今日

EL FUTURO

九肚山

售樓說明書 SALES BROCHURE

一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則 (如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10.表達購樓意向

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

11.委託地產代理

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

12.委聘律師

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

<u>適用於一手未落成住宅物業</u>

13.預售樓花同意書

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

14.示範單位

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

<u>適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業</u>

15.預計關鍵日期及收樓日期

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

一手住宅物業銷售監管局
2023年3月

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

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

[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。

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

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

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

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential

properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - □ The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - □ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a

Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.

> For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

> For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

□ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

□ The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

> strike or lock-out of workmen;

> riots or civil commotion;

> force majeure or Act of God;

> fire or other accident beyond the vendor's control;

> war; or

> inclement weather.

□ The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

□ The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.

- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.

- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
March 2023

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[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.

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：
麗坪路18號

發展項目包含2幢多單位建築物及22間洋房

<u>多單位建築物</u>
每幢多單位建築物的樓層的總數：
第1及2座 - 24層 (不包括天台、機電層及上層天台)

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：
第1座 - 地庫2層、地庫1層、地下下層、1樓至3樓、5樓至12樓、15樓至23樓、25樓
第2座 - 地庫2層、地庫1層、地下下層、地下上層、2樓至3樓、5樓至12樓、15樓至23樓、25樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：
第1座 - 地下上層、4樓、13樓、14樓及24樓
第2座 - 1樓、4樓、13樓、14樓及24樓

每幢多單位建築物內的庇護層： 不適用

<u>洋房</u>
洋房總數：22

發展項目的經批准的建築圖則所規定的門牌號數：
1號洋房、2號洋房、3號洋房、5號洋房、6號洋房、7號洋房、8號洋房、9號洋房、10號洋房、11號洋房、12號洋房、15號洋房、16號洋房、17號洋房、18號洋房、19號洋房、20號洋房、21號洋房、22號洋房、23號洋房、25號洋房及26號洋房

被略去的門牌號數：
4號洋房、13號洋房、14號洋房及24號洋房

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 :
18 Lai Ping Road

THE DEVELOPMENT CONSISTS OF TWO MULTI-UNIT BUILDINGS AND TWENTY-TWO HOUSES

<u>MULTI-UNIT BUILDING</u>
TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING:
Towers 1 and 2 - 24 storeys (excluding Roof, E&M Floor and Upper Roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT:
Tower 1 - B2/F, B1/F, LG/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F
Tower 2 - B2/F, B1/F, LG/F, UG/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER:
TOWER 1 - UG/F, 4/F, 13/F, 14/F and 24/F
TOWER 2 - 1/F, 4/F, 13/F, 14/F and 24/F

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING:
Not applicable

<u>HOUSES</u>
TOTAL NUMBER OF HOUSES: 22

THE HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT:
House 1, House 2, House 3, House 5, House 6, House 7, House 8, House 9, House 10, House 11, House 12, House 15, House 16, House 17, House 18, House 19, House 20, House 21, House 22, House 23, House 25 and House 26

THE OMITTED HOUSE NUMBER :
House 4, House 13, House 14 and House 24

賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development

賣方	：	裕輝投資有限公司
賣方控權公司	：	Prime Prosperous Limited、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited及長江實業集團有限公司
發展項目的認可人士	：	劉榮添先生
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	：	興業建築師樓有限公司
發展項目的承建商	：	達高建業有限公司
就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	：	胡關李羅律師行及高李葉律師行
已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	：	香港上海滙豐銀行有限公司 (註：承諾書已經獲政府退回並取消)
已為發展項目的建造提供貸款的其他人	：	CK Property & Asset Holdings Limited

VENDOR	**:**	Rich View Investments Limited
HOLDING COMPANIES OF THE VENDOR	**:**	Prime Prosperous Limited, Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited
AUTHORIZED PERSON FOR THE DEVELOPMENT	**:**	Mr. Lew Wing Tim George
THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY	:	Hsin Yieh Architects & Engineers Limited
BUILDING CONTRACTOR FOR THE DEVELOPMENT	**:**	Tactful Building Company Limited
FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	**:**	Woo Kwan Lee & Lo and Kao, Lee & Yip
AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT	**:**	The Hongkong and Shanghai Banking Corporation Limited (Note: the undertaking has been returned by the Government and cancelled)
OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT	**:**	CK Property & Asset Holdings Limited

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

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

發展項目的設計的資料 Information on design of the development

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

每幢建築物的非結構的預製外牆的厚度範圍 ：
THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH BLOCK:

座數 Tower	非結構的預製外牆的厚度範圍（毫米） The Range of Thickness of the Non-Structural Prefabricated External Walls (mm)
1	150
2	150

洋房號數# House Number#	非結構的預製外牆的厚度範圍（毫米） The Range of Thickness of the Non-Structural Prefabricated External Walls (mm)
1號洋房 - 26號洋房 H1 - H26	150

每個住宅物業的非結構的預製外牆的總面積表：
SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

座數 Tower	單位 Flat	樓層* Floor*	非結構的預製外牆的總面積（平方米） Total Area of Non-Structural Prefabricated External Walls (m^2)
1	A	1樓 1/F	1.369
	B		2.680
	C		2.981
	D		2.444
	E		1.258
	F		1.313
1	A	2樓 - 25樓 2/F - 25/F	1.742
	B		2.680
	C		2.981
	D		2.444
	E		1.258
	F		1.313
2	A	2樓 2/F	1.622
	B		2.680
	C		2.989
	F		1.313
2	A	3樓 - 25樓 3/F - 25/F	1.742
	B		2.680
	C		2.981
	D		2.429
	E		1.258
	F		1.313

洋房號數# House Number#	非結構的預製外牆的總面積（平方米） Total Area of Non-Structural Prefabricated External Walls (m^2)
1號洋房 H1	6.894
2號洋房 H2	5.333
3號洋房 H3	4.821
5號洋房 H5	4.991
6號洋房 - 8號洋房 H6 - H8	5.557
9號洋房 H9	6.158
10號洋房 H10	4.965
11號洋房 - 25號洋房 H11 - H25	3.492
26號洋房 H26	4.965

每幢建築物的幕牆的厚度範圍 ：
THE RANGE OF THICKNESS OF THE CURTAIN WALLS OF EACH BUILDING:

座數 Tower	幕牆的厚度範圍（毫米） The Range of Thickness of the Curtain Walls (mm)
1	200
2	200

每個住宅物業的幕牆的總面積表：
SCHEDULE OF TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY:

座數 Tower	單位 Flat	樓層* Floor*	幕牆的總面積（平方米） Total Area of Curtain Walls (m^2)
1	A	1樓 - 25樓 1/F - 25/F	1.377
	C		1.190
2	A	1樓 - 25樓 1/F - 25/F	1.377
	C		1.190

洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
House 4, House 13, House 14 and House 24 are omitted.

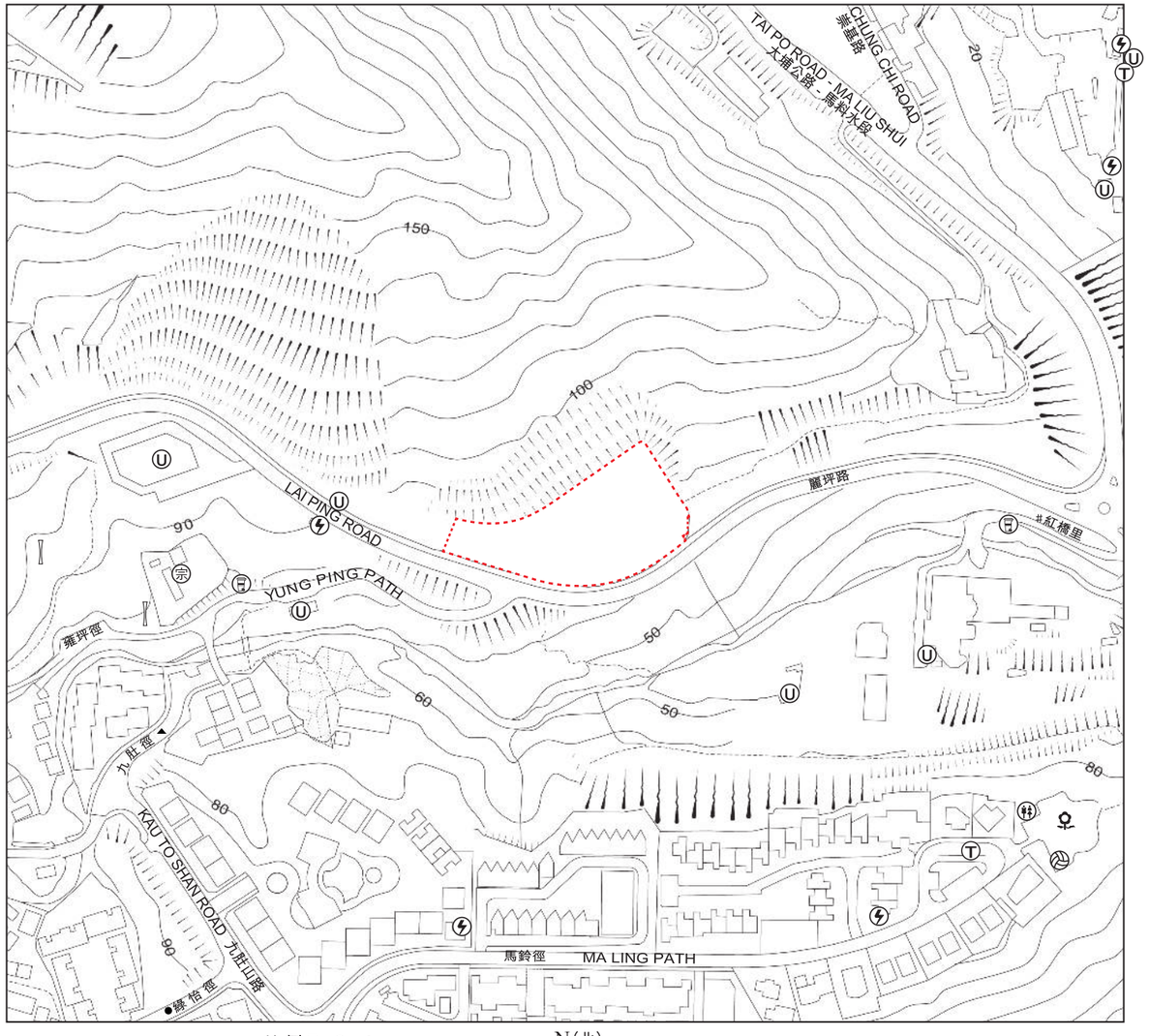
* 不設4樓、13樓、14樓及24樓。
* 4/F, 13/F, 14/F and 24/F are omitted..

物業管理的資料 Information on property management

根據已簽立的公契，獲委任為發展項目的管理人的人：
高衞物業管理有限公司

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE DEED OF MUTUAL COVENANT THAT HAS BEEN EXECUTED:
Goodwell Property Management Limited

發展項目的所在位置圖 Location plan of the development



NOTATION 圖例

- 公用事業設施裝置 A Public Utility Installation
- 公園 A Public Park
- 發電廠(包括電力分站) A Power Plant (Including electricity sub-stations)
- 垃圾收集站 A Refuse Collection Point
- 體育設施(包括運動場及游泳池) Sports Facilities (Including a sports ground and a swimming pool)
- 宗教場所(包括教堂、廟宇及祠堂) A Religious Institution (Including a church, a temple and a Tsz Tong)
- 公共交通總站(包括鐵路車站) A Public Transport Terminal (Including a rail station)
- 公廁 A Public Convenience
- 墳場 A Cemetery
- 發展項目的所在位置 Location of the Development

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

● 綠怡徑 MONTE PATH ▲ 九肚徑 KAU TO PATH # 紅橋里 HUNG KIU LANE

此位置圖是由賣方參考地政總署測繪處於2026年2月12日及2026年2月26日出版之數碼地形圖擬備，圖幅編號為T7-NE-C及T7-SE-A，有需要處經修正處理。
This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T7-NE-C and T7-SE-A dated 12th February 2026 and 26th February 2026 respectively available from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
地圖由空間數據共享平台提供，香港特別行政區政府為數碼地圖之知識產權擁有人。
The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights of the Digital Map are owned by the Government of the HKSAR.

備註 Notes：

因技術原因(例如發展項目之不規則形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



摘錄自地政總署測繪處於2023年10月4日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E209322C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E209322C, dated 4th October 2023.

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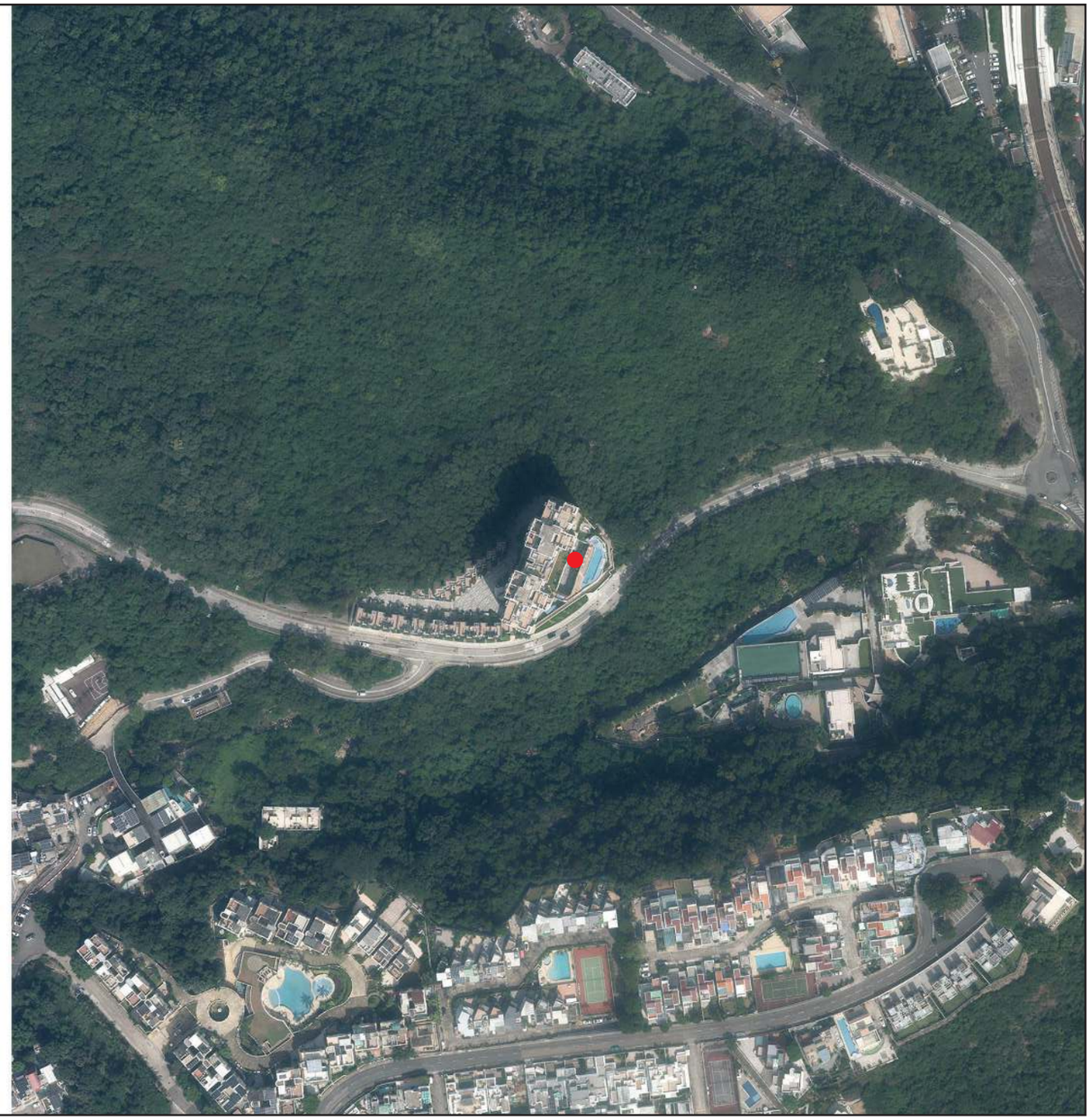
● 發展項目的位置
Location of the development

備註 Notes：

因技術原因（例如發展項目之不規則形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



摘錄自地政總署測繪處於2024年10月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E234796C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E234796C, dated 23rd October 2024.

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● 發展項目的位置
Location of the development

備註 Notes：

因技術原因（例如發展項目之不規則形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的鳥瞰照片 Aerial photograph of the development



摘錄自地政總署測繪處於2024年10月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E234797C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E234797C, dated 23rd October 2024.

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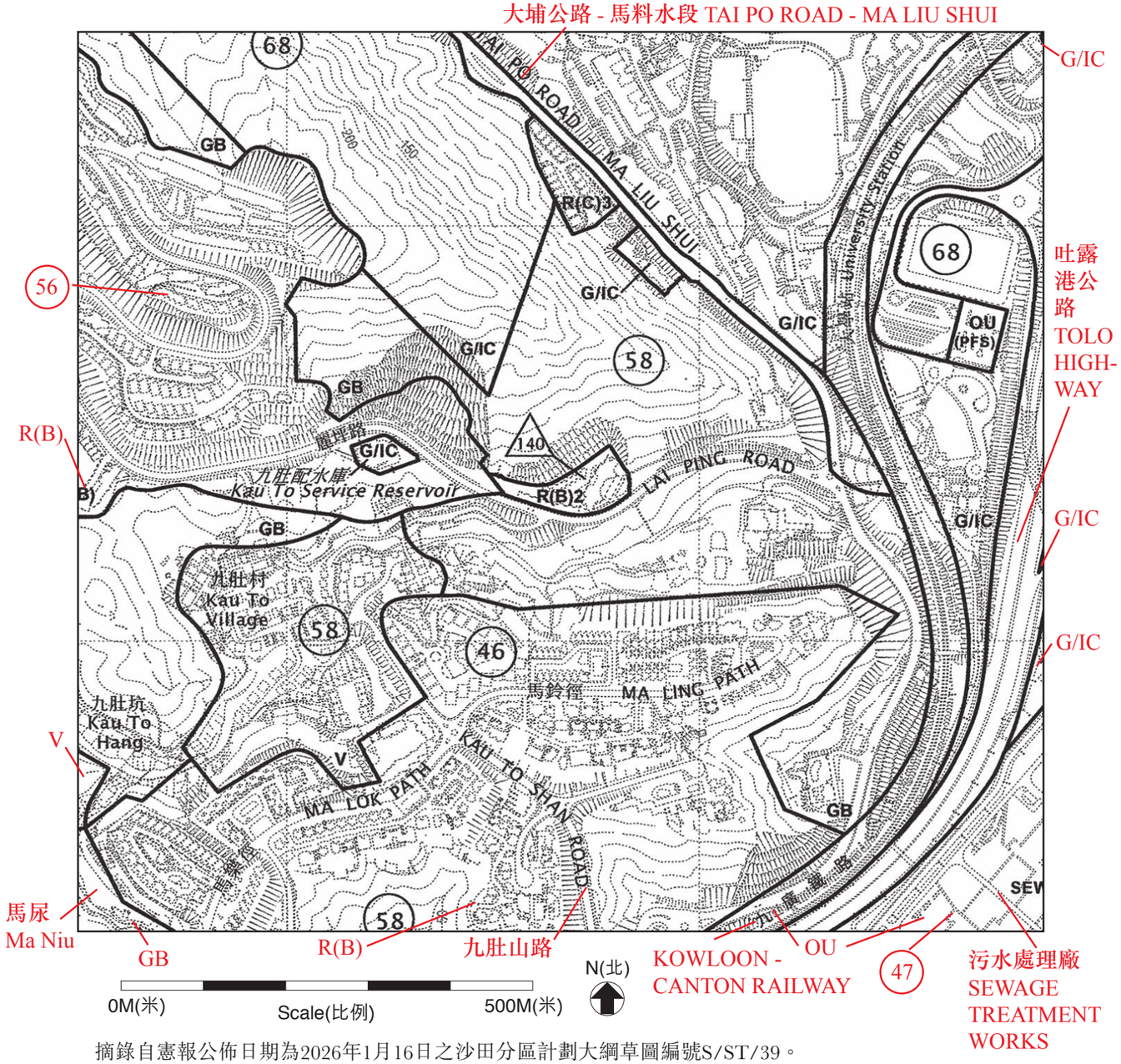
● 發展項目的位置
Location of the development

備註 Notes：

因技術原因（例如發展項目之不規則形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development



圖例 NOTATION

地帶		ZONES
商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
商業 / 住宅	C/R	COMMERCIAL / RESIDENTIAL
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
鄉村式發展	V	VILLAGE TYPE DEVELOPMENT
工業	I	INDUSTRIAL
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
綠化地帶	GB	GREEN BELT

交通		COMMUNICATIONS
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
規劃區編號	(1)	PLANNING AREA NUMBER
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	140	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(樓層數目)	3	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION
發展項目邊界		BOUNDARY OF THE DEVELOPMENT

摘錄自憲報公佈日期為2026年1月16日之沙田分區計劃大綱草圖編號S/ST/39。
Extracted from draft Outline Zoning Plan No.S/ST/39 gazetted on 16th January 2026.

