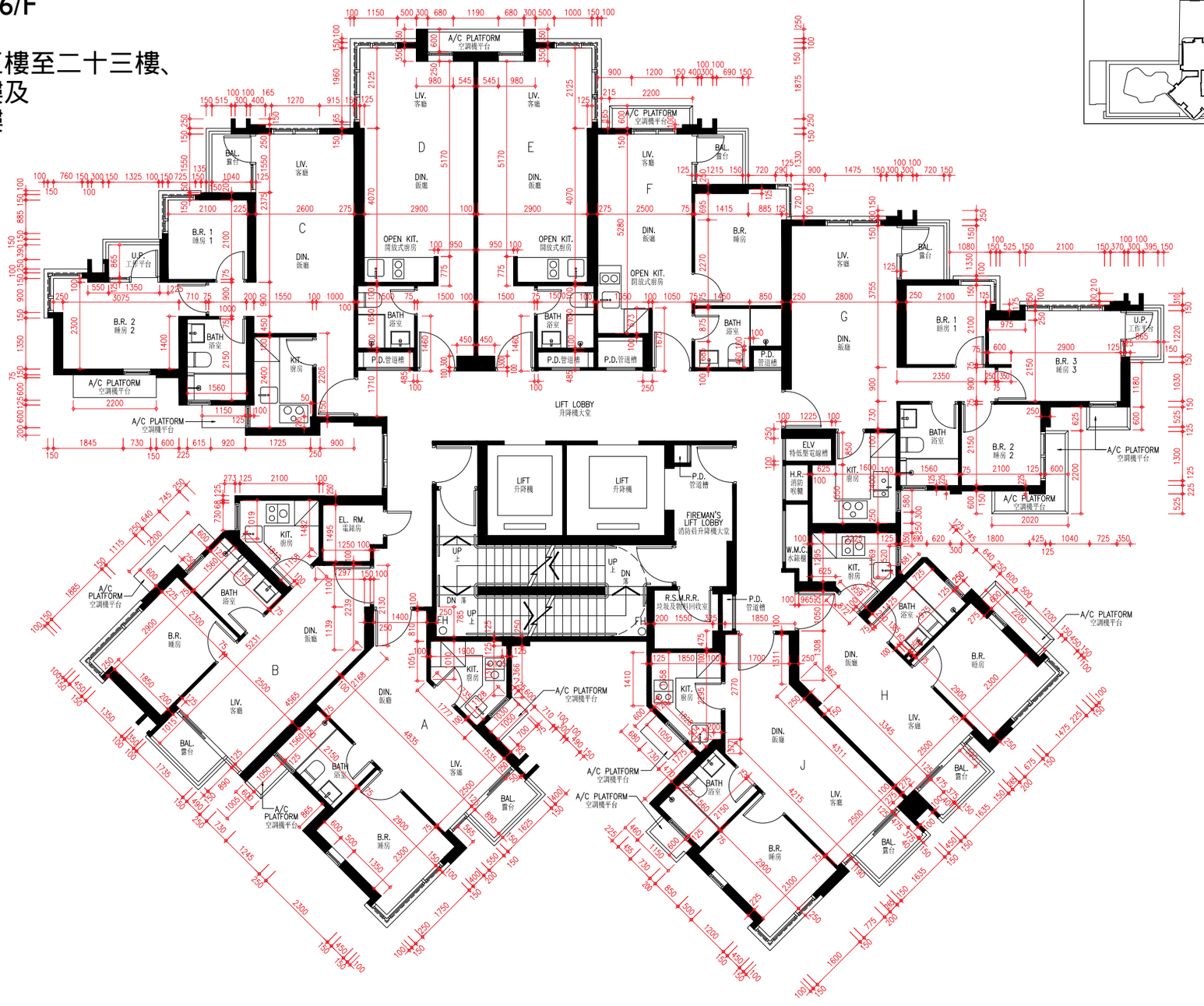
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4. **不設四樓、十四樓、二十四樓及三十四樓。**

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

TOWER 2
6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F
第2座
六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓



Key Plan
指示圖



Scale 比例
Metre 米
0 5

TOWER 2
6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F
第2座
六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓

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6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓	A	150	3,150
	B	150	3,150
	C	150	3,150
	D	150	3,150
	E	150	3,150
	F	150	3,150
	G	150	3,150
	H	150, 200	3,150
	J	150, 200	3,150
36/F 三十六樓	A	200	3,400
	B	200	3,400
	C	200	3,400
	D	200	3,400
	E	200	3,400, 3,750
	F	200	3,400, 3,750
	G	200	3,400
	H	200	3,400
	J	200	3,400, 3,750

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

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4. **不設四樓、十四樓、二十四樓及三十四樓。**

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F 五樓	A	35.522 (382) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	3.866 (42)	--	--	--	--	--	--
		B	25.545 (275) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		C	24.245 (261) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	1.979 (21)	--	--	--	--	--	--
		D	26.067 (281) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	3.895 (42)	--	--	--	--	--	--
		E	26.172 (282) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	3.651 (39)	--	--	--	--	--	--
		F	41.331 (445) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	20.788 (224)	--	--	--	--	--	--
		G	41.700 (449) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	14.777 (159)	--	--	--	--	--	--
		H	32.612 (351) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	3.233 (35)	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
每個住宅物業的實用面積以及露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積內）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 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
   上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties of the Development.
   發展項目住宅物業並無陽台。
3. 4/F, 14/F, 24/F and 34/F are omitted.
   不設四樓、十四樓、二十四樓及三十四樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	37.525 (404) Balcony 露台：2.003 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		B	25.545 (275) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		C	24.245 (261) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		D	28.075 (302) Balcony 露台：2.008 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		E	28.173 (303) Balcony 露台：2.001 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--
		F	44.834 (483) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.502 (16)	--	--	--	--	--	--	--	--	--	--
		G	45.168 (486) Balcony 露台：2.001 (22) Utility Platform 工作平台：1.503 (16)	--	--	--	--	--	--	--	--	--	--
		H	34.578 (372) Balcony 露台：2.001 (22) Utility Platform 工作平台：--	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
每個住宅物業的實用面積以及露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積內）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 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
   上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties of the Development.
   發展項目住宅物業並無陽台。
3. 4/F, 14/F, 24/F and 34/F are omitted.
   不設四樓、十四樓、二十四樓及三十四樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	5/F 五樓	A	31.955 (344) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	17.925 (193)	--	--	--	--	--	--
		B	32.217 (347) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	2.664 (29)	--	--	--	--	--	--
		C	43.604 (469) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	8.870 (95)	--	--	--	--	--	--
		D	26.396 (284) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	1.523 (16)	--	--	--	--	--	--
		E	26.415 (284) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	1.425 (15)	--	--	--	--	--	--
		F	27.893 (300) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	9.243 (99)	--	--	--	--	--	--
		G	49.849 (537) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	24.814 (267)	--	--	--	--	--	--
		H	30.725 (331) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	7.553 (81)	--	--	--	--	--	--
		J	33.133 (357) Balcony 露台：-- Utility Platform 工作平台：--	--	--	--	14.218 (153)	--	--	--	--	--	--

The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
每個住宅物業的實用面積以及露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積內）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 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
   上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties of the Development.
   發展項目住宅物業並無陽台。
3. 4/F, 14/F, 24/F and 34/F are omitted.
   不設四樓、十四樓、二十四樓及三十四樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.m. (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) 其他指明項目的面積 (不計算入實用面積) sq.m. (sq.ft.) 平方米 (平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓	A	33.957 (366) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		B	34.221 (368) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		C	47.113 (507) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.504 (16)	--	--	--	--	--	--	--	--	--	--
		D	26.396 (284) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		E	26.415 (284) Balcony 露台 : -- Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		F	29.894 (322) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		G	53.361 (574) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : 1.505 (16)	--	--	--	--	--	--	--	--	--	--
		H	32.690 (352) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--
		J	35.098 (378) Balcony 露台 : 2.001 (22) Utility Platform 工作平台 : --	--	--	--	--	--	--	--	--	--	--

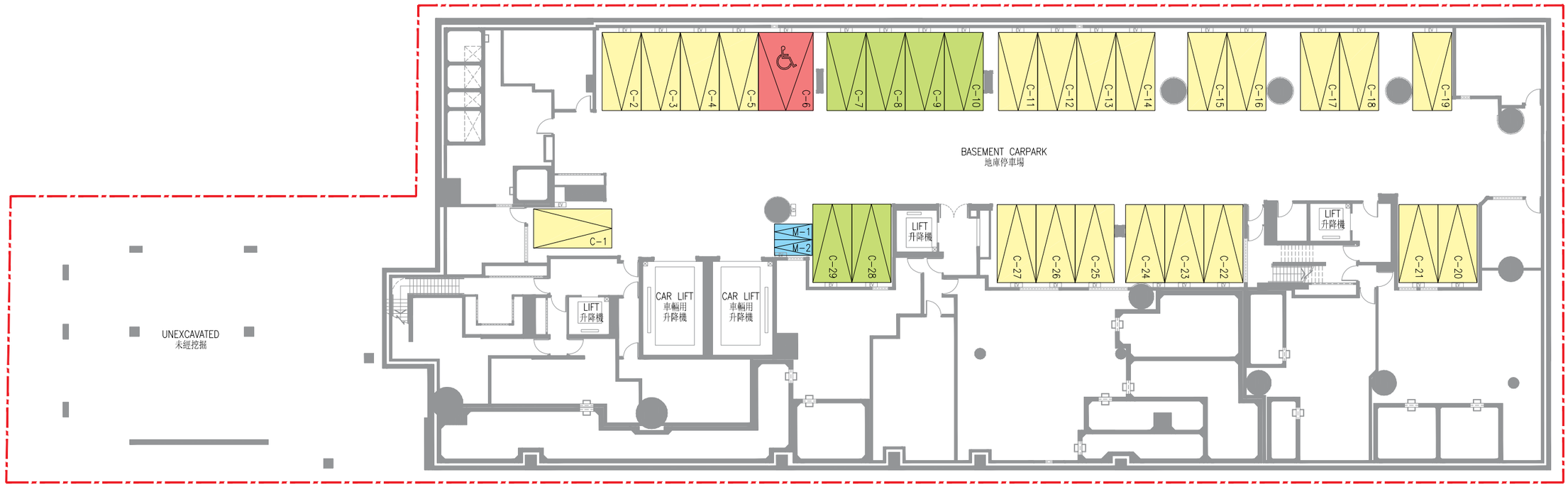
The saleable area of each residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
每個住宅物業的實用面積以及露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積內）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 附註:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
   上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. There is no verandah in the residential properties of the Development.
   發展項目住宅物業並無陽台。
3. 4/F, 14/F, 24/F and 34/F are omitted.
   不設四樓、十四樓、二十四樓及三十四樓。

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

BASEMENT PLAN
地庫平面圖



Residential Parking Space **住客停車位**

Accessible Parking Space **暢通易達停車位**

Motor Cycle Parking Space **電單車停車位**

Commerical Parking Space **商業停車位**

Metre **米** Scale **比例** 0 2 10

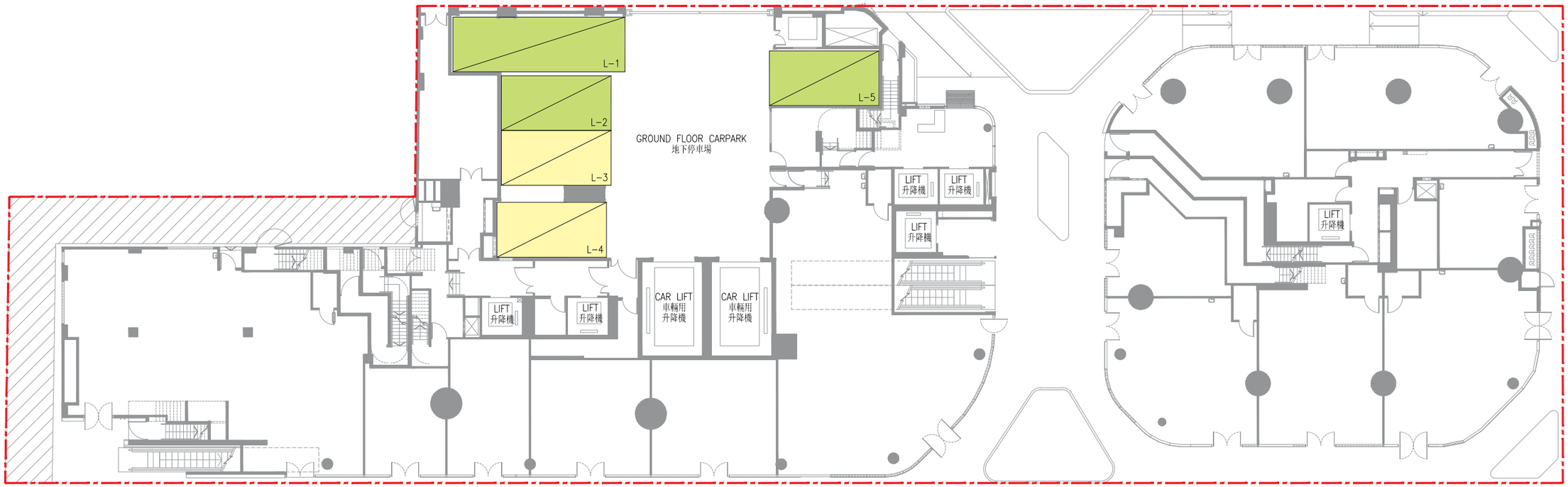
Development Site Boundary
發展項目邊界

Number, Dimensions and Area of Parking Spaces on Basement **地庫停車位的數目、尺寸及面積**

Category of Parking Space **車位類別**	Number **數目**	Dimensions (Length x Width) (metre) **尺寸 (長x闊) (米)**	Area Per Parking Space (sq.m.) **每個停車位面積 (平方米)**
Residential Parking Space **住客停車位**	22	5 x 2.5	12.50
Accessible Parking Space **暢通易達停車位**	1	5 x 3.5	17.50
Motor Cycle Parking Space **電單車停車位**	2	2.4 x 1	2.40
Commerical Parking Space **商業停車位**	6	5 x 2.5	12.50

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

GROUND FLOOR PLAN
地下平面圖



Number, Dimensions and Area of Loading and Unloading Spaces on Ground Floor **地下上落貨車車位的數目、尺寸及面積**

Category of Parking Space **車位類別**	Parking Space Number **停車位編號**	Number **數目**	Dimensions (Length x Width) (metre) **尺寸 (長x闊) (米)**	Area Per Parking Space (sq.m.) **每個停車位面積 (平方米)**
Commerical Loading and Unloading Space **商業上落貨車車位**	L-1	1	11 x 3.5	38.50
Commerical Loading and Unloading Space **商業上落貨車車位**	L-2, L-5	2	7 x 3.5	24.50
Residential Loading and Unloading Space **住客上落貨車車位**	L-3 - L-4	2	7 x 3.5	24.50

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

1. A preliminary deposit of 5% is payable on the signing of the Preliminary Agreement for Sale and Purchase ("**the Preliminary Agreement**").

2. The preliminary deposit paid by the Purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the Purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the Purchaser enters into the Preliminary Agreement:

   (a) the Preliminary Agreement is terminated;
   (b) the preliminary deposit is forfeited; and
   (c) the owner does not have any further claim against the Purchaser for the failure.

1. 在簽署臨時買賣合約(" 該臨時合約")時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約:

   (a) 該臨時合約即告終止；
   (b) 有關的臨時訂金即予沒收；及
   (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. Common Parts of the Development

1. "**Common Areas**" means the Development Common Areas, the Commercial Common Areas, the Residential Common Areas and the Car Park Common Areas.

2. "**Common Facilities**" means the Development Common Facilities, the Commercial Common Facilities, the Residential Common Facilities and the Car Park Common Facilities.

3. "**Car Park Common Areas**" means those parts of the Lot (as defined in the Deed of Mutual Covenant ("DMC")) and the Development (as defined in the DMC) (excluding those parking spaces shown and delineated on the car park layout plan approved by the Building Authority) and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners (as defined in the DMC) of the Car Parks (as defined in the DMC) (which do not form part of the Units (as defined in the DMC), the Development Common Areas, the Commercial Common Areas or the Residential Common Areas) and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Car Park and shall include but not limited to driveways, access areas, circulation passages, car lift shafts, staircases and landings, corridors, exhaust fan room, lift machine room, electrical room, hose reel, intake fan room, air duct, exhaust air duct and smoke vent outlet. The Car Park Common Areas are for the purpose of identification shown and coloured green on the plans (certified as to their accuracy by the Authorized Person (as defined in the DMC)) annexed to the DMC.

4. "**Car Park Common Facilities**" means those facilities and ancillary equipment for the common use and benefit of the Car Parks but not other parts of the Development and not for the use and benefit of a particular Car Park exclusively and shall include but not limited to lighting, petrol interceptor, plumbing and drainage system, fire services equipment and installation, car lifts, electrical and mechanical installation, plant and machinery, mechanical ventilation system and security system but excluding the Development Common Facilities, the Commercial Common Facilities, the Residential Common Facilities and the Non-Common EV Facilities (as defined in the Fourth Schedule to the DMC).

5. "**Commercial Common Areas**" means those parts of the Lot and the Development and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owner(s) of the Commercial Accommodation (as defined in the DMC) and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular part of the Commercial Accommodation (which do not form part of the Units, the Development Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to:
   (a) parts of the Open Space (as defined in the DMC) as for identification purpose only shown and coloured pink hatched black on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC;
   (b) the loading and unloading spaces on the Ground Floor provided pursuant to Special Condition No.(25)(a)(iii) of the Government Grant designed or intended to be used for the loading and unloading of goods vehicles in connection with the Commercial Accommodation by the Owner(s) thereof and numbered "L-1", "L-2" and "L-5" as shown on the Ground Floor Plan annexed to the DMC;
   (c) planters and portions of the Greenery Area;
   (d) parts of the External Walls of the Development as for identification purpose only shown and coloured pink on the Elevation Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC; and
   (e) those parts of the Commercial Accommodation to be designated under the Sub-Deed (as defined in the DMC) intended for the common use and benefit of the Owner(s) of the Commercial Accommodation.

   The Commercial Common Areas are for the purpose of identification shown and coloured pink and pink hatched black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

6. "**Commercial Common Facilities**" means those facilities and equipment ancillary to the Commercial Common Areas for the common use and benefit of the Owner(s) of the Commercial Accommodation and not for the use and benefit of a particular part of the Commercial Accommodation exclusively including, but not limited to, vertical green as for the purpose of identification shown in green dotted lines and marked "VG1", "VG2", "VG5" and "VG6" on the Greenery Area Plan (G/F) and "VG7" on the Greenery Area Plan (1/F) (certified as to their accuracy by the Authorized Person) annexed to the DMC, plumbing and drainage system, water tanks, lightings, ducts, pipes, wires, cables, plant and machinery, mechanical and electrical installations and fire services equipment and installation and those facilities and ancillary equipment to be designated under the Sub-Deed intended for the common use and benefit of the Owner(s) of the Commercial Accommodation.

7. "**Development Common Areas**" means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to:-
   (a) the Diversionary Lane (as defined in the DMC);
   (b) load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas);
   (c) parts of the External Walls of the Development from the Ground Floor to the Third Floor as for identification purpose only shown and coloured yellow on the Elevation Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC;
   (d) enclosing walls of the Development Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s));
   (e) such part of the Slope and Retaining Structures (as defined in the DMC) (if any) within the Lot;
   (f) portions of the Greenery Area, rainwater harvesting and grey water recycling plant room, water meter cabinets, the Disabled Parking Space (as defined in the DMC), the Owners' Committee Room (as defined in the DMC), fire services and sprinkler water pump and tank room, master water meter room, staircases and landings, refuse storage and material recovery room, transformer room cable riser duct, pipe ducts, gas control valve room, fan room, part of guard room, hose reels, electrical rooms, extra low voltage room, sprinkler control valve room, fire services pipe ducts, fire services inlets, transformer room, covered landscape, main switch room, genset room, fuel tank room and concrete plinths for lightning poles;

   and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas). The Development Common Areas are for the purpose of identification shown and coloured yellow, yellow hatched black and yellow stippled black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

8. "**Development Common Facilities**" means :
   (a) such of fire service control, master meter, main switch, telecommunication broadcasting equipment, air-conditioning system, sprinkler reinforced concrete water tank, fire services reinforced concrete water tank, greywater storage tank, contact aeration tank, buffer tank, influent rainwater collection tank, treated mixing tank, fuel tank, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical generator, aerial broadcast distribution facilities, telecommunications network facilities, TV antennae, plant and machinery, vertical green as for the purpose of identification shown in green dotted lines and marked "VG3" and "VG 4" on the Greenery Area Plan (G/F) (certified as to its accuracy by the Authorized Person) annexed to the DMC, lightning poles, mechanical ventilation system, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
   (b) lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
   (c) automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
   (d) burglar alarm, metal gate, manned gate, drop-gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
   (e) such installations and facilities for supply of electricity to the Disabled Parking Space for charging of motor vehicle;
   (f) the Lane Facilities (as defined in the DMC);

   and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities, the Residential Common Facilities or the Car Park Common Facilities.

9. "**Residential Common Areas**" means those parts of the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units (as defined in the DMC) and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit (which do not form part of the Units, the Development Common Areas, the Commercial Common Areas or the Car Park Common Areas) and shall include but not limited to :
   (a) the Recreational Areas;
   (b) office accommodation for watchman, planters, covered landscape, shuttle lift lobbies, lift lobbies (including wider lift lobbies), lift shafts, lift pit, pipe ducts, loading and unloading spaces on the Ground Floor provided pursuant to Special Condition No.(25)(a)(ii) of the Government Grant and numbered "L-3" and "L-4" as shown on the Ground Floor Plan annexed to

the DMC, corridors (including wider lift lobby and common corridors), staircases and landings, telecommunications and broadcasting rooms, fire services water meter cabinets, water meter cabinets, fire services and sprinkler water pump and tank room, fresh and flush water pump room, electrical rooms, fire services pipe ducts, electrical ducts, variable refrigerant volume rooms, main switch room, flat roofs, the Storage (as defined in the DMC), laundry room, air-conditioning platforms, refuse storage and material recovery rooms, extra low voltage rooms, hose reels, water meter rooms, potable and flushing water pump rooms, communal antenna broadcast distribution cabinets, lift machine rooms, top roofs, portions of the Greenery Area;

(c) parts of the External Walls of the Development from the Ground Floor to the Third Floor as for identification purpose only shown and coloured brown on the Elevation Plan (certified as to its accuracy by the Authorized Person) annexed to the DMC;

(d) External Walls above the Third Floor up to the top roof of the Development;

(e) enclosing walls of the Residential Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s));

(f) structural walls, partitions, columns, beams, floor slabs and other structural elements and supports of or within Residential Units or any of them;

(g) concrete plinths for photovoltaics (PV) panels on the top roofs of Tower 1 and Tower 2;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for the common use and benefit of the Owners of the Residential Units and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit. The Residential Common Areas are for the purpose of identification shown and coloured brown, brown stippled black and brown hatched black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

10. "**Residential Common Facilities**" means those facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units and not for the use and benefit of a particular Residential Unit exclusively and shall include but not limited to the Recreational Facilities, water tanks, water pumps, drains, pipes, gutters, sewers, fire-fighting system, wires and cables, electrical equipment, air-conditioning or mechanical installation, lighting, burglar alarm, metal gate, security system, gas pipes, centralized air-conditioning system, lifts, manual fire alarm, laundry equipment and photovoltaics (PV) panels and associated facilities installed or to be installed on top roofs of Tower 1 and Tower 2 for the use and benefit of the Residential Units but excluding the Development Common Facilities, the Commercial Common Facilities and the Car Park Common Facilities.

11. "**External Walls**" means the external walls of the Development or any part thereof including architectural features, lightings (if any), parapet walls, louvre, the curbs of the Non-enclosed Area (as defined in the DMC) and the windows and window frames of the Common Areas but excluding the internal surface of the concrete walls facing the Units, the glass parapets/balustrade/fences of the Non-enclosed Area and flat roofs or their replacement and the windows (whether openable or non-openable), window frames and sealant around window frames of the Units.

12. "**Greenery Area**" means the area of the Lot provided pursuant to Special Condition No.(11)(b)(ii) of the Government Grant, which is for the purpose of identification shown dotted black on the Greenery Area Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC and also includes vertical green as for the purpose of identification shown in green dotted lines on the Greenery Area Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

13. "**Recreational Areas**" means the areas intended for recreational use by the residents of the Residential Units and their bona fide visitors which shall include but not limited to such areas on the 2nd Floor and the 3rd Floor of the Development where Recreational Facilities, including but not limited to function room, study room, gym room, fitness room, kid's play room, sitting area and toilets are located.

14. "**Recreational Facilities**" means the recreational facilities and facilities ancillary thereto provided or installed for the common use and benefit of the residents of the Residential Units and their bona fide visitors and of no other person or persons pursuant to Special Condition No.(15)(a) of the Government Grant.

15. Subject to the provisions of the DMC and the Development Rules (as defined in the DMC) made thereunder and subject to the rights of the First Owner (as defined in the DMC) and the Manager (as defined in the DMC) provided in the DMC :

(a) the Owner of a Unit, his servants, agents and licensees shall have full right and liberty (in common with all other persons having the like right) to go and repass over and along the Development Common Areas for all purposes connected with the proper use and enjoyment of his Unit and to use the Development Common Facilities;

(b) the Owner of a Residential Unit, his servants, agents and licensees shall have full right and liberty (in common with all other persons having the like right) to go and repass over and along the Residential Common Areas for all purposes connected with the proper use and enjoyment of his Residential Unit and to use the Residential Common Facilities;

(c) the Owner of a Car Park, his servants, agents and licensees shall have full right and liberty (in common with all other persons having the like right) to go and repass over and along the Car Park Common Areas for all purposes connected with the proper use and enjoyment of his Car Park and to use the Car Park Common Facilities; and

(d) the Owner of any part of the Commercial Accommodation or any sub-divided Unit of the Commercial Accommodation, his servants, agents and licensees shall have full right and liberty (in common with all other persons having the like right) to go and repass over and along the Commercial Common Areas for all purposes connected with the proper use and enjoyment of his Unit and to use the Commercial Common Facilities.

16. None of the Owners shall cut, injure, damage, alter or interfere with any part or parts of the Common Areas or any of the Common Facilities or any equipment or apparatus or installations on in or upon the Lot and/or the Development (whether or not such equipment apparatus or installations are concealed, built in walls floors or ceilings, or pass through the Unit(s) or Common Areas) not being equipment or apparatus or installations for the exclusive use and benefit of any such Owner.

17. No Owner (including the First Owner) shall have the right to (i) convert any of the Common Areas or the Common Facilities to his own use or for his own benefit unless the approval of the Owners' Committee (as defined in the DMC) has been obtained; or (ii) convert or designate any of his own areas as Common Areas or Common Facilities (as the case may be) unless approved by a resolution of Owners at an Owners' meeting convened under the DMC. No Owner (including the First Owner) and no Manager shall have the right to re-covert or re-designate the Common Areas or the Common Facilities (as the case may be) to his or its own use or benefit.

18. Save as otherwise provided in the DMC, no Owner shall affix or install any structures, chimneys, neon signs, or signs of any kind on the roof, flat roof, Non-enclosed Area, planter, air-conditioning platform, Common Areas or External Walls of his Unit and the affixing or installation of the said structures, chimneys, neon signs or signs shall be subject to the prior approval or consent having been obtained from the relevant Government authorities or department if such approval or consent is required and subject also to compliance with all applicable Building Regulations or any ordinances, legislations and regulations or other permit, consent or requirement from time to time applicable.

19. No clothing or laundry shall be hung outside the Unit or on any roof, flat roof or air-conditioning platform or any part thereof (other than in the balcony or utility platform specifically provided therefor) or in the Common Areas.

20. No Owner shall affix or install onto the External Walls or through the windows of his Unit(s) any air-conditioners other than at the air-conditioning platform already provided or at such places designated for such purposes without the prior written consent of the Manager and all possible measures shall be taken to prevent excessive noise, condensation or dripping. The installation, repair, maintenance and renewal of the air- conditioner and the support frame and associated pipes thereof exclusively serving a Residential Unit and affixed or installed at the air-conditioning platform or such places designated by the Manager shall be carried out by a contractor appointed or approved by the Manager (which approval shall not be unreasonably withheld) at the expense of the Owner or Owners thereof and in such manner as the Manager shall in its absolute discretion think fit, and the relevant Owner shall at his own cost and expense make good any damage to the air-conditioning platform caused by such works.

21. No part of the Common Areas shall be obstructed or incumbered nor shall any refuse, matter or other thing be placed thereon nor shall any part of such Common Areas be used for any business or private purpose and no Owner shall do or permit or suffer to be done anything in such Common Areas as may be or become a nuisance or cause annoyance to any other Owners or occupiers of the Lot and/or the Development.

22. Any installation, alteration or repair works which may pass through the Common Areas or affect the Common Facilities shall, subject to the prior written approval of the Manager (which approval shall not be unreasonably withheld), be carried out by the Manager or any contractor appointed or approved by the Manager (which approval shall not be unreasonably withheld) at the expense of the Owner or Owners requiring such works and in such manner as the Manager shall in its absolute discretion think fit.

23. No Owner shall have the right to enter into, alter, repair, connect to or in any other way interfere with or affect the working of the Common Facilities without the previous written consent of the Manager. Except as provided in the DMC, the Common Areas and the Common Facilities shall at all times be under the exclusive management and control of the Manager who shall have full and unrestricted power to regulate and control the reasonable use thereof by the Owners and occupiers.

24. The Common Areas and the Common Facilities shall be assigned to and be held by the Manager as trustee for all Owners for the time being. Each Owner irrevocably appoints the Manager as agent and attorney for and on behalf of all the Owners in respect of any matter concerning the Common Areas and Common Facilities or any part(s) thereof.

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

Tower 1		
Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
5th Floor	A (with flat roof)	359 / 215,558
	B	255 / 215,558
	C (with flat roof)	244 / 215,558
	D (with flat roof)	265 / 215,558
	E (with flat roof)	266 / 215,558
	F (with flat roofs)	434 / 215,558
	G (with flat roofs)	432 / 215,558
	H (with flat roof)	329 / 215,558
6th Floor to 36th Floor (28 storeys) (14th, 24th & 34th Floors omitted)	A	375 / 215,558
	B	255 / 215,558
	C	242 / 215,558
	D	281 / 215,558
	E	282 / 215,558
	F	448 / 215,558
	G	452 / 215,558
	H	346 / 215,558

Tower 2		
Floor	Flat	No. of Undivided Shares allocated to each Residential Unit
5th Floor	A (with flat roof)	338 / 215,558
	B (with flat roof)	325 / 215,558
	C (with flat roofs)	445 / 215,558
	D (with flat roof)	266 / 215,558
	E (with flat roof)	265 / 215,558
	F (with flat roof)	288 / 215,558
	G (with flat roofs)	523 / 215,558
	H (with flat roof)	315 / 215,558
	J (with flat roofs)	345 / 215,558
6th Floor to 36th Floor (28 storeys) (14th, 24th & 34th Floors omitted)	A	340 / 215,558
	B	342 / 215,558
	C	471 / 215,558
	D	264 / 215,558
	E	264 / 215,558
	F	299 / 215,558
	G	533 / 215,558
	H	327 / 215,558
	J	351 / 215,558

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

Subject to the provisions of the Building Management Ordinance (Cap.344), the management of the Lot and the Development shall for an initial period of two (2) years from the date of the DMC be undertaken by the Management Company (as defined in the DMC). Prior to the formation of the Corporation (as defined in the DMC), the Owners' Committee may at any time terminate the Manager's appointment without compensation by giving not less than three (3) months' notice in writing to the Manager and by a resolution passed by a majority of votes of Owners voting either personally or by proxy in an Owners' meeting and supported by the Owners of not less than 50% of the Undivided Shares (as defined in the DMC) in aggregate (excluding the Undivided Shares allocated to the Common Areas and Common Facilities).