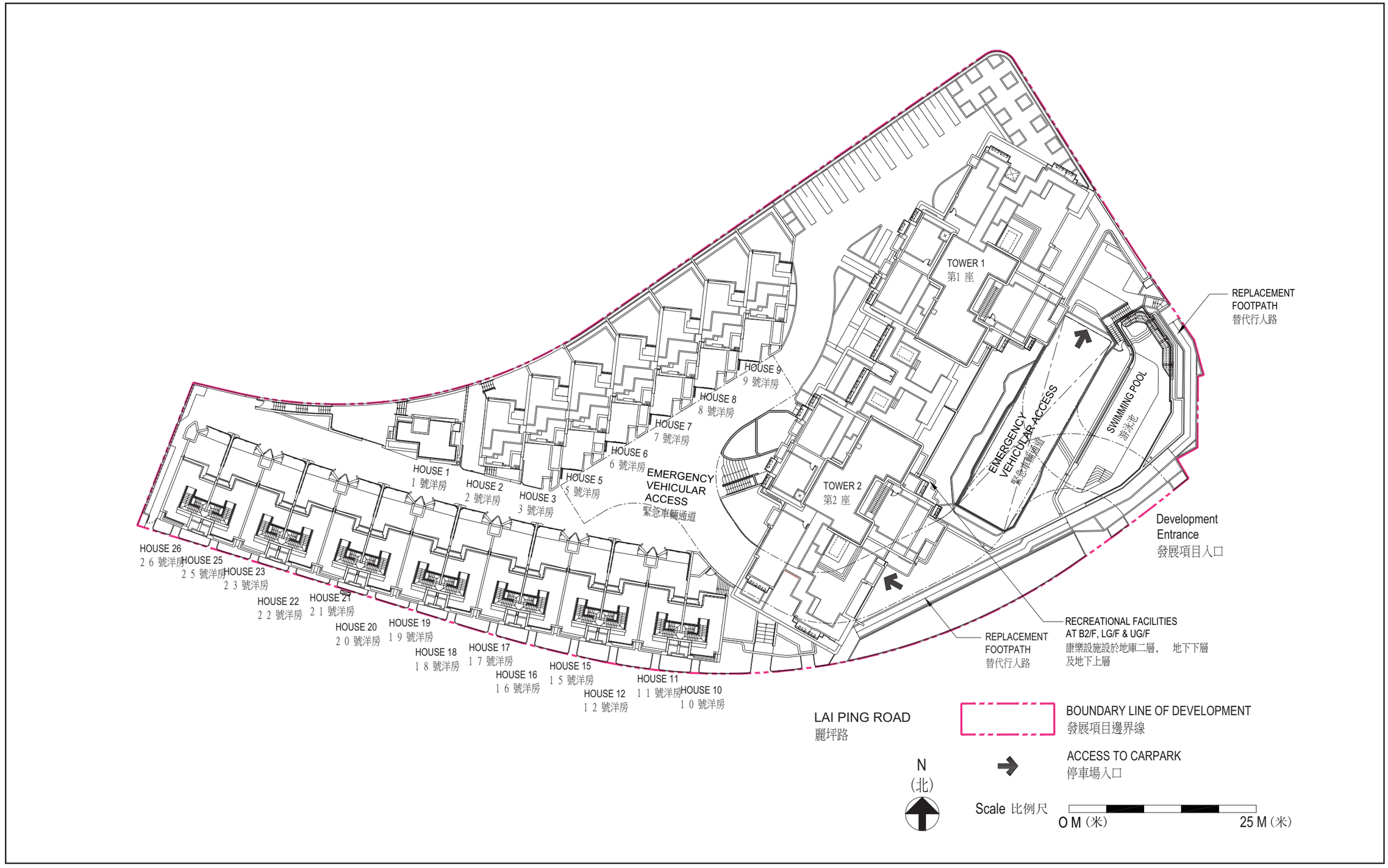
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備註 Notes：

因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

發展項目的布局圖 Layout plan of the development



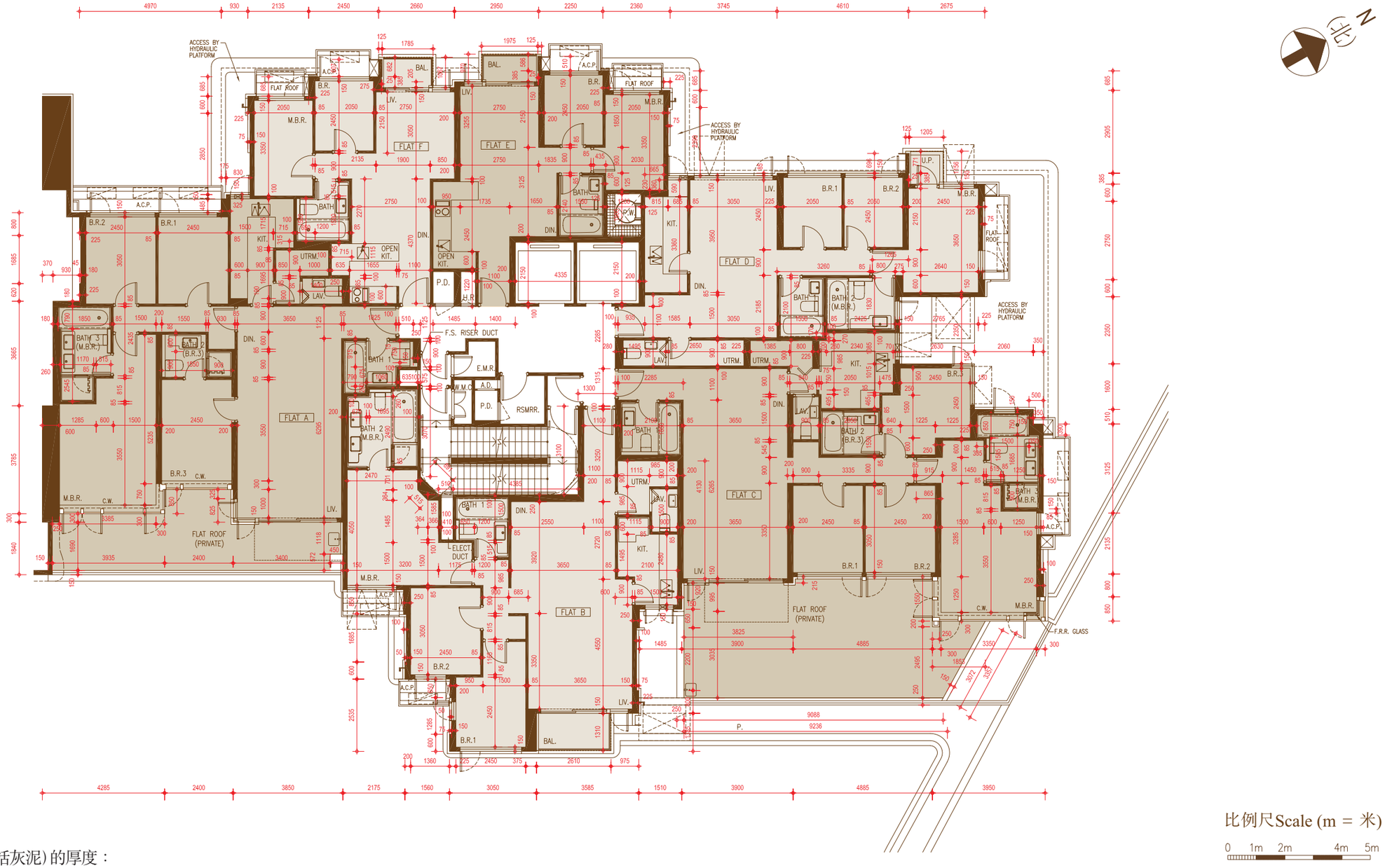
GLOSSARY 詞彙表

A.C.P. = Air-conditioning Platform = 冷氣機平台
A.D. = Air Duct = 氣槽
ACCESS BY HYDRAULIC PLATFORM = 到達要使用升降台
ARCHITECTURAL FIN = 建築鰭
ACOUSTIC BAL = Acoustic Balcony = 隔聲露台
ACOUSTIC BALCONY (3/F - 10/F ONLY) = 隔聲露台 (只限3樓-10樓)
ACOUSTIC FIN = 隔聲鰭
ACOUSTIC FIN (3/F - 6/F ONLY) = 隔聲鰭 (只限3樓-6樓)
ALUMINIUM FINS = 鋁質鰭
AT 12/F, 15/F TO 18/F, 22/F & 23/F =
位於12樓、15樓至18樓、22樓及23樓
AT 19/F TO 21/F & 25/F = 位於19樓至21樓及25樓
BATH = Bathroom = 浴室
BATH 1 = Bathroom 1 = 浴室1
BATH 2 = Bathroom 2 = 浴室2
BATH 3 = Bathroom 3 = 浴室3
BAL = Balcony = 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
CANOPY OF BAL. = 露台簷篷
C.W. = Curtain Wall = 玻璃幕牆
DIN. = Dining Room = 飯廳
DOG HOUSE = 管道小屋
E&M DUCT ROOM = 機電管道房
E.M.R. = Electric Meter Room = 電錶房
ELECT. DUCT = Electrical Duct = 電線槽
ELECT. ROOM = Electrical Room = 電掣房
EMERGENCY GENERATIOR ROOM = 緊急發電機房
EXTERNAL PIPE W/ ARCHITECTURAL FEATURE =
外部喉管連建築裝飾
EXTERNAL WALL = 外牆
FILTRATION PLANT AREA = 濾水機房範圍
F.R.R. GLASS = Fire Resistance Rating glass = 防火玻璃
F.S. PUMP ROOM = 消防泵房
F.S. RISER DUCT = 消防管道槽
F.R. (PRIVATE) = FLAT ROOF (PRIVATE) = 平台 (私人)
Fixed Glazing Window = 固定窗戶
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 ROOF (COMMON) = 平台 (公用)
FLAT ROOF (PRIVATE) = 平台 (私人)
GARDEN = 花園
H.R. = Hose Reel = 消防喉轆
HOUSE 1 = 1號洋房
HOUSE 2 = 2號洋房
HOUSE 3 = 3號洋房
HOUSE 5 = 5號洋房
HOUSE 6 = 6號洋房
HOUSE 7 = 7號洋房
HOUSE 8 = 8號洋房
HOUSE 9 = 9號洋房
HOUSE 10 = 10號洋房
HOUSE 11 = 11號洋房
HOUSE 12 = 12號洋房
HOUSE 15 = 15號洋房
HOUSE 16 = 16號洋房
HOUSE 17 = 17號洋房
HOUSE 18 = 18號洋房
HOUSE 19 = 19號洋房
HOUSE 20 = 20號洋房
HOUSE 21 = 21號洋房
HOUSE 22 = 22號洋房
HOUSE 23 = 23號洋房
HOUSE 25 = 25號洋房
HOUSE 26 = 26號洋房
INACCESSIBLE ROOF (PRIVATE) = 無法到達之天台 (私人)
INACCESSIBLE FLAT ROOF (PRIVATE) = 無法到達之平台 (私人)
INACCESSIBLE UPPER ROOF (PRIVATE) =
無法到達之上層天台(私人)
JACUZZI = 按摩池
KIT. = Kitchen = 廚房
LIFT SHAFT = 升降機槽
LAV. = Lavatory = 洗手間
LAV. 1 = Lavatory 1 = 洗手間1
LAV. 2 = Lavatory 2 = 洗手間2
LIV. = Living Room = 客廳
M.B.R. = Master Bedroom = 主人睡房
MAINTENANCE FLAT ROOF (PRIVATE) = 維修平台 (私人)
MANAGEMENT OFFICE = 管理處辦公室
OPEN KIT. = Open Kitchen = 開放式廚房
P. = Planter = 花槽
P.D. = Pipe Duct = 管道槽
P.W. = Pipe Well = 管井
PART PLAN FOR 3/F TO 6/F ONLY = 只限3樓至6樓的局部圖則
PART PLAN FOR TOWER 1 - FLAT B = 第1座B單位之局部圖則
PART PLAN FOR TOWER 1 - FLAT E = 第1座E單位之局部圖則
PART PLAN FOR TOWER 1 - FLAT F = 第1座F單位之局部圖則
PART PLAN FOR TOWER 2 - FLAT B = 第2座B單位之局部圖則
PART PLAN FOR TOWER 2 - FLAT E = 第2座E單位之局部圖則
PART PLAN FOR TOWER 2 - FLAT F = 第2座F單位之局部圖則
POTABLE & FLUSHING WATER PUMP ROOM = 食水及沖廁水泵房
PRIVATE GARDEN = 私家花園
QUARTER FOR CARETAKERS = 管理員宿舍
REPLACEMENT FOOTPATH = 替代行人路
ROOF (COMMON) = 天台 (公用)
ROOF (PRIVATE) = 天台 (私人)
RSMRR. = Refuse Storage and Material Recovery Room =
垃圾及物料回收室
SMOKE VENT BELOW = 下方設有排煙口
STAIRHOOD = 梯屋
TELECOMMUNICATIONS AND BROADCASTING ROOM =
電訊及廣播設備機房
TOWER 1 = 第1座
TOWER 2 = 第2座
U.P. = Utility Platform = 工作平台
UTRM. = Utility Room = 工作間
W.M.C. = Water Meter Cabinet = 水錶櫃
WATER TANK = 水箱

發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

適用於本節各樓面平面圖之備註
Remarks applicable to the floor plans of this section:

1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeters.
2) 露台及工作平台為不可封閉之地方。 Balconies and utility platforms are non-enclosed areas.
3) 部分樓層外牆範圍設有建築裝飾及/或外露喉管，詳情請參閱發展項目最新經批准之一般建築圖則及其他相關圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans of the Development.
4) 部分住宅物業的露台、工作平台、平台 (私人)、天台 (私人)及私家花園側外牆有公用去水渠及/或機電喉管。
Common drain pipes and/or E&M service pipes are located adjacent to balconies, utility platforms, flat roofs (private), roofs (private) and private gardens of some residential properties.
5) 部分住宅物業客廳/飯廳、睡房、走廊、浴室、工作間、開放式廚房及/或廚房之裝飾橫樑或假天花內裝置冷氣系統及/或喉管及/或其他機電設備。
There are ceiling bulkheads or false ceiling in living rooms/dining rooms, bedrooms, corridors, bathrooms, utility rooms, open kitchens and/or kitchens of some residential properties for the air-conditioning system and/or conduit and/or Mechanical and Electrical services.
6) 樓面平面圖所示之裝置如洗滌盤、煮食爐、浴缸、坐廁、面盆等只供展示其大約位置而非其展示實際大小、設計及形狀。
The indications of fittings such as sinks, cooker hobs, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.



每個住宅物業的樓板(不包括灰泥)的厚度：
A、D、E及F單位：150毫米
B單位：150毫米及175毫米
C單位：150毫米、175毫米及200毫米
The thickness of the floor slabs (excluding plaster) of each residential property:
Flats A, D, E and F: 150mm
Flat B: 150mm and 175mm
Flat C: 150mm, 175mm and 200mm

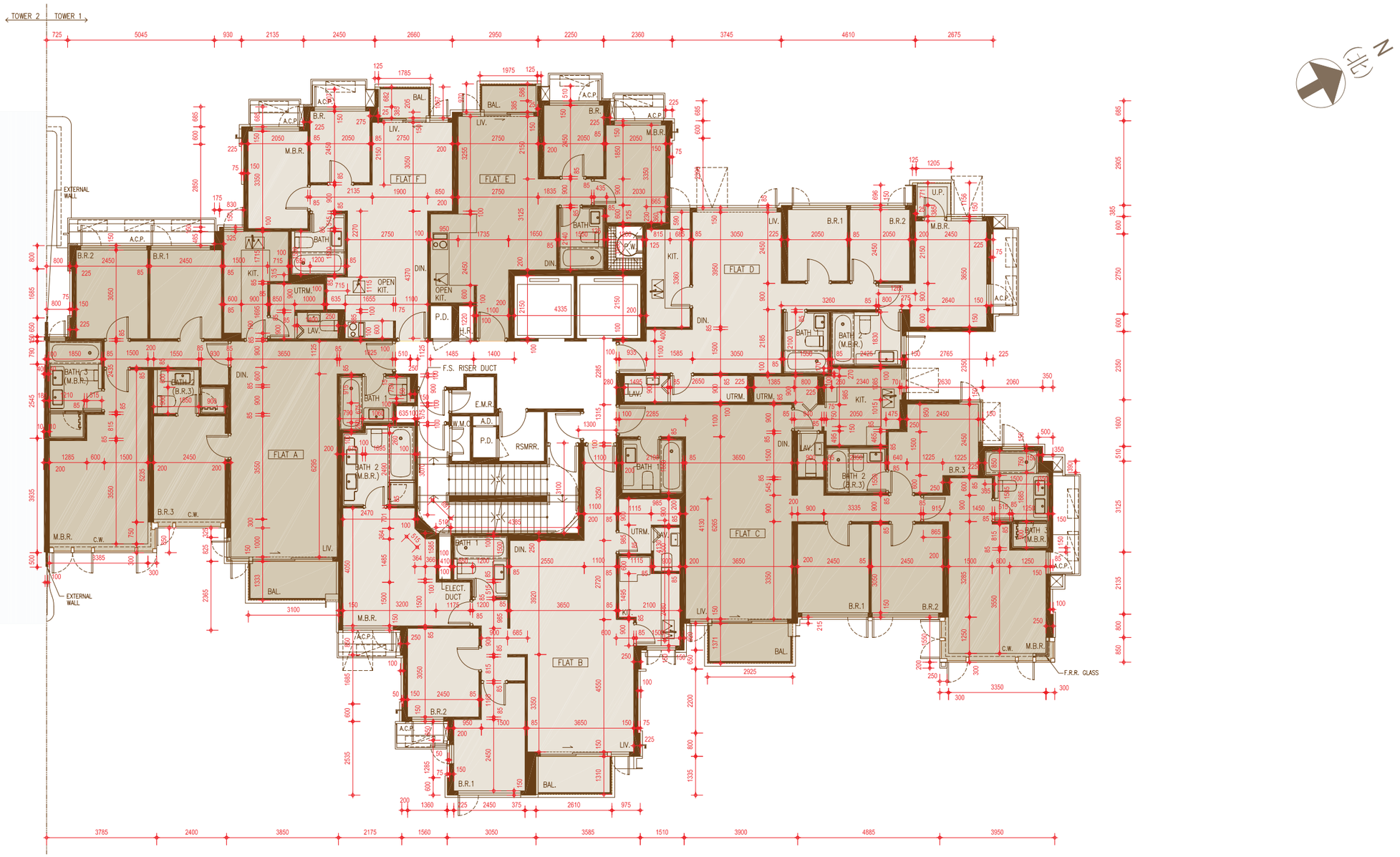
每個住宅物業的層與層之間的高度： 3.15米
The floor-to-floor height of each residential property: 3.15m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

備註：
1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:
1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



比例尺Scale (m = 米)

0　1m　2m　4m　5m

每個住宅物業的樓板（不包括灰泥）的厚度：

A、D、E及F單位：150毫米

B單位：150毫米及175毫米

C單位：150毫米、175毫米及200毫米

The thickness of the floor slabs (excluding plaster) of each residential property:
Flats A, D, E and F: 150mm
Flat B: 150mm and 175mm
Flat C: 150mm, 175mm and 200mm

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The floor-to-floor height of each residential property: 3.15m

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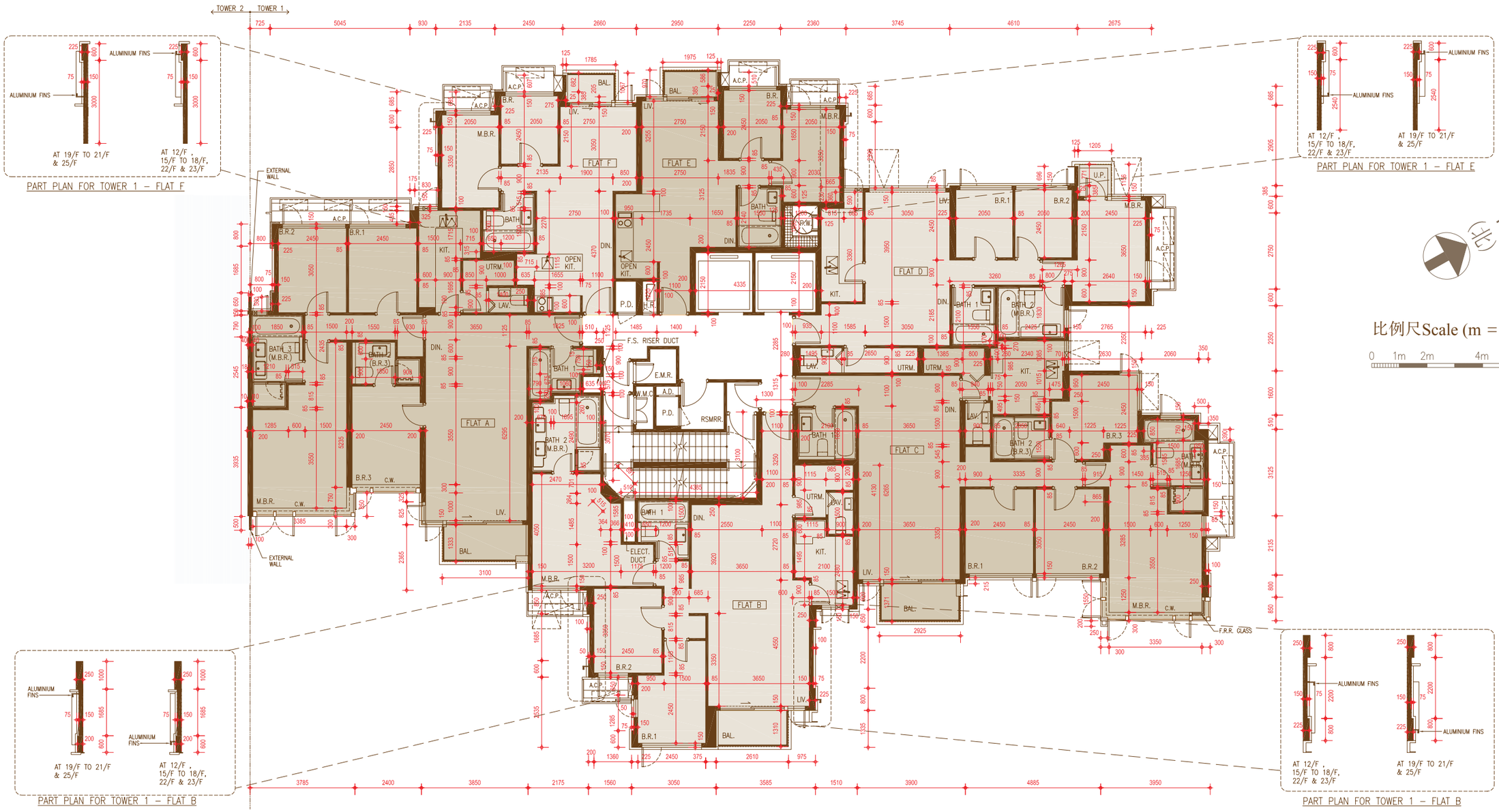
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1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:

1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的樓板(不包括灰泥)的厚度：
A、D、E及F單位：150毫米
B單位：150毫米及175毫米
C單位；150毫米、175毫米及200毫米
The thickness of the floor slabs (excluding plaster) of each residential property:
Flats A, D, E and F: 150mm
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Flat C: 150mm, 175mm and 200mm

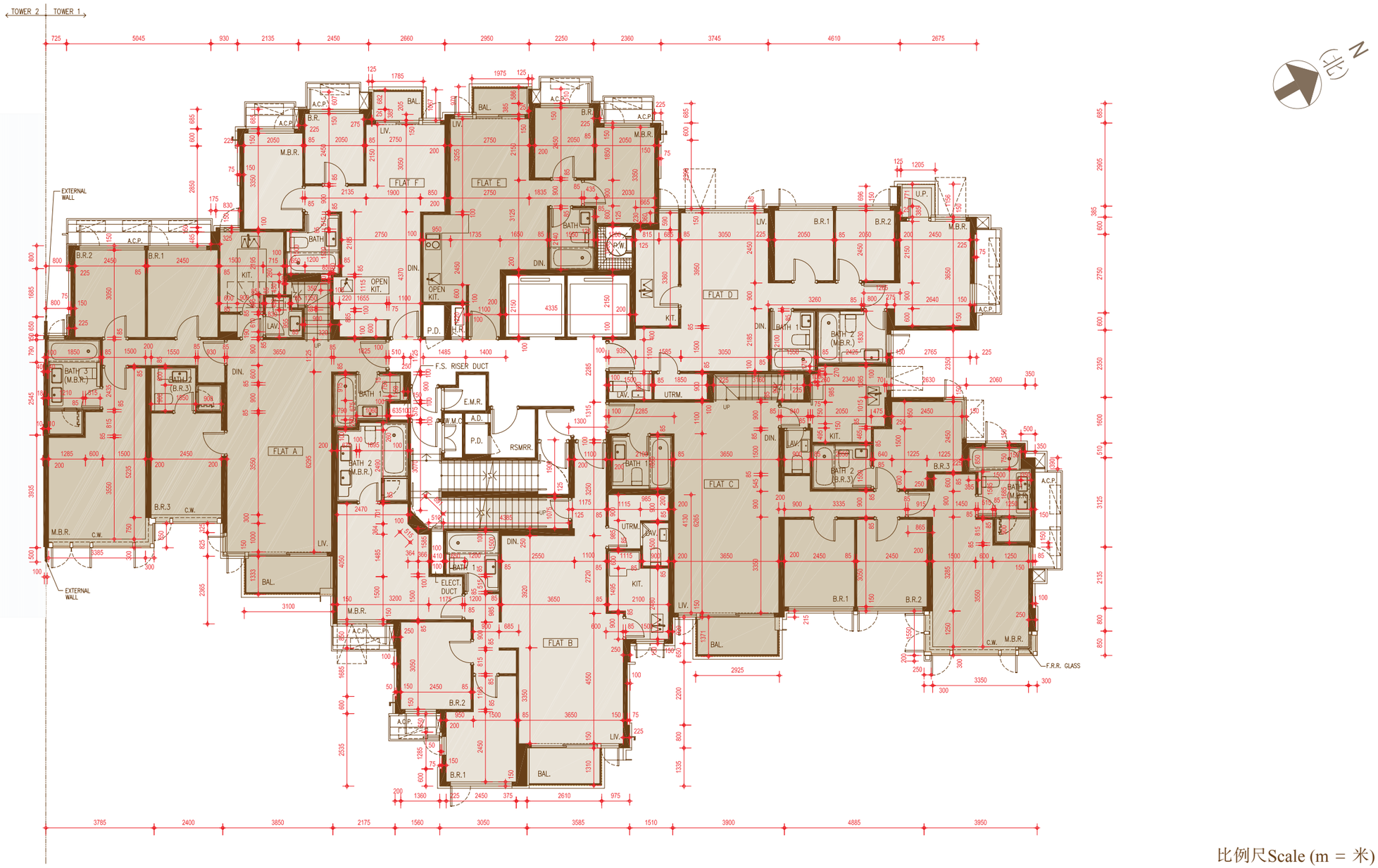
每個住宅物業的層與層之間的高度：3.15米
The floor-to-floor height of each residential property: 3.15m

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備註：
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2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:
1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



每個住宅物業的樓板（不包括灰泥）的厚度：
A、D、E及F單位：150毫米
B單位：150毫米及175毫米
C單位：150毫米、175毫米及200毫米

The thickness of the floor slabs (excluding plaster) of each residential property:
Flats A, D, E and F: 150mm
Flat B: 150mm and 175mm
Flat C: 150mm, 175mm and 200mm

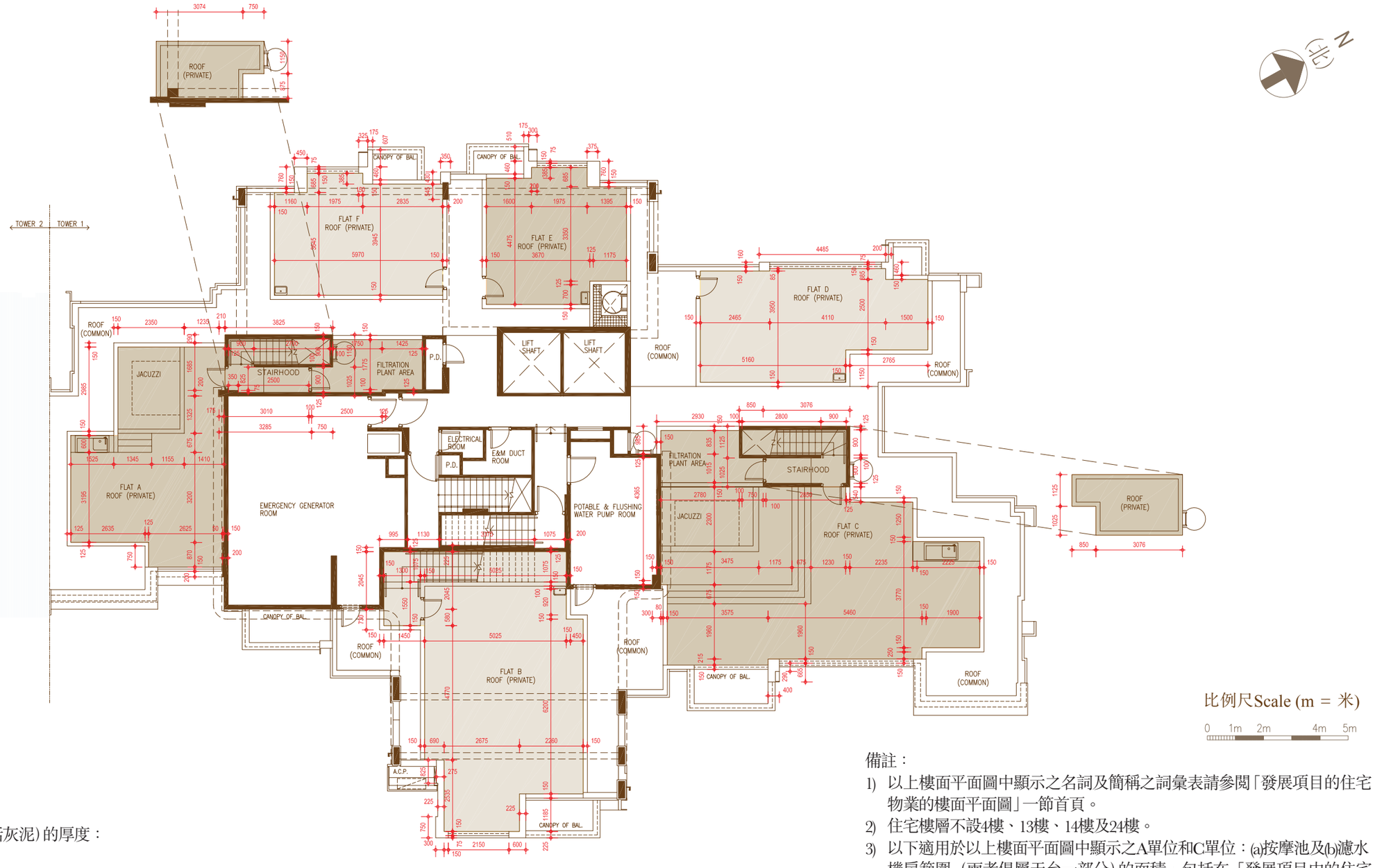
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The floor-to-floor height of each residential property: 3.15m

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2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:
1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度：
A及C單位梯屋：150毫米
B、D、E及F單位：不適用
The thickness of the floor slabs (excluding plaster) of each residential property:
Stairhood of Flats A and C: 150mm
Flats B, D, E and F: Not applicable

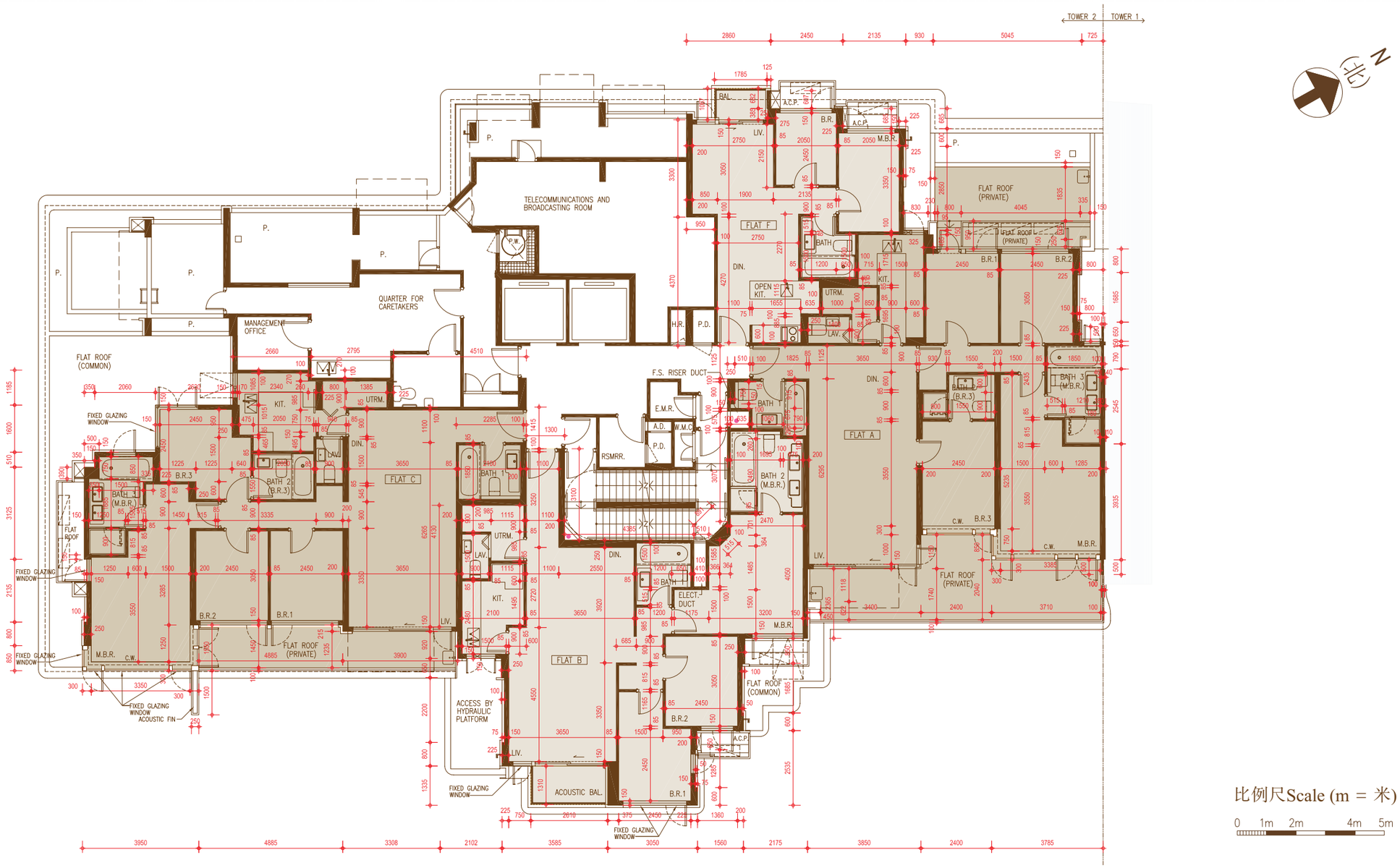
每個住宅物業的層與層之間的高度：
A及C單位梯屋：2.7米及 2.85米
B、D、E及F單位：不適用
The floor-to-floor height of each residential property:
Stairhood of Flats A and C: 2.7m and 2.85m
Flats B, D, E and F: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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2) 住宅樓層不設4樓、13樓、14樓及24樓。
3) 以下適用於以上樓面平面圖中顯示之A單位和C單位：(a)按摩池及(b)濾水機房範圍（兩者俱屬天台一部分）的面積，包括在「發展項目中的住宅物業的面積」一節中所列的該單位的天台面積。

Remarks:
1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.
3) The following applies to Flat A and Flat C shown in the floor plan above: the areas of (a) the jacuzzi and (b) the filtration plant area, both being part of the roof, are included in the area of roof of that unit as set out in the section "Area of residential properties in the Development".