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

1. Where any expenditure relates to or is for the benefit of the Lot and the Development (but does not relate solely to or is not solely for the benefit of any Unit, Residential Common Areas, Commercial Common Areas, Car Park Common Areas, Residential Common Facilities, Commercial Common Facilities or Car Park Common Facilities) (for the avoidance of doubt, excluding the expenditure relating to the Open Space), the Development Common Areas and/or the Development Common Facilities the full amount of such expenditure shall be apportioned between all the Owners of the Development in proportion to the number of Management Shares (as defined in the DMC) held by them;

2. Where any expenditure relates solely to or is solely for the benefit of the Residential Units (but does not relate solely to or is not solely for the benefit of any particular Residential Unit), the Residential Common Areas and/or the Residential Common Facilities the full amount of such expenditure shall be apportioned between the Owners of the Residential Units in proportion to the number of Management Shares held by them.

3. Where any expenditure relates solely to or is solely for the benefit of a Unit, the full amount of such expenditure shall be borne by the Owner of such Unit.

4. The number of Management Shares allocated to a Residential Unit is the same as the number of Undivided Shares allocated to that Residential Unit as set out in Part B above, and the total number of Management Shares of the Development is 214,558.

E. Basis on which the management fee deposit is fixed

The management fee deposit payable in respect of each Residential Unit shall be equivalent to two (2) months' Management Fee for that Residential Unit.

F. Area in the Development retained by the Owner (Urban Renewal Authority) for that Owner's own use

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 「發展項目」的公用部分

1.「公用地方」指「發展項目公用地方」、「商用公用地方」、「住宅公用地方」及「停車場公用地方」。

2.「公用設施」指「發展項目公用設施」、「商用公用設施」、「住宅公用設施」及「停車場公用設施」。

3.「停車場公用地方」指設計或擬供予「停車位」(按公契定義)的「業主」(按公契定義)共同使用和享用(而不構成「單位」(按公契定義)、「發展項目公用地方」、「商用公用地方」或「住宅公用地方」一部分)及非轉讓予或供個別「停車位」「業主」獨家使用的「該地段」(按公契定義)及「發展項目」(按公契定義)的部分(不包括在經建築事務監督批准的停車場佈局圖上標明及顯示的停車位)及《建築物 管理條例》(第344章)附表1內列明的所有其他公用部分(如有),包括但不限於行車道、入口區域、循環通道、汽車升降機槽、樓梯及梯台、走廊、排氣扇房、升降機機房、電機房、消防喉轆、入氣扇房、氣槽、排氣槽及排煙口。「停車場公用地方」 在公契附夾的圖則上(經「認可人士」(按公契定義)核證為準確)為辨認用途以綠色顯示。

4.「停車場公用設施」指供「停車位」而非「發展項目」其他部分共同使用和享用及非供個別「停車位」的獨家使用和享用的設施及附屬設備,包括但不限於照明、截油器、水管和排水系統、消防設備及裝置、車輛用升降機、機電裝置、機器與設備、機械通風系統及保安系統,但不包括「發展項目公用設施」、「商用公用設施」、「住宅公用設施」及「非公用電動車輛設施」(按公契附表四定義)。

5.「商用公用地方」指設計或擬供予「商用部分」(按公契定義)的「業主」共同使用和享用及非轉讓予或供「商用部分」某部分的一名「業主」獨家使用(而不構成「單位」、「發展項目公用地方」、「住宅公用地方」或「停車場公用地方」一部分)的「該地段」及「發展項目」內的部分及《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有),包括但不限於:

(a) 在公契附夾的地面層樓面平面圖上(經「認可人士」核證為準確)為辨認用途以粉紅色加黑色斜線顯示的部分「休憩空間」(按公契定義);
(b) 根據批地文件特別條款第(25)(a)(iii)條在地面層提供予「商用部分」「業主」的貨車裝卸貨物、並在公契附夾圖則標明為"L-1"、"L-2"及"L-5"的上落客貨車位;
(c) 花槽及部分「綠化地方」;
(d) 在公契附夾的立面圖上(經「認可人士」核證為準確)為辨認用途以粉紅色顯示的「發展項目」的部分「外牆」;
(e) 根據「分公契」(按公契定義)劃分予「商用地方」「業主」共同使用和享用的「商用地方」的該等部分。

「商用公用地方」在公契附夾的圖則上(經「認可人士」核證為準確)為辨認用途以粉紅色及粉紅色加黑色斜線顯示。

6.「商用公用設施」指附屬於「商用公用地方」及供「商用地方」的「業主」共同使用和享用及非供「商用地方」個別部分獨家使用和享用的設施及設備,包括但不限於在公契附夾的綠化地方圖則(地面層)上為辨認用途以綠色虛線顯示並以「VG1」、「VG2」、「VG5」及「VG6」標明、及綠化地方圖則(一樓)上為辨認用途以綠色 虛線顯示,並以「VG7」標明(圖則均經「認可人士」核證為準確)的垂直綠化、水管和排水系統、水缸、照明、管道、水管、電線、電纜、機器與設備、機電裝置及消防設備及裝置及該等根據「分公契」劃分予「商用地方」「業主」共同使用及享用的設施及附屬設備。

7.「發展項目公用地方」指整個「該地段」及「發展項目」未有特別轉讓予或供個別「業主」獨家使用,而設計或擬供「業主」共同使用及享用(而不構成「單位」、「商用公用地方」、「住宅公用地方」或「停車場公用地方」一部分)的地方,包括但不限於:

(a)「分流路徑」(按公契定義);
(b)「發展項目」的承重牆、結構牆、基座、柱、樑及樓板(而不構成「單位」、「商用公用地方」、「住宅公用地方」或「停車場公用地方」一部分者);
(c) 在公契附夾的立面圖上(經「認可人士」核證為準確)為辨認用途以黃色顯示的「發展項目」地面層至三樓的部分「外牆」;
(d)「發展項目公用地方」的圍封牆(惟若該等圍封牆與任何「單位」相連,則不包括在有關「單位」內該等圍封牆的內面的批盪及面層);
(e)「斜坡及護土結構」(按公契定義)(如有)位於「該地段」內的部分;
(f) 部分「綠化地方」、雨水回收及中水重用機房、水錶櫃、「傷殘停車位」(按公契定義)、「業主委員會會室」(按公契定義)、消防及花灑水泵及缸房、總水錶房、樓梯及梯台、垃圾儲存及物料回收房、電力變壓房電纜管道、管道槽、氣體控制閥房、風機房、部分護衛室、消防喉轆、電力房、特低壓電房、花灑控制閥房、消防管道槽、消防入水掣、電力變壓房、有蓋園景、總電掣房、發電機房、燃料缸房及避雷針混凝土基座;

及「該地段」及「發展項目」內設計或擬供予「業主」共同使用和享用及非轉讓予或供個別「業主」獨家使用(而不構成「單位」、「商用公用地方」、「住宅公用地方」或「停車場公用地方」一部分)並屬於《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有)。「發展項目公用地方」在公契附夾的圖則上(經「認可人士」核證為準確)為辨認用途以黃色、黃色加黑色斜線及黃色加黑點顯示。

8.「發展項目公用設施」指:

(a) 該等供「該地段」及「發展項目」共同使用及享用而非供個別「單位」獨自使用或享用的消防控制設備、總錶、總掣、電訊及廣播設備、冷氣系統、花灑強化混凝土水缸、消防強化混凝土水缸、中水儲水缸、接觸曝氣缸、緩衝水缸、外來雨水收集缸、經處理混合缸、燃料缸、有蓋明渠、消防警鐘系統、消防栓/喉轆系統、排水管、管道、雨水渠、水井(如有)、污水渠、電線及電纜、發電機、天線分布設施、電訊網絡設施、電視天線、機器與設備、在公契附夾的綠化地方圖則(地面層)(經「認可人士」核證為準確)上為辨認用途以綠色虛線顯示並以「VG3」及「VG4」標明的垂直綠化、避雷針、機械通風系統、服務「發展項目公用地方」的機電裝置及其他現時或任何時間在「該地段」及「發展項目」之內、之下、之上或通過「該地段」及「發展項目」將水、污水、電力及任何其他服務設施輸送到「該地段」及「發展項目」或其任何部分的服務設施(不論是以管道或其他形式);
(b)「發展項目」內供「該地段」及「發展項目」共同使用及享用而非供個別「單位」獨自使用或享用的照明,包括外牆照明;
(c)「發展項目」內供「該地段」及「發展項目」共同使用及享用而非供個別「單位」獨自使用或享用的自動灑水系統、消防探測及警報系統及消防栓及喉轆系統;
(d) 供「該地段」及「發展項目」共同使用及享用而非供個別「單位」獨自使用或享用的防盜鐘、金屬閘門、人手閘門、升降式閘門及保安系統(如有);
(e) 用作提供電源予「傷殘停車位」作車輛充電用途的裝置及設施;
(f) 路徑設施(按公契定義);

及其他供「該地段」及「發展項目」共同使用及享用而非供個別「單位」獨自使用或享用的設施和系統。為免疑問,「發展項目公用設施」並不包括該等構成「商用公用設施」、「住宅公用設施」或「停車場公用設施」的設施、設備及類似構築物。

9.「住宅公用地方」指「該地段」及「發展項目」中設計或擬供「住宅單位」(按公契定義)「業主」共同使用及享用而未有特別轉讓予或供個別「住宅單位」「業主」獨家使用(而不構成「單位」、「發展項目公用地方」、「商用公用地方」或「停車場公用地方」一部分)的地方,包括但不限於:

(a)「康樂地方」;
(b) 管理員辦公室、花槽、有蓋園景、穿梭升降機大堂、升降機大堂(包括寬敞的升降機大堂)、升降機槽、升降機井、管道房、根據批地文件特別條款第(25)(a)(ii)條在地面層提供並在公契附夾圖則標明為"L-3"及"L-4"的上落客貨車位、走廊(包括加闊的升降機大堂及公共走廊)、樓梯及梯台、電訊及廣播室、消防水錶櫃、水錶櫃、消防及花灑水泵及水缸房、食水及沖廁水泵房、電力房、消防管道、電線導管、變頻多聯型分體式空調機房、總掣房、平台、「儲物室」(按公契定義)、洗衣房、冷氣機平台、垃圾儲存及物料回收房、特低壓電房、消防喉轆、水錶房、食水及沖廁水泵房、公用天線分布室、升降機機房、頂層天台、部分「綠化地方」;
(c) 在公契附夾的立面圖上(經「認可人士」核證為準確)為辨認用途以棕色顯示的「發展項目」地面層至三樓的部分發展項目的「外牆」;
(d)「發展項目」三樓以上至頂層天台的「外牆」;
(e)「住宅公用地方」的圍封牆(惟若該等圍封牆與任何「單位」相連,則不包括在有關「單位」內該等圍封牆的內面的批盪及面層);
(f) 位於「住宅單位」內或「住宅單位」的結構牆、間隔、柱、樑、樓板及其他結構部分及支撐物或其任何部分;
(g) 位於第1座及第2座頂層天台的太陽能板混凝土基座;

及「該地段」及「發展項目」內設計或擬供予「住宅單位」「業主」共同使用和享用及非轉讓予或供個別「住宅單位」「業主」獨家使用並屬於《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有)。「住宅公用地方」在公契附夾的圖則上(經「認可人士」核證為準確)為辨認用途以棕色、棕色加黑點及棕色加黑色斜線顯示。

10.「住宅公用設施」指該等供「住宅單位」「業主」共同使用及享用而非供個別「住宅單位」獨自使用或享用的設施,包括但不限「康樂設施」、水缸、水泵、排水管、管道、雨水渠、污水渠、消防系統、電線及電纜、電力設備、冷氣或機械裝置、照明、防盜鐘、金屬閘門、保安系統、氣體管道、中央冷氣系統、升降機、手動火警鐘、洗衣設備及在第1座及第2座頂層天台已或將安裝的太陽能板及相關設施,但不包括「發展項目公用設施」、「商用公用設施」及「停車場公用設施」。

11.「外牆」指「發展項目」的外牆或其任何部分,包括建築裝飾、照明(如有)、護牆、格柵、「非圍封範圍」(按公契定義)的路緣及「公用地方」的窗戶及窗框,但不包括面向「單位」的混凝土牆內面、「非圍封範圍」及平台的玻璃護牆/護欄/圍欄或其替換物及「單位」的窗戶(不論可否開啟)、窗框及沿窗框的填縫料。

12.「綠化地方」指「該地段」內根據批地文件特別條款第(11)(b)(ii)條提供,並在公契附夾的綠化地方圖則上(經「認可人士」核證為準確)為辨認用途以黑點顯示的地方,包括在公契附夾的綠化地方圖則上(經「認可人士」核證為準確)為辨認用途以綠色虛線顯示的垂直綠化。

13.「康樂地方」指提供予「住宅單位」住客及其真正訪客作康樂用途的地方，包括但不限於「發展項目」2樓及3樓「康樂設施」（包括但不限於活動室、自修室、健身室、健體室、兒童遊樂室、閒坐區及洗手間）所位處的地方。

14.「康樂設施」指根據批地文件特別條款第(15)(a)條提供予「住宅單位」住客及其真正訪客而非其他人士共同使用和享用的康樂設施和附屬設施。

15.受限於公契及按其訂立的「發展項目規則」（按公契定義）之條款，及受限於公契下「首業主」（按公契定義）及「管理人」（按公契定義）之權利：

(a)「單位」的「業主」、其傭工、代理人及獲許可人具有完全的權利和自由（與具有相似權利的所有其他人士共同）通過及再通過「發展項目公用地方」及使用「發展項目公用設施」，以作所有與正當使用及享用其「單位」相關之用途；

(b)「住宅單位」的「業主」、其傭工、代理人及獲許可人具有完全的權利和自由（與具有相似權利的所有其他人士共同）通過及再通過「住宅公用地方」及使用「住宅公用設施」，以作所有與正當使用及享用其「住宅單位」相關之用途；

(c)「停車位」的「業主」、其傭工、代理人及獲許可人具有完全的權利和自由（與具有相似權利的所有其他人士共同）通過及再通過「停車場公用地方」及使用「停車場公用設施」，以作所有與正當使用及享用其「停車位」相關之用途；及

(d)「商用部分」任何部分或任何「商用部分」分間「單位」的「業主」、其傭工、代理人及獲許可人具有完全的權利和自由（與具有相似權利的所有其他人士共同）通過及再通過「商用公用地方」及使用「商用公用設施」，以作所有與正當使用及享用其「單位」相關之用途。

16.所有「業主」不得切割、損毀、破壞、改動或干擾「公用地方」之任何部分或「公用設施」之任何部分或在「該地段」及/或「發展項目」之內或之上而並非供任何一名「業主」獨自使用和享用的任何設備、儀器或裝置（不論該設備、儀器或裝置是否密封、嵌入於牆壁、地板或天花、或經過「單位」或「公用地方」）。

17.「業主」（包括「首業主」）無權(i)將任何「公用地方」或「公用設施」改作自用，除非已獲「業主委員會」（按公契定義）之批准；或(ii)將其擁有之範圍改作或指定作「公用地方」或「公用設施」（視情況而定），除非已獲按公契召開的「業主」大會上的「業主」決議批准。「業主」（包括「首業主」）及「管理人」均無權再次改變或再次指定「公用地方」或「公用設施」（視情況而定）作其自用。

18.除公契另有訂明外，「業主」不得在其「單位」之天台、平台、「非圍封範圍」、花槽、冷氣機平台、「公用地方」或「外牆」加上或安裝任何構築物、煙囪、霓虹燈或任何形式的標示。加上或安裝該等構築物、煙囪、霓虹燈或標示前必須先取得相關政府機構或部門之事先批准或同意（如要），並必須遵守所有適用的建築物規例或任何條例、法例及規則或其他不時適用的許可、同意或要求。

19.不得在「單位」外或在「單位」的任何天台、平台或冷氣機平台或其任何部分（特別提供作如此用途的露台或工作平台除外）或在「公用地方」晾曬衣服。

20.未得「管理人」事先書面同意及未採取預防過量嘈音、凝結或滴水的所有可行措施前，「業主」不得在已設的冷氣機平台或指明地方外之外牆或其「單位」的窗戶裝設冷氣機。單獨服務一個「住宅單位」並固定或安裝在冷氣機平台或「管理人」指定地方的冷氣機及其支架及相關喉管的安裝、維修、保養及更新工程必須由「管理人」委任或批准（該批准不得無理被拒）之承辦商以「業主」自費及「管理人」絕對酌情認為適當的方式進行，而相關「業主」須自費修補因該等工程對冷氣機平台造成的損壞。

21.任何「公用地方」均不得被阻塞或妨礙及不得放置任何垃圾、物品及其他物件，亦不得用作任何商業或私人用途。「業主」不得進行或容許他人在「公用地方」進行任何對「該地段」及/或「發展項目」任何其他「業主」或佔用人可能構成滋擾或引致煩擾的行為。

22.除「管理人」的事先書面批准（有關批准不得無理拒絕）外，任何可能經過「公用地方」或影響「公用設施」的裝設、改動或維修工程必須由「管理人」或任何「管理人」委任或批准之承辦商（有關批准不得無理拒絕）以「管理人」絕對酌情認為合適的方式進行，有關費用由需要有關工程的「業主」支付。

23.除得到「管理人」事先書面同意外，「業主」不得進入、改動、維修、連接或以任何其他方式干擾或影響「公用設施」之運作。除公契另有指明外，「公用地方」及「公用設施」在所有時間均由「管理人」獨自管理及控制，「管理人」有完全及不受限制的權力規管及控制「業主」及佔用人對「公用地方」及「公用設施」的合理使用。

24.「公用地方」及「公用設施」須轉讓予「管理人」，並由其作為信託人代所有其時的「業主」持有。每名「業主」均不可撤回地就有關「公用地方」及「公用設施」或其任何部分的任何事項委任「管理人」作為全體「業主」的代理人。

B. 分配予「發展項目」中每個住宅物業的「不分割份數」數目

第1座		
樓層	單位	每個住宅物業的不分割份數的數目
5樓	A (連平台)	359 / 215,558
	B	255 / 215,558
	C (連平台)	244 / 215,558
	D (連平台)	265 / 215,558
	E (連平台)	266 / 215,558
	F (連平台)	434 / 215,558
	G (連平台)	432 / 215,558
	H (連平台)	329 / 215,558
6樓至36樓(共28層)	A	375 / 215,558
(不設14、24及34樓)	B	255 / 215,558
	C	242 / 215,558
	D	281 / 215,558
	E	282 / 215,558
	F	448 / 215,558
	G	452 / 215,558
	H	346 / 215,558
第2座		
5樓	A (連平台)	338 / 215,558
	B (連平台)	325 / 215,558
	C (連平台)	445 / 215,558
	D (連平台)	266 / 215,558
	E (連平台)	265 / 215,558
	F (連平台)	288 / 215,558
	G (連平台)	523 / 215,558
	H (連平台)	315 / 215,558
	J (連平台)	345 / 215,558
6樓至36樓 (共28層)	A	340 / 215,558
(不設14、24及34樓)	B	342 / 215,558
	C	471 / 215,558
	D	264 / 215,558
	E	264 / 215,558
	F	299 / 215,558
	G	533 / 215,558
	H	327 / 215,558
	J	351 / 215,558

C. 有關「發展項目」的「管理人」的委任年期

受限於《建築物管理條例》(第344章)，「管理公司」(按公契定義)將負責管理該地段及「發展項目」，其初始任期為公契日期起計兩(2)年。在成立「法團」(按公契定義)之前，「業主委員會」有權在經「業主」大會獲得「業主」的逾半票數(不論親身或以授權方式投票)及不少於「不分割份數」(按公契定義)總數(不包括分配予「公用地方」與「公共設施」的「不分割份數」)的50%的「業主」支持通過決議及給予三(3)個月書面通知後，隨時終止「管理人」之委任，並毋須作出賠償。

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

1. 若任何開支涉及或有利於「該地段」及「發展項目」(但並非僅涉及或有利於任何「單位」、「住宅公用地方」、「商用公用地方」、「停車場公用地方」、「住宅公用設施」、「商用公用設施」或「停車場公用設施」)(為免疑問，不包括「休憩空間」)、「發展項目公用地方」及/或「發展項目公共設施」，該等開支的全部款項須由「發展項目」全體「業主」按其持有之「管理份數」(按公契定義)之比例分攤。

2. 若任何開支僅涉及或有利於「住宅單位」(但並非僅涉及或有利於任何個別「住宅單位」)、「住宅公用地方」及/或「住宅公用設施」，該等開支的全部款項須由「住宅單位」之「業主」按其持有之「管理份數」之比例分攤。

3. 若任何開支僅涉及或有利於個別「住宅單位」，該等開支將須由該「住宅單位」之「業主」承擔。

4. 分配予每個「住宅單位」的「管理份數」的數目與上述B部分列出該「住宅單位」的「不分割份數」的數目相同，而發展項目「管理份數」之總數為214,558。

E. 計算管理費按金的基準

每個「住宅單位」應付之管理費按金須等同該「住宅單位」的兩個月「管理費」。

F. 擁有人(即市區重建局)在「發展項目」中保留作自用的範圍

「發展項目」中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)　條所提及之擁有人(即市區重建局)在發展項目中保留作自用的範圍。

註：　除非在本售樓說明書內另有定義外，上文所有以括號標示的詞語之釋義與公契所用之定義相同。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The Development is situated on Kowloon Inland Lot No.11244 ("**the lot**").

2. The lot is held from the Government under the Conditions of Grant No.20249 as varied or modified by a Modification Letter dated 14 November 2018 and registered in the Land Registry by Memorial No. 18112200550078 ("**the Land Grant**") for a term of fifty (50) years commencing from 13 April 2015.

3. User restrictions applicable to the land on which the Development is situated

Special Condition No.(9) of the Land Grant

(a) Subject to sub-clause (b) of Special Condition No.(9) of the Land Grant, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

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

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of Special Condition No.(9) of the Land Grant and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of Special Condition No.(9) of the Land Grant;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than 3 basement levels), for private residential purposes; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (24) (as may be varied under Special Condition No. (26) of the Land Grant) and (25) of the Land Grant or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of Special Condition No.(9) of the Land Grant. The determination by the Director of Lands ("**the Director**") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause shall be final and binding on the Grantee (as defined in General Condition No.12(a) of the Land Grant).

(d) For the purpose of Special Condition No.(9) of the Land Grant, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitutes a basement level or basement levels shall be final and binding on the Grantee.

Special Condition No.(6) of the Land Grant

The Grantee shall not without the prior written consent of the Director use the Green Area (as defined in Special Condition No.(4)(a)(i)(I) of the Land Grant) for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(4) of the Land Grant.

Special Condition No.(13)(I) of the Land Grant

For the avoidance of doubt,

(i) prior to the fulfilment of the obligation under sub-clause (c) of Special Condition No.(13) of the Land Grant by the Grantee in all respects to the satisfaction of the Director, the Existing Lane (as defined in Special Condition No.(13)(a) of the Land Grant) shall not be used for any purpose other than for the public pedestrian passage in accordance with sub-clause (b) of Special Condition No.(13) of the Land Grant and for providing the access as provided in sub-clause (h) of Special Condition No.(13) of the Land Grant; and

(ii) thereafter the Diversionary Lane (as defined in Special Condition No.(13)(c)(i) of the Land Grant) shall not be used for any purpose other than for public pedestrian passage in accordance with sub-clause (e) of Special Condition No.(13) of the Land Grant and for providing the access as provided in sub-clause (h) of Special Condition No.(13) of the Land Grant.

Special Condition No.(40) of the Land Grant

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.

4. Maintenance

General Condition No.6(a) of the Land Grant

The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of General Condition No.6 of the Land Grant) in accordance with the General and Special Conditions of the Land Grant ("these Conditions"):

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

(ii) maintain all buildings erected or which may after the date of the Land Grant 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.

5. Private Streets, Roads and Lanes

General Condition No.8 of the Land Grant

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

6. Green Area

Special Condition No.(4) of the Land Grant

(a) The Grantee shall:

(i) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public roads shown coloured green on the plan annexed to the Land Grant (hereinafter referred to as "**the Green Area**"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been redelivered to the Government in accordance with Special Condition No.(5) of the Land Grant.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No.(4) of the Land Grant, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No.(4) of the Land Grant or the exercise of the rights by the Government under sub-clause (b) of Special Condition No.(4) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(5) of the Land Grant

For the purpose only of carrying out the necessary works specified in Special Condition No.(4) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered

with or obstructed by the carrying out of the works whether under Special Condition No.(4) of the Land Grant or otherwise.

Special Condition No.(7) of the Land Grant

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

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

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

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents, the officers of the Water Authority and other persons or public utility companies duly authorized under sub-clause (a) of Special Condition No.(7) of the Land Grant shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No.(7) of the Land Grant.

7. Building Covenant

Special Condition No.(8) of the Land Grant

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 2020.

8. Preservation of Trees

Special Condition No.(10) of the Land Grant

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.

9. Landscaping

Special Condition No.(11) of the Land Grant

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of Special Condition No.(11) of the Land Grant.

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

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of Special Condition No.(11) of the Land Grant (hereinafter referred to as "**the Greenery Area**") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) The decision of the Director as to which landscaping works proposed by the Grantee constitute the 20% referred to in sub-clause (b)(i) of Special Condition No.(11) of the Land Grant shall be final and binding on the Grantee.

(iv) 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 plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

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

(e) The area or areas landscaped in accordance with Special Condition No.(11) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

10. Development Condition

Special Condition No.(12) of the Land Grant

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

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

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 14,639 square metres and shall not exceed 24,399 square metres; and

(ii) of the total gross floor area stipulated in sub-clause (c)(i) of Special Condition No.(12) of the Land Grant, the total gross floor area of any building or buildings erected or to be erected on the lot designed and intended to be used for private residential purposes shall not exceed 20,332 square metres.

11. The Existing Lane

Special Condition No.(13) of the Land Grant

(a) The Grantee acknowledges that there is an existing lane within that portion of the lot shown coloured pink hatched black stippled black on the plan annexed to the Land Grant (hereinafter referred to as "**the Pink Hatched Black Stippled Black Area**") and that portion of the lot shown coloured pink stippled black on the plan annexed to the Land Grant (hereinafter referred to as "**the Pink Stippled Black Area**") (the Pink Hatched Black Stippled Black Area and the Pink Stippled Black Area are hereinafter collectively referred to as "**the Existing Lane**").

(b) Notwithstanding the provision contained in Special Condition No.(9) of the Land Grant, unless and until the Grantee has fulfilled his obligations under sub-clause (c) of Special Condition No.(13) of the Land Grant in all respects to the satisfaction of the Director, the Grantee shall:

(i) keep and retain the Existing Lane provided that with the prior written approval of the Director, the Grantee is not obliged to keep and retain the Existing Lane;

(ii) at his own expense and in all respects to the satisfaction of the Director maintain and manage the Existing Lane (including, without limitation, all utilities services underneath the Existing Lane existing at the date of the Land Grant) in good and substantial repair and condition; and

(iii) permit all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Existing Lane and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works under sub-clause (c) of Special Condition No.(13) of the Land Grant or otherwise;

except that the Grantee may carry out necessary works on the Pink Hatched Black Stippled Black Area in compliance with sub-clause (c) of Special Condition No.(13) of the Land Grant.

(c) Notwithstanding the provision contained in Special Condition No.(9) of the Land Grant, the Grantee shall on or before the 31st day of December 2020 (or such other extended date as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, disposition and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

(i) lay, form and surface that portion of the lot shown coloured pink hatched black on the plan annexed to the Land Grant and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as "**the Diversionary Lane**"); and

(ii) construct and provide a pedestrian passage way together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Diversionary Lane (hereinafter collectively referred to as "**the Lane Facilities**");

so that pedestrian traffic may be carried on the Diversionary Lane.

(d) Notwithstanding the provision contained in Special Condition No.(9) of the Land Grant, the Grantee shall at all times during the term agreed by the Land Grant to be granted at his own expense manage and maintain the Diversionary Lane, and upon and from the completion of the works provided in sub-clause (c) of Special Condition No.(13) of the Land Grant, together with the pedestrian passage way and the Lane Facilities both constructed and provided pursuant to sub-clause (c)(ii) of Special Condition No.(13) of the Land Grant, in good and substantial repair and condition in all respects to the satisfaction of the Director.

(e) Notwithstanding the provision contained in Special Condition No.(9) of the Land Grant, the Grantee shall, after the works referred to in sub-clause (c) of Special Condition No.(13) of the Land Grant have been completed to the satisfaction of the Director, permit all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane.

(f) No tree or shrub shall be planted and no building or structure or support for any building or structure (other than the Existing Lane and the Lane Facilities of Special Condition No.(13) of the Land Grant) shall be erected or constructed or placed on, over, under, above, below or within the Diversionary Lane.

(g) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b), (c) and (d) of Special Condition No.(13) of the Land Grant, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(h) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Diversionary Lane and the Existing Lane) for the purposes of:

(I) inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b), (c) and (d) of Special Condition No.(13) of the Land Grant;

(II) carrying out, inspecting, checking and supervising the works under sub-clause (g) of Special Condition No.(13) of the Land Grant;

(III) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(36) of the Land Grant) being or running upon, over or under the Diversionary Lane and the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Diversionary Lane and the Existing Lane.

(ii) The Grantee shall at all reasonable times permit the owners of the adjoining lots including Kowloon Inland Lot No. 9928 shown and marked K.I.L. 9928 on the plan annexed to the Land Grant (hereinafter referred to as "**K.I.L. 9928**"), the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Diversionary Lane and the Existing Lane for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Diversionary Lane and the Existing Lane.

(iii) In addition to sub-clause (h)(ii) of Special Condition No.(13) of the Land Grant, the Grantee shall permit the owners of K.I.L. 9928 free of costs and obstruction to have the door openings of adjoining building erected on K.I.L. 9928 shown and marked "Fook Wan Mansion" on the plan annexed to the Land Grant leading to and encroaching upon the Diversionary Lane without any obstruction.

For avoidance of doubt, the rights reserved under sub-clauses (h)(i) and (h)(ii) of Special Condition No.(13) of the Land Grant over the Pink Stippled Black Area shall cease upon fulfilment of the obligations under sub-clause (c) of Special Condition No.(13) of the Land Grant by the Grantee in all respects to the satisfaction of the Director.

(i) The Government, the Director and his officers, contractors and agents and any persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No.(13) of the Land Grant or the exercise by the Government, the Director and his officers, contractors and agents and any persons authorized by him or them of the rights conferred under sub-clauses (g) and (h) of Special Condition No.(13) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents and any persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance.

(j) The Grantee indemnifies and shall keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorized by him from and against all liabilities and all actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under Special Condition No.(13) of the Land Grant or out of or in connection with the Existing Lane, the Diversionary Lane or any of the Lane Facilities.

(k) It is expressly agreed, declared and provided that the obligations on the part of the Grantee contained in sub-clauses (b) and (e) of Special Condition No.(13) of the Land Grant arises by contract and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Existing Lane, the Diversionary Lane or any part or parts thereof to the public for the right of passage.

(m) It is expressly agreed and declared that the obligations on the part of the Grantee contained in sub-clauses (b) and (e) of Special Condition No.(13) of the Land Grant will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, any substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(n) The Diversionary Lane provided within the lot in accordance with sub-clause (c) of Special Condition No.(13) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

12. Recreational Facilities

Special Condition No.(15) of the Land Grant

(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.

(c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of Special Condition No.(15) of the Land Grant (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.(21)(a)(v) of the Land Grant;

(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.