每個住宅物業的樓板(不包括灰泥)的厚度：
A、D、E及F單位：150毫米
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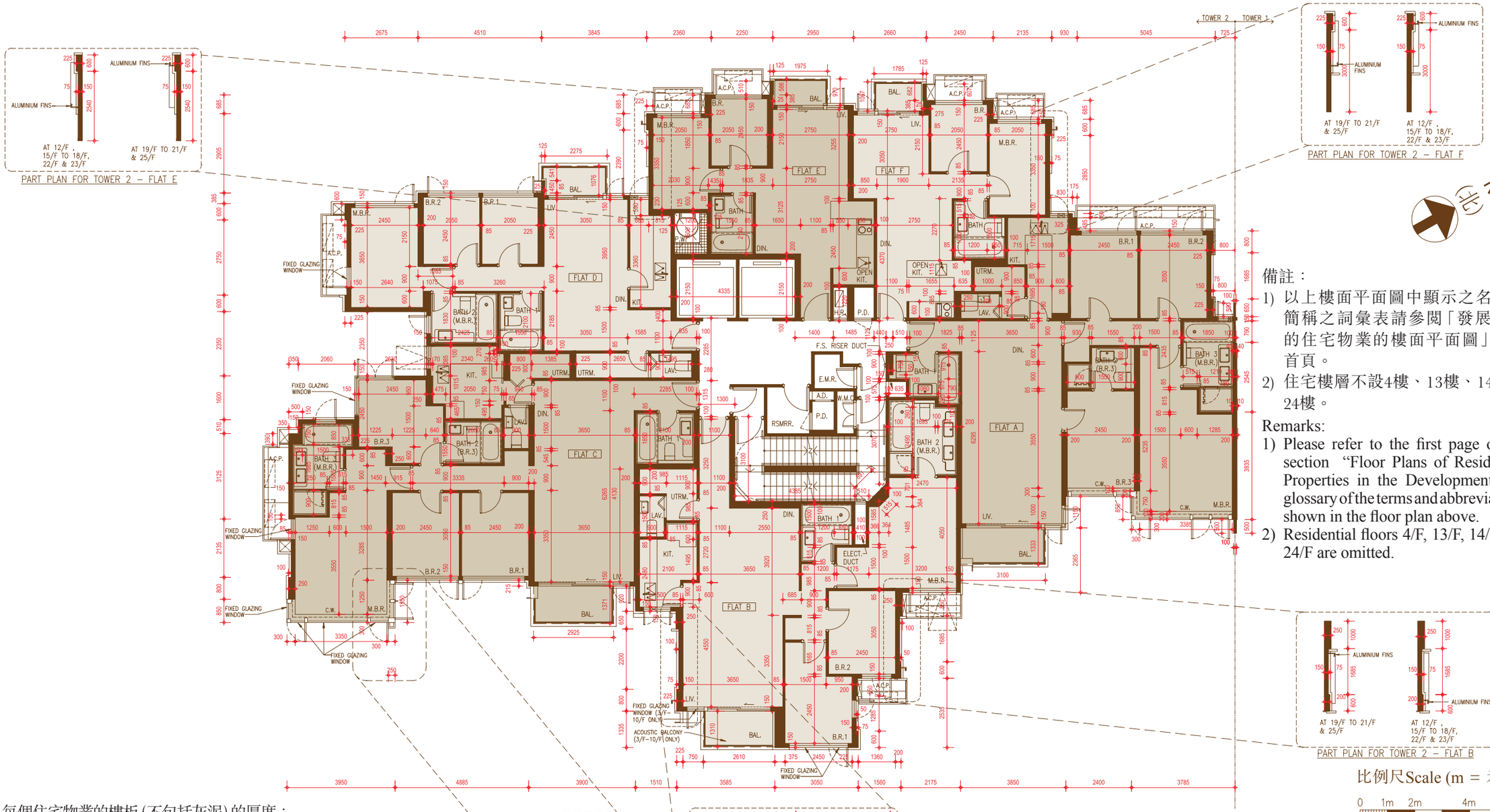
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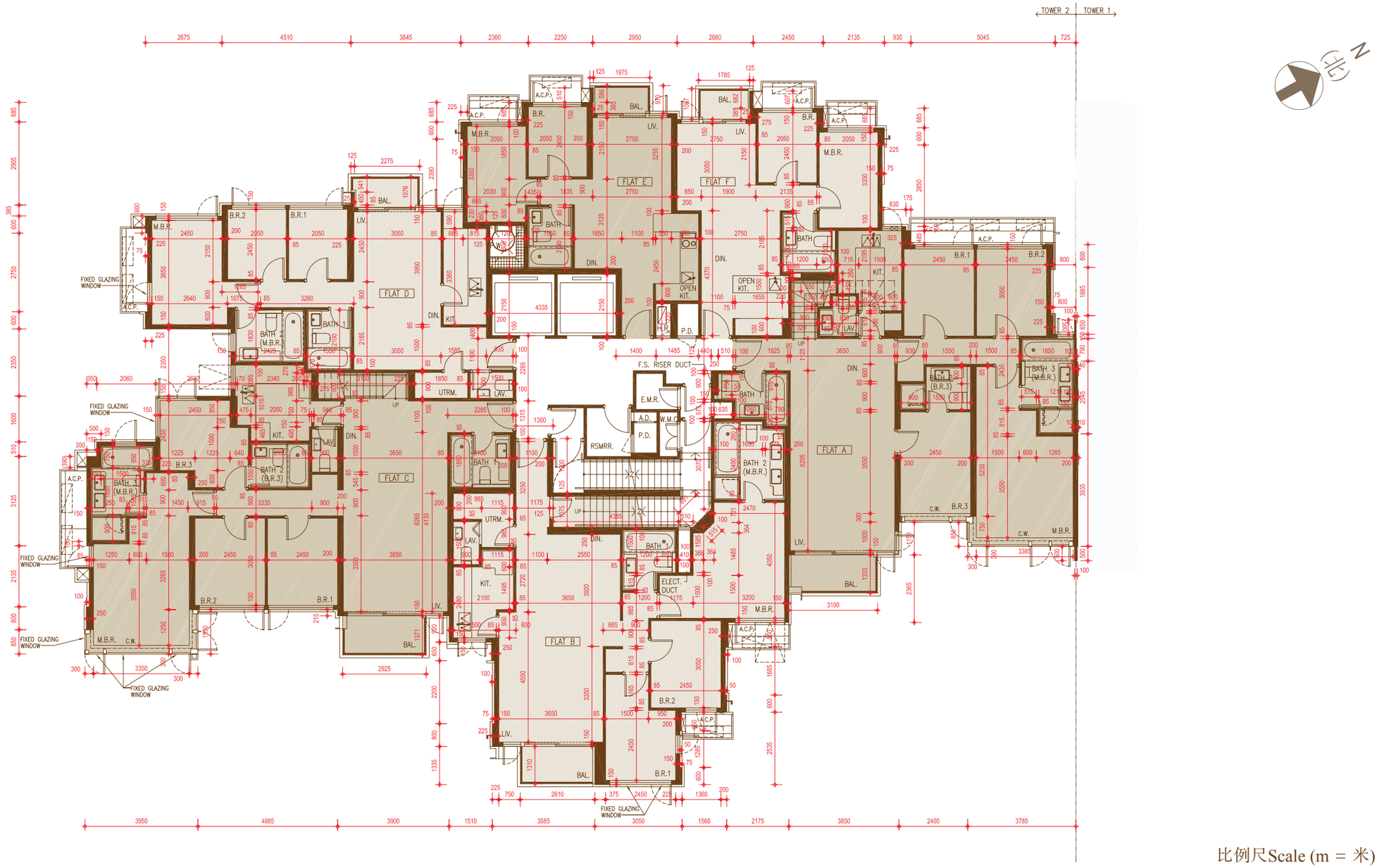
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The floor-to-floor height of each residential property: 3.15m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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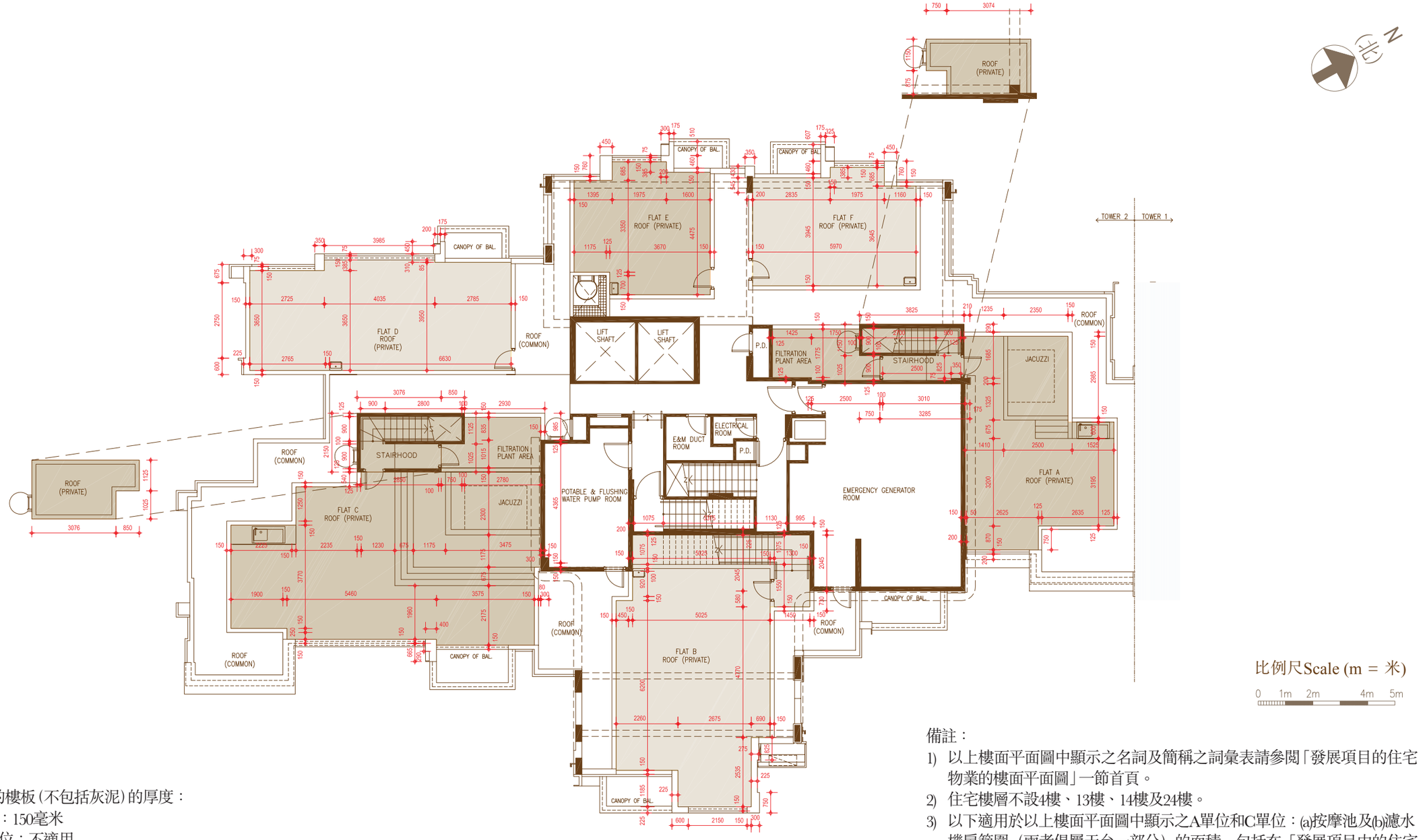
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2) 住宅樓層不設4樓、13樓、14樓及24樓。

Remarks:
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2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.



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A及C單位梯屋：150毫米
B、D、E及F單位：不適用

The thickness of the floor slabs (excluding plaster) of each residential property:
Stairhood of Flats A and C: 150mm
Flats B, D, E and F: Not applicable

每個住宅物業的層與層之間的高度：
A及C單位梯屋：2.7米及2.85米
B、D、E及F單位：不適用

The floor-to-floor height of each residential property:
Stairhood of Flats A and C: 2.7m and 2.85m
Flats B, D, E and F: Not applicable

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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備註：

1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。
3) 以下適用於以上樓面平面圖中顯示之A單位和C單位：(a)按摩池及(b)濾水機房範圍（兩者俱屬天台一部分）的面積，包括在「發展項目中的住宅物業的面積」一節中所列的該單位的天台面積。

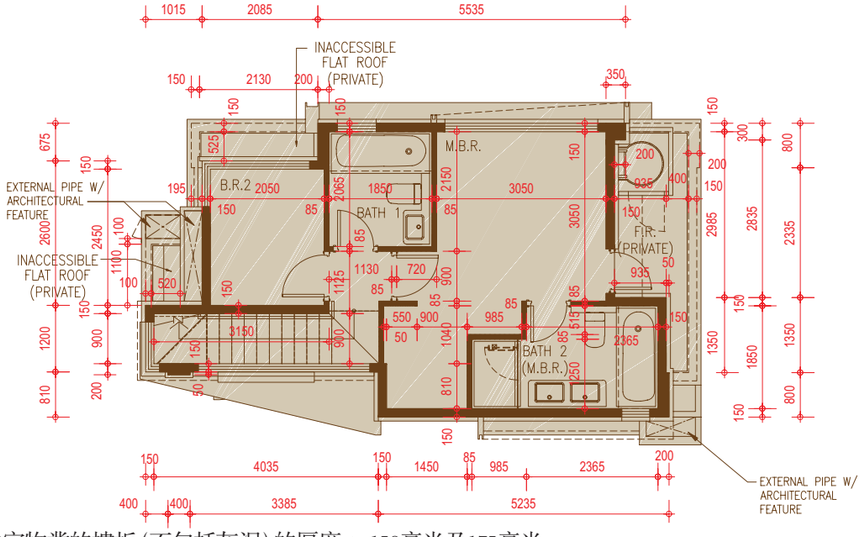
Remarks:

1) Please refer to the first page of the section "Floor Plans of Residential Properties in the Development" for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.
3) The following applies to Flat A and Flat C shown in the floor plan above: the areas of (a) the jacuzzi and (b) the filtration plant area, both being part of the roof, are included in the area of roof of that unit as set out in the section "Area of residential properties in the Development".

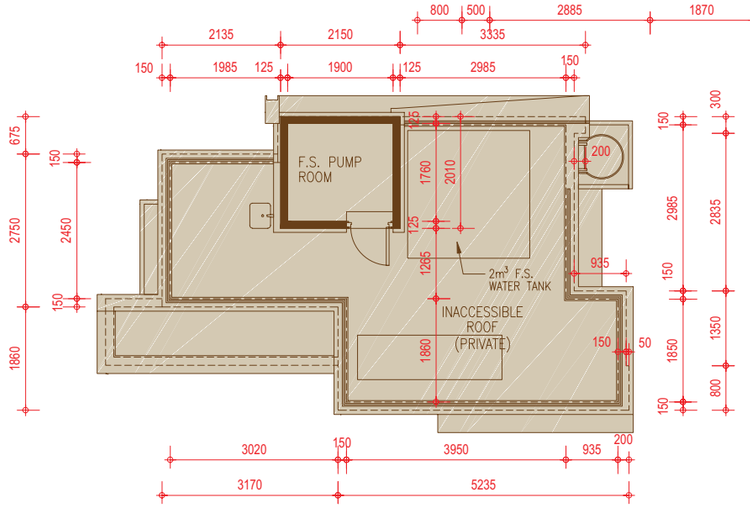
地下 Ground Floor



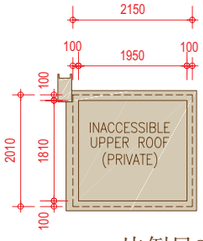
1樓 First Floor



天台 Roof



上層天台 Upper Roof



比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：

地下：4.075米及4.375米

1樓：3.5米

The floor-to-floor height of each residential property:

G/F: 4.075m and 4.375m

1/F: 3.5m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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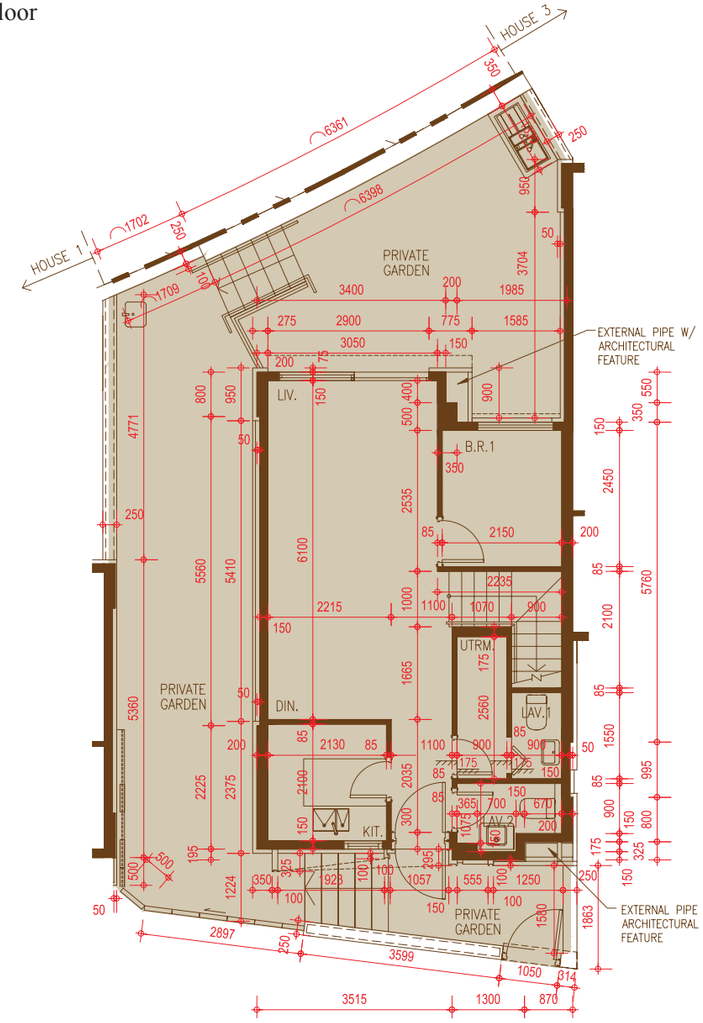
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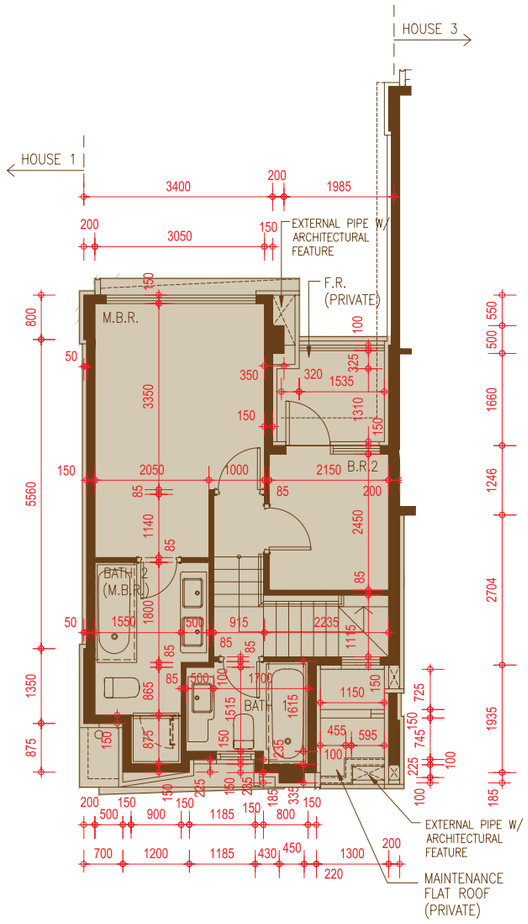
Remarks:

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地下 Ground Floor



1樓 First Floor



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：

地下：3.675米、4.025米、4.2米、4.275米、4.5米及4.675米

1樓：3.825米及4.65米

The floor-to-floor height of each residential property:
G/F: 3.675m, 4.025m, 4.2m, 4.275m, 4.5m and 4.675m
1/F: 3.825m and 4.65m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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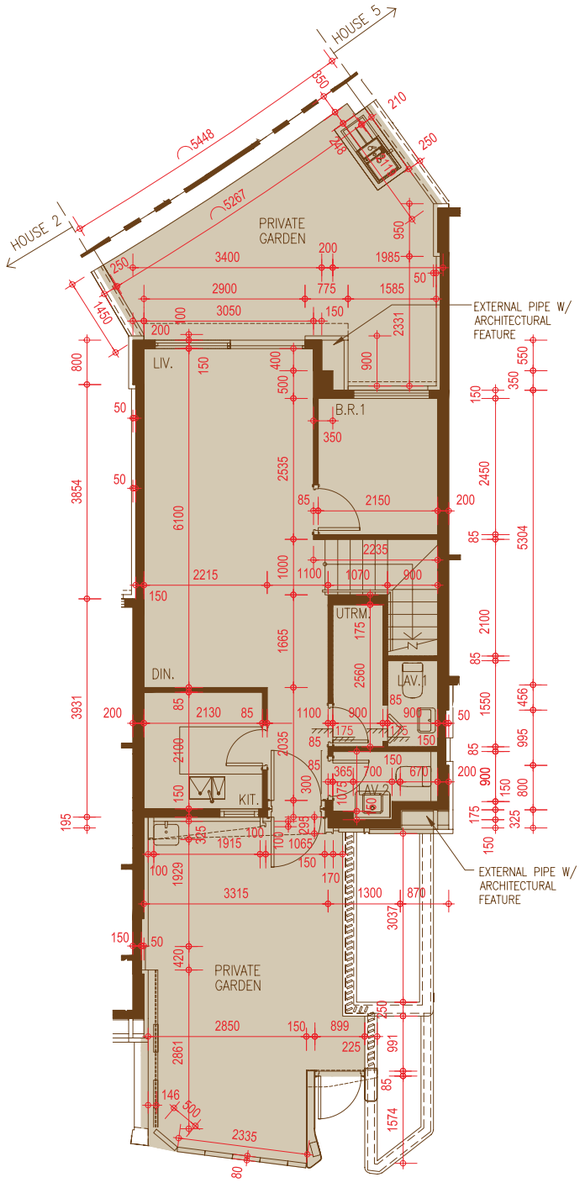
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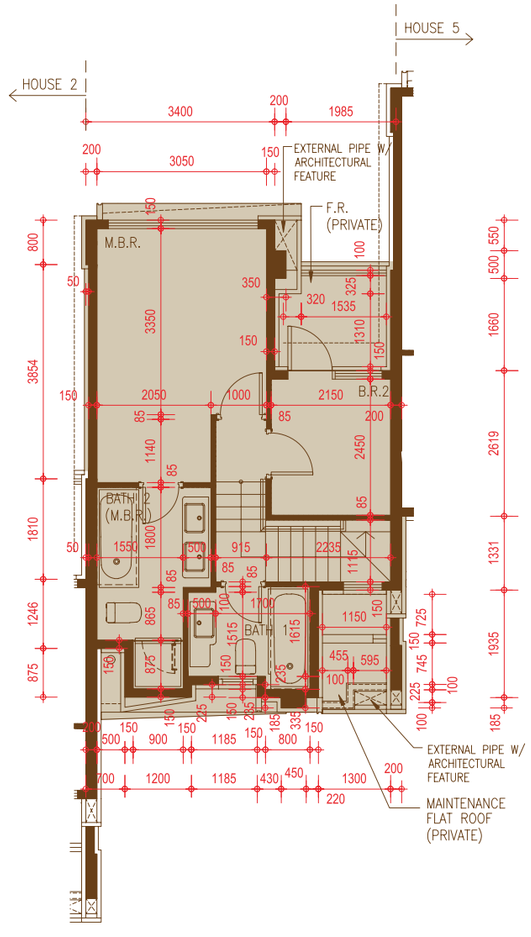
Remarks:

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地下 Ground Floor



1樓 First Floor



N
(北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：
地下：3.675米、4.025米、4.2米、4.275米、4.5米及4.675米
1樓：3.825米及4.65米

The floor-to-floor height of each residential property:
G/F: 3.675m, 4.025m, 4.2m, 4.275m, 4.5m and 4.675m
1/F: 3.825m and 4.65m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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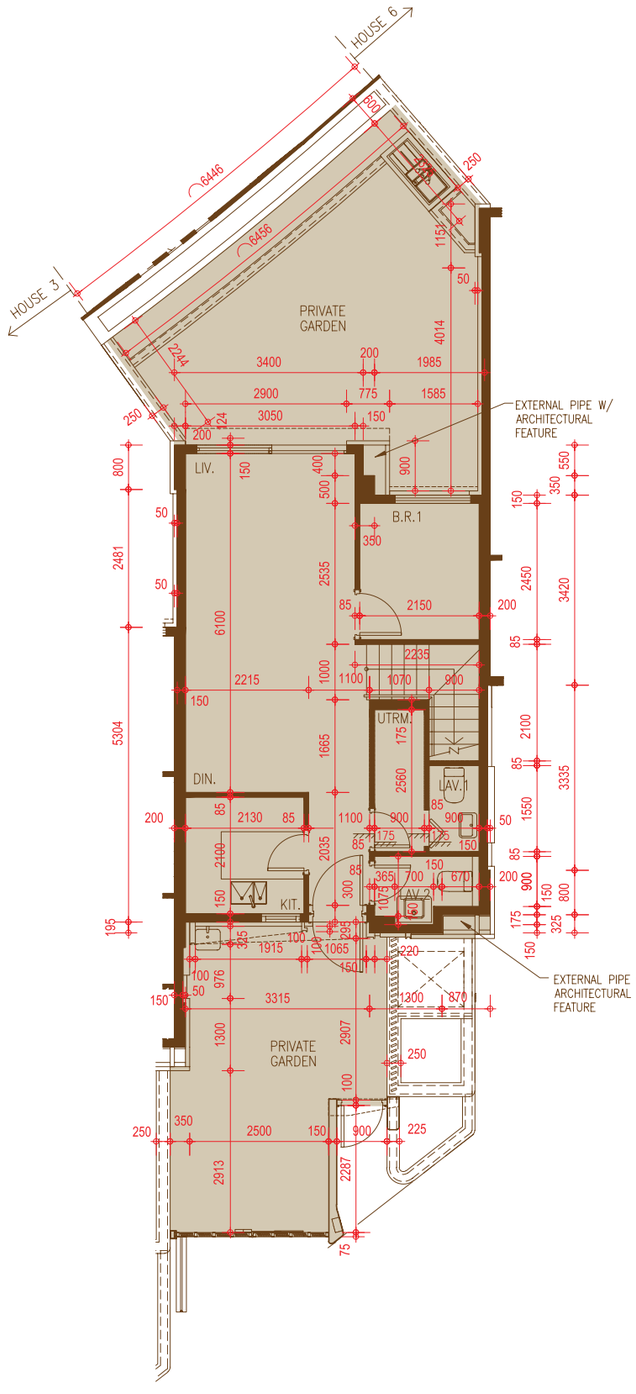
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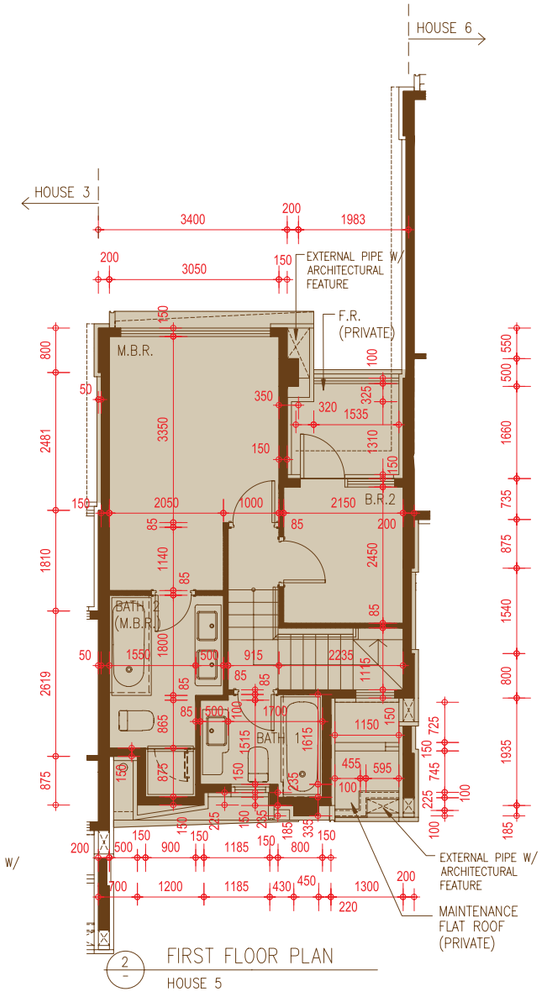
Remarks:

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地下 Ground Floor



1樓 First Floor



N
(北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：
地下：3.675米、4.025米、4.2米、4.275米、4.5米及4.675米
1樓：3.825米及4.65米

The floor-to-floor height of each residential property:
G/F: 3.675m, 4.025m, 4.2m, 4.275m, 4.5m and 4.675m
1/F: 3.825m and 4.65m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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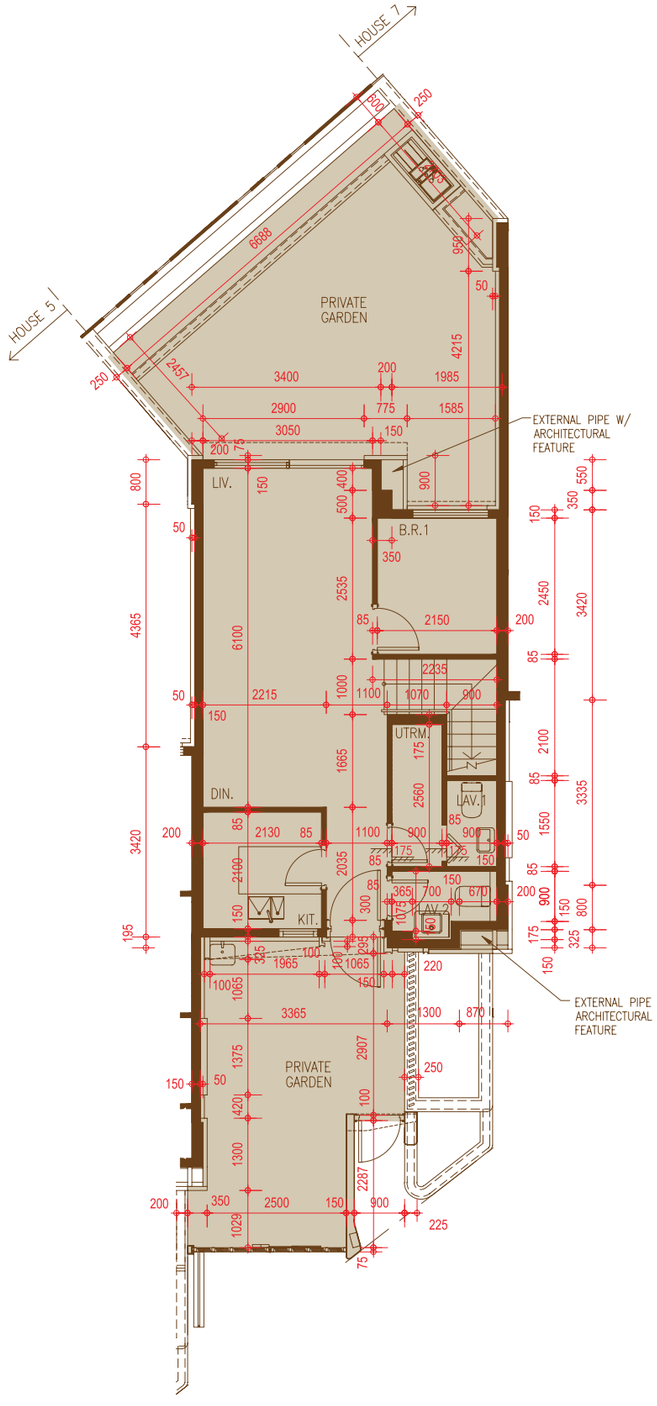
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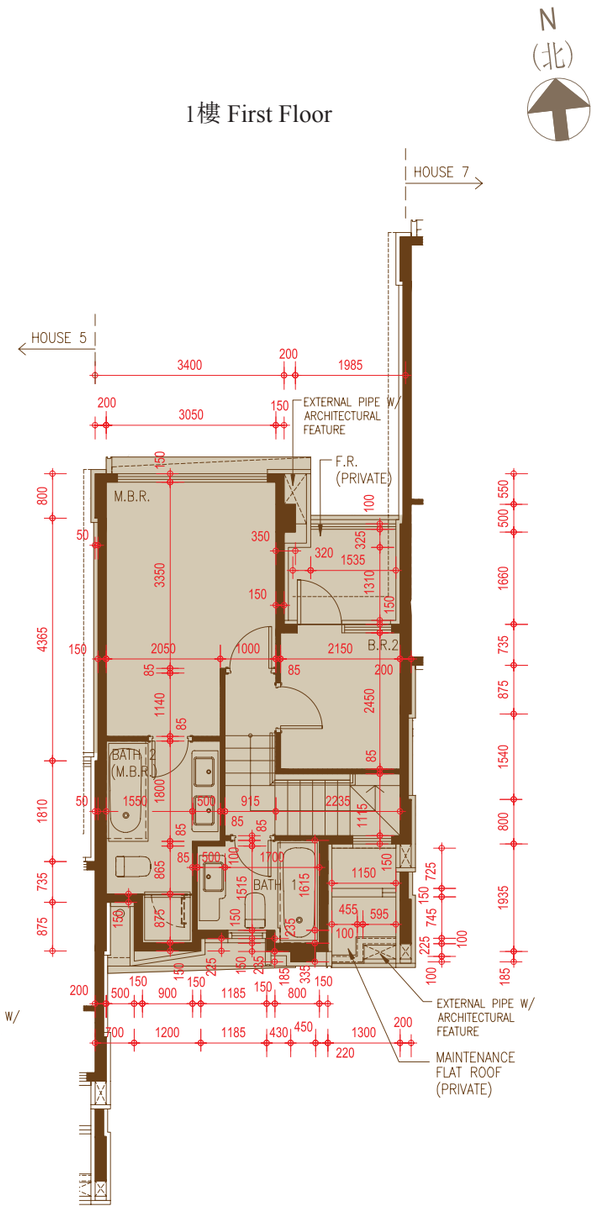
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地下 Ground Floor



1樓 First Floor



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：

地下：3.675米、4.025米、4.2米、4.275米、4.5米及4.675米

1樓：3.825米及4.65米

The floor-to-floor height of each residential property:
G/F: 3.675m, 4.025m, 4.2m, 4.275m, 4.5m and 4.675m
1/F: 3.825m and 4.65m

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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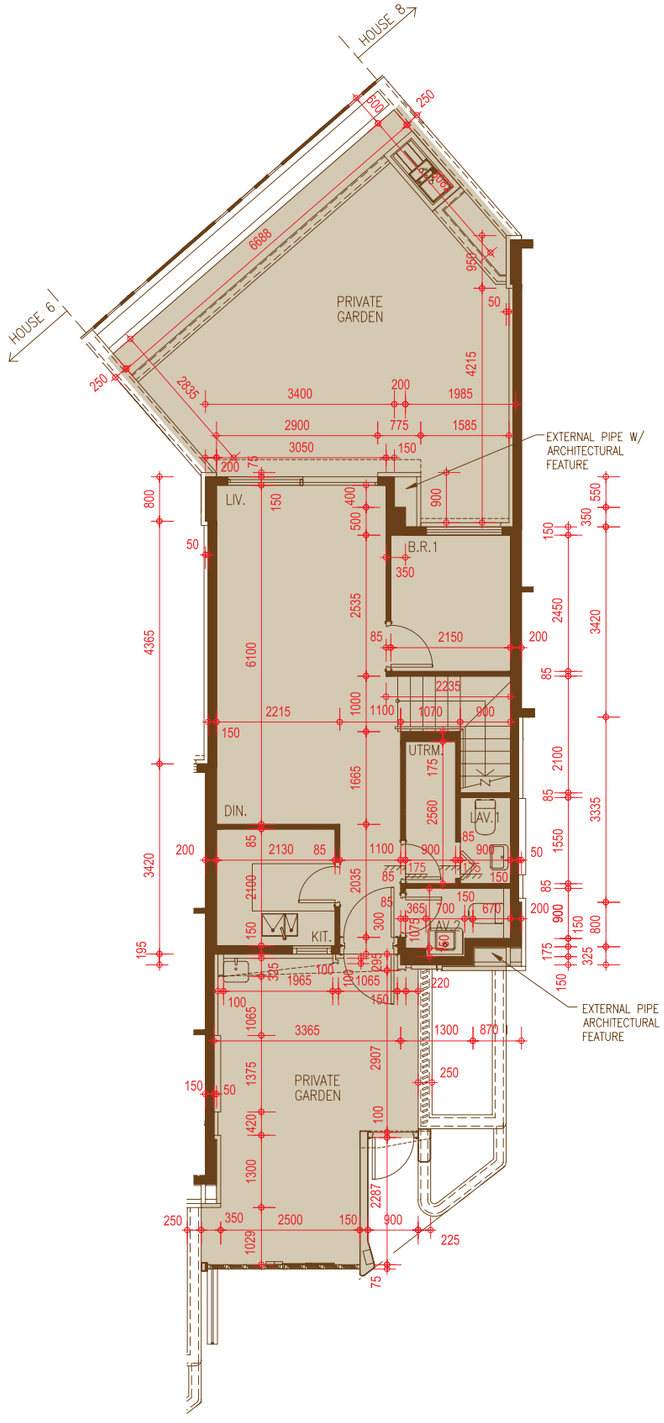
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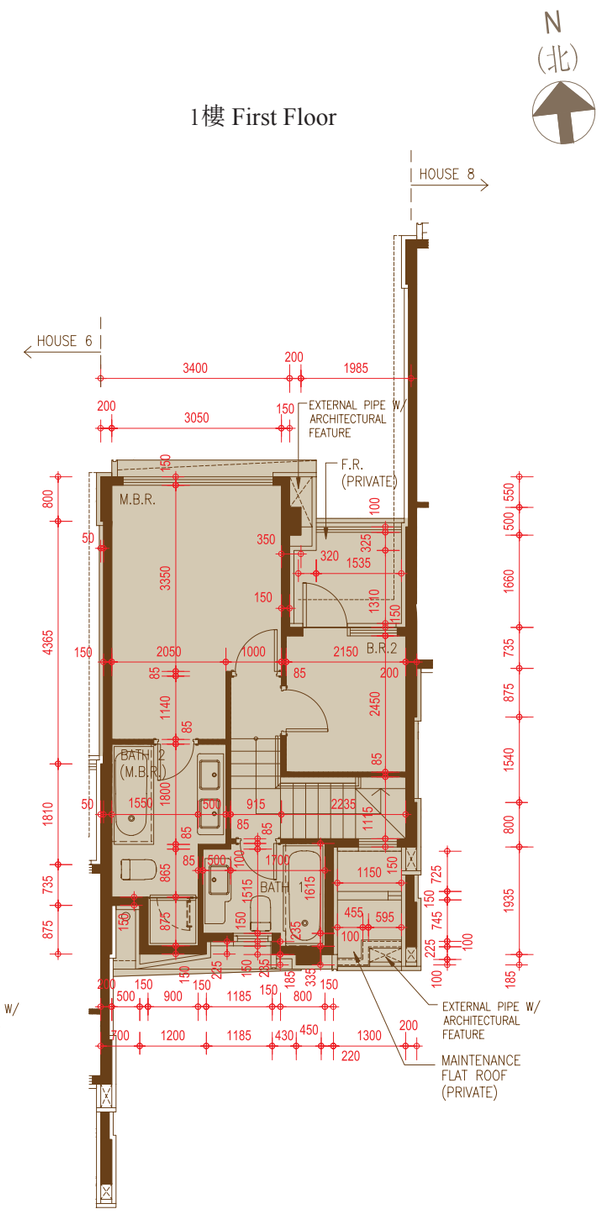
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地下 Ground Floor