13. Parking, Loading and Unloading Requirements

Special Condition No.(24) of the Land Grant

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "**the Residential Parking Spaces**") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table in Special Condition No.(24)(a)(i) of the Land Grant unless the Director consents to a rate or to a number of the Residential Parking Spaces different from those set out in the said table.

(iii) The spaces provided under sub-clause (a)(i) of Special Condition No.(24) of the Land Grant (as may be varied under Special Condition No.(26) of the Land Grant) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Six spaces or such other number as may be approved by the Director shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.

(ii) The spaces provided under sub-clause (b)(i) of Special Condition No.(24) of the Land Grant (as may be varied under Special Condition No.(26) of the Land Grant) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i) and (b)(i) of Special Condition No.(24) of the Land Grant (as may be respectively varied under Special Condition No.(26) of the Land Grant), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "**the Parking Spaces for the Disabled Persons**") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clauses (a)(i) and (b)(i) of Special Condition No.(24) of the Land Grant (as may be respectively varied under Special Condition No.(26) of the Land Grant) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or the occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (as the case may be in accordance with sub-clauses (a)(i) and (b)(ii) of Special Condition No.(24) of the Land Grant) and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) 5% of the total number of parking spaces required to be provided under sub-clauses (a)(i) and (b)(i) of Special Condition No.(24) of the Land Grant (as may be respectively varied under Special Condition No.(26) of the Land Grant) shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (as the case may be in accordance with sub-clauses (a)(i) and (b)(ii) of Special Condition No.(24) of the Land Grant) (hereinafter referred to as "**the Motor Cycle Parking Spaces**"), unless the Director consents to another rate. If the number of spaces to be provided under sub-clause (d)(i) of Special Condition No.(24) of the Land Grant is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No.(26) of the Land Grant) shall not be used for any purpose other than for the purpose set out in sub-clause (d)(i) of Special Condition No.(24) of the Land Grant and in particular the Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

Special Condition No.(25)(a) of the Land Grant

(i) 5 spaces or such other number as may be approved by the Director shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles.

(ii) 2 out of the spaces required to be provided under sub-clause (a)(i) of Special Condition No.(25) of the Land Grant or such other number as may be approved by the Director shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the residential units in the building or buildings erected or to be erected on the lot.

(iii) Subject to sub-clause (a)(ii) of Special Condition No.(25) of the Land Grant, the remaining spaces to be provided under sub-clause (a)(i) of Special Condition No.(25) of the Land Grant 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 used for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

Special Condition No.(28) of the Land Grant

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

(i) assigned except

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

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

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

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

(d) Sub-clauses (a) and (b) of Special Condition No.(28) of the Land Grant shall not apply to the Parking Spaces for the Disabled Persons.

Special Condition No.(29) of the Land Grant

The spaces provided within the lot in accordance with Special Conditions No.(24)(c)(i) (as may be varied under Special Condition No.(26) of the Land Grant) and (25) of the Land Grant shall be designated as and form part of the Common Areas.

14. Cutting Away

Special Condition No.(32) of the Land Grant

(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 agreed by the Land Grant 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.

(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 and 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 provided in the Land Grant 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.

15. Anchor maintenance

Special Condition No.(34) of the Land Grant

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.

16. Spoil or Debris

Special Condition No.(35)(a) of the Land Grant

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

17. Damage to Services

Special Condition No.(36) of the Land Grant

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

18. Construction of Drains and Channels and Connecting Drains and Sewers

Special Condition No.(37) of the Land Grant

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

19. Restriction on Alienation of Starter Home Units

Special Condition No.(41) of the Land Grant

(c) Except as provided in sub-clauses (d), (e), (f), (h) and (i) of Special Condition No.(41) of the Land Grant, no owner (as defined in Special Condition No.(41)(j) of the Land Grant for the purpose of Special Condition No.(41) of the Land Grant only) shall at any time, sell, assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his Starter Home Unit (as defined in Special Condition No.(41)(j) of the Land Grant) or any part thereof or any interest therein (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do, or solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby his Starter Home Unit or any part thereof or any interest therein is or may be sold, assigned or otherwise disposed of or affected or enter into any agreement so to do.

(d) (i) Subject to the prior written approval from the Grantee and compliance with the guidelines (if applicable) from time to time issued by the Grantee, an owner may, without payment of the Amount (as defined in Special Condition No.(41)(j) of the Land Grant), charge or mortgage a Starter Home Unit assigned to him or create second charge(s) or second mortgage(s) or create further charge(s) or further mortgage(s) over the said Starter Home Unit to a bank or other financial institution (which for the purpose of sub-clause (d)(i) of Special Condition No.(41) of the Land Grant only shall include the Financial Secretary Incorporated, incorporated under the Financial Secretary Incorporation Ordinance Cap. 1015 of the Laws of Hong Kong) or to the organization of the owner's employer approved by the Grantee, for the purpose of:

(I) financing the purchase of the said Starter Home Unit or refinancing the purchase of the said Starter Home Unit or refinancing (an) outstanding loan(s) secured by (an) existing charge(s) or mortgage(s) over the said Starter Home Unit; or

(II) securing new loan(s) or additional loan(s) from such bank, financial institution or organization

and the Grantee shall have the sole and absolute discretion to approve or reject such application without giving any reason therefor, provided that the prior written approval from the Grantee referred to above shall not be given unless on condition that:-

(A) the said charge(s) or mortgage(s) shall be in a form approved by the Grantee and shall contain such provisions as the Grantee may require;

(B) the owner shall bear all the costs and expenses of and incidental to the creation of such charge(s) or mortgage(s) including the Grantee's administrative costs and expenses in approving the charge(s) or mortgage(s) and the legal costs incurred by the Grantee in approving the form mentioned in sub-clause (d)(i)(A) of Special Condition No.(41) of the Land Grant; and

(C) the owner shall observe and comply with such terms and conditions as may be imposed by the Grantee.

(ii) After a period of 5 years has elapsed from the date of the First Assignment (as defined in Special Condition No.(41)(j) of the Land Grant) and subject to the prior written approval from the Grantee and compliance with the guidelines (if applicable) from time to time issued by the Grantee, an owner may, without payment of the Amount, charge or mortgage a Starter Home Unit assigned to him to a participating bank, or The Hong Kong Mortgage Corporation Limited (hereinafter referred to as "HKMC") or any of its subsidiaries (HKMC and its subsidiaries are hereinafter collectively and individually referred to as "HKMC Group") for the purpose of obtaining a loan secured by a mortgage under the Reverse Mortgage Programme operated by the HKMC Group, provided that the approval from the Grantee will be deemed to be given on the condition that:-

(I) the said mortgage shall be in a form approved from time to time by the Grantee and the HKMC Group for Starter Home Units and shall contain such provisions as the Grantee and the HKMC Group may require;

(II) the loan shall be obtained from and the Starter Home Unit shall be charged or mortgaged to a participating bank or the HKMC Group under the Reverse Mortgage Programme;

(III) the owner shall bear all the costs and expenses of and incidental to the creation of the said mortgage; and

(IV) the owner shall observe and comply with the guidelines, if applicable, from time to time issued by the Grantee and such terms and conditions under the Reverse Mortgage Programme as may be imposed by the HKMC Group.

(e) Save and except as provided in sub-clause (d)(i) of, Special Condition No.(41) of the Land Grant before a period of 5 years has elapsed from the date of the First Assignment, no owner shall sell, assign, mortgage, charge, demise, underlet, part with

possession of or otherwise dispose of his Starter Home Unit or any part thereof or any interest therein (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do, or solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby his Starter Home Unit or any part thereof or any interest therein is or may be sold, assigned or otherwise disposed of or affected or enter into any agreement so to do unless and until he has obtained the prior written approval from the Grantee of his application to sell, assign, mortgage, charge, demise, underlet, part with possession or otherwise dispose of his Starter Home Unit and complied with the guidelines (if applicable) from time to time issued by the Grantee and, subject to sub-clause (h) of Special Condition No.(41) of the Land Grant, paid the Amount to the Grantee. Upon receipt of an owner's application to sell, assign, mortgage, charge, demise, underlet, part with possession or otherwise dispose of his Starter Home Unit, the Grantee may at his sole and absolute discretion approve such application (which approval may be subject to such terms and conditions as may be imposed by the Grantee) or reject such application without giving any reason therefor.

(f) After a period of 5 years has elapsed from the date of the First Assignment, an owner shall be entitled to sell, assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of his Starter Home Unit as he sees fit subject to the payment of the Amount to the Grantee.

(h) After a period of 5 years has elapsed from the date of the First Assignment or if an owner becomes entitled to sell or otherwise dispose of his Starter Home Unit before a period of 5 years has elapsed from the date of the First Assignment pursuant to sub-clause (e) of Special Condition No.(41) of the Land Grant and notwithstanding that the owner has not made payment to the Grantee of the Amount, he may enter into an agreement for the sale of his Starter Home Unit provided that it is a condition of such agreement that the Amount shall be paid to the Grantee prior to assignment of the Starter Home Unit.

(i) (i) Notwithstanding anything contained in the Land Grant to the contrary, an owner or in the event of his death, his executor or administrator may, in conformity with all conditions (if any) imposed by the Grantee and subject to sub-clause (i)(ii) of Special Condition No.(41) of the Land Grant, assign his Starter Home Unit or part thereof or his interest therein to his parents, spouse, former spouse, children or siblings or if an owner is dead, to his beneficiaries entitled to such deceased owner's estate (subject to the production of satisfactory documentary evidence of relationship or entitlement to the satisfaction of the Grantee) without making payment to the Grantee of the Amount under sub-clauses (e) and (f) of Special Condition No.(41) of the Land Grant after such owner or his executor or administrator has first applied for and obtained the prior written approval from the Grantee who shall have sole and absolute discretion to approve or reject such application without giving reasons therefor.

(ii) The prior written approval of the Grantee under sub-clause (i)(i) of Special Condition No.(41) of the Land Grant shall be given on condition that :-

(I) the said assignment to the parents, spouse, former spouse, children or siblings of that owner or the beneficiaries entitled to the estate of the deceased owner (hereinafter called "the assignees") shall be in a form approved by the Grantee and shall contain such provisions as may be required by the Grantee;

(II) the Starter Home Unit of the owner or any part thereof and the undivided shares therein shall be deemed to have been assigned to the assignees on the date on which the said Starter Home Unit was assigned to that owner and sub-clauses (c) to (j) of Special Condition No.(41) of the Land Grant shall apply to the assignees accordingly; and

(III) the owner or his estate and the assignees shall bear all the costs of such assignment including the administrative costs and expenses of the Grantee in approving the assignment and the legal cost incurred by the Grantee in approving the form mentioned in sub-clause (i)(ii)(I) of Special Condition No.(41) of the Land Grant.

(j) For the purpose of Special Condition No.(41) of the Land Grant:

(iii) the expression "Grantee" excludes its assigns;

(v) "Starter Home Unit" means, subject to sub-clause (a)(ii) of Special Condition No.(41) of the Land Grant, any of the units used for private residential purposes in the building or buildings erected or to be erected on the lot and to which an undivided share or undivided shares of and in the lot has or have been allocated or to be allocated and designated or to be designated as "Starter Home Unit" in a deed poll executed or to be executed by the Grantee and registered or to be registered by the Grantee in the Land Registry from time to time and all Starter Home Units shall collectively be referred to as "Starter Home Units".

Remark:

Pursuant to a Deed Poll dated 28 November 2018 and registered in the Land Registry by Memorial No.18112901930017 executed by the Vendor as referred to in Special Condition No.(41)(j)(v) of the Land Grant. (as supplemented or varied by a Supplemental Deed Poll dated 8 May 2020 and registered in the Land Registry by Memorial No.20051402040016), all residential units in the Development have been designated by the Vendor as Starter Home Units.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 發展項目位於九龍內地段11244號（「該地段」）。

2. 該地段是按照批地條件第20249號 經一份日期註明為2018年11月14日並於土地註冊處以註冊摘要編號第18112200550078號註冊之批地條款修訂書變更或修訂 (「批地文件」) 獲政府批租。批租年期為50年，由2015年4月13日 開始。

3. 適用於發展項目所位於的土地的用途限制

批地文件特別條款第(9)條

(a) 受限於批地文件特別條款第(9)條第(b)分條，該地段或其任何部分或任何在該地段上興建或將興建之建築物或其任何部分不得用作非工業（不包括貨倉、酒店及加油站）用途以外任何其他用途。

(b) 除下列用途外，已建或擬建於該地段上的任何建築物或其任何部份不可作任何其他用途：

(i) 最底三層樓層須用作非工業用途（不包括貨倉、酒店及加油站），但為免生疑，為批地文件特別條款第(9)條的目的，任何不論大小或樓面面積的地庫層（如建有）均被計算為一樓層，而任何地庫層的使用將進一步被批地文件特別條款第(9)條第(b)(iii)分條限制；

(ii) 所有其餘樓層（如有超過三層地庫層，不包括任何最底三層以上之地庫層）須用作私人住宅用途；及

(iii) 任何地庫層（如建有），不論其為最底三層之一或最底三層以上之地庫層，須用作非工業（不包括住宅、貨倉、酒店及加油站）用途。

(c) 任何只用作安放按照批地文件特別條款第(24)條（可按批地文件特別條款第(26)條變更）及(25)條供用作提供泊車位及上落貨位或機房或兩者之樓層，將不會被視作批地文件特別條款第(9)條第(b)分條所述樓層中的一層計算。至於任何樓層擬作用途是否本分條所准許之用途，地政總署署長（「署長」）之決定將為最終決定及對承批人（根據批地文件一般條款第12(a)條所定義）有約束力。

(d) 為批地文件特別條款第(9)條的目的，署長就何謂一層或多層樓層及就某一或多層樓層是否構成一層或多層地庫層的決定將為最終決定及對承批人有約束力。

批地文件特別條款第(6)條

承批人不得在未經署長預先書面同意下使用綠色範圍(根據批地文件特別條款第(4)(a)(i)(I)條所定義)作儲存用途或搭建任何臨時構築物或進行任何批地文件特別條款第(4)條所指定的工程以外的用途。

批地文件特別條款第(13)(I)條

為免生疑，

(i) 在承批人完成批地文件特別條款第(13)條第(c)分條下的責任以使署長在所有方面滿意前，除根據批地文件特別條款第(13)條第(b)分條下用作公眾行人通道及根據批地文件特別條款第(13)條第(h)分條下提供出入通道外，現有路徑（根據批地文件特別條款第(13)(a)條所定義）不得用作任何其他用途；

(ii) 其後，除根據批地文件特別條款第(13)條第(e)分條下用作公眾行人通道及根據批地文件特別條款第(13)條第(h)分條下提供出入通道外，分流路徑（根據批地文件特別條款第(13)(c)(i)條所定義）不得用作任何其他用途。

批地文件特別條款第(40)條

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

4. 保養

批地文件一般條款第6(a)條

承批人須於整個批租期內根據批地文件一般條款及特別條款（「此等批地條款」）進行建造或重建工程（本詞指批地文件一般條款第6條第(b)分條所述的重新發展）：

(i) 依照經批准的設計及布局及任何經批准的建築圖則（沒有任何變更或修改）保養所有建築物；

(ii) 保養所有已興建或依照此等批地條款或任何其後之合約修訂條文在批地文件日期後興建之建築物，以維持其良好及充足之保養狀態，以及在批租期屆滿或提前終止時以同等保養狀態交還此等建築物。

5. 私家街道、道路及巷道

批地文件一般條款第8條

任何按此等批地條款而須要建造的私家街道、道路及巷道必須設置於署長滿意並由其決定位於批租範圍以內或外的位置。於上述的任何一種情況下，承批人須在署長要求時將其無代價交還予政府。若上述之街道、道路及巷道已交還予政府，政府將為其鋪設表面、建造路緣、渠道（包括污水及雨水渠道）、排水道及街燈，有關費用由承批人負擔，而其後的維修將以公帑支付。如該等私家街道、道路及巷道保留於批租的範圍內，承批人須自費安排照明、鋪設表面、建造路緣、渠道及排水道及進行維修，以使署長在所有方面均滿意。如因公眾利益需要，署長可進行街燈裝置及保養。承批人須承擔裝設街燈的建設成本，並為裝設及保養街燈的工人及車輛提供進出批租範圍的免費進出權。

6. 綠色範圍

批地文件特別條款第(4)條

(a) 承批人須：

(i) 於2020年12月31日或之前（或署長批准的其他延伸期限之前），自費以署長批准的方式及物料，及按署長批准的標準、高度、定線及設計進行以下工程，以使署長在所有方面均滿意：

(I) 鋪設及構建在批地文件附圖上以綠色顯示的未來公共道路範圍（下稱「綠色範圍」）；及

(II) 依照署長可獨自決定要求，提供及興建橋樑、隧道、上跨道、下跨通、下水通、高架道、天橋、行人道、道路或其他構築物（下稱「該等構築物」）

致使於綠色範圍上可以進行興建及車輛及行人之交通；

(ii) 於2020年12月31日或之前（或署長批准的其他延伸期限之前），自費將綠色範圍鋪路面、做路邊石和渠道及依署長要求於其提供溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、服務設施、街燈、交通標誌、街道設施、路標及植物，以使署長滿意；

(iii) 自費保養綠色範圍連同該等構築物及其上或其中興建、安裝及提供的一切構築物、路面、溝渠、排水道、下水道、消防龍頭、服務設施、街燈、交通標誌、街道設施、路標及植物達到署長滿意，直至按批地文件特別條款第(5)條將綠色範圍的管有交還政府。

(b) 如承批人未能完成批地文件特別條款第(4)條第(a)分條之責任，政府可以進行所須工程，費用由承批人支付，承批人須按要求付給政府與有關費用相等之金額，該金額由署長決定並為最終者及對承批人有約束力。

(c) 政府對於承批人或任何人士不論是否因或由於承批人完成承批人於此批地文件特別條款第(4)條第(a)分條的責任或政府行使其於批地文件特別條款第(4)條第(b)分條的權力或其他原因所受到或引致的任何損失、損害、妨害或騷擾並無責任，承批人亦不可就任何損失、損害、妨害或騷擾向政府追討。

批地文件特別條款第(5)條

為進行批地文件特別條款第(4)條的所須工程，承批人將於批地文件日期該日被給予綠色範圍的管有權。綠色範圍須按要求交回政府，惟在任何情況下如署長發信表示此等批地條款已獲符合並使其滿意，綠色範圍則會被視為在該信件的日期交回政府。當承批人管有綠色範圍時，承批人須於所有合理時間容許所有政府和公眾車輛及行人交通自由通過及行經綠色範圍，此等通行權不可受批地文件特別條款第(4)條的工程或其他因素影響或阻礙。

批地文件特別條款第(7)條

(a) 當承批人管有綠色範圍時，承批人須於所有合理時間：

(i) 准許政府及署長及其官員、承辦商及代理人或任何署長授權的人士有權自由進出及再進出和行經及通過該地段及綠色範圍，以對依據批地文件特別條款第(4)(a)條將進行的工程作檢視、檢查及監督，及進行、檢視、檢查及監督批地文件特別條款第(4)(b)條的工程及或任何其他署長認為於綠色範圍必須的工程；

(ii) 准許政府及政府授權的相關公共服務公司有權依政府及政府授權的有關公共服務公司所要求進出及再進出和行經及通過該地段及綠色範圍，以於綠色範圍或毗連土地之內、上或下進行任何工程，包括但並不限於安放及其後保養所有為擬向該地段或其毗連或相鄰土地或置所提供電話、電力、氣體（如有者）及其他服務的必須管道、電線、導管、線管或其他傳導體及附屬裝置器，承批人須要於上述於綠色範圍內進行的工程的所有事宜與政府及政府授權的有關公共服務公司充分合作；及

(iii) 准許水務監督的官員及他們授權的其他人士有權依水務監督或該等授權人士所要求自由進出及再進出和行經及通過該地段及綠色範圍，以於綠色範圍進行有關操作、保養、維修、更換及更改任何其他水務裝設的工程。

(b) 政府、署長及其官員、承辦商及代理人、水務監督的官員或依批地文件特別條款第(7)條第(a)分條獲政府授權的公共服務公司及其他人士對於因或由於政府、署長及其官員、承辦商及代理人、水務監督的官員或依本批地文件特別條款第(7)條第(a)分條獲政府授權的公共服務公司及其他人士行使其權力而引致承批人或其他人士的任何損失、損害、妨害或騷擾一切並無責任。

SUMMARY OF LAND GRANT
批地文件的摘要

7. 建築規約

批地文件特別條款第(8)條

承批人須在該地段上興建一項或多項建築物以發展該地段，並須在所有方面符合此等批地條款和香港不時有效及有關建築、衞生及規劃的一切條例、附例及規例，該建築物或該等建築物須於2020年12月31日或之前完成和可供佔用。

8. 樹木保育

批地文件特別條款第(10)條

如非事先獲署長書面同意，概不可移除或干預任何現於該地段或毗連土地生長的樹木，而署長可於給予同意時施加其視為恰當的移植、補償園景工程或再植條件。

9. 景觀美化

批地文件特別條款第(11)條

(a) 承批人須自費向署長提交景觀設計圖，指明將在該地段內根據批地文件特別條款第(11)條第(b)分條提供之景觀美化工程的位置、布局及設計，以取得其批核。

(b) (i) 該地段上不少於20%之範圍須種植樹木、灌木或其他植物。

(ii) 在本批地文件特別條款第(11)條第(b)(i)分條所指的20%範圍中的不少於50%（下稱「綠化範圍」）須位處署長全權酌情決定之位置或高度，以使行人可見或進入該地段的人可達。

(iii) 署長就何等承批人擬進行之景觀美化工程可構成批地文件特別條款第(11)條第(b)(i)分條所指的20%之決定為最終並約束承批人。

(iv) 署長可全權酌情接受承批人建議的其他非植樹綠化景物，以代替栽種樹木、灌木或其他植物。

(c) 承批人須自費在該地段內根據已批核的景觀設計圖進行景觀美化工程，並在所有方面使署長滿意。未有署長事先書面同意前，不得修訂、更改、改動、修改或以另一圖則代替已批核景觀設計圖。

(d) 承批人須於此後自費維持及保養景觀美化工程至安全、清潔、整齊、整潔及健康的狀態，以使署長在所有方面均滿意。

(e) 根據本批地文件特別條款第(11)條進行景觀美化工程之範圍須被劃為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方。

10. 發展條款

批地文件特別條款第(12)條

受限於此等批地條款，在發展或重新發展（根據批地文件一般條款第6條所定義）該地段或其任何部份時：

(a) 任何於該地段上已建或擬建的建築物均須在所有方面符合《建築物條例》及其下的任何規例及所有修訂法例的要求；

(b) 不得在該地段或其任何部分或在任何此等批地條款指明而在該地段範圍外的地方興建任何未能在所有方面完全符合《城市規劃條例》及在其下任何規例及任何修訂法例的建築物，亦不得以未能完全符合《城市規劃條例》及在其下任何規例及任何修訂法例的方式開發或使用該地段或其任何部分或在任何此等批地條款指明而在該地段範圍外的地方；

(c) (i) 在該地段上已建或擬建的任何建築物的總樓面面積不得少於14,639平方米及不得多於24,399平方米；及

(ii) 在本批地文件特別條款第(12)條第(c)(i)分條所規定之總樓面面積中，在該地段上已建或擬建並設計或擬用作私人住宅用途的任何建築物的總樓面面積不可多於20,332平方米。

11. 現有路徑

批地文件特別條款第(13)條

(a) 承批人確認在批地文件附夾圖則中以粉紅色加黑色斜線和黑點顯示的該地段的部分（下稱「粉紅色加黑色斜線和黑點區域」）及在批地文件附夾圖則中以粉紅色加黑點顯示的該地段的部分（下稱「粉紅色加黑點區域」）內現有一條路徑（粉紅色加黑色斜線和黑點區域及粉紅色加黑點區域合稱「現有路徑」）。

(b) 即使批地文件特別條款第(9)條另有規定，在承批人履行批地文件特別條款第(13)條第(c)分條下的責任並使署長在各方面滿意前，承批人須：

(i) 保持及保留現有路徑，除非署長另有書面批准承批人毋須保持及保留現有路徑；

(ii) 自費保養及管理現有路徑（包括但不限於所有在批地文件當日已有及藏於現有路徑下方的所有公用事業設施）至良好及妥善的維修狀態，並使署長在各方面滿意；及

(iii) 准許所有公眾人士在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過現有路徑以作所有合法用途，並確保該等進出及通行權不受根據批地文件特別條款第(13)條第(c)分條下進行的工程或其他因素干擾或阻礙；

惟承批人可在粉紅色加黑色斜線和黑點區域根據批地文件特別條款第(13)條第(c)分條進行所須工程。

(c) 即使批地文件特別條款第(9)條另有規定，承批人須於2020年12月31日或之前（或署長批准的其他延伸日期之前）自費以署長批准的方式及物料，及按署長批准的標準、高度、定線、佈局及設計進行以下工程，以使署長在所有方面滿意：

(i) 鋪設、構建及平整在批地文件附圖上以粉紅色加黑斜線顯示的該地段的範圍及粉紅色加黑色斜線和黑點區域（合稱「分流路徑」）；及

(ii) 興建及提供一條行人通道及溝渠、下水道、排水道、接駁至總水管之消防龍頭及水管、街燈、交通標誌、街道設施、路標、接駁梯級、樓梯、斜路及其他署長絕對酌情要求的其他構築物（合稱「路徑設施」）；

致使於分流路徑上可以進行行人之交通；

(d) 即使批地文件特別條款第(9)條另有規定，承批人須在協定的批租期內的所有時間自費管理及保養分流路徑，以及在完成批地文件特別條款第(13)條第(c)分條下的工程後一併管理及保養根據批地文件特別條款第(13)條第(c)(ii)分條下提供的行人通道及路徑設施，以達至良好及妥善的維修狀況，並使署長在所有方面滿意。

(e) 即使批地文件特別條款第(9)條另有規定，承批人須在批地文件特別條款第(13)條第(c)分條提及的工程完成並使署長滿意後准許所有公眾人士在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過分流路徑以作所有合法用途。

(f) 不得在分流路徑上、下或內種植樹木或灌木或搭建或興建任何建築物或構築物或支撐物（批地文件特別條款第(13)條內的現有路徑及路徑設施除外）。

(g) 如承批人未能完成批地文件特別條款第(13)條第(b)、(c)及(d)分條下之責任，政府可以進行所須工程，費用由承批人支付，承批人須按要求付給政府與有關費用相等之金額，該金額由署長決定並為最終者及對承批人有約束力。

(h) (i) 承批人須在所有合理時間准許署長及其官員、承辦商及代理人或任何署長授權的人士在有或沒有工具、器材、機器或汽車的情況下有權為以下目的自由進出及再進出和行經及通過該地段或其任何部分（包括分流路徑及現有路徑）：

(I) 檢視、檢查及監督任何根據批地文件特別條款第(13)條第(b)、(c)及(d)分條進行的工程；

(II) 進行、檢視、檢查及監督根據批地文件特別條款第(13)條第(g)分條進行的工程；

(III) 鋪設、安裝、轉移、移除、檢視、維修及保養該等在分流路徑和現有路徑上、下鋪設的一部分服務設施（按批地文件特別條款第(36)條定義），並在分流路徑和現有路徑上、下或內進行任何署長認為須要的工程（包括但不限於上述有關服務設施的工程）。

(ii) 承批人在所有合理時間內須准許毗鄰地段（包括在批地文件附夾圖則內以K.I.L.9928標示的九龍內地段第9928號（下稱「K.I.L.9928」））的業主、公用事業公司及其各自的人員、承辦商及代理人及任何其他獲其授權之人士在有或沒有工具、器材或機器的情況下有權自由及不受阻礙地進出及再進出和行經及通過分流路徑和現有路徑，以檢查、鋪設、安裝、轉移、移除、檢視、維修及保養其位於分流路徑和現有路徑上及下的排水道、水道、總水管、溝渠、明渠、管道、電纜、電線、公用事業設施或其他工程與裝置。

(iii) 除批地文件特別條款第(13)條第(h)(ii)分條以外，承批人亦須准許K.I.L.9928的業主免費及不受阻礙地為興建在K.I.L.9928上並在批地文件附夾圖則上標示為“Fook Wan Mansion”的毗鄰建築物設置通往及佔用分流路徑的出入口。

為免生疑，根據批地文件特別條款第(13)條第(h)(i)及(h)(ii)分條就粉紅色加黑點區域所保留之權利將在承批人完成特別條款第(13)條第(c)分條下的責任並使署長在各方面滿意時終止。

(i) 政府、署長及其官員、承辦商及代理人及任何獲其授權之人士對於因或由於履行承批人於批地文件特別條款第(13)條下的責任或政府、署長及其官員、承辦商及代理人及任何獲其授權人士行使批地文件特別條款第(13)條第(g)及(h)分條下賦予的權利或任何其他因素而引致承批人或其他人士的任何損失、損害、妨害或騷擾一切並無責任，亦不得就任何該等損失、損害、妨害或騷擾向

政府、署長及其官員、承辦商及代理人及任何獲其授權之人士提出申索。

(j) 承批人須就所有因或有關承批人、其傭工、工人及承建商任何有關承批人在批地文件特別條款第(13)條下的責任的作為或不作為，或因或有關現有路徑、分流路徑或任何路徑設施而直接或間接引致且不論性質的一切責任及一切法律行動、訴訟、支出、申索、開支、損失、損害、費用及索償向政府、署長及其官員、承辦商及代表理及任何獲其授權之人士作出彌償。

(k) 批地文件雙方明確同意、聲明及規定，承批人在批地文件特別條款第(13)條第(b)及(e)分條下的責任由合約衍生，在施加該責任時，承批人並無意圖而政府亦無同意將現有路徑、分流路徑或其任何部分或多於一部分撥供公眾通行。

(m) 批地文件雙方明確同意及聲明，承批人在批地文件特別條款第(13)條第(b)及(e)分條下的責任並不會導致任何有關在《建築物(規劃)規例》第22(1)條或其修訂或替代法例或其他條文下額外上蓋面積或地積比率寬免或權利的期望或申索。為免生疑，承批人明確放棄任何及所有有關《建築物(規劃)規例》第22(1)條或其修訂或替代法例下額外上蓋面積或地積比率或其寬免或相關權利的申索。

(n) 根據批地文件特別條款第(13)條第(c)分條提供的分流路徑須被劃為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方。

12. 康樂設施

批地文件特別條款第(15)條

(a) 承批人可在該地段搭建、建造及提供經署長書面批准的康樂設施及附屬設施（下稱「設施」）。設施的類型、大小、設計、高度和規劃須事前獲得署長書面批准。

(b) 如設施的任何部分根據批地文件特別條款第(15)條第(b)分條獲豁免計入總樓面面積（下稱「獲豁免設施」）：

(i) 獲豁免設施須被劃為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方；

(ii) 承批人須自費以良好及充足維修的狀態保養及運作獲豁免設施，以使署長滿意；及

(ii) 獲豁免設施只可供現已或將會於該地段上搭建之住宅大樓的居民及其真正訪客而非其他人士使用。

13. 停車、上貨及落貨要求

批地文件特別條款第(24)條

(a)(i) 該地段內須提供達至署長滿意的停車位，以供停泊根據《道路交通條例》及其下的規例或任何修訂法例領有牌照而又屬於該地段已建或擬建的建築物之住宅單位住客及其真正賓客、訪客或被邀請人之汽車（下稱「住宅停車位」），其數目比率須參考該地段上已建或擬建的住宅單位的不同尺寸並按照批地文件特別條款第(24)(a)(i)條列表計算，除非署長同意採用有別於該列表的住宅停車位比率或數目。

(ii) 按批地文件特別條款第(24)條第(a)(i)分條提供的停車位（可按批地文件特別條款第(26)條變更）不得用作該條規定以外的任何用途，尤其不得將該等停車位用作儲存、陳列及展示車輛以作銷售或其他用途或提供車輛清潔及美容服務。