1樓 First Floor



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

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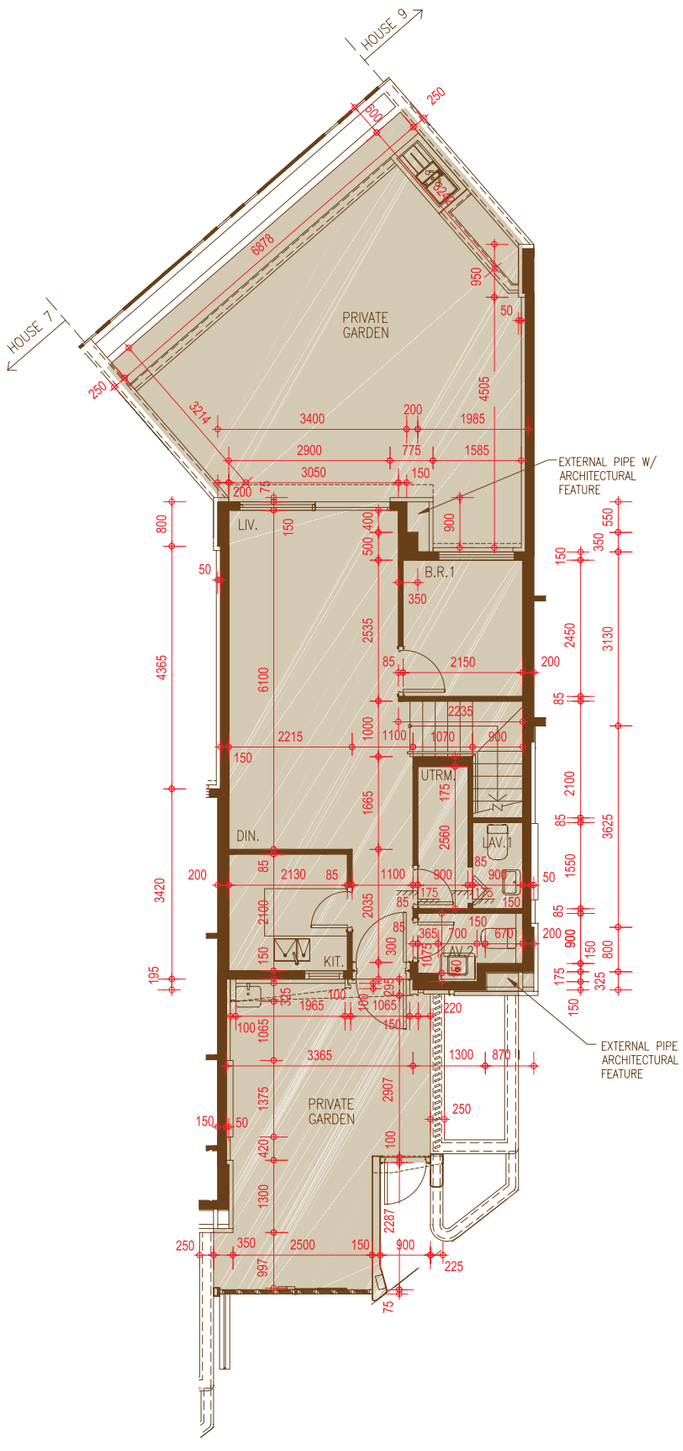
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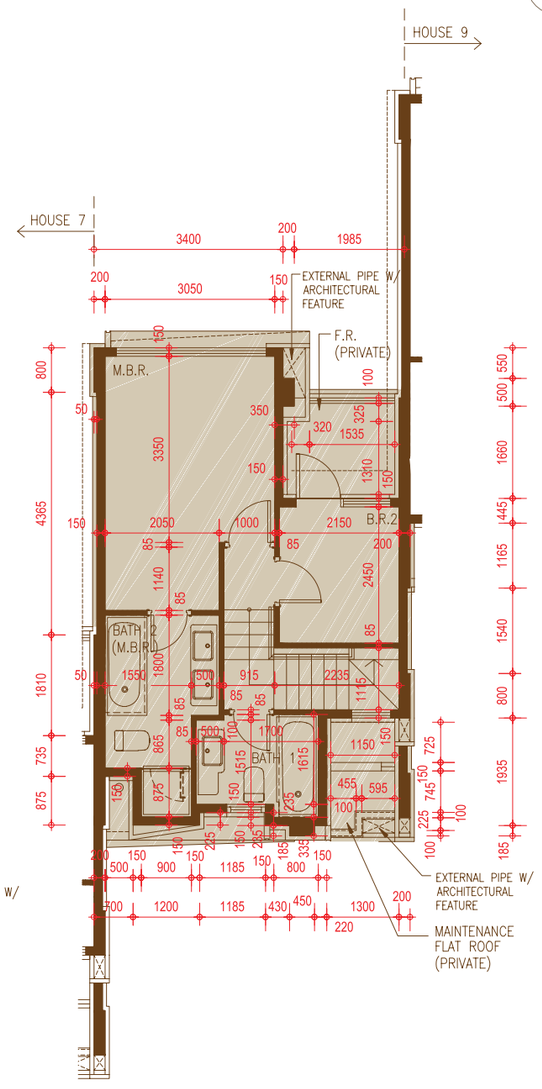
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地下 Ground Floor



1樓 First Floor



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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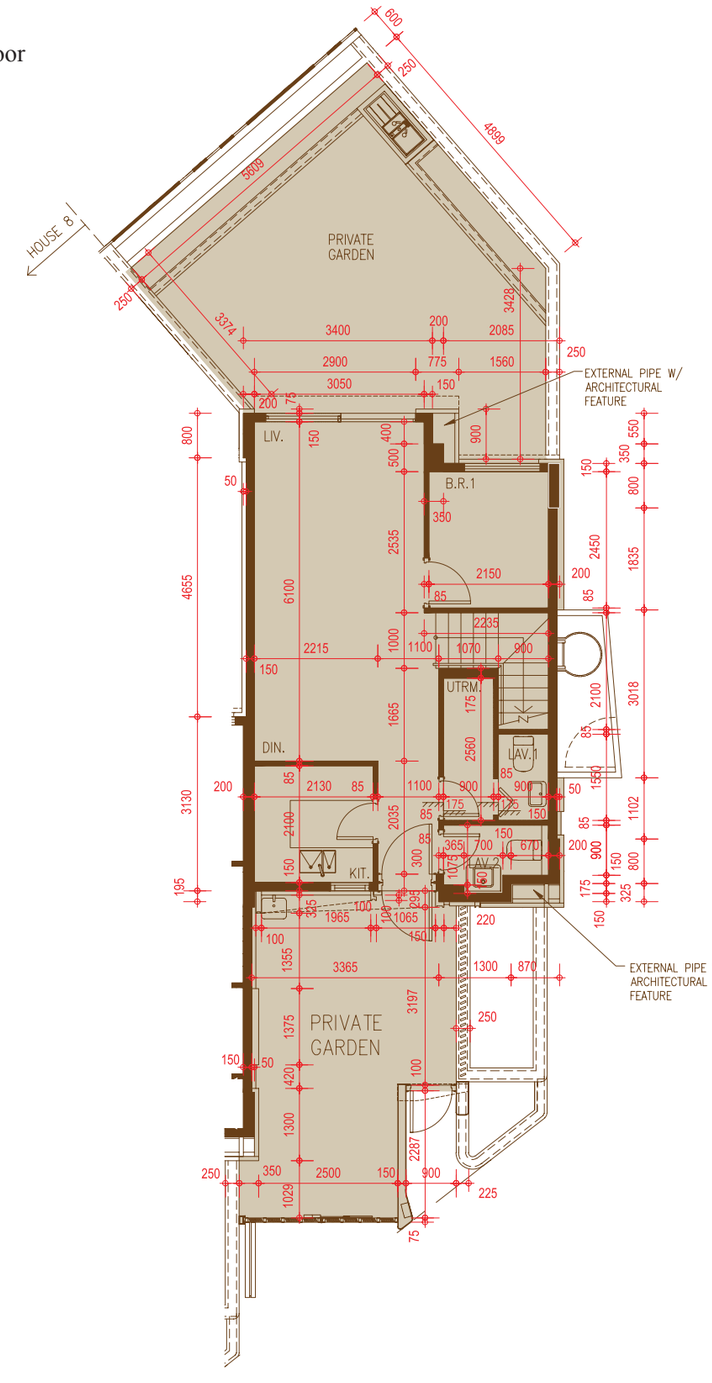
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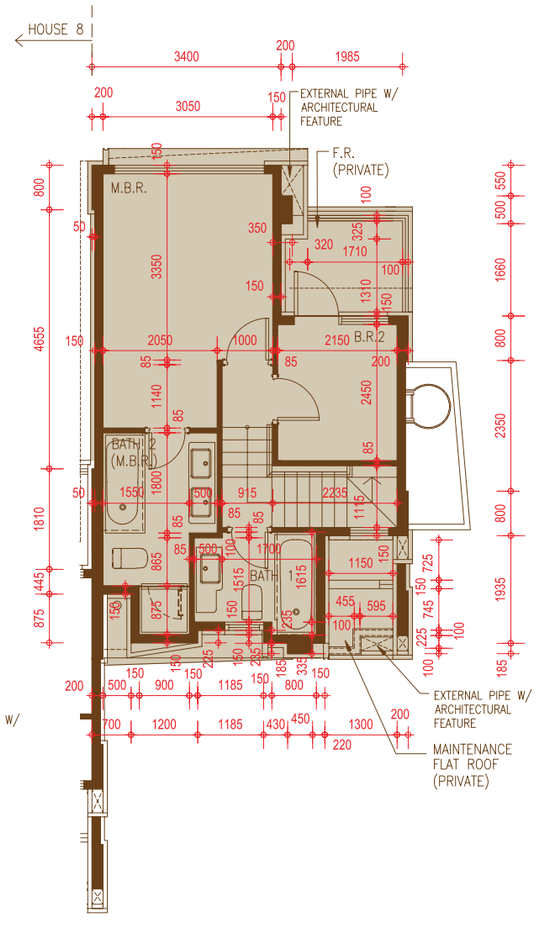
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地下 Ground Floor



1樓 First Floor



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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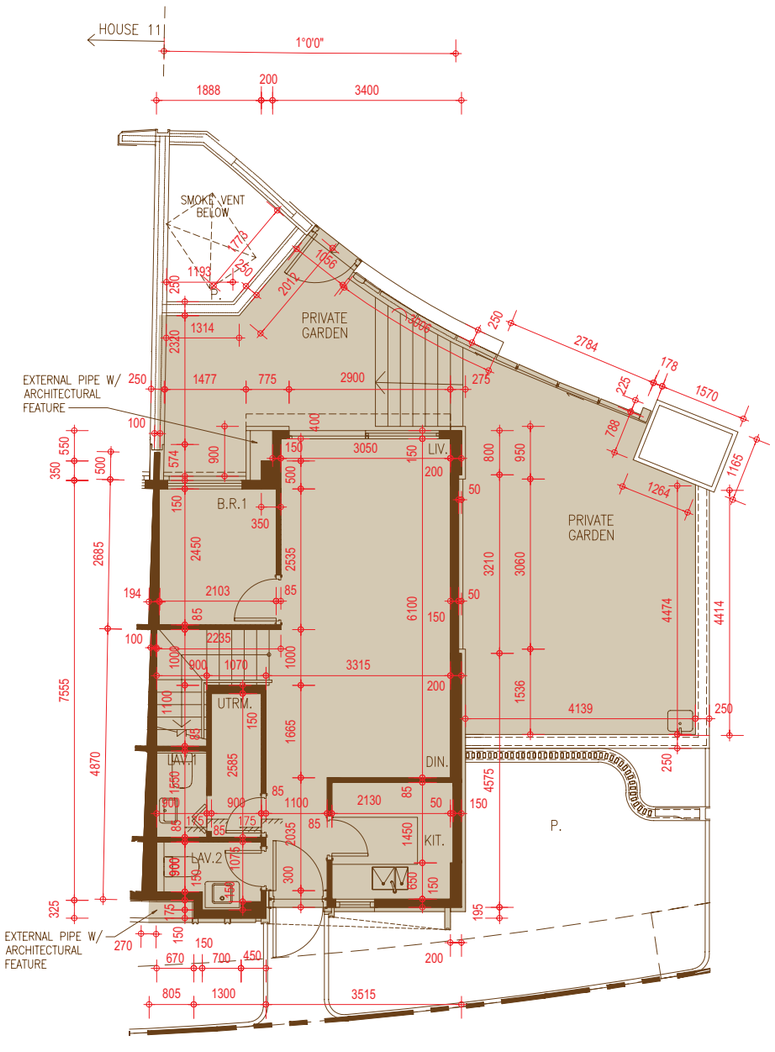
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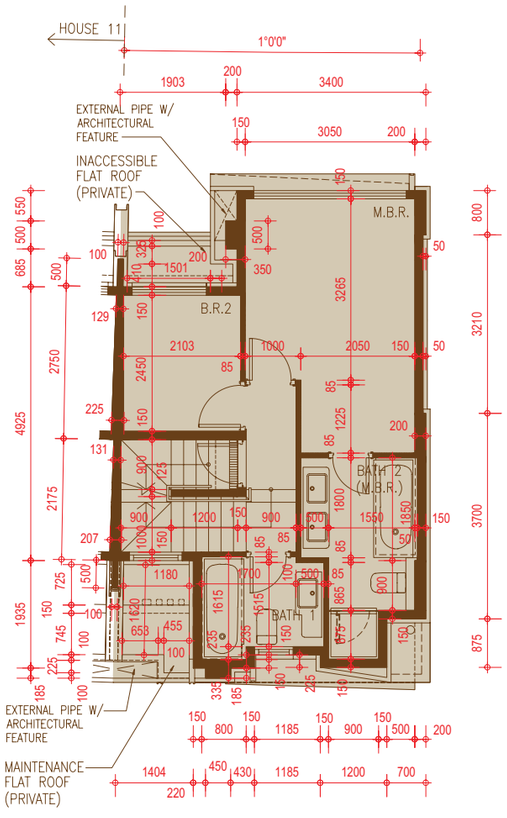
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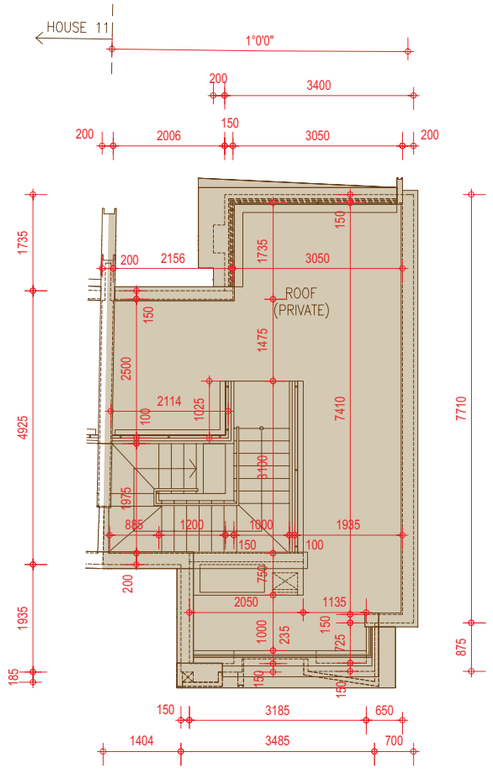
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

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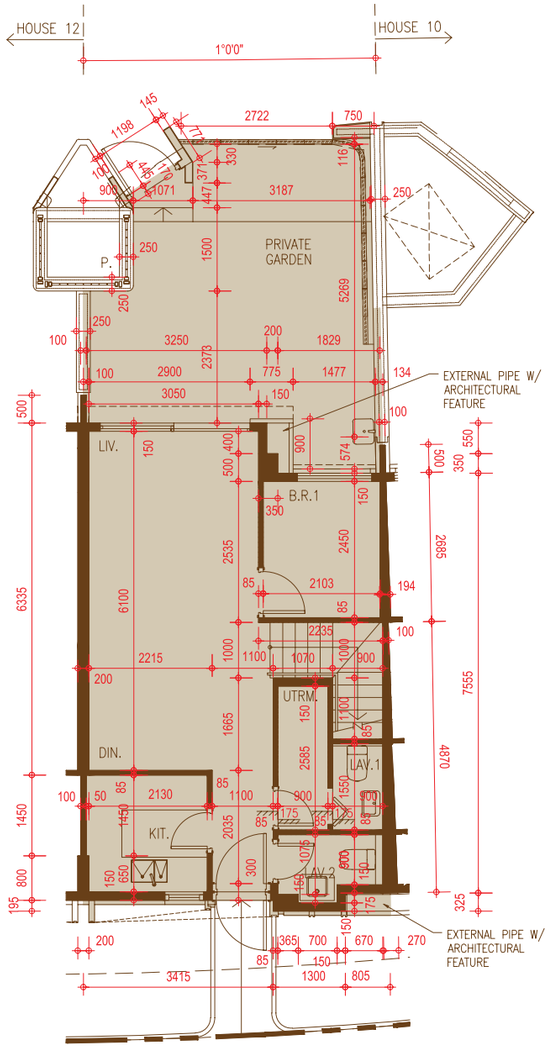
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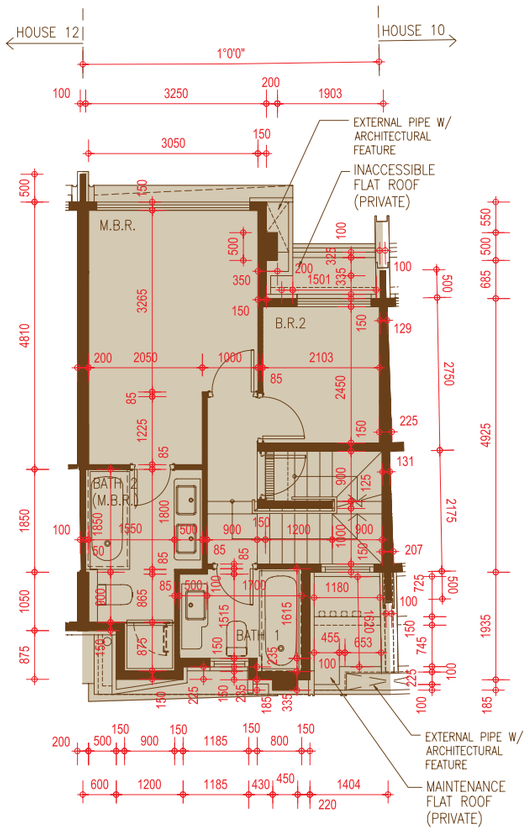
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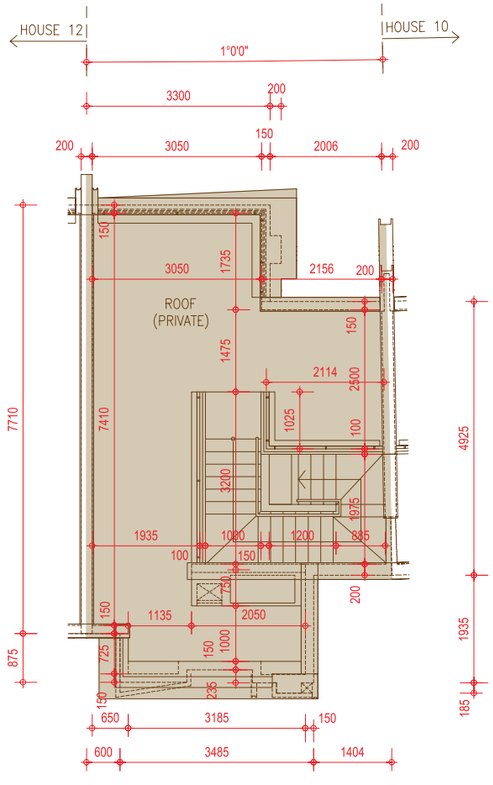
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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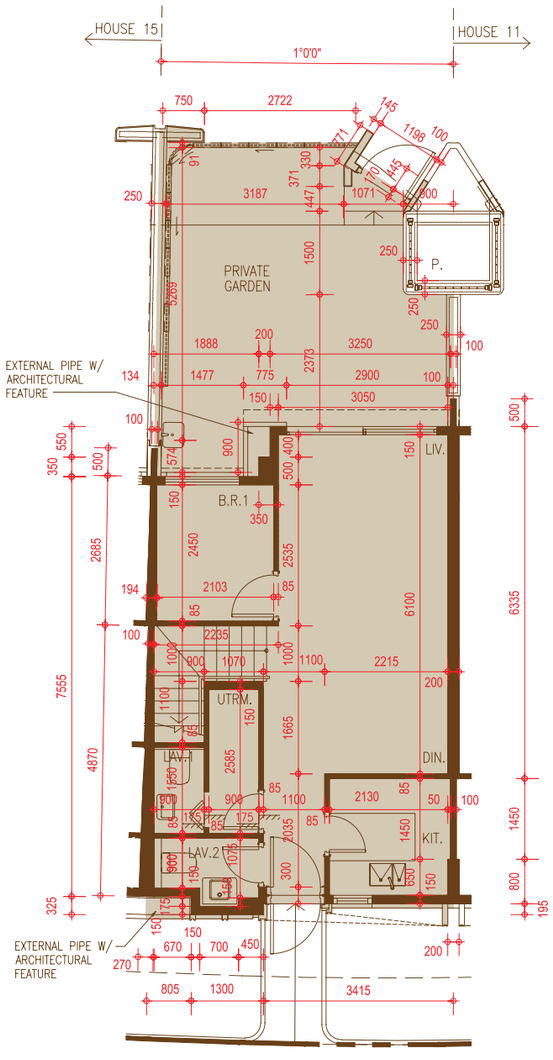
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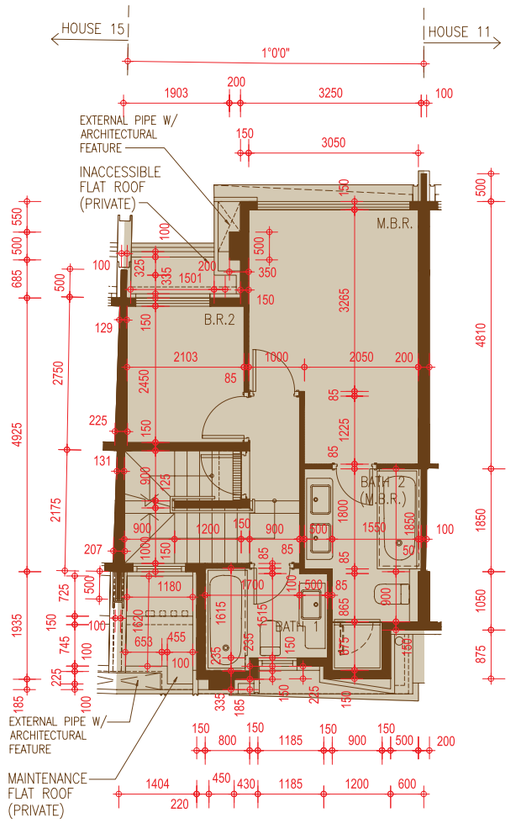
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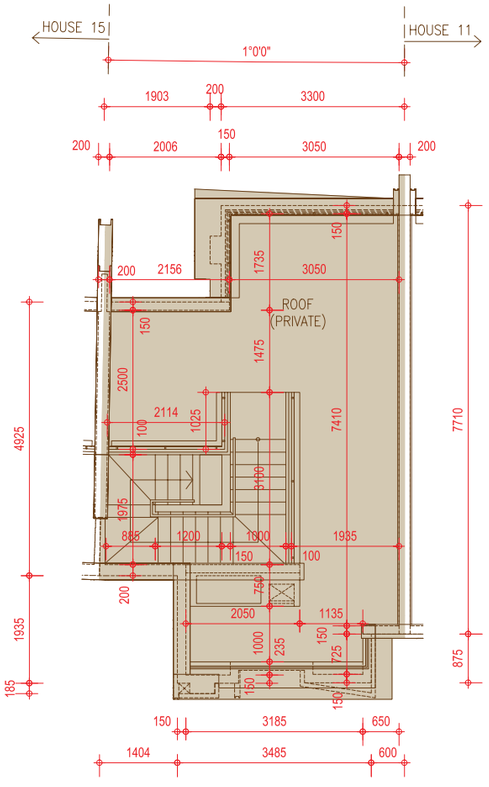
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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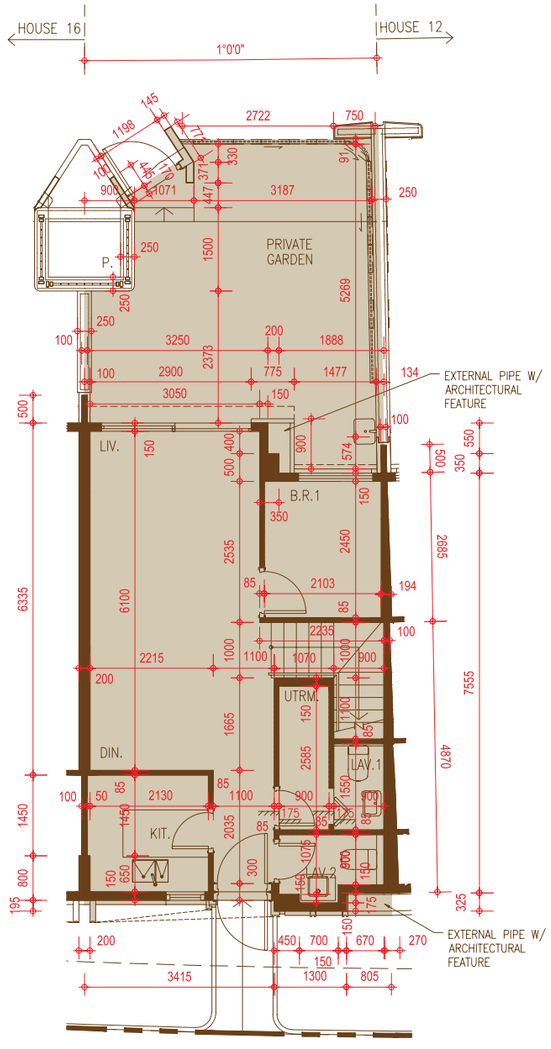
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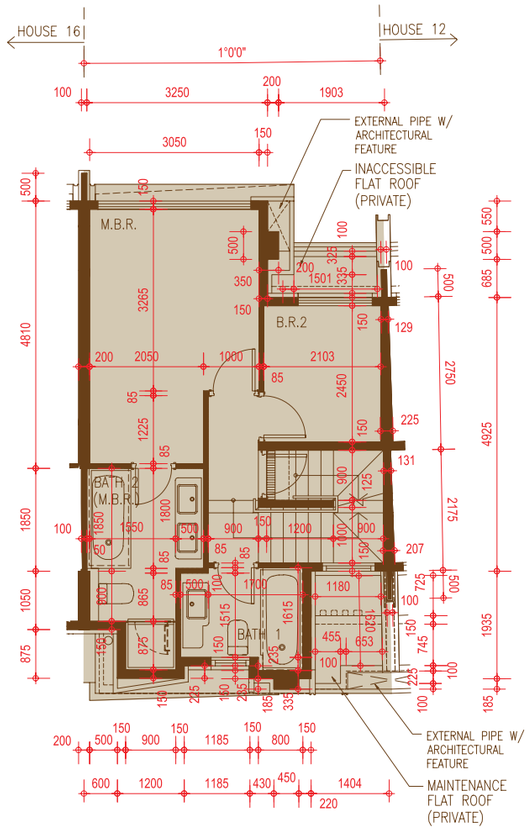
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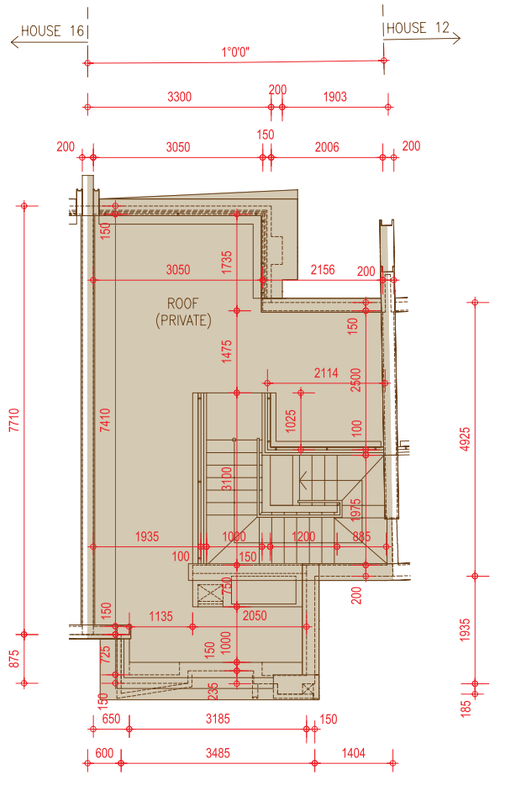
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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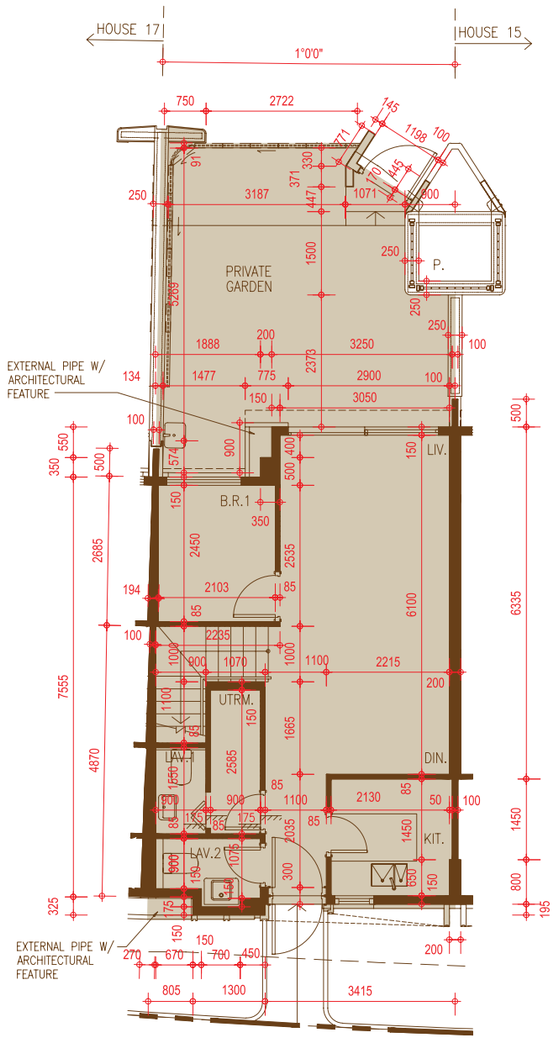
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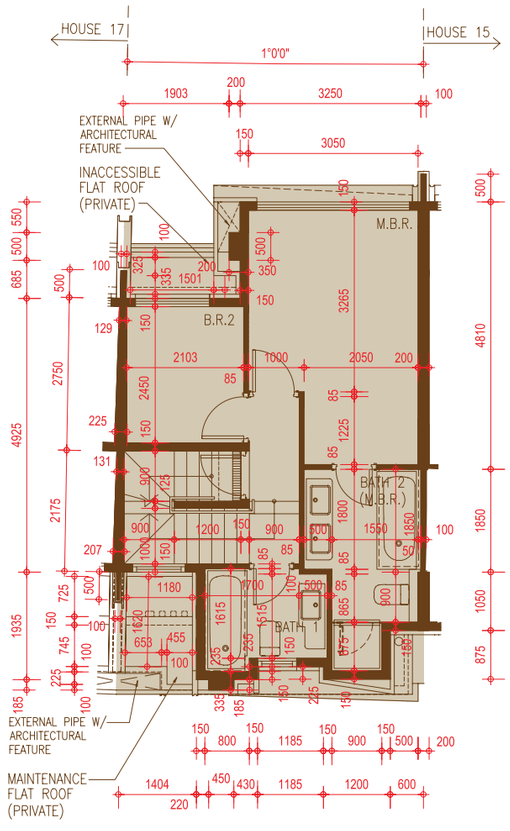
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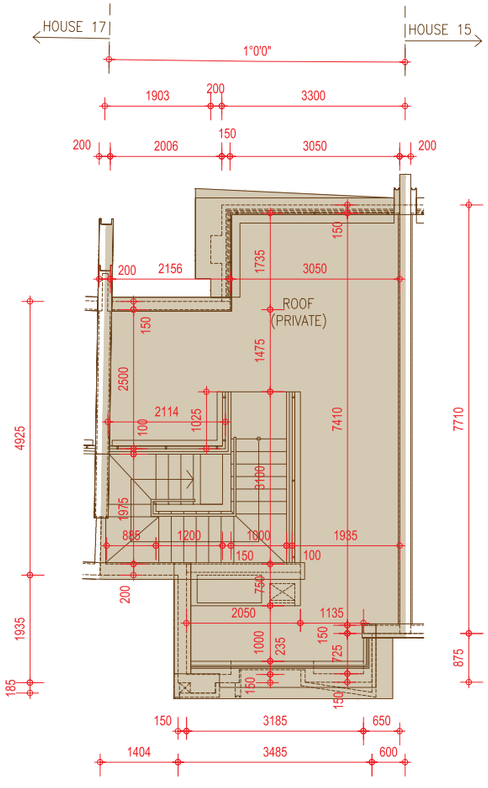
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

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0 1m 2m 4m 5m

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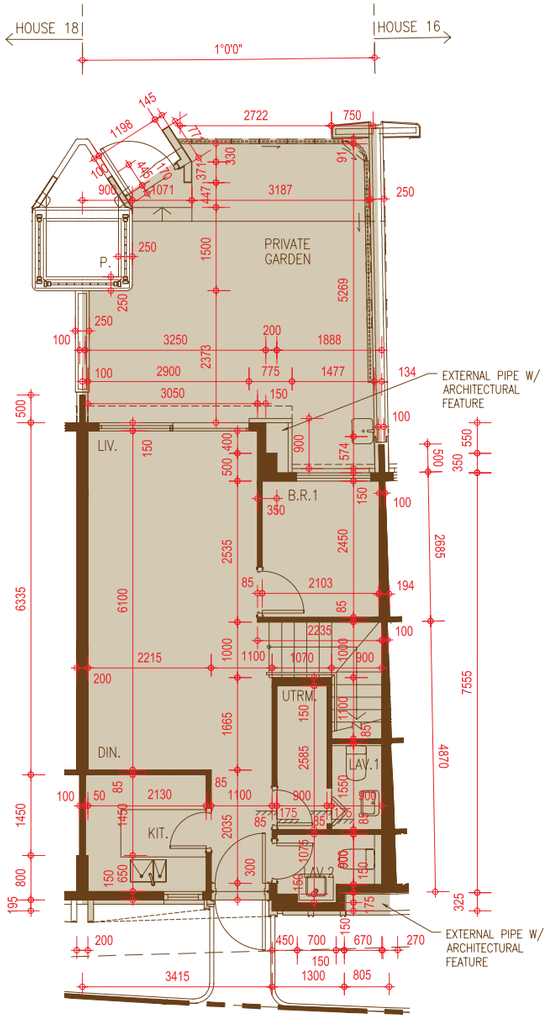
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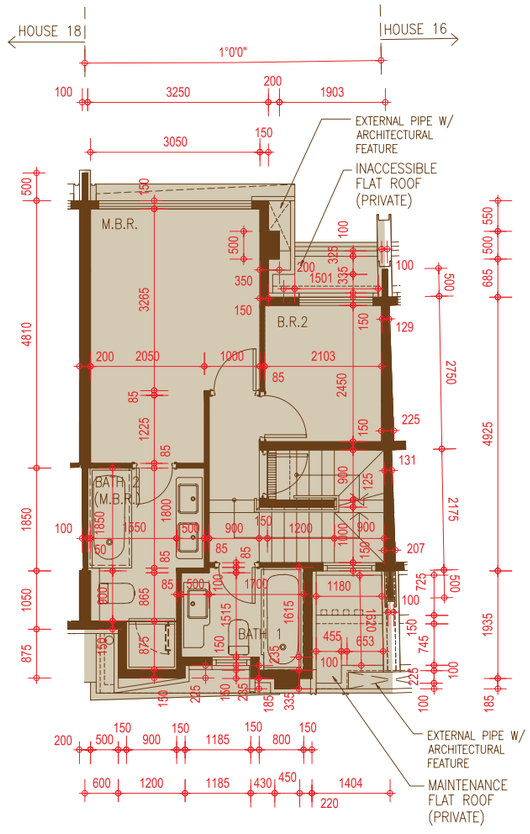
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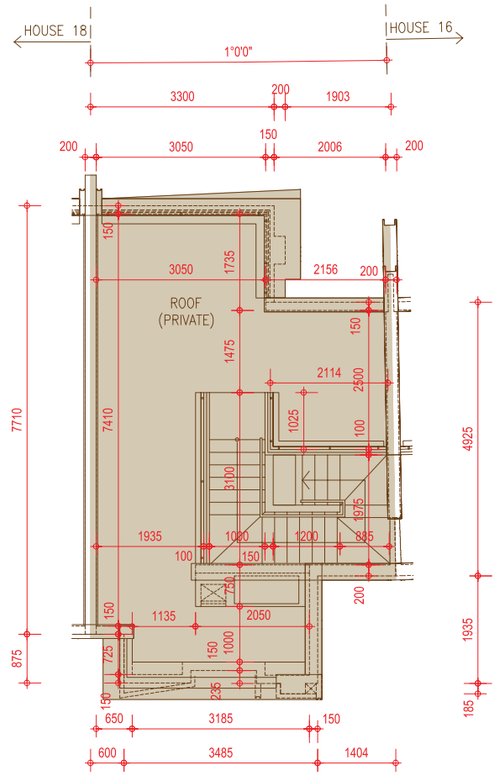
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