(b)(i) 於該地段內提供6個或署長可批准的其他數目的停車位，以供按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛停泊，以使署長滿意。

(ii) 按批地文件特別條款第(24)條第(b)(i)分條提供的停車位（可按批地文件特別條款第(26)條變更），除供《道路交通條例》及該條例下任何規例和任何修訂法例下領牌並屬於在該地段上已興建或將興建用作非工業（不包括貨倉、酒店及加油站）用途的建築物的佔用人及其真正來賓、訪客或賓客的汽車外，不得用作任何其他用途，尤其不得將該等停車位用作儲存、陳列或展示車輛以作銷售或其他用途或提供車輛清潔及美容服務。

(c)(i) 在根據批地文件特別條款第(24)條第(a)(i)及(b)(i)分條提供的停車位中，承批人須預留及指定建築事務監督所要求及批准的數目的停車位，以供《道路交通條例》及該條例下任何規例和任何修訂法例下所定義的傷殘人士停泊汽車的停車位（如此預留及指定的停車位下稱「傷殘人士停車位」），惟必須最少預留及指定按批地文件特別條款第(24)條第(a)(i)及(b)(i)分條提供的停車位中最少一個停車位作傷殘人士停車位。

(ii) 除供屬《道路交通條例》及該條例下任何規例和任何修訂法例下所定義的傷殘人士停泊屬於該地段上已興建或將興建的建築物的居民或佔用人及其真正來賓、訪客或賓客使用（視乎屬批地文件特別條款第(24)條第(a)(i)及(b)(ii)分條何種情況）外，傷殘人士停泊車位不得用作任何其他用途，尤其不得將該等停車位用作儲存、陳列及展示車輛以作銷售或其他用途或提供車輛清潔及美容服務。

(d)(i) 除非署長同意採用其他比率，該地段內須提供相等於按批地文件特別條款第(24)條第(a)(i)及(b)(i)分條提供的停車位總數百分之五的停車位（可按批地文件特別條款第(26)條變更），以供《道路交通條例》及該條例下任何規例和任何修訂法例下領牌並屬於該地段上已興建或將興建的建築物的居民或佔用人及其真正來賓、訪客或賓客使用（視乎屬批地文件特別條款第(24)條第(a)(i)及(b)(ii)分條何種情況）的電單車停泊（下稱「電單車停車位」），以使署長滿意。如根據批地文件特別條款第(24)條第(d)(i)分條提供的停車位數目為小數，該數目須調整至下一個整數。

(ii) 除批地文件特別條款第(24)條第(d)(i)分條指明者外，電單車停車位（可按批地文件特別條款第(26)條變更）不得用作任何其他用途，尤其不得將電單車停車停車位用作儲存、陳列及展示車輛以作銷售或其他用途或提供車輛清潔及美容服務。

批地文件特別條款第(25)(a)條

(i) 於該地段內提供5個或署長可批准的其他數目停車位以供貨車作上落貨用，以使署長滿意。

(ii) 按批地文件特別條款第(25)條第(a)(i)分條提供的停車位中，其中兩個除供該地段上已興建或將興建的建築物內的住宅單位有關的貨車作上落貨外，不得用作任何其他用途。

(iii) 受限於批地文件特別條款第(25)條第(a)(ii)分條，餘下按批地文件特別條款第(25)條第(a)(i)分條提供的停車位除供該地段上已興建或將興建用作非工業（不包括貨倉、酒店及加油站）用途的建築物有關的貨車作上落貨外，不得用作任何其他用途。

批地文件特別條款第(28)條

(a) 即使此等批地條款已獲遵從及符合達至署長滿意，住宅停車位不得：

(i) 轉讓，除非

(I) 連同賦予就該地段上已興建或將興建的建築物的住宅單位的獨家使用及管有權的不可分割份數一併轉讓；或

(II) 予一名已擁有賦予就該地段上已興建或將興建的建築物的住宅單位的獨家使用及管有權的不可分割份數的人士；或

(ii) 出租，除非租予賦予該地段上已興建或將興建的建築物的住宅單位的住客。

惟在任何情況下，不得把合共超過3個住宅停車位轉讓予該地段上已興建或將興建的建築物的任何一個住宅單位的業主或出租予任何一個住宅單位的住客。

(b) 批地文件特別條款第(28)條第(a)及(b)分條並不適用於傷殘人士停車位。

批地文件特別條款第(29)條

根據批地文件特別條款第(24)(c)(i)條（可按批地文件特別條款第(26)條變更）及第(25)條所提供的停車位須被劃為並構成公用地方。

14. 削土工程

批地文件特別條款第(32)條

(a) 如該地段或任何政府土地內現時或以往曾經進行過任何削土、移土或土地後移工程、或堆積或堆填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，而該等工程是為了或關乎該地段或其任何部分的形成、平整或發展的目的或承批人按此等條款而須要完成的工程的目的或其他任何的目的，承批人須自費進行及建造現時或將來不時需要的該等斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何相鄰或毗鄰的政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承批人應時刻在協定的整個批租年期內自費保養上述土地、斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保持其良好充足的維修狀態，以使署長滿意。

(b) 若承批人進行的形成、平整、發展或其他工程或其他因素導致該地段或任何相鄰或毗鄰政府或已批租土地發生任何滑土、山泥傾瀉或地陷，承批人須自費將之回復原貌及修復以使署長滿意，並承諾向政府、其代理人及承建商彌償因此等滑土、山泥傾瀉或地陷而引致其蒙受或招致的任何費用、支出、損失、索償及申索。

(c) 除批地文件內訂明有關違反此等批地條款而賦予的任何權利或補償外，署長有權以書面通知要求承批人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程或要求

將發生滑土、山泥傾瀉或地陷之處回復原貌及修復。如承批人忽略或沒有於指明時間內履行該通知內的要求，署長可立即執行及展開所須的工程而承批人須在收到通知要求後向政府償還相關的成本與及任何行政或專業費用和支出。

15. 保養地錨

批地文件特別條款第(34)條

如該地段或其任何部分發展或重新發展時已安裝預應力地錨，承批人須在該預應力地錨的整個使用周期自費進行定期維修和定期監察，以使署長滿意。承批人並須按署長不時全權酌情的要求下，提供所有監察工程的報告及資料。如承批人忽略或沒有執行指定的監察工程，署長可立即執行及展開該監察工程，而承批人須於應政府要求時償還有關的費用。

16. 廢土或泥頭碎礫

批地文件特別條款第(35)(a)條

如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料（下稱「廢物」）堆積、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海床、污水管、雨水渠或明渠或其他政府產業（下稱「政府物業」），承批人須自費移除廢物，並修復對政府物業造成的損毀。承批人須就任何因該等廢物而導致私人物業蒙受損毀或滋擾所引起的所有法律行動、申索及索償向政府作出彌償。

17. 對服務設施的損害

批地文件特別條款第(36)條

承批人須時刻採取或達致採取一切恰當及足夠的謹慎、能力和預防措施，尤其是進行建造、保養、更新或修理工程（下稱「工程」）時，以免損害、干擾或阻礙該地段或其任何部分、綠色範圍（根據批地文件定義並於批地文件附圖上顯示），或其任何組合或部分之上、上面、之下或毗鄰的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業設施或任何其他工程或裝置（以下合稱「服務設施」）。承批人須在進行工程前按需要進行或達致進行妥善勘測及查詢，以確定服務設施的現有位置及水平高度，並須向署長提交計劃書，述明其建議如何處理可能受工程影響的服務設施，以獲取署長在所有方面的批准。承批人須待署長書面批准承批人的工程及計劃書後，方可展開工程。承批人須自費符合所有署長在作出批准時施加的任何要求，包括任何必需的改道、重鋪或還原工程的費用。如因工程對該地段或其任何部分、綠色範圍或該地段或其任何部分與綠色範圍或任何服務設施造成任何損害、干擾或阻礙，承批人須自費全面地進行修理、復修及還原工程，以使署長滿意（除署長另作選擇，明渠、污水管、雨水渠、總水管之復修工程將由署長負責，而承批人則須在政府要求時支付有關工程的費用）。若承批人未有在該地段或其任何部分、綠色範圍或該地段或其任何部分與綠色範圍或任何服務設施展開任何所需的改道、重鋪、修理、復修及還原工程致使署長滿意，署長可展開任何其認為需要之改道、重鋪、修理、復修及還原工程，而承批人則須在政府要求時支付有關工程的費用。

18. 建造渠道及水渠及連接渠道及污水管

批地文件特別條款第(37)條

(a) 承批人須自費建造及保養該地段邊界內或政府土地上署長認為必要的排水渠及渠道，從而將落於或流於該地段上的一切暴雨或雨水收集及引導到最接近的河道、集水井、渠道或政府雨水渠，達至署長滿意。承批人須自行承擔對此等暴雨或雨水所造成的任何損害或滋擾而導致的一切法律行動、申索及索償，並向政府及其官員提供彌償。

(b) 該地段的任何排水渠及污水渠連接至政府的雨水渠及污水渠（如已建及啟用）的工程可由署長進行，而署長無須對承批人就此產生的任何損失或損害負責。承批人須按要求向政府支付此等連接工程的成本費用。或者，上述連接工程可由承批人自費進行，達至署長滿意。在此情況下，若上述連接工程的任何一段在政府土地內興建，其必須由承批人自費保養，直至承批人按要求移交給政府並由政府出資負責往後的保養。承批人須按要求向政府支付有關上述連接工程的技術審查之成本費用。若承批人未能保養建於政府土地內的上述連接工程之任何一段，署長可在其認為必要的情況下進行該等工程，而承批人須按要求向政府支付該等工程的成本費用。

19. 首次置業單位的轉讓限制

批地文件特別條款第(41)條

(c) 除批地文件特別條款第(41)條第(d)、(e)、(f)、(h)及(i)另有規定外，業主（就僅批地文件特別條款第(41)條而言，根據批地文件特別條款第(41)(j)條所定義）於任何時間均不得出售、轉讓、按揭、押記、批租、分租、放棄管有或以其他方式處置其首次置業單位（根據批地文件特別條款第(41)(j)條所定義）或其任何或其中任何權益(不論是否透過直接或間接保留方式、授予優先購買權、選擇權或委託授權或任何種類的任何其他方法、安排或文件)或訂立任何協議以進行上述事宜，或依據不論目前或將來的、有條件或無條件的任何交易，直接或間接或透過律師、代理人、承辦商、受託人或以其他形式，兜攬或接受任何金錢、金錢等值物或任何種類的其他有值代價，從而出售、轉讓或以其他方式處置或影響其首次置業單位或其任何部份或其中任何權益，或訂立任何協議以進行上述事宜；

(d) (i) 在取得承批人事先書面批准及符合承批人不時發出之指引(如適用)的情況下，業主可毋須支付款項(根據批地文件特別條款第(41)(j)條所定義)而將轉讓予其之首次置業單位按揭或押記或就該首次置業單位簽訂一份或多於一份的第二按揭或第二押記或加按按揭或加按押記予銀行或其他財務機構(而僅就批地文件特別條款第(41)條第(d)(i)分條而言，包括根據《財政司司長法團條例》(香港法例第1015章)成立的財政司司長法團)或予屬於業主之僱主並獲承批人批准之組織作以下目的：

(I) 為購買該首次置業單位提供融資或為購買該首次置業單位提供再融資或為尚未清還的貸款提供再融資，而該貸款是以該首次置業單位的現有押記或按揭作為抵押的；或

(II) 就該銀行、財務機構或組織提供之一筆或多於一筆新貸款或額外貸款作抵押

而承批人將有其單獨且絕對之酌情權批准或拒絕有關申請而毋須就其決定給予任何理由，惟除非附加以下條件，承批人不得給予上述之事先書面批准：

(A) 該按揭或押記須為經承批人批核之格式，並須載有承批人可能要求的條文；

(B) 業主須承擔訂立該(等)按揭或押記或其附帶之所有費用及開支，包括承批人批准按揭或押記的行政費用及開支及承批人為批核批地文件特別條款第(41)條第(d)(i)(A)分條所述的格式而產生的法律費用；及

(C) 業主須遵守及符合承批人可能施加的條款及條件。

(ii) 在首次轉讓(根據批地文件特別條款第(41)(j)條所定義)日期起計的5年期間過去後，並在取得承批人事先書面批准及符合承批人不時發出之指引(如適用)的情況下，承批人可毋須支付款項而將轉讓予其之首次置業單位按揭或押記予一間參加銀行或香港按揭證券有限公司(下稱「按揭證券公司」)或其任何子公司(按揭證券公司及其子公司以下分別及其同稱為「按揭證券公司集團」)，以取得由按揭證券公司集團營運的安老按揭計劃下的按揭貸款，惟承批人之批准將在符合下列條件時被視為已發出：

(I) 該按揭須為經承批人及按揭證券公司集團為首次置業單位不時批核之格式，並須載有承批人及按揭證券公司集團可能要求的條文；

(II) 貸款必須為安老按揭計劃下從一間參加銀行或按揭證券公司集團所取得，而首次置業單位亦必須在安老按揭計劃下按揭或押記予一間參加銀行或按揭證券公司集團；

(III) 業主須承擔訂立該按揭或其附帶之所有費用及開支；及

(IV) 業主須遵守及符合承批人不時發出之指引(如適用)及在安老按揭計劃下按揭證券公司集團可能施加的條款及條件。

(e) 除批地文件特別條款第(41)條第(d)(i)分條另有規定外，在首次轉讓日期起計的5年期間前，任何業主不得出售、轉讓、按揭、押記、批租、分租、放棄管有或以其他方式處置其首次置業單位或其任何部分或其中任何權益(不論是否透過直接或間接保留方式、授予優先購買權、選擇權或委託授權或任何種類的任何其他方法、安排或文件)或訂立任何協議以進行上述事宜，或依據不論目前或將來的、有條件或無條件的任何交易，直接或間接或透過律師、代理人、承辦商、受託人或以其他形式，兜攬或接受任何金錢、金錢等值物或任何種類的其他有值代價，從而出售、轉讓或以其他方式處置或影響其首次置業單位或其任何部份或其中任何權益，或訂立任何協議以進行上述事宜，除非及直至該業主已獲承批人批准其出售、轉讓、按揭、押記、批租、分租、放棄管有或以其他方式處置其首次置業單位之申請及已符合承批人不時發出之指引(如適用)及(受限於批地文件特別條款第(41)條第(h)分條)已向承批人繳付款項。當收到一名業主出售、轉讓、按揭、押記、批租、分租、放棄管有或以其他方式處置其首次置業單位之申請時，承批人可以其單獨及絕對酌情權批准該申請(而有關批准將受制於承批人可能施加的條款及條件)或拒絕該申請而毋須給予任何理由。

(f) 在首次轉讓日期起計的5年期間過去後，業主有權在向承批人繳付款項後以其認為合適的方法出售、轉讓、按揭、押記、批

租、分租、放棄管有或以其他方式處置其首次置業單位。

(h) 在首次轉讓日期起計的5年期間過去後，或業主在首次轉讓日期起計的5年期間過去前根據批地文件特別條款第(41)條第(e)分條下有權出售或以其他方式處置其首次置業單位後，即使該業主尚未向承批人繳付款項，該業主仍可就出售其首次置位單位簽立買賣合約，惟該合約必須訂明款項須在轉讓該首次置業單位前繳付予承批人。

(i) (i) 即使批地文件中另有規定，在符合承批人施加的所有條件(如有)及受限於批地文件特別條款第(41)條第(i)(ii)分條的情況下，業主或(在其已去世的情況下)其遺囑執行人或遺產管理人可在先前申請並獲承批人事先書面批准後(承批人可以其單獨及絕對酌情權批准或拒絕該申請而毋須給予理由)，轉讓其首次置業單位或其部分或其中任何權益予其父母、配偶、前配偶、子女或兄弟姊妹或(在其已去世的情況下)予該已去世業主的遺產受益人(惟必須提交足夠文件證明有關關係或權益，使承批人滿意)而毋須根據批地文件特別條款第(41)條第(e)及(f)分條向承批人繳付款項。

(ii) 批地文件特別條款第(41)條第(i)(i)分條下給予的事先書面批准須包括以下條件：

(I) 轉讓予該業主父母、配偶、前配偶、子女或兄弟姊妹或該已去世業主的遺產受益人(合稱「受讓人」)之轉讓契須以承批人批核之格式簽立，並須載有承批人可能要求的條文；

(II) 該業主之首次置業單位或其任何部分及有關之不可分割分數須被視為在該首次置業單位轉讓予該業主時轉讓予受讓人，而批地文件特別條款第(41)條第(c)至(j)分條將相應地適用於受讓人；及

(III) 該業主或其遺產及受讓人須承擔該轉讓之所有費用，包括承批人批准轉讓契的行政費用及開支及承批人為批核批地文件特別條款第(41)條第(i)(ii)(I)分條所述的格式而產生的法律費用。

(j) 以特別條款第(41)條為目的：

(iii)「承批人」一詞不包括其受讓人：

(v)「首次置業單位」指受限於批地文件特別條款第(41)條第(a)(ii)分條，任何在該地段上興建或將興建之建築物內用作私人住宅用途、獲分配或將獲分配該地段不可分割份數、並在不時已或將由承批人簽立及已或將在土地註冊處登記的單邊契據中被指定或將被指定為「首次置業單位」的單位，所有首次置業單位將被統稱為「首次置業單位」。

備註：

根據一份在批地文件特別條款第(41)(j)(v)條所提及的由賣方簽立日期為2018年11月28日並在土地註冊處以註冊摘要編號第18112901930017號登記的單邊契據(經一份簽立日期為2020年5月8日並在土地註冊處以註冊摘要編號第20051402040016號登記的補充單邊契據所補充或修訂)，發展項目內所有住宅單位均被賣方指定為首次置業單位。

SUMMARY OF LAND GRANT
批地文件的摘要

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SUMMARY OF LAND GRANT
批地文件的摘要

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

A. INFORMATION ON ANY FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

1. Green Area

Under Special Condition No.(4)(a) of the Land Grant, the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director of Lands ("the Director"), at his own expense, lay and form the Green Area (as defined in the Land Grant) and provide and construct the Structures (as defined in the Land Grant) in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director.

Relevant Provisions under the Land Grant

Special Conditions No.(4)(a)

"(4) (a) The Grantee shall:

(i) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

(II) provide and construct such bridges, tunnels, over-passes, under- passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been redelivered to the Government in accordance with Special Condition No. (5) hereof."

Special Conditions No.(5)

"(5) For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) hereof or otherwise."

2. Diversionary Lane and Lane Facilities

Under Special Condition No.(13)(c) of the Land Grant, the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director, at his own expense, lay, form and surface the Diversionary Lane (as defined in the Land Grant) and construct and provide the Lane Facilities (as defined in the Land Grant) in such manner, with such materials and to such standards, levels, alignment, disposition and designs as the Director shall require or approve and in all respects to the satisfaction of the Director.

Relevant Provisions under the Land Grant

Special Conditions No.(13)

"(13) (c) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall on or before the 31st day of December 2020 (or such other extended date as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, disposition and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

(i) lay, form and surface that portion of the lot shown coloured pink hatched black on the plan annexed hereto and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as "the Diversionary Lane"); and

(ii) construct and provide a pedestrian passage way together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Diversionary Lane (hereinafter collectively referred to as "the Lane Facilities");

so that pedestrian traffic may be carried on the Diversionary Lane.

(d) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall at all times during the term hereby agreed to be granted at his own expense manage and maintain the Diversionary Lane, and upon and from the completion of the works provided in sub- clause (c) of this Special Condition, together with the pedestrian passage way and the Lane Facilities both constructed and provided pursuant to sub-clause (c)(ii) of this Special Condition, in good and substantial repair and condition in all respects to the satisfaction of the Director.

(e) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall, after the works referred to in sub-clause (c) of this Special Condition have been completed to the satisfaction of the Director, permit all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane.

...

(h) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Diversionary Lane and the Existing Lane) for the purposes of:

(I) inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b), (c) and (d) of this Special Condition;

(II) carrying out, inspecting, checking and supervising the works under sub-clause (g) of this Special Condition; and

(III) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(36) hereof) being or running upon, over or under the Diversionary Lane and the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Diversionary Lane and the Existing Lane.

(ii) The Grantee shall at all reasonable times permit the owners of the adjoining lots including Kowloon Inland Lot No. 9928 shown and marked K.I.L. 9928 on the plan annexed hereto (hereinafter referred to as "K.I.L. 9928"), the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Diversionary Lane and the Existing Lane for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Diversionary Lane and the Existing Lane.

(iii) In addition to sub-clause (h)(ii) of this Special Condition, the Grantee shall permit the owners of K.I.L. 9928 free of costs and obstruction to have the door openings of adjoining building erected on K.I.L. 9928 shown and marked "Fook Wan Mansion" on the plan annexed hereto leading to and encroaching upon the Diversionary Lane without any obstruction."

...

(l) For the avoidance of doubt,

(i) prior to the fulfilment of the obligation under sub-clause (c) of this Special Condition by the Grantee in all respects to the satisfaction of the Director, the Existing Lane shall not be used for any purpose other than for the public pedestrian passage in accordance with sub-clause (b) of this Special Condition and for providing the access as provided in sub-clause (h) of this Special Condition; and

(ii) thereafter the Diversionary Lane shall not be used for any purpose other than for public pedestrian passage in accordance with the sub-clause (e) of this Special Condition and for providing the access as provided in sub-clause (h) of this Special Condition."

Relevant Provisions under the Deed of Mutual Covenant

Recital (Definitions)

""Development Common Areas" means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to:
(a) the Diversionary Lane;
(b) load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas);
(c) parts of the External Walls of the Development from the Ground Floor to the Third Floor as for identification purpose only shown and coloured yellow on the Elevation Plan (certified as to its accuracy by the Authorized Person) hereto annexed;
(d) enclosing walls of the Development Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s));
(e) such part of the Slope and Retaining Structures (if any) within the Lot;
(f) portions of the Greenery Area, rain water harvesting and grey water recycling plant room, water meter cabinets, the Disabled Parking Space, the Owners' Committee Room, fire services and sprinkler water pump and tank room, master water meter room, staircases and landings, refuse storage and material recovery room, transformer room cable riser duct, pipe ducts, gas control valve room, fan room, part of guard room, hose reels, electrical rooms, extra low voltage room, sprinkler control valve room, fire services pipe ducts, fire services inlets, transformer room, covered landscape, main switch room, genset room, fuel tank room and concrete plinths for lightning poles;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas). The Development Common Areas are for the purpose of identification shown and coloured yellow, yellow hatched black and yellow stippled black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed."

""Development Common Facilities" means
(a) such of fire service control, master meter, main switch, telecommunication broadcasting equipment, air-conditioning system, sprinkler reinforced concrete water tank, fire services reinforced concrete water tank, greywater storage tank, contact aeration tank, buffer tank, influent rainwater collection tank, treated mixing tank, fuel tank, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical generator, aerial broadcast distribution facilities, telecommunications network facilities, TV antennae, plant and machinery, vertical green as for the purpose of identification shown in green dotted lines and marked "VG3" and "VG4" on the Greenery Area Plan (G/F) (certified as to its accuracy by the Authorized Person) hereto annexed, lightning poles, mechanical ventilation system, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(b) lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(c) automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(d) burglar alarm, metal gate, manned gate, drop-gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(e) such installations and facilities for supply of electricity to the Disabled Parking Space for charging of motor vehicle;
(f) the Lane Facilities;

and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively. For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities, the Residential Common Facilities or the Car Park Common Facilities."

""Diversionary Lane" means the areas referred to in Special Condition No.(13)(c)(i) of the Government Grant and shown and coloured yellow hatched black on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) hereto annexed."

""Lane Facilities" means such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings, access steps, stairways, ramps, and such other structures as the Director of Lands in his absolute discretion may require, constructed and provided and to be constructed and to be provided within the Diversionary Lane pursuant to Special Condition No.(13)(c)(ii) of the Government Grant."

Clause (3:02:01)

"Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing:
(a) to maintain in good, clean and safe condition the Common Areas and the Common Facilities, including but not limited to the Diversionary Lane and the Lane Facilities, and for this purpose to employ competent contractors and workmen;"

Paragraph (2) of Third Schedule

"Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Development and the exclusive right to hold use occupy and enjoy each Unit is held :
(c) the right for all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane;
(d) the right for the owners of the adjoining lots including Kowloon Inland Lot No.9928, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery of free and unrestricted ingress, egress and regress to, from and through the Diversionary Lane and the Pink Hatched Black Stippled Black Area (as defined in Special Condition No.(13)(a) of the Government Grant) for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Diversionary Lane and the Pink Hatched Black Stippled Black Area.
(e) the right for the owners of Kowloon Inland Lot No.9928 free of costs and obstruction to have the door openings of adjoining building erected on Kowloon Inland Lot No.9928 shown and marked "Fook Wan Mansion" on the plan annexed to the Government Grant leading to and encroaching upon the Diversionary Lane without any obstruction;

Provided always that the Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities."

Paragraph (56) of Fourth Schedule

"The Diversionary Lane shall not be used for any purpose other than for public pedestrian passage in accordance with Special Condition No.(13)(e) of the Government Grant and for providing the access as provided in Special Condition No.(13)(h) of the Government Grant."

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

1. Green Area

Under Special Condition No.(4)(a) of the Land Grant, the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director of Lands ("the Director"), at his own expense, lay and form the Green Area (as defined in the Land Grant) and provide and construct the Structures (as defined in the Land Grant) in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director.

Relevant Provisions under the Land Grant

Special Conditions No.(4)(a)

"(4) (a) The Grantee shall:
(i) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
(I) lay and form that portion of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and
(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")
so that building, vehicular and pedestrian traffic may be carried on the Green Area;
(ii) on or before the 31st day of December 2020 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the

Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been redelivered to the Government in accordance with Special Condition No. (5) hereof."

Special Conditions No.(5)

"(5) For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) hereof or otherwise."

2. Existing Lane, Diversionary Lane and Lane Facilities

Under Special Condition No.(13)(b) of the Land Grant, unless and until the Grantee has fulfilled his obligations under Special Condition No.(13)(c), keep and retain the Existing Lane (as defined in the Land Grant) (except with the prior written approval of the Director) and at his own expense maintain and manage the Existing Lane (including, without limitation, all utilities services underneath the Existing Lane existing at the date of the Land Grant) in good and substantial repair and condition in all respects to the satisfaction of the Director.

Under Special Condition No.(13)(c) of the Land Grant, the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director, at his own expense, lay, form and surface the Diversionary Lane (as defined in the Land Grant) and construct and provide the Lane Facilities (as defined in the Land Grant) in such manner, with such materials and to such standards, levels, alignment, disposition and designs as the Director shall require or approve and in all respects to the satisfaction of the Director.

<u>Relevant Provisions under the Land Grant</u>

Special Conditions No.(13)

"(13) (a) The Grantee hereby acknowledges that there is an existing lane within that portion of the lot shown coloured pink hatched black stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Stippled Black Area") and that portion of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Stippled Black Area") (the Pink Hatched Black Stippled Black Area and the Pink Stippled Black Area are hereinafter collectively referred to as "the Existing Lane").

(b) Notwithstanding the provision contained in Special Condition No. (9) hereof, unless and until the Grantee has fulfilled his obligations under sub-clause (c) of this Special Condition in all respects to the satisfaction of the Director, the Grantee shall:

(i) keep and retain the Existing Lane provided that with the prior written approval of the Director, the Grantee is not obliged to keep and retain the Existing Lane;

(ii) at his own expense and in all respects to the satisfaction of the Director maintain and manage the Existing Lane (including, without limitation, all utilities services underneath the Existing Lane existing at the date of this Agreement) in good and substantial repair and condition; and

(iii) permit all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Existing Lane and shall ensure that such access and passage shall not be interfered with or obstructed by the carrying out of the works under sub-clause (c) of this Special Condition or otherwise;

except that the Grantee may carry out necessary works on the Pink Hatched Black Stippled Black Area in compliance with sub-clause (c) of this Special Condition.

(c) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall on or before the 31st day of December 2020 (or such other extended date as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, disposition and designs as the Director shall require or approve and in all respects to the satisfaction of the Director:

(i) lay, form and surface that portion of the lot shown coloured pink hatched black on the plan annexed hereto and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as "the Diversionary Lane"); and

(ii) construct and provide a pedestrian passage way together with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings, access steps, stairways, ramps, and such other structures as the Director in his absolute discretion may require within the Diversionary Lane (hereinafter collectively referred to as "the Lane Facilities");

so that pedestrian traffic may be carried on the Diversionary Lane.

(d) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall at all times during the term hereby agreed to be granted at his own expense manage and maintain the Diversionary Lane, and upon and from the completion of the works provided in sub-clause (c) of this Special Condition, together with the pedestrian passage way and the Lane Facilities both constructed and provided pursuant to sub-clause (c)(ii) of this Special Condition, in good and substantial repair and condition in all respects to the satisfaction of the Director.

(e) Notwithstanding the provision contained in Special Condition No. (9) hereof, the Grantee shall, after the works referred to in sub-clause (c) of this Special Condition have been completed to the satisfaction of the Director, permit all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane.

...

(h) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any persons authorized by him or them with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof (including the Diversionary Lane and the Existing Lane) for the purposes of:

(I) inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b), (c) and (d) of this Special Condition;

(II) carrying out, inspecting, checking and supervising the works under sub-clause (g) of this Special Condition; and

(III) laying, installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(36) hereof) being or running upon, over or under the Diversionary Lane and the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Diversionary Lane and the Existing Lane.

(ii) The Grantee shall at all reasonable times permit the owners of the adjoining lots including Kowloon Inland Lot No. 9928 shown and marked K.I.L. 9928 on the plan annexed hereto (hereinafter referred to as "K.I.L. 9928"), the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Diversionary Lane and the Existing Lane for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Diversionary Lane and the Existing Lane.

(iii) In addition to sub-clause (h)(ii) of this Special Condition, the Grantee shall permit the owners of K.I.L. 9928 free of costs and obstruction to have the door openings of adjoining building erected on K.I.L. 9928 shown and marked "Fook Wan Mansion" on the plan annexed hereto leading to and encroaching upon the Diversionary Lane without any obstruction.

For avoidance of doubt, the rights reserved under sub-clauses (h)(i) and (h)(ii) of this Special Condition over the Pink Stippled Black Area shall cease upon fulfilment of the obligations under sub-clause (c) of this Special Condition by the Grantee in all respects to the satisfaction of the Director."

...

(l) For the avoidance of doubt,

(i) prior to the fulfilment of the obligation under sub-clause (c) of this Special Condition by the Grantee in all respects to the satisfaction of the Director, the Existing Lane shall not be used for any purpose other than for the public pedestrian passage in accordance with sub-clause (b) of this Special Condition and for providing the access as provided in sub-clause (h) of this Special Condition; and

(ii) thereafter the Diversionary Lane shall not be used for any purpose other than for public pedestrian passage in accordance with the sub-clause (e) of this Special Condition and for providing the access as provided in sub-clause (h) of this Special Condition."

Relevant Provisions under the Deed of Mutual Covenant

Recital (Definitions)

""Development Common Areas" means the whole of the Lot and the Development which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas) and shall include but not limited to:

(a) the Diversionary Lane;
(b) load bearing walls, structural walls, foundations, columns, beams and floor slabs of the Development (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas);
(c) parts of the External Walls of the Development from the Ground Floor to the Third Floor as for identification purpose only shown and coloured yellow on the Elevation Plan (certified as to its accuracy by the Authorized Person) hereto annexed;
(d) enclosing walls of the Development Common Areas (but in the case of such enclosing walls adjoining any Unit(s), excluding the plaster and covering of the internal surface of such enclosing walls within the relevant Unit(s));
(e) such part of the Slope and Retaining Structures (if any) within the Lot;
(f) portions of the Greenery Area, rainwater harvesting and grey water recycling plant room, water meter cabinets, the Disabled Parking Space, the Owners' Committee Room, fire services and sprinkler water pump and tank room, master water meter room, staircases and landings, refuse storage and material recovery room, transformer room cable riser duct, pipe ducts, gas control valve room, fan room, part of guard room, hose reels, electrical rooms, extra low voltage room, sprinkler control valve room, fire services pipe ducts, fire services inlets, transformer room, covered landscape, main switch room, genset room, fuel tank room and concrete plinths for lightning poles;

and all other common parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) (if any) within the Lot and the Development designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Commercial Common Areas, the Residential Common Areas or the Car Park Common Areas). The Development Common Areas are for the purpose of identification shown and coloured yellow, yellow hatched black and yellow stippled black on the plans (certified as to their accuracy by the Authorized Person) hereto annexed."

""Development Common Facilities" means
(a) such of fire service control, master meter, main switch, telecommunication broadcasting equipment, air-conditioning system, sprinkler reinforced concrete water tank, fire services reinforced concrete water tank, greywater storage tank, contact aeration tank, buffer tank, influent rainwater collection tank, treated mixing tank, fuel tank, the surface channel with cover, fire alarm system, fire hydrant/hose reel system, drains, pipes, gutters, wells (if any), sewers, wires and cables, electrical generator, aerial broadcast distribution facilities, telecommunications network facilities, TV antennae, plant and machinery, vertical green as for the purpose of identification shown in green dotted lines and marked "VG3" and "VG4" on the Greenery Area Plan (G/F) (certified as to its accuracy by the Authorized Person) hereto annexed, lightning poles, mechanical ventilation system, electrical and mechanical installation servicing the Development Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Lot and the Development through which water, sewage, electricity and any other services are supplied to the Lot and the Development or any part or parts thereof which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(b) lighting including facade lighting within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(c) automatic sprinkler system, fire detection and alarm system and fire hydrant and hose reel system within the Development which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(d) burglar alarm, metal gate, manned gate, drop-gate and security system(s) (if any) which are for the use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit;
(e) such installations and facilities for supply of electricity to the Disabled Parking Space for charging of motor vehicle;
(f) the Lane Facilities;
and other facilities and systems for the common use and benefit of the Lot and the Development and not for the use or benefit of a particular Unit exclusively.
For avoidance of doubt, the term "Development Common Facilities" shall not include those facilities, equipment and other like structures forming part of the Commercial Common Facilities, the Residential Common Facilities or the Car Park Common Facilities."
""Diversionary Lane" means the areas referred to in Special Condition No.(13)(c)(i) of the Government Grant and shown and coloured yellow hatched black on the Ground Floor Plan (certified as to its accuracy by the Authorized Person) hereto annexed."

""Lane Facilities" means such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture, road markings, access steps, stairways, ramps, and such other structures as the Director of Lands in his absolute discretion may require, constructed and provided and to be constructed and to be provided within the Diversionary Lane pursuant to Special Condition No.(13)(c)(ii) of the Government Grant."

Clause (3:02:01)

"Save and except as otherwise expressly provided in this Deed and the provisions of the Building Management Ordinance (Cap.344), the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or requisite for and in connection with the proper and efficient management of the Development, including in particular but without in any way limiting the generality of the foregoing:

(a) to maintain in good, clean and safe condition the Common Areas and the Common Facilities, including but not limited to the Diversionary Lane and the Lane Facilities, and for this purpose to employ competent contractors and workmen;"

Paragraph (2) of Third Schedule

"Easements rights and privileges subject to which the Undivided Shares of and in the Lot and the Development and the exclusive right to hold use occupy and enjoy each Unit is held :

(c) the right for all members of the public at all times during the day and night for all lawful purposes free and uninterrupted access and passage without payment of any nature whatsoever on foot or by wheelchair on, along, to, from, through and over the Diversionary Lane;
(d) the right for the owners of the adjoining lots including Kowloon Inland Lot No.9928, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery of free and unrestricted ingress, egress and regress to, from and through the Diversionary Lane and the Pink Hatched Black Stippled Black Area (as defined in Special Condition No.(13)(a) of the Government Grant) for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Diversionary Lane and the Pink Hatched Black Stippled Black Area.
(e) the right for the owners of Kowloon Inland Lot No.9928 free of costs and obstruction to have the door openings of adjoining building erected on Kowloon Inland Lot No.9928 shown and marked "Fook Wan Mansion" on the plan annexed to the Government Grant leading to and encroaching upon the Diversionary Lane without any obstruction;
Provided always that the Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities."

Paragraph (56) of Fourth Schedule

"The Diversionary Lane shall not be used for any purpose other than for public pedestrian passage in accordance with Special Condition No.(13)(e) of the Government Grant and for providing the access as provided in Special Condition No.(13)(h) of the Government Grant."

C. INFORMATION ON THE SIZE OF ANY OPEN SPACE THAT IS REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

NOT APPLICABLE

D. INFORMATION ON ANY PART OF THE LAND (ON WHICH THE DEVELOPMENT IS SITUATED) THAT IS DEDICATED TO THE PUBLIC FOR THE PURPOSES OF REGULATION 22(1) OF THE BUILDING (PLANNING) REGULATIONS (CAP. 123 SUB. LEG. F)

NOT APPLICABLE

In relation to those facilities and open spaces, and those parts of the land mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

The facilities and open spaces mentioned in paragraphs B and C above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities or open spaces through the management expenses apportioned to the residential properties concerned.

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供公眾使用的任何設施的資料

1. 綠色範圍

根據批地文件特別條款第(4)(a)條，承批人須於2020年12月31日或之前或地政總署署長（「署長」）批准的其他延伸期限之前，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線及設計鋪設及構建綠色範圍（按批地文件所定義）及提供及興建該等構築物（按批地文件所定義），以使署長在所有方面均滿意。

批地文件的相關條文

特別條款第(4)(a)條

「(4) (a) 承批人須：

(i) 於2020年12月31日或之前(或署長批准的其他延伸期限之前)，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線及設計進行以下工程，以使署長在所有方面均滿意：

(I) 鋪設及構建在附圖上以綠色顯示的未來公共道路範圍（下稱「綠色範圍」）；及

(II) 依照署長可獨自決定要求，提供及興建橋樑、隧道、上跨道、下跨通、下水通、高架道、天橋、行人道、道路或其他構築物（下稱「該等構築物」）

致使於綠色範圍上可以進行興建及車輛及行人之交通；

(ii) 於2020年12月31日或之前（或署長批准的其他延伸期限之前），自費將綠色範圍鋪路面、做路邊石和渠道及依署長要求於其提供溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、服務設施、街燈、交通標誌、街道設施、路標及植物，以使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物及其上或其中興建、安裝及提供的一切構築物、路面、溝渠、排水道、下水道、消防龍頭、服務設施、街燈、交通標誌、街道設施、路標及植物達到署長滿意，直至按在特別條款第(5)條將綠色範圍的管有交還政府。」

特別條款第(5)條

「(5) 為進行特別條款第(4)條的所須工程，承批人將於本協議日期被給予綠色範圍的管有權。綠色範圍須按要求交回政府，惟在任何情況下如署長發信表示此等批地條款已獲符合並使其滿意，綠色範圍則會被視為在該信件的日期交回政府。當承批人管有綠色範圍時，承批人須於所有合理時間容許所有政府和公眾車輛及行人交通自由通過及行經綠色範圍，此等通行權不可受特別條款第(4)條的工程或其他因素影響或阻礙。」

2. 分流路徑及路徑設施

根據批地文件特別條款第(13)(c)條，承批人須於2020年12月31日或之前或署長批准的其他延伸期限之前，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線、布置及設計鋪設、構建及平整分流路徑（根據批地文件所定義）及提供及興建路徑設施（根據批地文件所定義），以使署長在所有方面均滿意。

批地文件的相關條文

特別條款第(13)條

「(13) (c) 即使特別條款第(9)條另有規定，承批人須於2020年12月31日或之前（或署長批准的其他延伸日期之前）自費以署長批准的方式及物料，及按署長批准的標準、高度、定線、佈局及設計進行以下工程，以使署長在所有方面滿意：

(i) 鋪設、構建及平整在附圖上以粉紅色加黑斜線顯示的該地段的範圍及粉紅色加黑色斜線和黑點區域（合稱「分流路徑」）及

(ii) 興建及提供一條行人通道及溝渠、下水道、排水道、接駁至總水管之消防龍頭及水管、街燈、交通標誌、街道設施、路標、接駁梯級、樓梯、斜路及其他署長絕對酌情要求的其他構築物（合稱「路徑設施」）；

致使於分流路徑上可以進行行人之交通；

(d) 即使特別條款第(9)條另有規定，承批人須所於在此同意的批租期內的所有時間自費管理及保養分流路徑，以及在完成本特別條款第(c)分條下的工程後一併管理及保養根據特本特別條款第(c)(ii)分條下提供的行人通道及路徑設施，以達至良好及妥善的維修狀況，並使署長在所有方面滿意。

(e) 即使特別條款第(9)條另有規定，承批人須在本特別條款第(c)分條提及的工程完成並使署長滿意後准許所有公眾人士在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過分流路徑以作所有合法用途。

...

(h) (i) 承批人須在所有合理時間准許署長及其官員、承辦商及代理人或任何署長授權的人士在有或沒有工具、器材、機器或汽車的情況下有權為以下目的自由進出及再進出和行經及通過該地段或其任何部分(包括分流路徑及現有路徑)：

(I) 檢視、檢查及監督任何根據本特別條款第(b)、(c)及(d)分條進行的工程；

(II) 進行、檢視、檢查及監督根據本特別條款第(g)分條進行的工程；及

(III) 鋪設、安裝、轉移、移除、檢視、維修及保養該等在分流路徑和現有路徑上、下鋪設的部分服務設施(按特別條款第(36)條定義)，並在分流路徑和現有路徑上、下或內進行任何署長認為須要的工程(包括但不限於上述有關服務設施的工程)。

(ii) 承批人在所有合理時間內須准許毗鄰地段（包括在附夾圖則內以K.I.L.9928標示的九龍內地段第9928號（下稱「K.I.L.9928」））的業主、公用事業公司及其各自的人員、承辦商及代理人及任何其他獲其授權之人士在有或沒有工具、器材或機器的情況下有權自由及不受阻礙地進出及再進出和行經及通過分流路徑和現有路徑，以檢查、鋪設、安裝、轉移、移除、檢視、維修及保養其位於分流路徑和現有路徑上及下的排水道、水道、總水管、溝渠、明渠、管道、電纜、電線、公用事業設施或其他工程與裝置。

(iii) 除本特別條款第(h)(ii)分條以外，承批人亦須准許K.I.L.9928的業主免費及不受阻礙地為興建在K.I.L. 9928上並在附夾圖則上標示為“ Fook Wan Mansion”的毗鄰建築物設置通往及佔用分流路徑的出入口。

...

(l) 為免生疑，

(i) 在承批人完成本特別條款第(c)分條下的責任以使署長在所有方面滿意前，除根據本特別條款第(b)分條下用作公眾行人通道及根據本特別條款第(h)分條下提供出入通道外，現有路徑不得用作任何其他用途；及

(ii) 其後，除根據本特別條款第(e)分條下用作公眾行人通道及根據本特別條款第(h)分條下提供出入通道外，分流路徑不得用作任何其他用途。」

公契的相關條文

敘文（定義）

「「發展項目公用地方」指整個該地段及發展項目未有特別轉讓予或供個別業主獨家使用，而設計或擬供業主共同使用及享用（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分）的地方，包括但不限於：-

(a) 分流路徑；

(b) 發展項目的承重牆、結構牆、基座、柱、樑及樓板（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分者）；

(c) 在此附夾的立面圖上（經認可人士核證為準確）為辨認用途以黃色顯示的發展項目地面層至三樓的部分外牆；

(d) 發展項目公用地方的圍封牆（惟若該等圍封牆與任何單位相連，則不包括在有關單位內該等圍封牆的內面的批盪及面層）；

(e) 斜坡及護土結構（如有）位於該地段內的部分；

(f) 部分綠化地方、雨水回收及中水重用機房、水錶櫃、傷殘停車位、業主委員會會室、消防及花灑水泵及缸房、總水錶房、樓梯及梯台、垃圾儲存及物料回收房、電力變壓房電纜管道、管道槽、氣體控制閥房、風機房、部分護衛室、消防喉轆、電力房、特低壓電房、花灑控制閥房、消防管道槽、消防入水掣、電力變壓房、有蓋園景、總電掣房、發電機房、燃料缸房及避雷針混凝土基座；

及該地段及發展項目內設計或擬供予業主共同使用和享用及非轉讓予或供個別業主獨家使用（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分）並屬於《建築物管理條例》（第344章）附表1內列明的所有其他公用部分（如有）。發展項目公用地方在此附夾的圖則上（經認可人士核證為準確）為辨認用途以黃色、黃色加黑色斜線及黃色加黑點顯示。」

「「發展項目公用設施」指

(a) 該等供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的消防控制設備、總錶、總掣、電訊及廣播設備、冷氣系統、花灑強化混凝土水缸、消防強化混凝土水缸、中水儲水缸、接觸曝氣缸、緩衝水缸、外來雨水收集缸、經處理混合缸、燃料缸、有蓋明渠、消防警鐘系統、消防栓/喉轆系統、排水管、管道、雨水渠、水井（如有）、污水渠、電線及電纜、發電機、天線分布設施、電訊網絡設施、電視天線、機器與設備、在此附夾的「綠化地方」圖則(地面層)(經「認可人士」核證為準確)上為辨認用途以綠色虛線顯示並以「VG3」及「VG4」標明的垂直綠化、避雷針、機械通風系統、服務「發展項目公用地方」的機電裝置及其他現時或任何時間在「該地段」及發展項目之內、之下、之上或通過該地段及發展項目將水、污水、電力及任何其他服務設施輸送到該地段及發展項目或其任何部分的服務設施（不論是以管道或其他形式）；

(b) 發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的照明，包括外牆照明；

(c) 發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的自動灑水系統、消防探測及警報系統及消防栓及喉轆系統；

(d) 供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的防盜鐘、金屬閘門、人手閘門、升降式閘門及保安系統（如有）；

(e) 用作提供電源予傷殘停車位作車輛充電用途的裝置及設施;

(f) 路徑設施；

及其他供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的設施和系統。為免疑問，「發展項目公用設施」並不包括該等構成商用公用設施、住宅公用設施或停車場公用設施的設施、設備及類似構築物。」

「「分流路徑」指批地文件特別條款第(13)(c)(i)條下稱的範圍在並在此附夾的地面層圖則上（經認可人士核證為準確）以黃色加黑色斜線顯示樓的部分。」

「「路徑設施」指根據批地文件特別條款第(13)(c)(ii)條及按地政總署署長全權酌情要求在分流路徑內興建及提供及將興建及將提供的溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、街燈、交通標誌、街道設施、路標、通道樓梯、梯級、坡道及其他構築物。」

第(3:02:01)條

「除本公契及《建築物管理條例》（第344章）另有指明者外，管理人須負責並有全權作出一切與妥善及有效管理發展項目所需要或必要的行動及事項，包括但不限於：

(a) 保養公用地方及公用設施（包括但不限於分流路徑及路徑設施）至良好、清潔及安全之狀況，並為此聘用有能力的承辦商及工人；」

第三附表第(2)段

「該地段及發展項目的不可分割份數及持有、使用、佔用和享用每個單位的專有權利受下列地役權、權利和特權之規限：

...

(c) 公眾人士有權在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過分流路徑以作所有合法用途；

(d) 毗鄰地段包括九龍內地段第9928號之業主、公用事業公司及其各自的人員、承辦商及代理人及任何其他獲其授權之人士在有或沒有工具、器材或機器的情況下有權自由及不受阻礙地進出及再進出和行經及通過分流路徑及粉紅色加黑色斜線和黑點區域（按批地文件特別條款第(13)(a)條定義），以檢查、鋪設、安裝、轉移、移除、檢視、維修及保養其位於分流路徑和粉紅色加黑色斜線和黑點區域上及下的排水道、水道、總水管、溝渠、明渠、管道、電纜、電線、公用事業設施或其他工程與裝置；

(e) 九龍內地段第9928號之業主免費及不受阻礙地為興建在九龍內地段第9928號上並在批地文件附夾圖則上標示為“Fook Wan Mansion”的毗鄰建築物設置通往及佔用分流路徑的出入口；

惟在任何情況下管理人均有全權及授權控制及管理公用地方及公用設施。」

第四附表第(56)段

「分流路徑不得用作根據批地文件特別條款第(13)(e)條的公眾行人通道及根據批地文件特別條款第(13)(h)條提供出入通道以外的任何用途。」

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

1. 綠色範圍

根據批地文件特別條款第(4)(a)條，承批人須於2020年12月31日或之前或地政總署署長（「署長」）批准的其他延伸期限之前，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線及設計鋪設及構建綠色範圍（按批地文件所定義）及提供及興建該等構築物（按批地文件所定義），以使署長在所有方面均滿意。

批地文件的相關條文

特別條款第(4)(a)條

「(4) (a) 承批人須：

(i) 於2020年12月31日或之前(或署長批准的其他延伸期限之前)，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線及設計進行以下工程，以使署長在所有方面均滿意：

(III) 鋪設及構建在附圖上以綠色顯示的未來公共道路範圍（下稱「綠色範圍」）；及

(IV) 依照署長可獨自決定要求，提供及興建橋樑、隧道、上跨道、下跨通、下水通、高架道、天橋、行人道、道路或其他構築物（下稱「該等構築物」）

致使於綠色範圍上可以進行興建及車輛及行人之交通；

(ii) 於2020年12月31日或之前（或署長批准的其他延伸期限之前），自費將綠色範圍鋪路面、做路邊石和渠道及依署長要求於其提供溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、服務設施、街燈、交通標誌、街道設施、路標及植物，以使署長滿意；及

(iii) 自費保養綠色範圍連同該等構築物及其上或其中興建、安裝及提供的一切構築物、路面、溝渠、排水道、下水道、消防龍頭、服務設施、街燈、交通標誌、街道設施、路標及植物達到署長滿意，直至按在特別條款第(5)條將綠色範圍的管有交還政府。」

特別條款第(5)條

「(5) 為進行特別條款第(4)條的所須工程，承批人將於本協議日期被給予綠色範圍的管有權。綠色範圍須按要求交回政府，惟在任何情況下如署長發信表示此等批地條款已獲符合並使其滿意，綠色範圍則會被視為在該信件的日期交回政府。當承批人管有綠色範圍時，承批人須於所有合理時間容許所有政府和公眾車輛及行人交通自由通過及行經綠色範圍，此等通行權不可受特別條款第(4)條的工程或其他因素影響或阻礙。」

2. 現有路徑、分流路徑及路徑設施

根據批地文件特別條款第(13)(b)條，承批人在履行批地文件特別條款第(13)條第(c)分條下的責任前須保持及保留現有路徑（按批地文件定義）（除非署長另有書面批准），並自費保養及管理現有路徑（包括但不限於所有在批地文件當日已有及藏於現有路徑下方的所有公用事業設施）至良好及妥善的維修狀態，並使署長在各方面滿意。

根據批地文件特別條款第(13)(c)條，承批人須於2020年12月31日或之前或署長批准的其他延伸期限之前，自費以署長批准的方式及物料，及按署長批准的標準、高度、定線、布置及設計鋪設、構建及平整分流路徑（根據批地文件所定義）及提供及興建路徑設施（根據批地文件所定義），以使署長在所有方面均滿意。

批地文件的相關條文

特別條款第(13)條

“(13) (a) 承批人在此確認在附夾圖則中以粉紅色加黑色斜線和黑點顯示的該地段的部分（下稱「粉紅色加黑色斜線和黑點區域」）及在附夾圖則中以粉紅色加黑點顯示的該地段的部分（下稱「粉紅色加黑點區域」）內現有一條路徑（粉紅色加黑色斜線和黑點區域及粉紅色加黑點區域合稱「現有路徑」）。

(b) 即使特別條款第(9)條另有規定，在承批人履行本特別條款第(c)分條下的責任並使署長在各方面滿意前，承批人須：

(i) 保持及保留現有路徑，除非署長另有書面批准承批人毋須保持及保留現有路徑；

(ii) 自費保養及管理現有路徑（包括但不限於所有在批地文件當日已有及藏於現有路徑下方的所有公用事業設施）至良好及妥善的維修狀態，並使署長在各方面滿意；及

(iii) 准許所有公眾人士在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過現有路徑以作所有合法用途，並確保該等進出及通行權不受根據本特別條款第(c)分條下進行的工程或其他因素干擾或阻礙；

惟承批人可在粉紅色加黑色斜線和黑點區域根據批地文件特別條款第(13)條第(c)分條進行所須工程。

(c) 即使特別條款第(9)條另有規定，承批人須於2020年12月31日或之前（或署長批准的其他延伸日期之前）自費以署長批准的方式及物料，及按署長批准的標準、高度、定線、佈局及設計進行以下工程，以使署長在所有方面滿意：

(i) 鋪設、構建及平整在附圖上以粉紅色加黑斜線顯示的該地段的範圍及粉紅色加黑色斜線和黑點區域（合稱「分流路徑」）；及

(ii) 興建及提供一條行人通道及溝渠、下水道、排水道、接駁至總水管之消防龍頭及水管、街燈、交通標誌、街道設施、路標、接駁梯級、樓梯、斜路及其他署長絕對酌情要求的其他構築物（合稱「路徑設施」）；致使於分流路徑上可以進行行人之交通；

(d) 即使特別條款第(9)條另有規定，承批人須所於在此同意的批租期內的所有時間自費管理及保養分流路徑，以及在完成本特別條款第(c)分條下的工程後一併管理及保養根據特本特別條款第(c)(ii)分條下提供的行人通道及路徑設施，以達至良好及妥善的維修狀況，並使署長在所有方面滿意。

(e) 即使特別條款第(9)條另有規定，承批人須在本特別條款第(c)分條提及的工程完成並使署長滿意後准許所有公眾人士在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過分流路徑以作所有合法用途。

...

(h) (i) 承批人須在所有合理時間准許署長及其官員、承辦商及代理人或任何署長授權的人士在有或沒有工具、

器材、機器 或汽車的情況下有權為以下目的自由進出及再進出和行經及通過該地段或其任何部分(包括分流路徑及現有路徑)：

(I) 檢視、檢查及監督任何根據本特別條款第(b)、(c)及 (d)分條進行的工程；

(II) 進行、檢視、檢查及監督根據本特別條款第(g)分條進行的工程；及

(III) 鋪設、安裝、轉移、移除、檢視、維修及保養該等在分流路徑和現有路徑上、下鋪設的部分服務設施(按特別條款第(36)條定義)，並在分流路徑和現有路徑上、下或內進行任何署長認為須要的工程(包括但不限於上述有關服務設施的工程)。

(ii) 承批人在所有合理時間內須准許毗鄰地段（包括在附夾圖則內以K.I.L.9928標示的九龍內地段第9928號（下稱「K.I.L. 9928」））的業主、公用事業公司及其各自的人員、承辦商及代理人及任何其他獲其授權之人士在有或沒有工具、器材或機器的情況下有權自由及不受阻礙地進出及再進出和行經及通過分流路徑和現有路徑，以檢查、鋪設、安裝、轉移、移除、檢視、維修及保養其位於分流路徑和現有路徑上及下的排水道、水道、總水管、溝渠、明渠、管道、電纜、電線、公用事業設施或其他工程與裝置。

(iii) 除本特別條款第(h)(ii)分條以外，承批人亦須准許K.I.L.9928的業主免費及不受阻礙地為興建在K.I.L. 9928上並在附夾圖則上標示為“ Fook Wan Mansion”的毗鄰建築物設置通往及佔用分流路徑的出入口。

為免生疑，根據本特別條款第(h)(i)及(h)(ii)分條就粉紅色加黑點區域所保留之權利將在承批人完成本特別條款第(c)分條下的責任並使署長在各方面滿意時終止。

...

(l) 為免生疑，

(i) 在承批人完成本特別條款第(c)分條下的責任以使署長在所有方面滿意前，除根據本特別條款第(b)分條下用作公眾行人通道及根據本特別條款第(h)分條下提供出入通道外，現有路徑不得用作任何其他用途；及

(ii) 其後，除根據本特別條款第(e)分條下用作公眾行人通道及根據本特別條款第(h)分條下提供出入通道外，分流路徑不得用作任何其他用途。」

公契的相關條文

敘文（定義）

「「發展項目公用地方」指整個該地段及發展項目未有特別轉讓予或供個別業主獨家使用，而設計或擬供業主共同使用及享用（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分）的地方，包括但不限於：

(a)分流路徑；

(b)發展項目的承重牆、結構牆、基座、柱、樑及樓板（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分者）；

(c)在此附夾的立面圖上（經認可人士核證為準確）為辨認用途以黃色顯示的發展項目地面層至三樓的部分外牆；

(d)發展項目公用地方的圍封牆（惟若該等圍封牆與任何單位相連，則不包括在有關單位內該等圍封牆的內面的批盪及面層）；

(e)斜坡及護土結構（如有）位於該地段內的部分；

(f) 部分綠化地方、雨水回收及中水重用機房、水錶櫃、傷殘停車位、業主委員會會室、消防及花灑水泵及缸房、總水錶房、樓梯及梯台、垃圾儲存及物料回收房、電力變壓房電纜管道、管道槽、氣體控制閥房、風機房、部分護衛室、消防喉轆、電力房、特低壓電房、花灑控制閥房、消防管道槽、消防入水掣、電力變壓房、有蓋園景、總電掣房、發電機房、燃料缸房及避雷針混凝土基座；

及該地段及發展項目內設計或擬供予業主共同使用和享用及非轉讓予或供個別業主獨家使用（而不構成單位、商用公用地方、住宅公用地方或停車場公用地方一部分）並屬於《建築物管理條例》（第344章）附表1內列明的所有其他公用部分（如有）。發展項目公用地方在此附夾的圖則上（經認可人士核證為準確）為辨認用途以黃色、黃色加黑色斜線及黃色加黑點顯示。」

「「發展項目公用設施」指

(a)該等供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的消防控制設備、總錶、總掣、電訊及廣播設備、冷氣系統、花灑強化混凝土水缸、消防強化混凝土水缸、中水儲水缸、接觸曝氣缸、緩衝水缸、外來雨水收集缸、經處理混合缸、燃料缸、有蓋明渠、消防警鐘系統、消防栓/喉轆系統、排水管、管道、雨水渠、水井（如有）、污水渠、電線及電纜、發電機、天線分布設施、電訊網絡設施、電視天線、機器與設備、在此附夾的「綠化地方」圖則（地面層）（經「認可人士」核證為準確）上為辨認用途以綠色虛線顯示並以「VG3」及「VG4」標明的垂直綠化、避雷針、機械通風系統、服務「發展項目公用地方」的機電裝置及其他現時或任何時間在「該地段」及發展項目之內、之下、之上或通過該地段及發展項目將水、污水、電力及任何其他服務設施輸送到該地段及發展項目或其任何部分的服務設施（不論是以管道或其他形式）；

(b)發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的照明，包括外牆照明；

(c)發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的自動灑水系統、消防探測及警報系統及消防栓及喉轆系統；

(d)供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的防盜鐘、金屬閘門、人手閘門、升降式閘門及保安系統（如有）；

(e)用作提供電源予傷殘停車位作車輛充電用途的裝置及設施；

(f) 路徑設施；

及其他供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的設施和系統。為免疑問，「發展項目公用設施」並不包括該等構成商用公用設施、住宅公用設施或停車場公用設施的設施、設備及類似構築物。」

「「分流路徑」指批地文件特別條款第(13)(c)(i)條下稱的範圍在並在此附夾的地面層圖則上（經認可人士核證為準確）以黃色加黑色斜線顯示樓的部分。」

「「路徑設施」指根據批地文件特別條款第(13)(c)(ii)條及按地政總署署長全權酌情要求在分流路徑內興建及提供及將興建及將提供的溝渠、排水道、下水道、接駁至總水管之消防龍頭及水管、街燈、交通標誌、街道設施、路標、通道樓梯、梯級、坡道及其他構築物。」

第(3:02:01)條

「除本公契及《建築物管理條例》（第344章）另有指明者外，管理人須負責並有全權作出一切與妥善及有效管理發展項目所需要或必要的行動及事項，包括但不限於：

(a) 保養公用地方及公用設施（包括但不限於分流路徑及路徑設施）至良好、清潔及安全之狀況，並為此聘用有能力的承辦商及工人；」

第三附表第(2)段

「該地段及發展項目的不可分割份數及持有、使用、佔用和享用每個單位的專有權利受下列地役權、權利和特權之規限：

...

(c) 公眾人士有權在日夜所有時間自由及不受干擾地以步行或使用輪椅方式免費進出及通過分流路徑以作所有合法用途；

(d) 毗鄰地段包括九龍內地段第9928號之業主、公用事業公司及其各自的人員、承辦商及代理人及任何其他獲其授權之人士在有或沒有工具、器材或機器的情況下有權自由及不受阻礙地進出及再進出和行經及通過分流路徑及粉紅色加黑色斜線和黑點區域（按批地文件特別條款第(13)(a)條定義），以檢查、鋪設、安裝、轉移、移除、檢視、維修及保養其位於分流路徑和粉紅色加黑色斜線和黑點區域上及下的排水道、水道、總水管、溝渠、明渠、管道、電纜、電線、公用事業設施或其他工程與裝置；

(e) 九龍內地段第9928號之業主免費及不受阻礙地為興建在九龍內地段第9928號上並在批地文件附夾圖則上標示為“ Fook Wan Mansion” 的毗鄰建築物設置通往及佔用分流路徑的出入口；

惟在任何情況下管理人均有全權及授權控制及管理公用地方及公用設施。」

第四附表第(56)段

「分流路徑不得用作根據批地文件特別條款第(13)(e)條的公眾行人通道及根據批地文件特別條款第(13)(h)條提供出入通道以外的任何用途。」

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

不適用

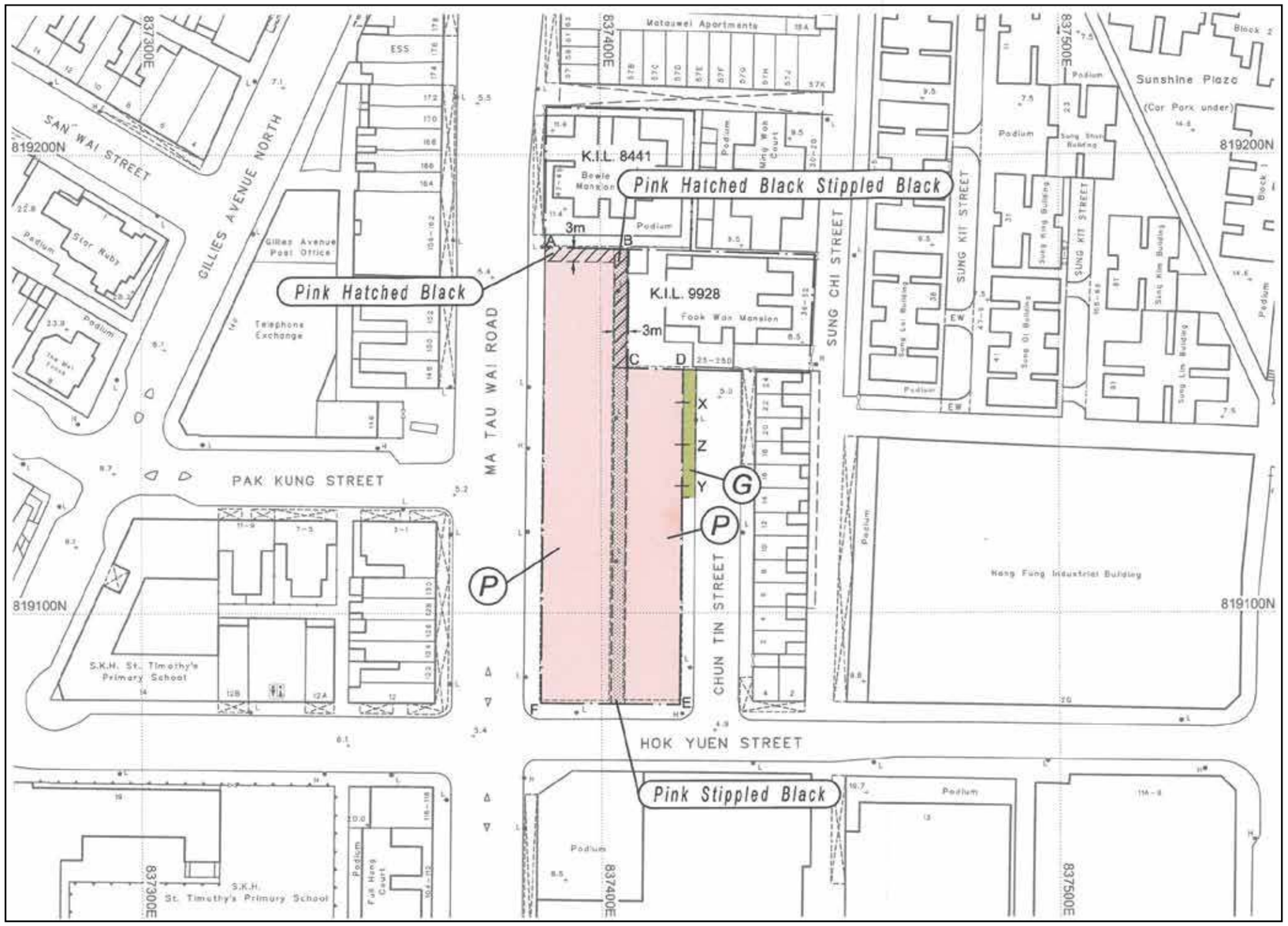
D. 發展項目所位於的土地上為施行《建築物（規劃）規例》（第123章，附屬法例F）第22(1)條而撥供公眾用途的任何部分的資料

不適用

就以上 A、B、C 及 D 段提述的供公眾使用的設施及休憩用地及土地中的各部分,公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩設施，或土地中的該等部分。
以上B及C段提述的設施及休憩用地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，而該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

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

A plan showing location of the Existing Lane, the Diversionary Lane and the Green Area:
現有路徑、分流路徑及綠色範圍的位置的圖則：



Legend 圖例：

Existing Lane 現有路徑

Pink hatched black stippled black 粉紅色加黑斜線黑點

Pink stippled black 粉紅色加黑點

Diversionary Lane 分流路徑

Pink hatched black stippled black 粉紅色加黑斜線黑點

Pink hatched black 粉紅色加黑斜線

Green Area 綠色範圍

Green 綠色

Note **附註**:

1. This plan is an extract of plan annexed to the Land Grant.
   本圖乃摘錄自附於批地文件的圖則。
2. This plan is for showing the location of the Existing Lane, the Diversionary Lane and the Green Area only. Other matters shown in this plan may not reflect their latest condition.
   本圖僅作顯示現有路徑、分流路徑及綠色範圍的位置。本圖所示之其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS
對買方的警告

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

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –

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

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

4. In the case of paragraph 3 (ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

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

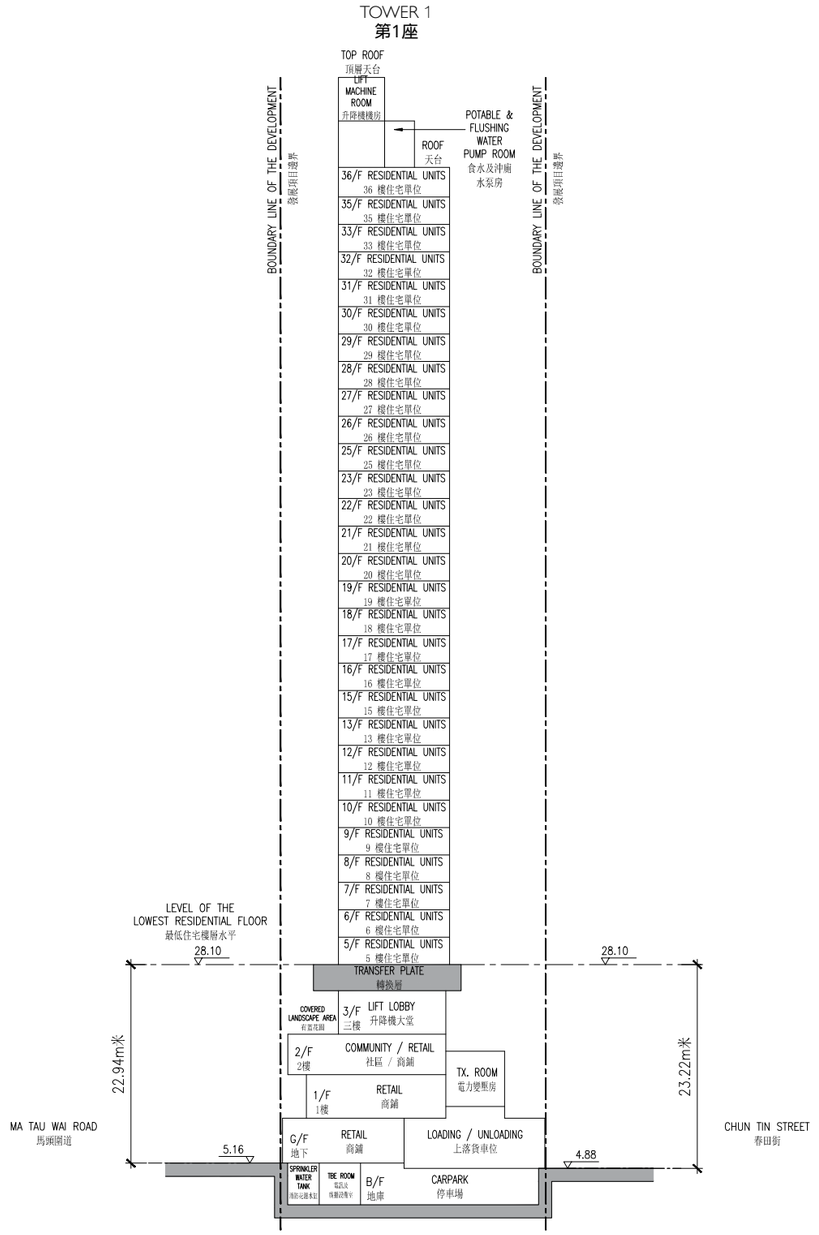
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –

   (i) 該律師事務所可能不能夠保障買方的利益；及

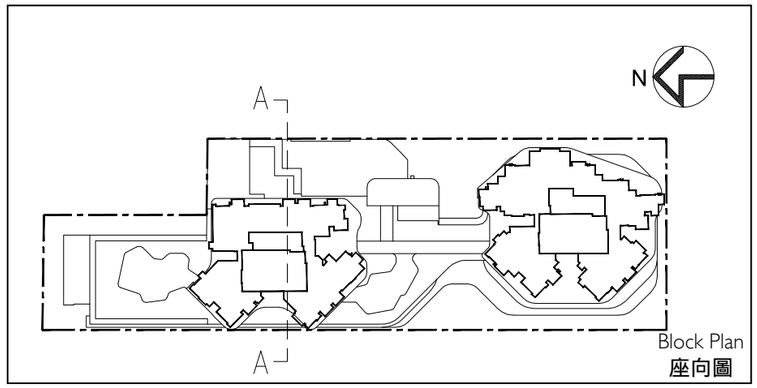
   (ii) 買方可能要聘用一間獨立的律師事務所；及

4. 如屬3(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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



TOWER 1 CROSS-SECTION A
第1座橫截面圖 A



Boundary line of the Development
發展項目邊界

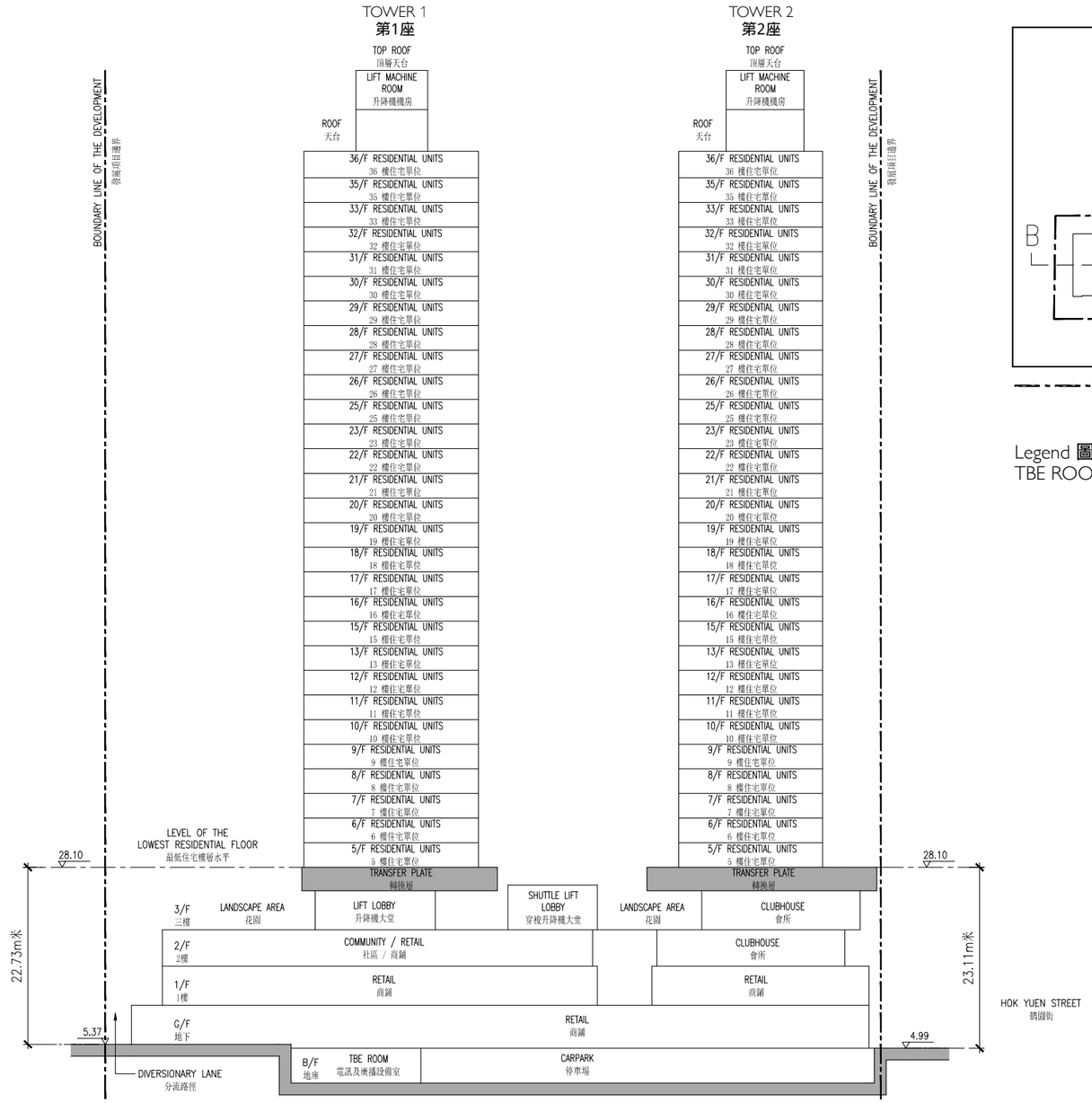
Legend 圖例:
TX. ROOM = TRANSFORMER ROOM
電力變壓房

TBE ROOM = TELECOMMUNICATIONS AND BROADCASTING ROOM
電訊及廣播設備室

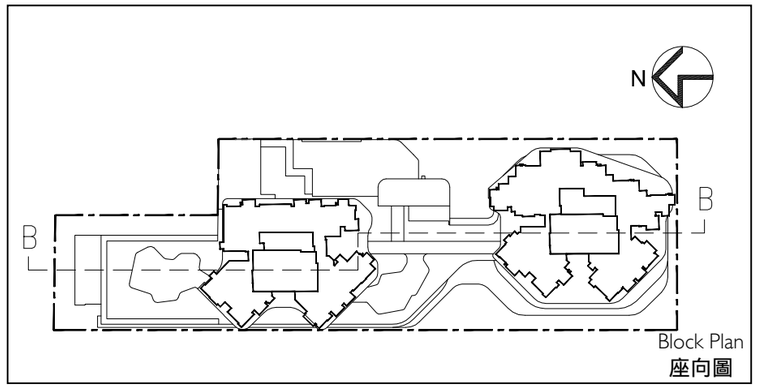
1. ∇ denotes height (in metres) above the Hong Kong Principal Datum (HKPD).
2. - —— - — Dotted line denotes the lowest residential floor of the building.
3. The part of Ma Tau Wai Road adjacent to the building is 5.16 metres above the Hong Kong Principal Datum (HKPD).
4. The part of Chun Tin Street adjacent to the building is 4.88 metres above the Hong Kong Principal Datum (HKPD).
5. According to the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No.S/K9/URA1/2, Chun Tin Street adjacent to the Development will be permanently closed. Please refer to the "Relevant Information" section of this Sales Brochure for further details.

1. ∇ 代表香港主水平基準以上的高度（米）。
2. - —— - — 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段馬頭圍道為香港主水平基準以上5.16米。
4. 毗連建築物的一段春田街為香港主水平基準以上4.88米。
5. 根據市區重建局春田街/崇志街發展計劃圖編號S/K9/URA1/2，毗鄰發展項目的春田街將會永久封閉。有關詳情請參閱本售樓說明書「有關資料」一節。

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



TOWERS 1 & 2 CROSS-SECTION B
第1及2座橫截面圖 B



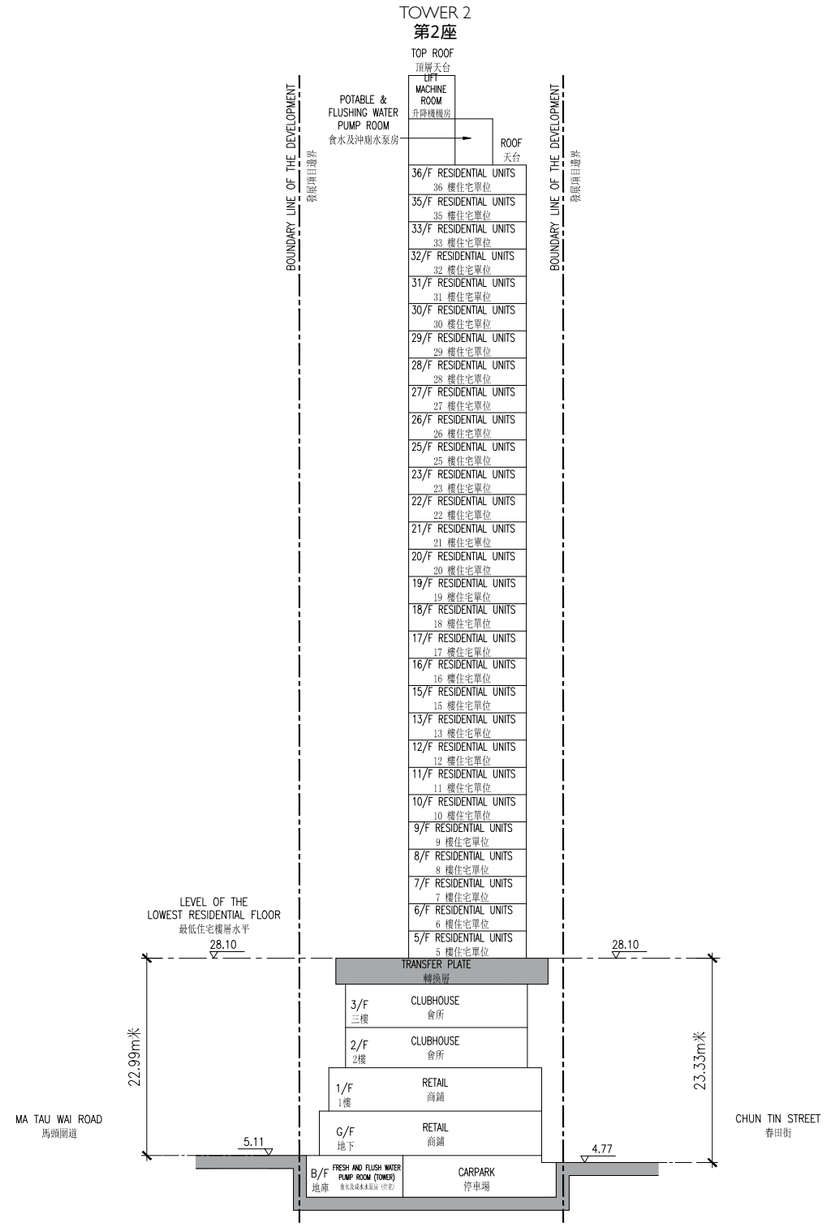
Boundary line of the Development
發展項目邊界

Legend 圖例:
TBE ROOM = TELECOMMUNICATIONS AND BROADCASTING ROOM
電訊及廣播設備室

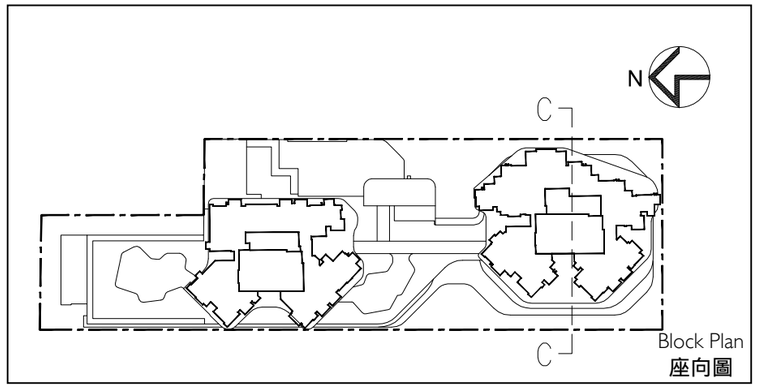
1. ▽ denotes height (in metres) above the Hong Kong Principal Datum (HKPD).
2. - — - — Dotted line denotes the lowest residential floor of the building.
3. The part of Hok Yuen Street adjacent to the building is 4.99 metres above the Hong Kong Principal Datum (HKPD).
4. The part of Diversionary Lane adjacent to the building is 5.37 metres above the Hong Kong Principal Datum (HKPD).

1. ▽ 代表香港主水平基準以上的高度（米）。
2. - — - — 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段鶴園街為香港主水平基準以上4.99米。
4. 毗連建築物的一段分流路徑為香港主水平基準以上5.37米。

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



TOWER 2 CROSS-SECTION C
第2座橫截面圖 C



Boundary line of the Development
發展項目邊界

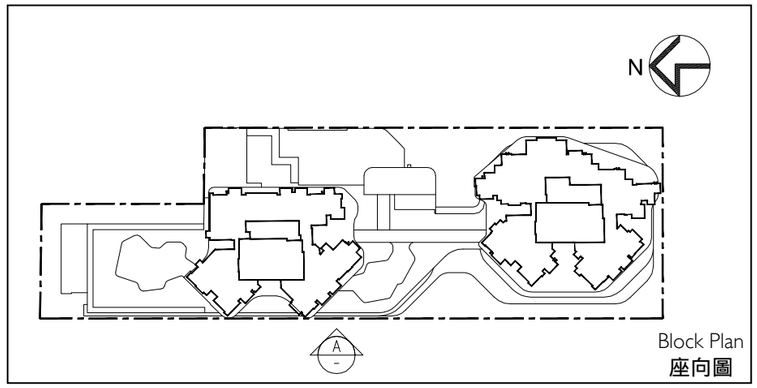
1. ▽ denotes height (in metres) above the Hong Kong Principal Datum (HKPD).
2. - —— - — Dotted line denotes the lowest residential floor of the building.
3. The part of Chun Tin Street adjacent to the building is 4.77 metres above the Hong Kong Principal Datum (HKPD).
4. The part of Ma Tau Wai Road adjacent to the building is 5.11 metres above the Hong Kong Principal Datum (HKPD).
5. According to the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No.S/K9/URA1/2, Chun Tin Street adjacent to the Development will be permanently closed. Please refer to the "Relevant Information" section of this Sales Brochure for further details.

1. ▽ 代表香港主水平基準以上的高度（米）。
2. - —— - — 虛線為該建築物最低住宅樓層水平。
3. 毗連建築物的一段春田街為香港主水平基準以上4.77米。
4. 毗連建築物的一段馬頭圍道為香港主水平基準以上5.11米。
5. 根據市區重建局春田街/崇志街發展計劃圖編號S/K9/URA1/2，毗鄰發展項目的春田街將會永久封閉。有關詳情請參閱本售樓說明書「有關資料」一節。

ELEVATION PLAN
立面圖



ELEVATION A - TOWERS 1 & 2
立面圖 A - 第1及2座



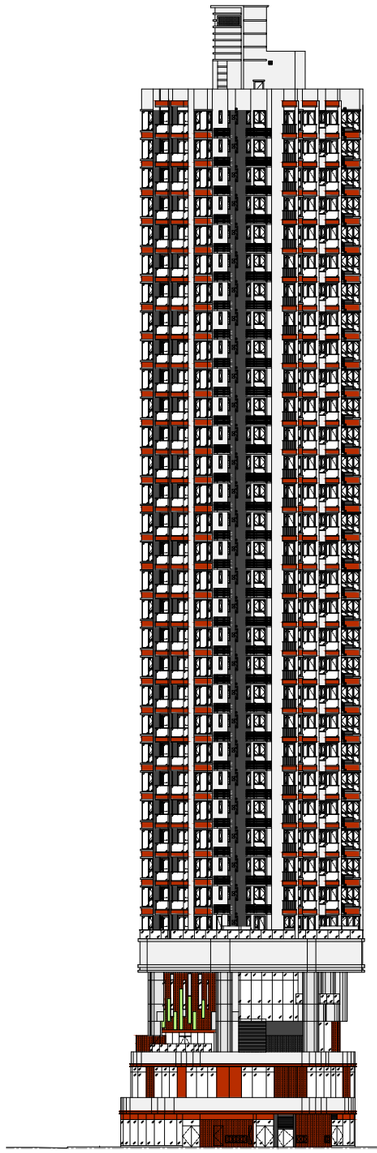
Boundary line of the Development
發展項目邊界

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 9th April 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2019年4月9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。

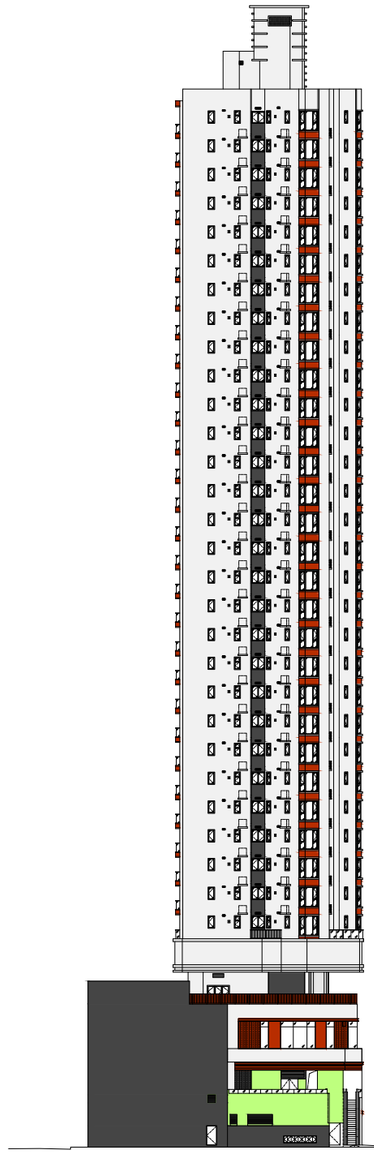
ELEVATION PLAN
立面圖

TOWER 2
第2座

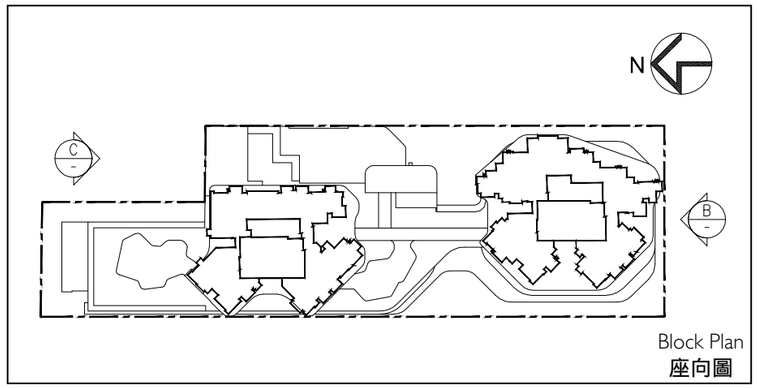


ELEVATION B - TOWER 2
立面圖 B - 第2座

TOWER 1
第1座



ELEVATION C - TOWER 1
立面圖 C - 第1座



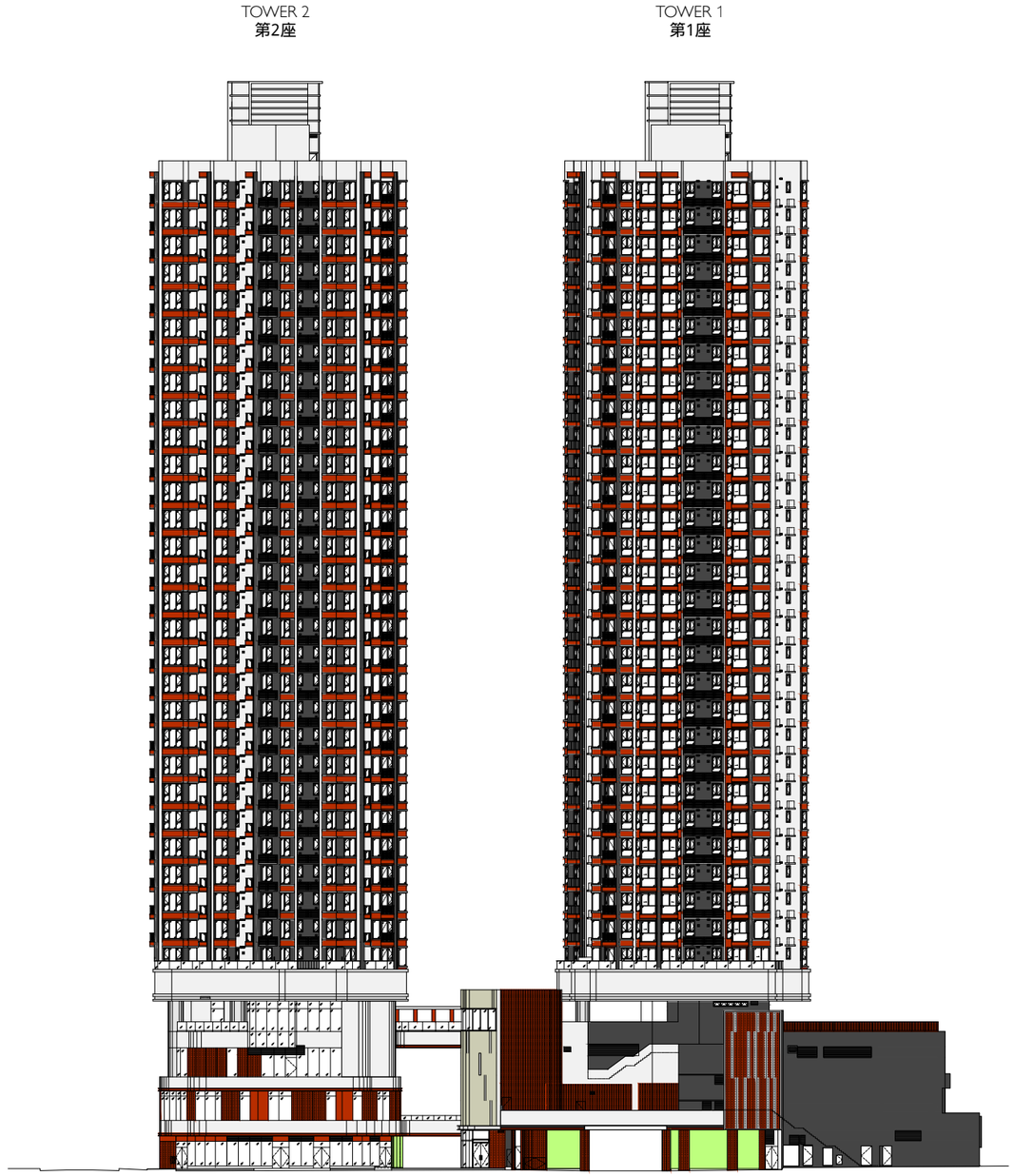
Block Plan
座向圖

Boundary line of the Development
發展項目邊界

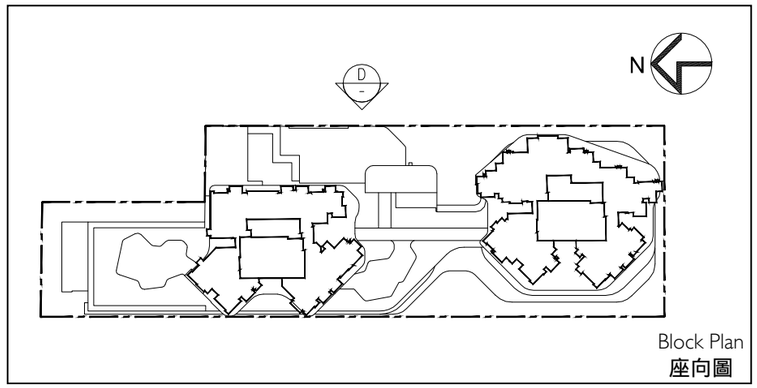
It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 9th April 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2019年4月9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 D - TOWERS 1 & 2
立面圖 D - 第1及2座



Block Plan
座向圖

Boundary line of the Development
發展項目邊界

It has been certified by the Authorized Person for the Development that the above elevations:
(a) are prepared on the basis of the approved building plans for the Development as of 9th April 2019; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明該等立面：
(a) 以2019年4月9日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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

Category of Common Facilities **公用設施的類別**	Covered Area **有蓋面積** sq. m. **平方米** (sq. ft. **平方呎**)	Uncovered Area **無蓋面積** sq. m. **平方米** (sq. ft. **平方呎**)
Residents' Clubhouse (including any recreational facilities for residents' use) **住客會所 (包括供住客使用的任何康樂設施)**	767.413 (8,260)	64.416 (693)
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) **位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)**	Not applicable **不適用**	Not applicable **不適用**
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)**	281.577 (3,031)	509.898 (5,489)

Note **附註**:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述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. The address of the website on which copies of the Outline Zoning Plans and Development Scheme Plans relating to the Development are available:
   www.ozp.tpb.gov.hk.

2. A copy of the deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖及發展計劃圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 指明住宅物業的已簽立的公契的文本將存放在指明住宅物業的售樓處，以供閱覽。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	Ceramic tiles, fluorocarbon paint		
(b) Window	Material of frame	Aluminium frames with fluorocarbon (PVF2) coating		
	Material of glass	Windows of kitchen are provided with heat strengthened glass. Windows of bathroom are provided with obscured heat strengthened glass. Windows of living room, dining room and bedroom are provided with insulated glass unit with low emissivity coating.		
(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	Balcony		
		Floor	Wall	Ceiling
		Homogenous tiles	Ceramic Tiles	External paint on plaster
		Verandah: No verandah is provided		
	Whether it is covered	Balcony	Yes	
		Verandah	Not applicable	
(f) Drying facilities for clothing	Type and material	Motorized drying rack		

2. Interior Finishes

Item	Description			
(a) Lobby	Type of wall, floor and ceiling finishes			
	3/F Residential Lobby	Wall	Floor	Ceiling
		Natural stone, timber veneer, wall paper, stainless steel, decorative glass	Natural stone	Plaster board ceiling with emulsion paint
	Typical Lift Lobbies	Porcelain tiles, timber veneer, wooden pattern plastic laminate, stainless steel, decorative glass	Porcelain tiles	Plaster board ceiling with emulsion paint
(b) Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom			
	Living room and Dining room	Wall	Ceiling	
		Emulsion paint on plaster to exposed surfaces	Emulsion paint on plaster to exposed surfaces	
	Bedroom	Emulsion paint on plaster to exposed surfaces	Emulsion paint on plaster to exposed surfaces	
(c) Internal Floor	Material of floor and skirting for living room, dining room and bedroom			
		Floor	Skirting	
	Living room and Dining room	Porcelain tiles	Hard wood	
	Bedroom	Porcelain tiles	Hard wood	
(d) Bathroom	(i) Type of wall, floor and ceiling finishes			
		Wall	Floor	Ceiling
		Ceramic tiles to exposed surfaces up to false ceiling level	Porcelain tiles to exposed surfaces	Aluminium false ceiling to exposed surfaces
	(ii) Whether the wall finishes run up to the ceiling	No		
(e) Kitchen	(i) Type of wall, floor, ceiling and cooking bench finishes				
	Kitchen	Wall	Floor	Ceiling	Cooking Bench
		Stainless steel and ceramic tiles to exposed surfaces up to false ceiling level	Porcelain tiles to exposed surfaces	Aluminium false ceiling to exposed surfaces	Solid surfacing material
	Open Kitchen	Stainless steel and ceramic tiles to exposed surfaces up to false ceiling level	Porcelain tiles to exposed surfaces	Plaster board ceiling with emulsion paint	Solid surfacing material
	(ii) Whether the wall finishes run up to the ceiling	No			

3. Interior Fittings

Item	Description			
(a) Door		Material	Finishes	Accessories
	Entrance door	Timber solid core door	Timber veneer	Lockset, hinges, door stop, door closer and door viewer
	Bedroom door	Timber hollow core door	Timber veneer	Lockset, hinges and door stop
	Kitchen door (For enclosed kitchen only)	Timber solid core door	Timber veneer and plastic laminate	Lockset, hinges, door stop, door closer and vision panel
	Bathroom door	Timber hollow core door	Timber veneer and plastic laminate	Lockset, hinges and door stop
	Flat roof door Tower 1 5/F Flat A Living Room to Flat Roof Flat C Living Room to Flat Roof Flat D Living Room to Flat Roof Flat E Living Room to Flat Roof Flat F Living Room to Flat Roof Flat G Living Room to Flat Roof Flat H Living Room to Flat Roof Tower 2 5/F Flat A Living Room to Flat Roof Flat B Living Room to Flat Roof Flat H Living Room to Flat Roof Flat J Living Room to Flat Roof	Aluminium framed glass sliding door	Fluorocarbon coating (PVF2)	Lockset and handle
	Flat roof door Tower 1 5/F Flat F Bedroom 2 to Flat Roof Flat G Bedroom 2 to Flat Roof Tower 2 5/F Flat C Living Room to Flat Roof Flat C Bedroom 2 to Flat Roof Flat D Living Room to Flat Roof Flat E Living Room to Flat Roof Flat F Living Room to Flat Roof Flat G Living Room to Flat Roof Flat G Bedroom 2 to Flat Roof Flat H Bedroom to Flat Roof Flat J Bedroom to Flat Roof	Aluminium framed glass swing door	Fluorocarbon coating (PVF2)	Lockset, hinges and handle
	Balcony door Tower 1 6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F Flat A Living Room to Balcony Flat D Living Room to Balcony Flat E Living Room to Balcony Flat F Living Room to Balcony Flat G Living Room to Balcony Flat H Living Room to Balcony	Aluminium framed glass sliding door	Fluorocarbon coating (PVF2)	Lockset and handle

3. Interior Fittings

Item	Description			
(a) Door		Material	Finishes	Accessories
	Balcony door Tower 2 6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F Flat A Living Room to Balcony Flat B Living Room to Balcony Flat H Living Room to Balcony Flat J Living Room to Balcony	Aluminium framed glass sliding door	Fluorocarbon coating (PVF2)	Lockset and handle
	Balcony door Tower 2 6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F Flat C Living Room to Balcony Flat F Living Room to Balcony Flat G Living Room to Balcony	Aluminium framed glass swing door	Fluorocarbon coating (PVF2)	Lockset, hinges and handle
	Utility platform door	Aluminium framed glass swing door	Fluorocarbon coating (PVF2)	Lockset, hinges and handle
(b) Bathroom	(i) Type and material of fittings and equipment			
	Fitting and equipment	Type	Material	
	Cabinet	Vanity cabinet	Timber vanity cabinet with plastic laminate finishes	
		Mirror cabinet	Timber mirror cabinet with plastic laminate finishes	
	Bathroom fittings	Flushing water closet	Vitreous china flushing water closet completed with plastic seat and cover	
		Wash basin	Vitreous china	
		Hot and cold water wash basin mixer	Chrome plated	
		Toilet paper holder	Chrome plated	
		Towel ring	Chrome plated	
	Bathroom appliances	For the appliances provision, brand name and model number, please refer to the "Appliances Schedule"		
	(ii) Type and material of water supply system	Copper water pipes for cold water supply, copper water pipes with thermal insulation for hot water supply and UPVC pipes for flushing water supply		
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)			
	Bathing facilities	Hot and cold water chrome plated shower mixer with shower set		
		Shower cubicles (tempered glass with stainless steel handle), chrome plated soap holder		
	(iv) Size of bath tub (if applicable)	Not applicable		
(c) Kitchen	(i) Material of sink unit	Stainless steel		
	(ii) Material of water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
	(iii)Material and finishes of kitchen cabinet	Material	Finishes	
		Timber	Lacquered paint and plastic laminate	
	(iv) Type of all other fittings and equipment	Fire service installations and equipment	Ceiling-mounted smoke detector and sprinkler head are fitted in or near open kitchen.	
		Other fittings	Hot and cold water chrome plated sink mixer.	
		Other equipment	For the appliances provision, brand name and model number, please refer to the " Appliances Schedule".	
(d) Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable		
(e) Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"		
(f) Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"		

3. Interior Fittings

Item	Description	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	Faceplates for all switches and power sockets are provided. Single phase electricity supply with miniature circuit breaker distribution board is provided for Tower 1 Flat A, F, G & H and Tower 2 Flat A, B, C, G, H & J. Three phases electricity supply with miniature circuit breaker distribution board is provided for Tower 1 Flat B, C, D & E and Tower 2 Flat D, E & F.
	(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those part of the conduits concealed within concrete, the rest of them are exposed. The exposed conduit may be covered by false celing, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
	(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"
(h) Gas supply	Type	Towngas
	System	Towngas supply is provided for gas hob and gas water heater for Tower 1 Flat A, F, G & H, Tower 2 Flat A, B, C, G, H & J.
	Location	Please refer to the "Appliances Schedule"
(i) Washing machine connection point	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"
	Design	Drain point and water point are provided for washer and dryer
(j) Water supply	(i) Material of water pipes	Copper water pipes for cold water supply, copper water pipes with thermal insulation for hot water supply and UPVC pipes for flushing water supply
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed Other than those part of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered by false ceiling, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
	(iii) Whether hot water is available	Hot water is available

4. Miscellaneous

Item	Description			
(a) Lifts	Passenger Lifts for Tower 1			
	(i) Brand name	Hitachi		
	(ii) Model number	HCA		
	(iii) Number of lifts	2		
	(iv) Lift no.	1		2
	(v) Floor served	3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F		3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F
	Passenger Lifts for Tower 2			
	(i) Brand name	Hitachi		
	(ii) Model number	HCA		
	(iii) Number of lifts	2		
	(iv) Lift no.	3		4
	(v) Floor served	3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F		3/F, 5/F to 13/F, 15/F to 23/F, 25/F to 33/F, 35/F to 36/F
	Shuttle Lifts for Podium			
	(i) Brand name	Hitachi		
	(ii) Model number	LCA		
	(iii) Number of lifts	3		
	(iv) Lift no.	6	7	8
	(v) Floor served	G/F and 3/F	G/F and 3/F	B/F to 2/F
	Shuttle Lift for Clubhouse			
	(i) Brand name	Hitachi		
	(ii) Model number	LCA		
	(iii) Number of lifts	1		
	(iv) Lift no.	9		
	(v) Floor served	2/F to 3/F		
	Car Lifts			
	(i) Brand name	Otis		
	(ii) Model number	Enor(Hydraulic lift)		
	(iii) Number of lifts	2		
	(iv) Lift no.	10 & 11		
	(v) Floor served	B/F to G/F		
(b) Letter box	(i) Material	Metal letter box		
(c) Refuse collection	(i) Means of refuse collection	Collection of refuse by cleaners.		
	(ii) Location of refuse room	Refuse Storage and Material Recovery Room is provided at each residential floor (5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F) of Tower 1 and Tower 2. Refuse Storage and Material Recovery Chamber is provided at G/F of Tower 1.		
(d) Water meter, electricity meter and gas meter		Water meter	Electricity meter	Gas meter
	(i) Location	Inside Water Meter Cabinet at the respective residential floor	Inside Electric room at respective residential floor	Inside Kitchen (Open kitchen excluded)
	(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

Item	Description		
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Each residential flat of Tower 1 and Tower 2 is equipped with a video door phone system integrated with a Fixed Touch Screen Type LCD Display Monitor and connected to 3/F respective entrance lobby. (Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units"). Access card readers are installed at each lift lobby of residential entrance at 3/F. Car park control system is provided for car park and car park barrier is provided at G/F vehicle entrance
		CCTV	CCTV cameras are provided at lobbies , lifts and common area which are connected to 3/F Office Accommodation for watchman

6. Appliances

For brand names and model numbers of appliances, please refer to "Appliances Schedule".

The Vendor undertakes that if lifts or appliances of the specified 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

1. 外部裝修物料

細項	描述			
(a) 外牆	裝修物料的類型	大廈外牆鋪砌瓷磚及氟碳漆		
(b) 窗	框的用料	PVF2噴塗鋁質窗框		
	玻璃的用料	廚房窗戶選用半鋼化玻璃。 浴室窗戶選用磨砂半鋼化玻璃。 客廳、飯廳及睡房窗戶選用低輻射中空玻璃單元。		
(c) 窗台	窗台用料	不適用		
	窗台板的裝修物料	不適用		
(d) 花槽	裝修物料的類型	不適用		
(e) 陽台或露台	裝修物料的類型	露台		
		地板	牆壁	天花
		鋪砌同質磚	鋪砌瓷磚	批盪及外牆漆
		陽台：不設陽台		
	是否有蓋	露台	是	
		陽台	不適用	
(f) 乾衣設施	類型及用料	電動晾衣架		

2. 室內裝修物料

細項	描述			
(a) 大堂	牆壁、地板及天花板的裝修物料的類型			
		牆壁	地板	天花板
	3/F住宅大堂	鋪砌天然石材、 木皮、牆紙、不銹鋼裝飾及裝飾玻璃面	鋪砌天然石材	石膏板假天花及髹上乳膠漆
	住宅電梯大堂	鋪砌高溫瓷質磚、 木皮、木紋膠板、 不銹鋼裝飾及 裝飾玻璃面	鋪砌高溫瓷質磚	石膏板假天花及髹上乳膠漆
(b) 內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型			
		牆壁	天花板	
	客廳及飯廳	外露表面批盪再髹乳膠漆	外露表面批盪再髹乳膠漆	
	睡房	外露表面批盪再髹乳膠漆	外露表面批盪再髹乳膠漆	
(c) 內部地板	客廳、飯廳及睡房的地板及牆腳線的用料			
		地板	牆腳線	
	客廳及飯廳	高溫瓷質磚	實木	
	睡房	高溫瓷質磚	實木	
(d) 浴室	(i)牆壁、地板及天花板的裝修物料的類型			
		牆壁	地板	天花板
		外露部分鋪砌 瓷磚至假天花	外露部分鋪砌 高溫瓷質磚	外露部分以鋁質 假天花覆蓋
	(ii)牆壁的裝修物料是否鋪至天花板	否		
(e) 廚房	(i)牆壁、地板、天花板及灶台的裝修物料的類型			
		牆壁	地板	天花板	灶台
	廚房	外露部分鋪砌 不銹鋼及瓷磚至 假天花	外露部分鋪砌 高溫瓷質磚	外露部分以鋁質 假天花覆蓋	鋪設實心面材
	開放式廚房	外露部分鋪砌 不銹鋼及瓷磚至 假天花	外露部分鋪砌 高溫瓷質磚	石膏板假天花及 髹上乳膠漆	鋪設實心面材
	(ii)牆壁的裝修物料是否鋪至天花板	否			

3. 室內裝置

細項	描述			
(a) 門		用料	裝修物料	配件
	大門	實心木門	木皮	門鎖、門鉸、門擋、氣鼓及防盜眼
	睡房門	空心木門	木皮	門鎖、門鉸及門擋
	廚房門(開放式廚房不設廚房門)	實心木門	木皮及木紋膠飾面	門鎖、門鉸、門擋、氣鼓及觀看窗
	浴室門	空心木門	木皮及木紋膠飾面	門鎖、門鉸及門擋
	平台門 第1座五樓 A單位客廳到平台 C單位客廳到平台 D單位客廳到平台 E單位客廳到平台 F單位客廳到平台 G單位客廳到平台 H單位客廳到平台 第2座五樓 A單位客廳到平台 B單位客廳到平台 H單位客廳到平台 J 單位客廳到平台	鋁質門框玻璃趟門	PVF2噴塗	門鎖及手柄
	平台門 第1座五樓 F單位睡房2到平台 G單位睡房2到平台 第2座五樓 C單位客廳到平台 C單位睡房2到平台 D單位客廳到平台 E單位客廳到平台 F單位客廳到平台 G單位客廳到平台 G單位睡房2到平台 H單位睡房到平台 J 單位睡房到平台	鋁質門框玻璃推門	PVF2噴塗	門鎖、門鉸及手柄
	露台門 第1座六樓至十三樓、十五樓至二十三樓、 二十五樓至三十三樓及三十五樓至三十六樓 A單位客廳到露台 D單位客廳到露台 E單位客廳到露台 F單位客廳到露台 G單位客廳到露台 H單位客廳到露台	鋁質門框玻璃趟門	PVF2噴塗	門鎖及手柄

3. 室內裝置

細項	描述			
(a) 門		用料	裝修物料	配件
	露台門 第2座六樓至十三樓、十五樓至二十三樓、 二十五樓至三十三樓及三十五樓至三十六樓 A單位客廳到露台 B單位客廳到露台 H單位客廳到露台 J 單位客廳到露台	鋁質門框玻璃趟門	PVF2噴塗	門鎖及手柄
	露台門 第2座六樓至十三樓、十五樓至二十三樓、 二十五樓至三十三樓及三十五樓至三十六樓 C單位客廳到露台 F單位客廳到露台 G單位客廳到露台	鋁質門框玻璃推門	PVF2噴塗	門鎖、門鉸及手柄
	工作平台門	鋁質門框玻璃推門	PVF2噴塗	門鎖、門鉸及手柄
(b) 浴室	(i) 裝置及設備的類型及用料			
	裝置及設備	類型	用料	
	櫃	面盆櫃	木製面盆櫃配木紋膠板飾面	
		鏡櫃	木製鏡櫃配木紋膠板飾面	
	潔具	座廁	搪瓷座廁配塑膠廁板及蓋	
		面盆	搪瓷	
		面盆冷熱水龍頭	鍍鉻	
		廁紙架	鍍鉻	
		毛巾架	鍍鉻	
	浴室設備	有關設備之品牌名稱及型號，請參閱「設備表」。		
	(ii) 供水系統的類型及用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
	(iii) 沐浴設施 (包括花灑或浴缸(如適用的話))			
	沐浴設施	鍍鉻冷熱水龍頭花灑套裝		
		淋浴間設有強化玻璃及不銹鋼扶手，鍍鉻肥皂架		
	(iv) 浴缸大小 (如適用的話)	不適用		
(c) 廚房	(i) 洗滌盆的用料	不銹鋼		
	(ii) 供水系統的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉		
	(iii) 廚櫃的用料及裝修物料	用料	裝修物料	
		木製	亮面漆及膠飾面	
	(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內或附近的天花設置煙霧探測器及消防花灑頭	
		其他裝置	鍍鉻冷熱水龍頭	
		其他設備	有關設備之品牌名稱及型號，請參閱「設備表」。	
(d) 睡房	裝置 (包括嵌入式衣櫃)的類型及用料	不適用		
(e) 電話	接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」。		
(f) 天線	接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」。		

3. 室內裝置

細項	描述	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	提供所有電制及插座之面版。提供單相電力並裝妥微型斷路器配電箱於第1座A、F、G及H單位，第2座A、B、C、G、H及J 單位； 提供三相電力並裝妥微型斷路器配電箱於第1座B、C、D及E單位，第2座D、E及F單位
	(ii) 導管是隱藏或外露	導管是部份隱藏及部份外露 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露 外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋
	(iii) 電插座及空調機接駁點的位置及數目	請參考「住宅單位機電裝置數量說明表」
(h) 氣體供應	類型	煤氣
	系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐在第1座A、F、G及H單位，第2座A、 B、 C、 G、 H及J 單位
	位置	請參考「設備表」
(i) 洗衣機接駁點	位置	請參考「住宅單位機電裝置數量說明表」
	設計	設有洗衣乾衣機及洗衣機來去水位設計
(j) 供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用配有隔熱絕緣保護之銅喉及咸水喉採用膠喉
	(ii)水管是隱藏或外露	水管是部份隱藏及部份外露 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露 外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋
	(iii) 有否熱水供應	有熱水供應

4. 雜項

細項	描述			
(a) 升降機	第1座			
	(i) 品牌名稱	日立		
	(ii) 產品型號	HCA		
	(iii) 升降機數目	2		
	(iv) 升降機編號	1		2
	(v) 到達的樓層	三樓、五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓		三樓、五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓
	第2座			
	(i) 品牌名稱	日立		
	(ii) 產品型號	HCA		
	(iii) 升降機數目	2		
	(iv) 升降機編號	3		4
	(vi) 到達的樓層	三樓、五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓		三樓、五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓至三十六樓
	穿梭升降機(平台)			
	(i) 品牌名稱	日立		
	(ii) 產品型號	LCA		
	(iii) 升降機數目	3		
	(iv) 升降機編號	6	7	8
	(vi) 到達的樓層	地下及三樓	地下及三樓	地庫至二樓
	穿梭升降機(會所)			
	(i) 品牌名稱	日立		
	(ii) 產品型號	LCA		
	(iii) 升降機數目	1		
	(iv) 升降機編號	9		
	(v) 到達的樓層	二樓至三樓		
	車輛用升降機			
	(i) 品牌名稱	奧的斯		
	(ii) 產品型號	Enor (油壓升降機)		
	(iii) 升降機數目	2		
	(iv) 升降機編號	10 & 11		
	(v) 到達的樓層	地庫至地下		
(b) 信箱	(i) 用料	金屬信箱		
(c) 垃圾收集	(i) 垃圾收集方法	由清潔工人收集垃圾		
	(ii) 垃圾房位置	垃圾及物料回收室設於第1座及第2座的每層住宅樓層(五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓)。 垃圾及物料回收房設於第1座的地下。		
(d) 水錶、電錶及氣體錶		水錶	電錶	氣體錶
	(i) 位置	每層之公共水錶櫃內	每層之公共電錶房內	廚房內 (不包括開放式廚房)
	(ii) 就住宅單位而言是獨立或公用的錶	獨立	獨立	獨立

5. 保安設施

細項	描述		
保安設施	保安系統及設施 (包括嵌入式裝置的細節及其位置)	入口通道控制及保安系統	第1座及第2座每戶單位設有視像對講裝置於固定式液晶體觸屏式顯示屏並連接各大廈位於三樓入口大堂（有關住宅單位視像對講機位置，請參閱「住宅單位機電裝置數量說明表」） 每座住宅大樓三樓之入口升降機大堂均設有智能卡系統 停車場設有停車場管理系統，並於地下車道入口提供車閘
		閉路電視	閉路電視設於入口大堂、升降機內及公用空間並連接至位於三樓之管理員辦公室

6. 設備

有關設備品牌名稱及產品型號，請參考「設備表」。

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

Appliances Schedule (Tower 1) 設備表 (第1座)

Item 項目	Appliances 設備	Brand 品牌	Model 型號	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓							
				Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備											
1	3-burner Gas Hob 三頭煤氣煮食爐	TGC 煤氣	TRTB83ST-G	--	--	--	--	--	1	1	--
2	2-burner Gas Hob 二頭煤氣煮食爐	Mia Cucina	MY32C	1	--	--	--	--	--	--	1
3	1-burner Gas Hob 一頭煤氣煮食爐	Mia Cucina	MY31C	1	--	--	--	--	--	--	1
4	Induction Hob 電磁爐	Mia Cucina	FEN32C	--	1	1	1	1	--	--	--
5	Kitchen Hood 抽油煙機	Philco 飛歌	GH1109S	--	--	--	--	--	1	1	--
6	Kitchen Hood 抽油煙機	Philco 飛歌	GH1206S	1	1	1	1	1	--	--	1
7	Microwave Oven 微波爐	Philco 飛歌	PMG1620S	1	1	1	1	1	1	1	1
8	2-in-1 Washer & Dryer 二合一洗衣、乾衣機	Siemens 西門子	WD14D366HK	1	--	--	1	1	1	1	1
9	Refrigerator 雪櫃	Philco 飛歌	PHK32TE	1	--	--	--	--	1	1	1
10	Refrigerator 雪櫃	Philco 飛歌	PBTR122	--	--	--	1	1	--	--	--
11	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	--	1	1	--	--	--	--	--
12	Exhaust Fan 抽氣扇	KDK	15WHC08	2	1	1	--	--	2	2	2
13	Cabinet Ventilating Fan 靜音離心式抽氣扇	PANASONIC 樂聲	FV-18NS3H	--	--	--	1	1	--	--	--
Water Heater Appliances Schedule 熱水爐設備											
14	Gas Water Heater 煤氣熱水爐	TGC 煤氣	RJW200SFD	1	--	--	--	--	1	1	1
15	24kW Electrical Water Heater 24kW電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E18/21/24SLi	--	1	1	1	1	--	--	--
16	6kW Electrical Water Heater 6kW電熱水爐	Stiebel Eltron 斯寶亞創	DHM-6	1	--	--	1	1	--	--	--

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

Note 附註:
1. The numbers as shown in the above table denotes "the number of appliances provided".
上表之數字代表提供的裝備數量。
2. The symbol "-- "as shown in the above table denotes "not provided".
上表 " -- " 代表不提供。

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

Appliances Schedule (Tower 1) 設備表 (第1座)

Item 項目	Appliances 設備	Brand 品牌	Model 型號	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓							
				Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Air-conditioning Appliances Schedule 冷氣設備											
17	2hp Split Type Air Conditioner with Heat Pump 兩匹分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-18N3KV-HK/ RAS-18N3AV-HK	--	1	1	--	--	--	--	--
18	1.5hp Split Type Air Conditioner with Heat Pump 一匹半分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-13N3KV-HK/ RAS-13N3AV-HK	1	--	--	1	1	1	1	1
19	1hp Split Type Air Conditioner with Heat Pump 一匹分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-B10N3KV2-E/ RAS-10N3AV2-E	1	--	--	1	1	2	2	1
Home Automation Appliances Schedule 智能家居設備											
20	10" Fixed Touch Screen Type LCD Display Monitor 10吋固定式液晶體觸屏式顯示屏	INEX	IN-P9-S7	1	1	1	1	1	1	1	1
21	Motorized drying rack 電動晾衣架	L Best	M03-0804AP	1	--	--	1	1	1	1	1

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

Note 附註:
1. The numbers as shown in the above table denotes "the number of appliances provided".
   上表之數字代表提供的裝備數量。
2. The symbol "-- "as shown in the above table denotes "not provided".
   上表 " -- " 代表不提供。

Appliances Schedule (Tower 2) 設備表 (第2座)

Item 項目	Appliances 設備	Brand 品牌	Model 型號	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓								
				Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J單位
Kitchen and Bathroom Appliances Schedule 廚房及浴室設備												
1	3-burner Gas Hob 三頭煤氣煮食爐	TGC 煤氣	TRTB83ST-G	--	--	1	--	--	--	1	--	--
2	2-burner Gas Hob 二頭煤氣煮食爐	Mia Cucina	MY32C	1	1	--	--	--	--	--	1	1
3	1-burner Gas Hob 一頭煤氣煮食爐	Mia Cucina	MY31C	1	1	--	--	--	--	--	1	1
4	Induction Hob 電磁爐	Mia Cucina	FEN32C	--	--	--	1	1	1	--	--	--
5	Kitchen Hood 抽油煙機	Philco 飛歌	GH1109S	--	--	1	--	--	--	1	--	--
6	Kitchen Hood 抽油煙機	Philco 飛歌	GH1206S	1	1	--	1	1	1	--	1	1
7	Microwave Oven 微波爐	Philco 飛歌	PMG1620S	1	1	1	1	1	1	1	1	1
8	2-in-1 Washer & Dryer 二合一洗衣、乾衣機	Siemens 西門子	WD14D366HK	1	1	1	--	--	1	1	1	1
9	Refrigerator 雪櫃	Philco 飛歌	PHK32TE	1	1	1	--	--	--	1	1	1
10	Refrigerator 雪櫃	Philco 飛歌	PBTR122	--	--	--	--	--	1	--	--	--
11	Refrigerator 雪櫃	Philco 飛歌	PBU1153A	--	--	--	1	1	--	--	--	--
12	Exhaust Fan 抽氣扇	KDK	15WHC08	2	2	2	--	--	--	1	2	2
13	Cabinet Ventilating Fan 靜音離心式抽氣扇	PANASONIC 樂聲	FV-18NS3H	--	--	--	1	1	1	1	--	--
Water Heater Appliances Schedule 熱水爐設備												
14	Gas Water Heater 煤氣熱水爐	TGC 煤氣	RJW200SFD	1	1	1	--	--	--	1	1	1
15	24kW Electrical Water Heater 24kW電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E18/21/24SLi	--	--	--	1	1	1	--	--	--
16	6kW Electrical Water Heater 6kW電熱水爐	Stiebel Eltron 斯寶亞創	DHM - 6	1	--	--	--	--	1	--	--	--

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

Note 附註:
1. The numbers as shown in the above table denotes "the number of appliances provided".
上表之數字代表提供的裝備數量。
2. The symbol "-- "as shown in the above table denotes "not provided".
上表 " -- " 代表不提供。

Appliances Schedule (Tower 2) 設備表 (第2座)

Item 項目	Appliances 設備	Brand 品牌	Model 型號	5/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 五樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓								
				Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位
Air-conditioning Appliances Schedule 冷氣設備												
17	2hp Split Type Air Conditioner with Heat Pump 兩匹分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-18N3KV-HK/ RAS-18N3AV-HK	--	--	--	1	1	--	--	--	--
18	1.5hp Split Type Air Conditioner with Heat Pump 一匹半分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-13N3KV-HK/ RAS-13N3AV-HK	1	1	1	--	--	--	1	1	1
19	1hp Split Type Air Conditioner with Heat Pump 一匹分體式冷氣機 (變頻冷暖)	Toshiba 東芝	RAS-B10N3KV2-E/ RAS-10N3AV2-E	1	1	2	--	--	2	3	1	1
Home Automation Appliances Schedule 智能家居設備												
20	10" Fixed Touch Screen Type LCD Display Monitor 10吋固定式液晶體觸屏式顯示屏	INEX	IN-P9-S7	1	1	1	1	1	1	1	1	1
21	Motorized drying rack 電動晾衣架	L Best	M03-0804AP	1	1	1	--	--	1	1	1	1

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

Note 附註:
1. The numbers as shown in the above table denotes "the number of appliances provided".
上表之數字代表提供的裝備數量。
2. The symbol "-- "as shown in the above table denotes "not provided".
上表 " -- " 代表不提供。

Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 1)
住宅單位機電裝置數量說明表 (第1座)

Location 位置	Provisions 裝置	Tower 1 第1座															
		5/F 五樓								6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓							
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣	4	3	3	4	4	5	5	4	4	3	3	4	4	5	5	4
	Lighting Point 燈位	2	2	2	2	2	3	3	2	2	2	2	2	2	3	3	2
	Telephone/Data Outlet 電話/數據插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	2	2	3	3	3	3	3	3	2	2	3	3	3
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A DP Switch (Exhaust Fan & Electric Water Heater) 20A雙極開關掣(抽氣扇及電熱水爐)	2	1	1	1	1	1	2	1	2	1	1	1	1	1	2	1
	20A DP Switch (Electric Water Heater) 20A雙極開關掣(電熱水爐)	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA	NA	NA
	20A DP Switch (Exhaust Fan) 20A雙極開關掣(抽氣扇)	NA	NA	NA	NA	NA	1	NA	1	NA	NA	NA	NA	NA	1	NA	1
	20A DP Switch (air conditioning) 20A雙極開關掣(室內冷氣機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Air Quality Sensor 空氣質素感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器	NA	1	1	1	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA
Utility Platform 工作平台	Lighting Point 燈位	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1	1	NA
Balcony 露台	Lighting Point 燈位	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	1	1	1	1
	Fused Spur Unit for Drying Rack 菲士座供晾衣架	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	1	1	1	1	1
Bedroom or Bedroom 1 睡房或睡房1	Lighting Switch 燈掣	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	Lighting Point 燈位	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	Telephone/Data Outlet 電話/數據插座	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1
	20A DP Switch (Air Conditioning) 20A 雙極開關掣(室內冷氣機)	1	NA	NA	1	1	1	1	1	1	NA	NA	1	1	1	1	1

Note 附註:
1. The numbers as shown in the above table denotes "the number provided".
上表之数字代表提供的數量。
2. The symbol "NA "as shown in the above table denotes "not applicable".
上表 " NA" 代表不適用。

Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 1)
住宅單位機電裝置數量說明表 (第1座)

Location 位置	Provisions 裝置	Tower 1 第1座															
		5/F 五樓								6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓							
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Bedroom 2 睡房2	Lighting Switch 燈掣	NA	NA	NA	NA	NA	2	2	NA	NA	NA	NA	NA	NA	2	2	NA
	Lighting Point 燈位	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	Telephone/Data Outlet 電話/數據插座	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	TV/FM Outlet 電視/電台天線插座	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	13A Twin Socket Outlet 13A 雙位電插座	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	20A DP Switch (Air Conditioning) 20A 雙極開關掣(室內冷氣機)	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
Bathroom 浴室	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Gas Water Heater 菲士座供煤氣熱水爐	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA	NA	1	1	1
	63A TPN Weatherproof Switch For Electric Water Heater 63A 3相防水開關供電熱水爐	NA	1	1	1	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA
	Fused Spur Unit For Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Lighting 菲士座供燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note 附註:
1. The numbers as shown in the above table denotes "the number provided".
上表之数字代表提供的數量。
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上表 " NA" 代表不適用。

Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 1)
住宅單位機電裝置數量說明表 (第1座)

Location 位置	Provisions 裝置	Tower 1 第1座															
		5/F 五樓								6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓							
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位
Open Kitchen or Kitchen 開放式廚房或廚房	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	2	1	1	1	1	1	1	1	2	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	1
	20A DP Switch For Induction Hob 20A 雙極開關掣供電磁爐	NA	1	1	1	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA
	Fused Spur Unit For Exhaust Fan 菲士座供抽氣扇	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA	NA	1	1	1
	Fused Spur Unit For Cooker Hood 菲士座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13A單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer Dryer 13A單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point For Washer Dryer 去水位供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point For Washer Dryer 來水位供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Fridge 13A單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Gas Hob 13A單位電插座供煤氣煮食爐	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1	1	NA
	13A Twin Socket Outlet for Gas Hob 13A 雙位電插座供煤氣煮食爐	1	NA	NA	NA	NA	NA	NA	1	1	NA	NA	NA	NA	NA	NA	1
	Fused Spur Unit for LCD Display Monitor 菲士座供觸屏式顯示屏	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	35A DP Weatherproof Switch For Electric Water Heater 35A 雙極防水開關供電熱水爐	1	NA	NA	1	1	NA	NA	NA	1	NA	NA	1	1	NA	NA	NA
	Concealed Sprinkler head 隱敝式花灑頭	NA	1	1	1	1	NA	NA	NA	NA	1	1	1	1	NA	NA	NA
5/F Flat Roof 五樓平台	20A DP Weatherproof Switch (Air Conditioning) 20A雙極防水開關掣(室外冷氣機)	2	1	1	2	2	3	3	2	NA	NA	NA	NA	NA	NA	NA	NA
	Lighting Point 燈位	1	NA	NA	1	1	2	2	1	NA	NA	NA	NA	NA	NA	NA	NA
	Fused Spur Unit for Drying Rack 菲士座供晾衣架	1	NA	NA	1	1	1	1	1	NA	NA	NA	NA	NA	NA	NA	NA
A/C platform 冷氣機平台	20A DP Weatherproof Switch (Air Conditioning) 20A雙極防水開關掣(室外冷氣機)	NA	NA	NA	NA	NA	NA	NA	NA	2	1	1	2	2	3	3	2
Lift Lobby 升降機大堂	Door Bell Push Button 門鐘襟手掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 2)
住宅單位機電裝置數量說明表 (第2座)

Location 位置	Provisions 裝置	Tower 2 第2座																	
		5/F 五樓									6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓								
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位
Living Room and Dining Room 客廳及飯廳	Lighting Switch燈掣	4	4	5	3	3	4	5	4	4	4	4	5	3	3	4	5	4	4
	Lighting Point 燈位	3	2	4	2	2	2	4	2	2	3	2	4	2	2	2	4	2	2
	Telephone/Data Outlet 電話/數據插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	4	4	2	3	3	3	3	3	3	4	4	2	3	3	3
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A DP Switch (Exhaust Fan & Electric Water Heater) 20A 雙極開關掣(抽氣扇及電熱水爐)	2	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
	20A DP Switch (Electric Water Heater) 20A 雙極開關掣(電熱水爐)	NA	NA	NA	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	NA
	20A DP Switch (Exhaust Fan) 20A 雙極開關掣(抽氣扇)	NA	1	1	NA	NA	NA	1	1	1	NA	1	1	NA	NA	NA	1	1	1
	20A DP Switch (Air Conditioning) 20A 雙極開關掣(室內冷氣機)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Air Quality Sensor 空氣質素感應器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧感應器	NA	NA	NA	1	1	1	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	NA
Utility Platform 工作平台	Lighting Point 燈位	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
Balcony 露台	Lighting Point 燈位	NA	NA	NA	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	1	1	1	1
	Fused Spur Unit for Drying Rack 菲士座供晾衣架	NA	NA	NA	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	1	1	1	1
Bedroom or Bedroom 1 睡房或睡房1	Lighting Switch燈掣	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	Lighting Point 燈位	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	Telephone/Data Outlet 電話/數據插座	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	TV/FM Outlet 電視/電台天線插座	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1
	20A DP Switch (Air Conditioning) 20A 雙極開關掣(室內冷氣機)	1	1	1	NA	NA	1	1	1	1	1	1	1	NA	NA	1	1	1	1

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上表之數字代表提供的數量。
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上表 " NA" 代表不適用。

Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 2)
住宅單位機電裝置數量說明表 (第2座)

Location 位置	Provisions 裝置	Tower 2 第2座																	
		5/F 五樓									6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓								
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位
Bedroom 2 睡房2	Lighting Switch燈掣	NA	NA	2	NA	NA	NA	1	NA	NA	NA	NA	2	NA	NA	NA	1	NA	NA
	Lighting Point 燈位	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	Telephone/Data Outlet 電話/數據插座	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	TV/FM Outlet 電視機/電台天線插座	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	13A Twin Socket Outlet 13A 雙位電插座	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	20A DP Switch (Air Conditioning) 20A 雙極開關掣(室內冷氣機)	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
Bedroom 3 睡房3	Lighting Switch燈掣	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA
	Lighting Point 燈位	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA
	Telephone/Data Outlet 電話/數據插座	NA	NA	NA	NA	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA
	TV/FM Outlet 電視/電台天線插座	NA	NA	NA	NA	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA
	13A Twin Socket Outlet 13A 雙位電插座	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	NA
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	NA	NA	NA	NA	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA
	20A DP Switch (Air Conditioning) 20A雙極開關掣(室內冷氣機)	NA	NA	NA	NA	NA	NA	1	NA	NA	NA	NA	NA	NA	NA	NA	1	NA	NA
Bathroom 浴室	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Gas Water Heater 菲士座供煤氣熱水爐	1	1	1	NA	NA	NA	1	1	1	1	1	1	NA	NA	NA	1	1	1
	Fused Spur Unit For Exhaust Fan 菲士座供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit For Lighting 菲士座供燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	63A TPN Weatherproof Switch For Electrical Water Heater 63A 3相防水開關供電熱水爐	NA	NA	NA	1	1	1	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	NA

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1. The numbers as shown in the above table denotes "the number provided".
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Schedule of Mechanical & Electrical Provisions of Residential Units (Tower 2)
住宅單位機電裝置數量說明表 (第2座)

Location 位置	Provisions 裝置	Tower 2 第2座																	
		5/F 五樓									6/F-13/F, 15/F-23/F, 25/F-33/F & 35/F-36/F 六樓至十三樓、十五樓至二十三樓、二十五樓至三十三樓及三十五樓至三十六樓								
		Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位	Flat A A單位	Flat B B單位	Flat C C單位	Flat D D單位	Flat E E單位	Flat F F單位	Flat G G單位	Flat H H單位	Flat J J 單位
Open Kitchen or Kitchen 開放式廚房或廚房	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	NA	1	1	NA	NA	NA	NA	NA	1	NA	1	1	NA	NA	NA	NA	NA	1
	13A Twin Socket Outlet (with USB port) 13A 雙位電插座(附有USB接口)	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	2	1	1
	Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	20A DP Switch For Induction Hob 20A雙極開關掣供電磁爐	NA	NA	NA	1	1	1	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	NA
	Fused Spur Unit For Exhaust Fan 菲士座供抽氣扇	1	1	1	NA	NA	NA	1	1	1	1	1	1	NA	NA	NA	1	1	1
	Fused Spur Unit For Cooker Hood 菲士座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13A單位電插座供微波爐	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Washer Dryer 13A單位電插座供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Drain Point For Washer Dryer 去水位供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Point For Washer Dryer 來水位供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Fridge 13A單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet for Gas Hob 13A單位電插座供煤氣煮食爐	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA
	13A Twin Socket Outlet for Gas Hob 13A 雙位電插座供煮食煤氣爐	1	1	NA	NA	NA	NA	NA	1	1	1	1	NA	NA	NA	NA	NA	1	1
	Fused Spur Unit for LCD Display Monitor 菲士座供觸屏式顯示屏	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	35A DP Weatherproof Switch For Electric Water Heater 35A 雙極防水開關供電熱水爐	1	NA	NA	NA	NA	1	NA	NA	NA	1	NA	NA	NA	NA	1	NA	NA	NA
	Concealed Sprinkler head 隱敝式花灑頭	NA	NA	NA	1	1	1	NA	NA	NA	NA	NA	NA	1	1	1	NA	NA	NA
5/F Flat Roof 五樓平台	20A DP Weatherproof Switch(Air Conditioning) 20A雙極防水開關(室外冷氣機)	2	2	3	1	1	2	4	2	2	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Lighting Point 燈位	1	1	2	NA	NA	1	2	1	1	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Fused Spur Unit for Drying Rack 菲士座供晾衣架	1	1	1	NA	NA	1	1	1	1	NA	NA	NA	NA	NA	NA	NA	NA	NA
A/C platform 冷氣機平台	20A DP Weatherproof Switch (Air Conditioning) 20A雙極防水開關(室外冷氣機)	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	2	3	1	1	2	4	2	2
升降機大堂 Lift Lobby	Door Bell Push Button 門鐘襟手掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Note 附註:
1. The numbers as shown in the above table denotes "the number provided".
上表之數字代表提供的數量。
2. The symbol "NA "as shown in the above table denotes "not applicable".
上表 " NA" 代表不適用。

SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

Town gas is supplied by The Hong Kong and China Gas Company Limited.

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT
地稅

The Owner (i.e. Urban Renewal Authority) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

擁有人（即市區重建局）有法律責任繳付就指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner (i.e. Urban Renewal Authority) for the deposits for water, electricity and gas.
- On that delivery, the purchaser is not liable to pay the owner a debris removal fee.

Note: On that delivery, the purchaser is liable to pay a debris removal fee to the manager of the Development (not the Owner) under the deed of mutual covenant. However, where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for that debris removal fee on that delivery.

- 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人（即市區重建局）補還水、電力及氣體的按金。
- 在交付時，買方無須向擁有人支付清理廢料的費用。

附註： 根據公契，在交付時買方須向發展項目的管理人（而非擁有人）支付清理廢料的費用。但如擁有人已支付清理廢料的費用，買方則須在交付時向擁有人補還清理廢料的費用。

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

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

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的六個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

MODIFICATION
修訂

No application to the Government for a modification of the Land Grant for this Development is underway.

本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

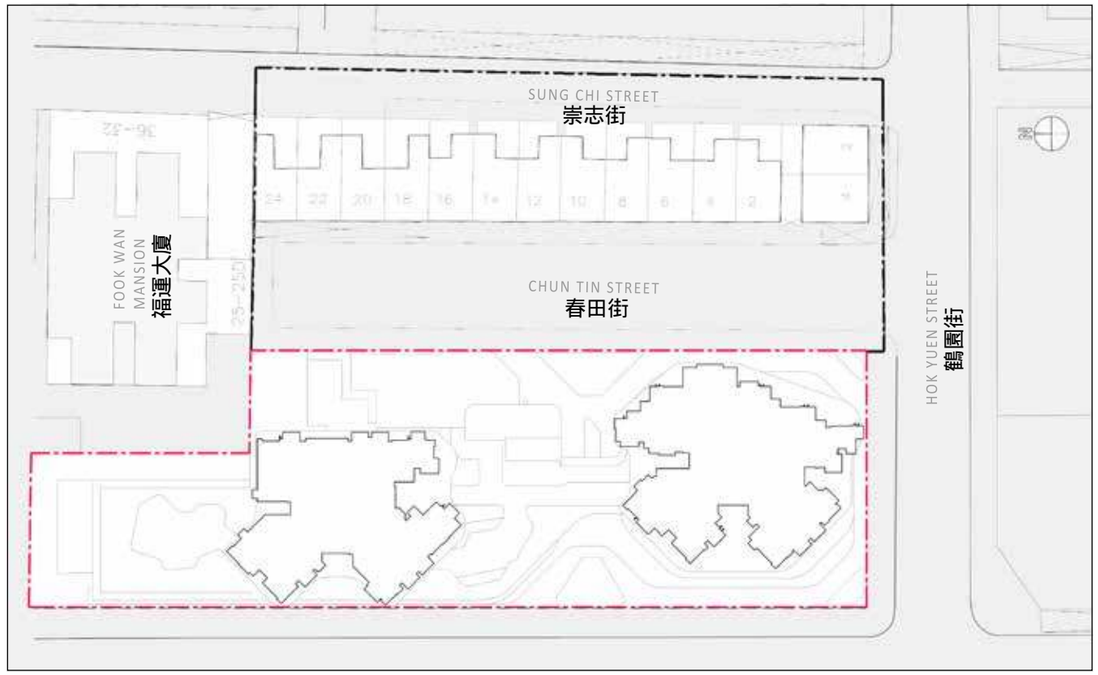
1. Certain areas adjacent to the Development has been included in the Urban Renewal Authority Chun Tin Street / Sung Chi Street Development Scheme Plan No.S/K9/URA1/2 ("the Plan"). The Plan has been approved and gazetted on 10 November 2017 and the relevant plan has been set out on page 13 of this Sales Brochure. According to the Plan:
   (a) the maximum building height in the area covered by the Plan ("the Relevant Area") has been reduced from 130 metres above Hong Kong Principal Datum ("HKPD") as initially proposed before gazetting to 120 metres above HKPD;
   (b) Chun Tin Street adjacent to the Development will be permanently closed and road improvement works will be carried out at Sung Chi Street (including the provision of new vehicular lay-bys and turning area) (the relevant proposed road works have been gazetted in G.N. 3697); and
   (c) upon completion of redevelopment of the buildings within the Relevant Area, the views from some of the units in the Development will be obstructed or affected.

The general existing layout of the Relevant Area is shown in Plan A. The draft layout of the buildings and facilities intended to be constructed (including the said road improvement works) within the Relevant Area is shown in Plan B, depicting the estimated future condition after completion of the redevelopment project and works of the Relevant Area. Details of the proposed road works (including the location of Chun Tin Street to be permanently closed) are shown in Plan C. The redevelopment project and works of the Relevant Area are still under planning and may change from time to time, which shall be subject to the final approval of the relevant Government departments.

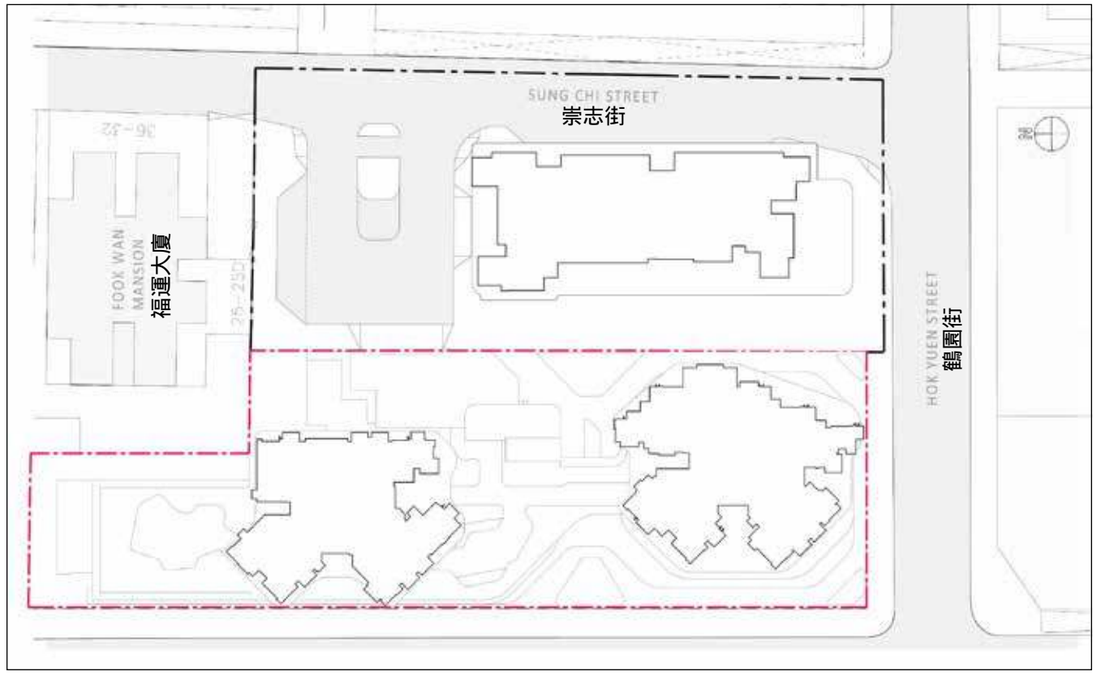
1. 毗鄰發展項目的若干範圍已被納入市區重建局春田街/崇志街發展計劃圖編號S/K9/URA1/2（「該發展計劃圖」）。該發展計劃圖已獲核准並於2017年11月10日於憲報公布，相關圖則亦已於本售樓說明書第13頁內列出。根據該發展計劃圖：
   (a) 獲該發展計劃圖涵蓋之範圍（「有關範圍」）內的最高建築物高度已由最初於憲報公布前建議的香港主水平基準以上130米降至香港主水平基準以上120米；
   (b) 毗鄰發展項目的春田街將會永久封閉，並會於崇志街進行道路改善工程（包括設置新的車輛停車處及掉頭處）（有關擬建道路工程已於第3697號政府公告中刊憲 ）；及
   (c) 在完成有關範圍內的建築物重建工程後，發展項目部分單位的景觀將受到阻礙或影響。

圖A展示有關範圍之大概現狀；圖B則展示有關範圍內擬建建築物和設施（包括上述改善工程）的布局草圖，以顯示有關範圍的重建計劃及工程完工後的預計未來狀況。圖C則展示擬建道路工程之詳情（包括將會永久封閉的春田街的位置）。有關範圍的重建計劃及工程目前仍在規劃階段，並可能不時更改，一切以政府相關部門批准者為準。

Plan A 圖A



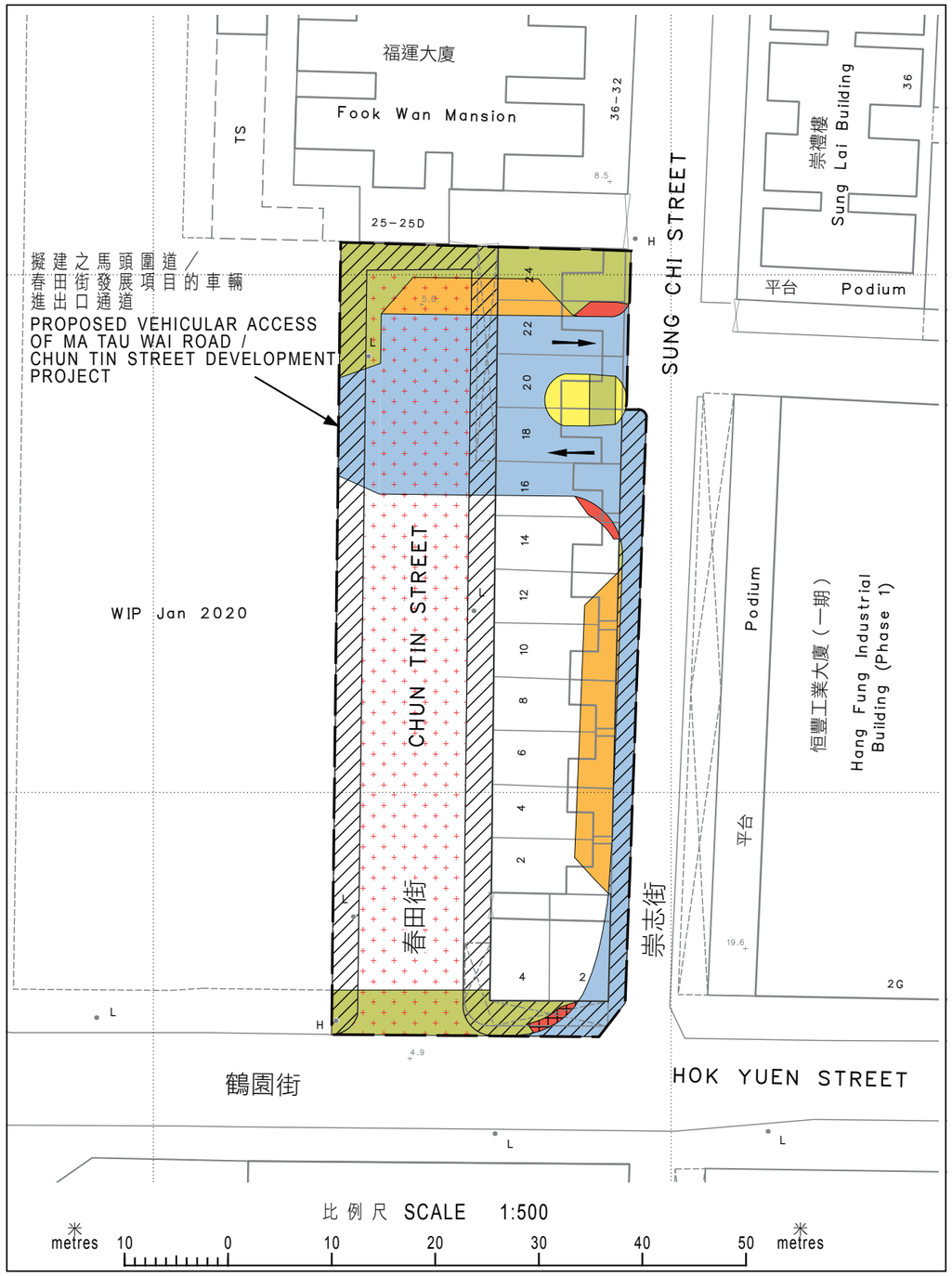
Plan B 圖B



the Relevant Area
有關範圍

Development Site Boundary
發展項目邊界

Plan C 圖C



Note 附註:
Plan C is extracted from Plan No.KM10290 annexed to G.N.1363 published on 27 March 2020 and 3 April 2020.
圖C摘自於2020年3月27日及2020年4月3日刊登的第1363號政府公告中所載的圖則KM10290號。

註釋 NOTES

1. 除在其他方面指定外，所有量度以米為單位。
   ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. 所有水平均為約數，以米為單位，並在香港主水平基準上。
   ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
3. 如有需要，施工區界限內部分現有行車道及行人路或會分階段暫時封閉。
   SECTIONS OF THE EXISTING CARRIAGEWAY AND FOOTPATHS WITHIN THE LIMIT OF WORKS AREA MAY BE TEMPORARILY CLOSED IN PHASES AS AND WHEN REQUIRED.

圖例 LEGEND

- 行車線（每一箭嘴表示一條行車線）
  TRAFFIC LANE (ONE ARROW REPRESENTS ONE LANE)
- 施工區界限
  LIMIT OF WORKS AREA
- 擬建行車道
  PROPOSED CARRIAGEWAY
- 擬建行人路
  PROPOSED FOOTPATH
- 擬建停車灣
  PROPOSED LAY-BY
- 擬建行人過路處
  PROPOSED PEDESTRIAN CROSSING
- 擬建路中預留帶/安全島
  PROPOSED CENTRAL RESERVE / REFUGE ISLAND
- 現有行車道將永久封閉
  EXISTING CARRIAGEWAY TO BE PERMANENTLY CLOSED
- 現有行人路將永久封閉
  EXISTING FOOTPATH TO BE PERMANENTLY CLOSED
- 現有行人路將永久封閉及改建為行車道
  EXISTING FOOTPATH TO BE PERMANENTLY CLOSED AND CONVERTED INTO CARRIAGEWAY
- 現有行人路將永久封閉及改建為行人過路處
  EXISTING FOOTPATH TO BE PERMANENTLY CLOSED AND CONVERTED INTO PEDESTRIAN CROSSING
- 現有行人路將永久封閉及改建為停車灣
  EXISTING FOOTPATH TO BE PERMANENTLY CLOSED AND CONVERTED INTO LAY-BY
- 現有行車道將永久封閉及改建為停車灣
  EXISTING CARRIAGEWAY TO BE PERMANENTLY CLOSED AND CONVERTED INTO LAY-BY
- 現有行車道將永久封閉及改建為行人路
  EXISTING CARRIAGEWAY TO BE PERMANENTLY CLOSED AND CONVERTED INTO FOOTPATH
- 現有行人路將暫時封閉及重建
  EXISTING FOOTPATH TO BE TEMPORARILY CLOSED AND RECONSTRUCTED
- 現有行車道將暫時封閉及重建
  EXISTING CARRIAGEWAY TO BE TEMPORARILY CLOSED AND RECONSTRUCTED

WEBSITE OF THE DEVELOPMENT
發展項目的互聯網網站

The address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:

www.eresidence.hk

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

www.eresidence.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 Gross Floor Area (GFA) Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

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 concession 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.
於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (sq.m.) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b) 條不計算的總樓面面積		
1.	Carpark and loading / unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	1350.024
2.	**Plant rooms and similar services** 機房及相類設施	
2.1	Mandatory feature and essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 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》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	439.52
2.2	Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations(FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	1583.588
2.3	Non-mandatory / non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	157.601
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	390.036
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	236.524
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	317.786
9.	Utility platform 工作平台	90.014
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃 、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	48.368
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	767.438
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	243.009
14.	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	53.799
15.	Larger lift shaft 擴大升降機井道	128.801
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、 星電視共用天線房	Not Applicable 不適用
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	195.710
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	5.472
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	74.169
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用

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

Other Exempted Items **其他項目**		
23.	Refuge floor including refuge floor cum sky garden **庇護層，包括庇護層兼空中花園**	Not Applicable **不適用**
24.	Other projections **其他伸出物**	Not Applicable **不適用**
25.	Public transport terminus (PTT) **公共交通總站**	Not Applicable **不適用**
26.	Party structure and common staircase **共用構築物及樓梯**	Not Applicable **不適用**
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA **僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積**	75.735
28.	Public passage **公眾通道**	Not Applicable **不適用**
29.	Covered set back area **因建築物後移導致的覆蓋面積**	Not Applicable **不適用**
Bonus GFA **額外總樓面面積**		
30.	Bonus GFA **額外總樓面面積**	Not Applicable **不適用**

Note **附註**:
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.
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。

The Environmental Assessment of the Building
有關建築物的環境評估





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

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I **第 I 部分**	
Provision of Central Air Conditioning **提供中央空調**	Yes **有**
Provision of Energy Efficient Features **提供具能源效益的設施**	Yes **有**
Energy Efficient Features proposed : **擬安裝的具能源效益的設施：**	1. Low shading coefficient glazing on residential tower is provided **於住宅大廈提供低遮光系數玻璃** 2. Lower lighting power density is adopted **採用較低照明功率密度** 3. CO sensor is provided for carpark mechanical ventilation system **採用一氧化碳感應器控制停車場機械通風系統** 4. Renewable energy - PV panel is provided **再生能源 - 採用光伏板** 5. Canopies as solar shading devices for podium **利用篷蓬作為擋陽設置** 6. High coefficient of performance (COP) AC units and central AC system **採用高效能系數的空調機及中央空調系統**

Part II: The predicted annual energy use of the proposed building (Note 1) **第 II 部分：擬興建樓宇預計每年能源消耗量(註腳1)**					
Location **位置**	Internal Floor Area Served (m^2) **使用有關裝置的內部樓面面積(平方米)**	Annual Energy Use of Baseline Building (Note 2) **基線樓宇(註腳2)每年能源消耗量**		Annual Energy Use of Proposed Building **擬興建樓宇每年能源消耗量**	
		Electricity kWh/m^2/annum **電力** **千瓦小時/平方米/年**	Town Gas/LPG unit/m^2/annum **煤氣/石油氣** **用量單位/平方米/年**	Electricity kWh/m^2/annum **電力** **千瓦小時/平方米/年**	Town Gas/LPG unit/m^2/annum **煤氣/石油氣** **用量單位/平方米/年**
Area served by central building services installation (Note3) **有使用中央屋宇裝備裝置(註腳3)的部份**	11,888	179	NA	143	NA

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

INFORMATION 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

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings 2015 Edition.

註腳:

1. 一般而言，一棟樓宇的預計" 每年能源消耗量" 愈低，其節約能源的效益愈高。如一棟樓宇預計的" 每年能源消耗量" 低於該樓宇的" 基線樓宇每年能源消耗量" ，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

   (a)" 每年能源消耗量" 與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的" 內部樓面面積" ，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2." 基準樓宇" 與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的" 基準建築物模式(零分標準)" 具有相同涵義。

3." 中央屋宇裝備裝置" 與樓宇的屋宇裝備裝置能源效益實務守則2015年版中的涵義相同。

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CHANGES
改變

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

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING
印製日期

18 December 2018

2018年12月18日

EXAMINATION RECORDS
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision is required, please state "no revision made") 所有修改 (如無須作出修改，請註明「並無作出修改」)	
	Page Number 頁數	Revision Made 所作修改
2 January 2019 2019年1月2日	54	Summary of Land Grant is updated. 更新批地文件的摘要。
12 January 2019 2019年1月12日	72, 78	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
2 April 2019 2019年4月2日	10	Location Plan of The Development is updated. 更新發展項目的所在位置圖。
2 April 2019 2019年4月2日	11	Aerial Photograph of The Development is updated. 更新發展項目的鳥瞰照片。
2 April 2019 2019年4月2日	16	Outline Zoning Plan etc. Relating to The Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
29 May 2019 2019年5月29日	10	Location Plan of The Development is updated. 更新發展項目的所在位置圖。
29 May 2019 2019年5月29日	11	Aerial Photograph of The Development is updated. 更新發展項目的鳥瞰照片。
29 May 2019 2019年5月29日	18	Layout Plan of The Development is updated. 更新發展項目的布局圖。
29 May 2019 2019年5月29日	20, 22, 24, 26	Floor Plans of Residential Properties in The Development is updated. 更新發展項目的住宅物業的樓面平面圖。
29 May 2019 2019年5月29日	32, 33	Floor Plan of Parking Spaces in The Development is updated. 更新發展項目中的停車位的樓面平面圖。
29 May 2019 2019年5月29日	67-69	Elevation Plan is updated. 更新立面圖。
29 May 2019 2019年5月29日	96	Relevant Information is updated. 更新有關資料。

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	Page Number 頁數	Revision Made 所作修改
29 May 2019 2019年5月29日	99, 100	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
3 November 2020 2020年11月3日	5	Information on The Development is updated. 更新發展項目的資料。
3 November 2020 2020年11月3日	9	Information on Property Management is updated. 更新物業管理的資料。
3 November 2020 2020年11月3日	10	Location Plan of The Development is updated. 更新發展項目的所在位置圖。
3 November 2020 2020年11月3日	11	Aerial Photograph of The Development is updated. 更新發展項目的鳥瞰照片。
3 November 2020 2020年11月3日	16	Outline Zoning Plan etc. Relating to The Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
3 November 2020 2020年11月3日	18	Layout Plan of The Development is updated. 更新發展項目的布局圖。
3 November 2020 2020年11月3日	23, 24, 26, 27	Floor Plans of Residential Properties in The Development is updated. 更新發展項目的住宅物業的樓面平面圖。
3 November 2020 2020年11月3日	32, 33	Floor Plan of Parking Spaces in The Development is updated. 更新發展項目中的停車位的樓面平面圖。
3 November 2020 2020年11月3日	47, 52, 53, 54	Summary of Land Grant is updated. 更新批地文件的摘要。
3 November 2020 2020年11月3日	64, 65, 66	Cross-Section Plan of Building in The Development is updated. 更新發展項目中的建築物的橫截面圖。
3 November 2020 2020年11月3日	68, 69	Elevation Plan is updated. 更新立面圖。

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	Page Number 頁數	Revision Made 所作修改
3 November 2020 2020年11月3日	71	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
3 November 2020 2020年11月3日	76, 82	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
3 November 2020 2020年11月3日	96-97	Relevant Information is updated. 更新有關資料。
3 November 2020 2020年11月3日	99-102	Information in Application for Concession on Gross Floor Area of Building is updated. 更新申請建築物總樓面面積寬免的資料。
3 November 2020 2020年11月3日	103	Information Required by The Director of Lands to be Set Out in The Sales Brochure as a Condition for Giving The Presale Consent is deleted. 刪去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。
21 January 2021 2021年1月21日	10	Location Plan of The Development is updated. 更新發展項目的所在位置圖。
21 January 2021 2021年1月21日	11	Aerial Photograph of The Development is updated. 更新發展項目的鳥瞰照片。
21 January 2021 2021年1月21日	16	Outline Zoning Plan etc. Relating to The Development is updated. 更新關乎發展項目的分區計劃大綱圖等。