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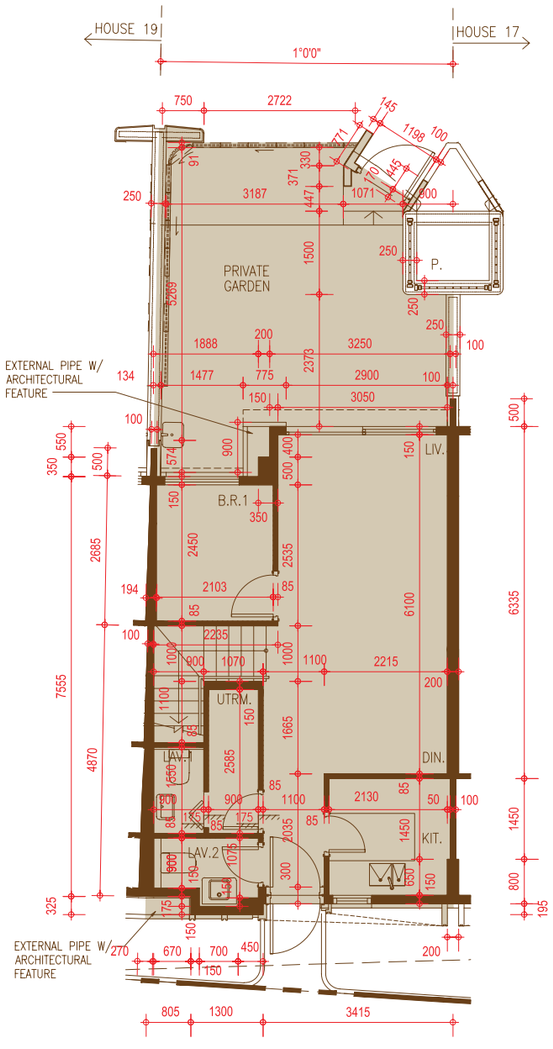
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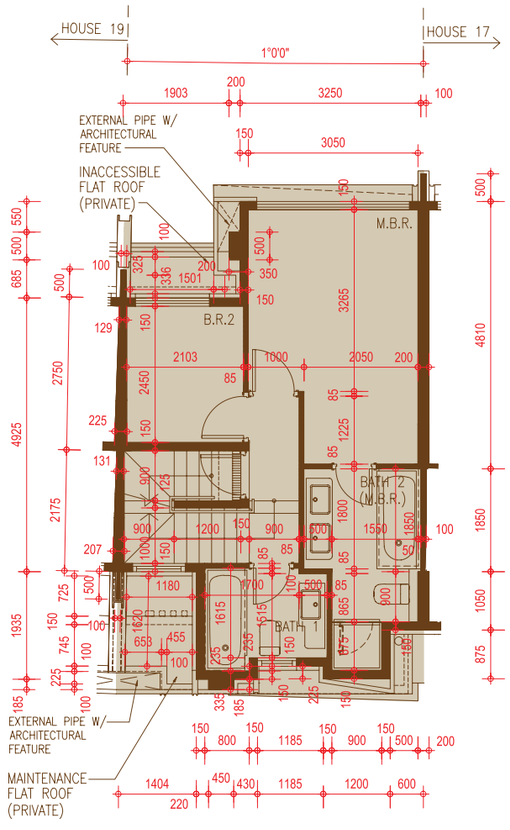
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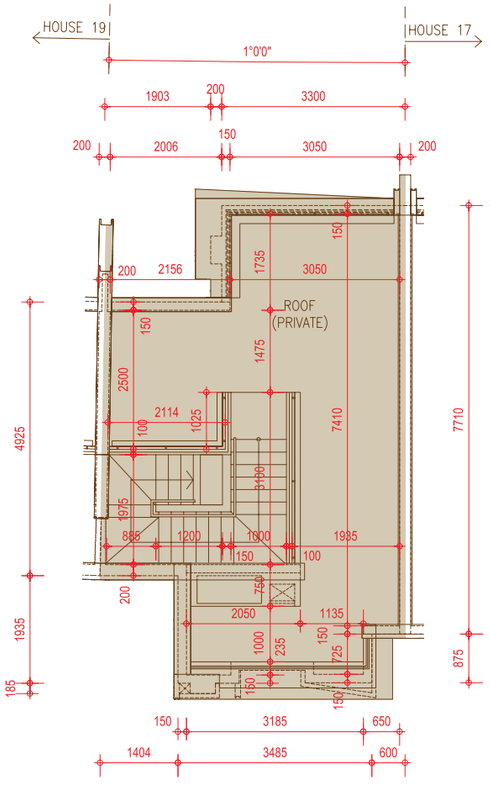
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

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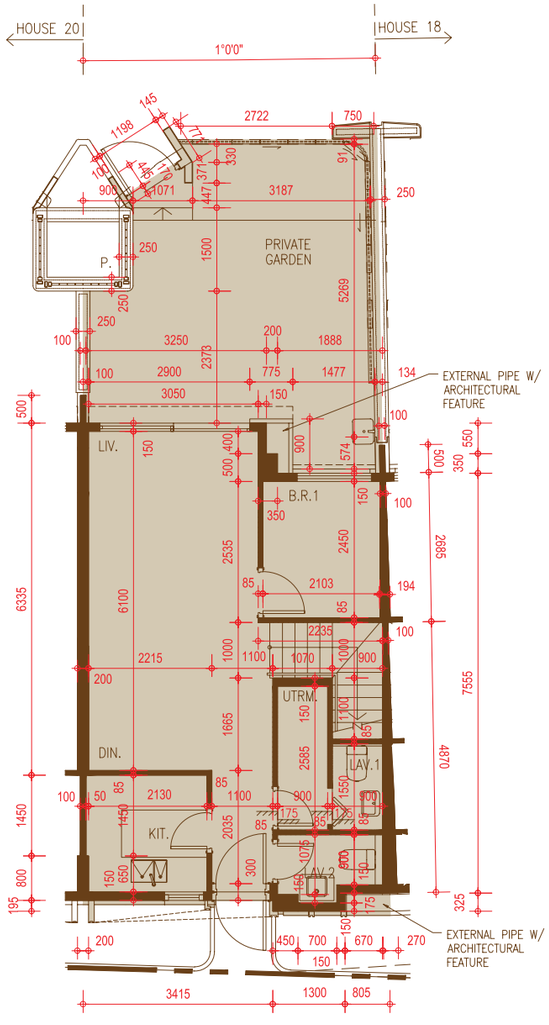
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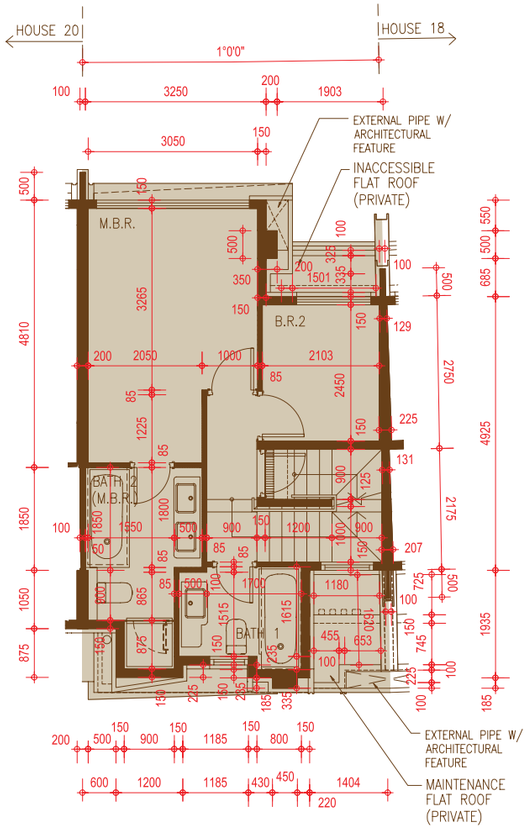
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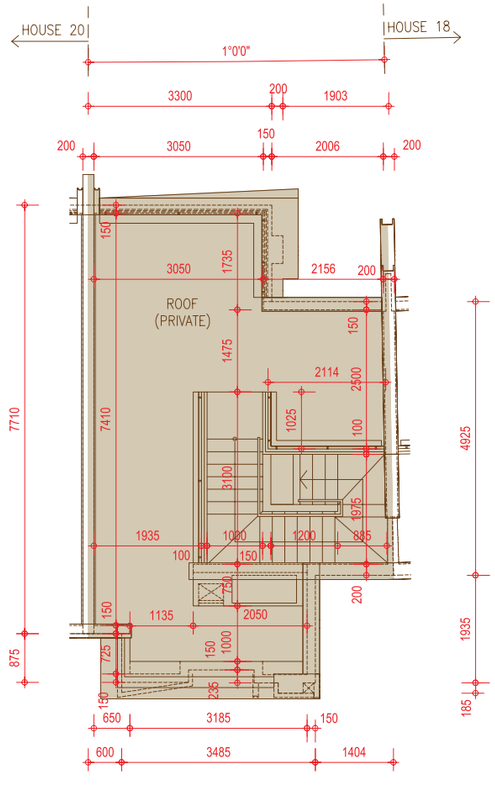
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

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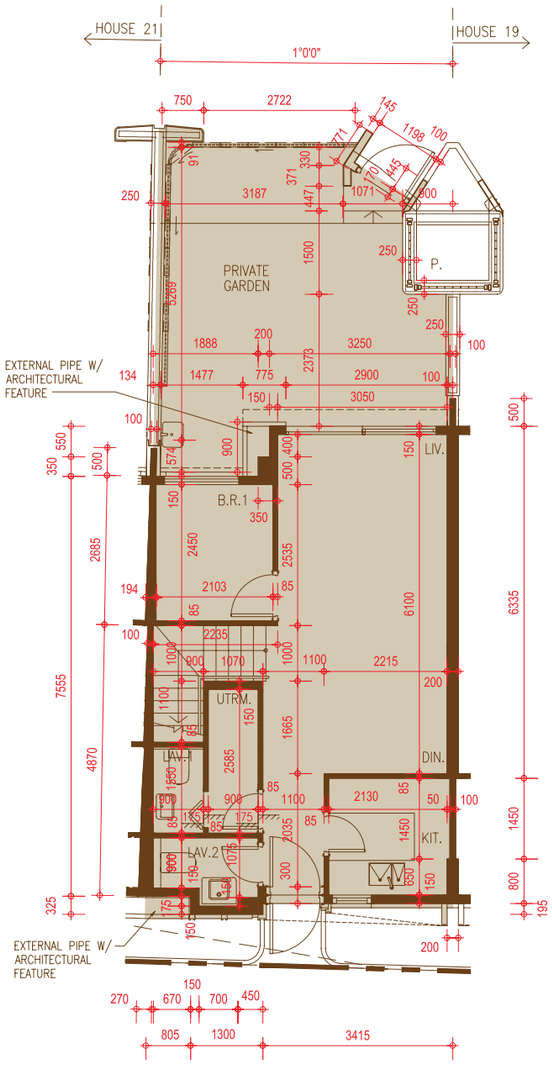
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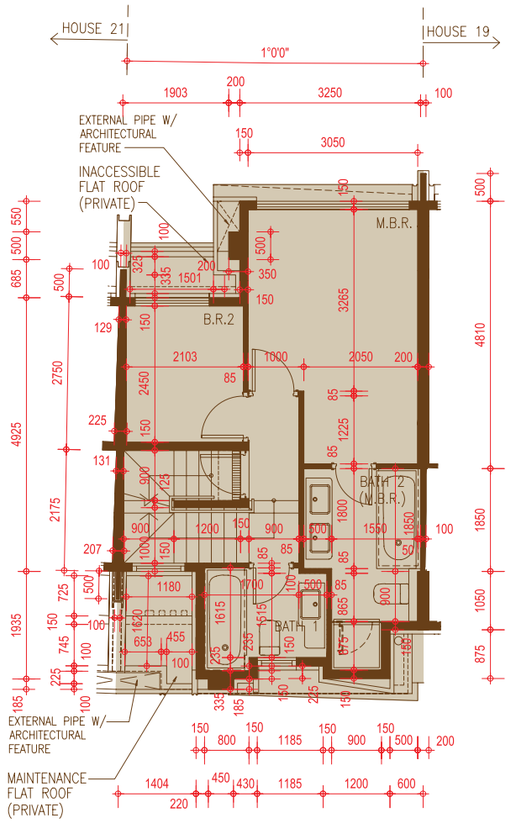
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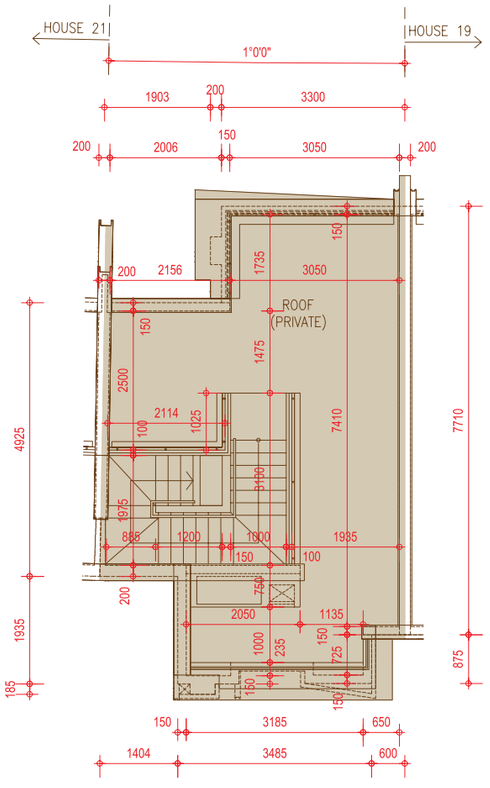
地下 Ground Floor



1樓 First Floor



天台 Roof



N (北)

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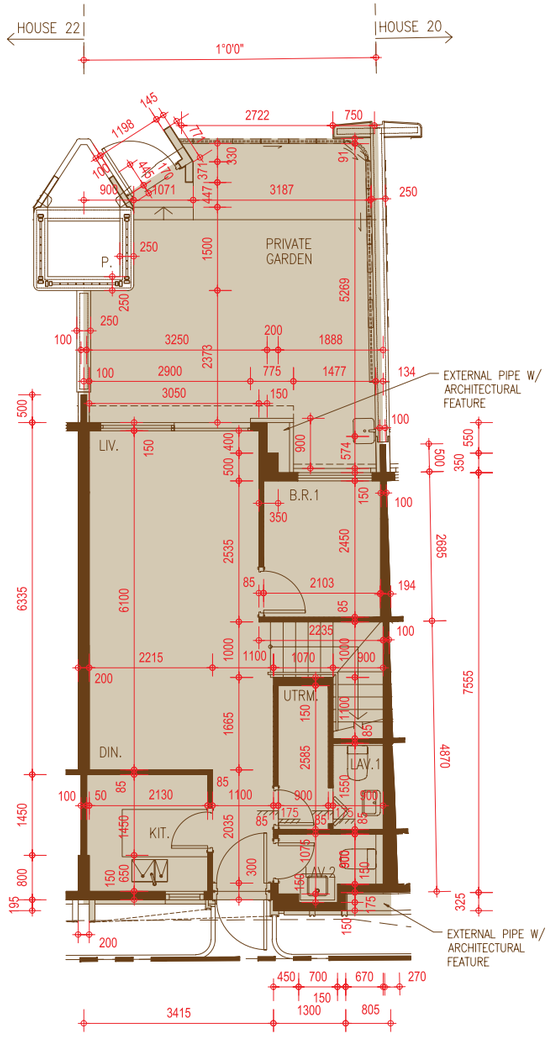
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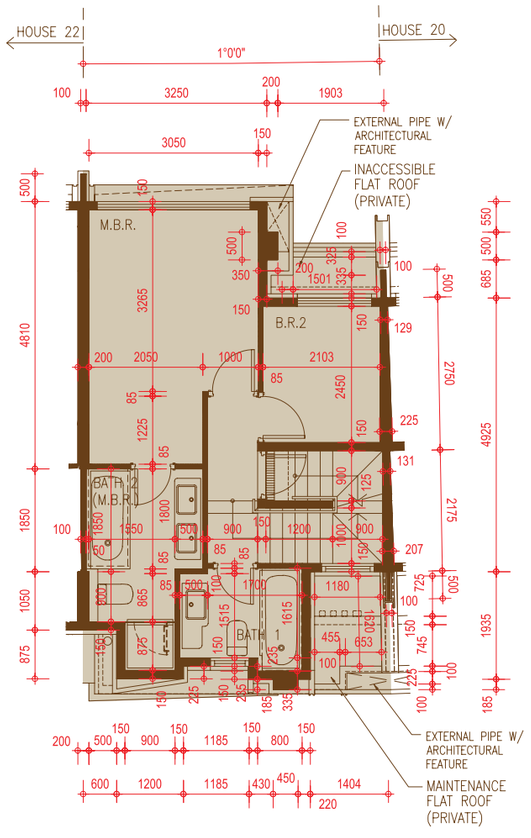
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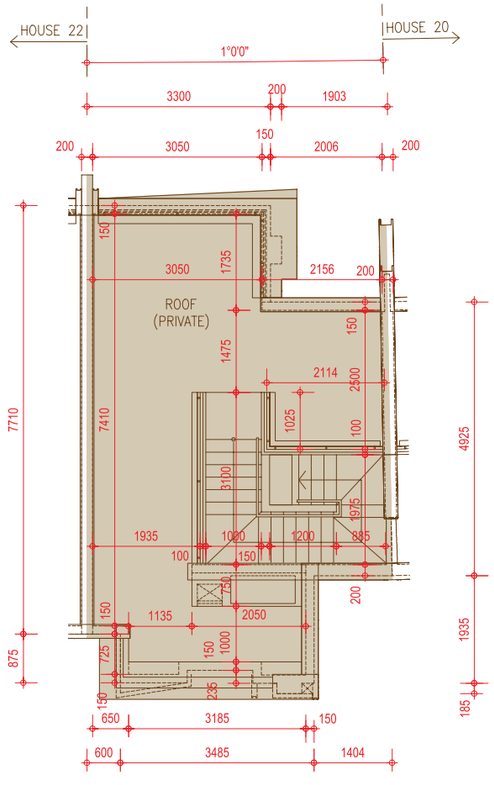
地下 Ground Floor



1樓 First Floor



天台 Roof



比例尺Scale (m = 米)

0 1m 2m 4m 5m

每個住宅物業的樓板(不包括灰泥)的厚度： 150毫米及175毫米

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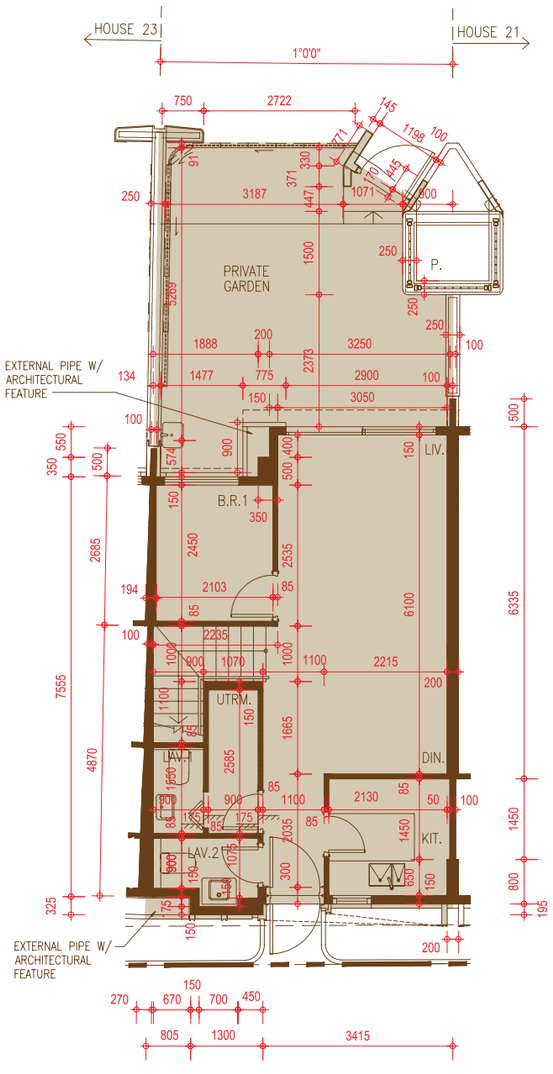
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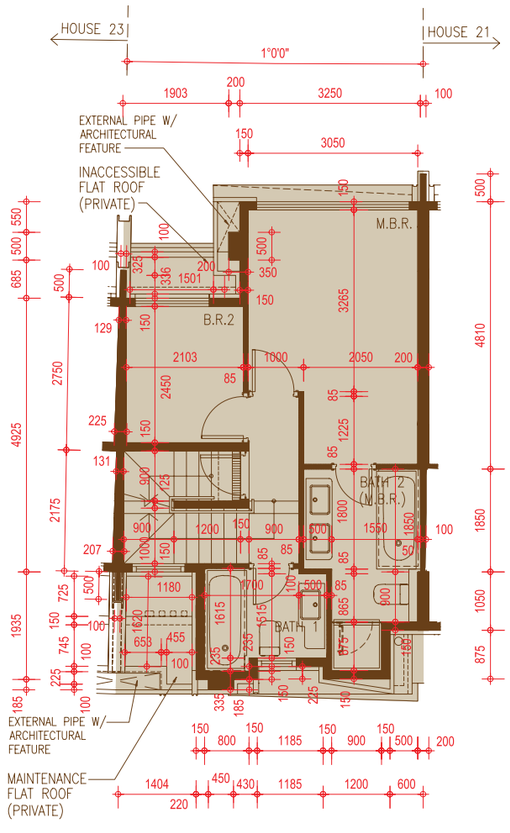
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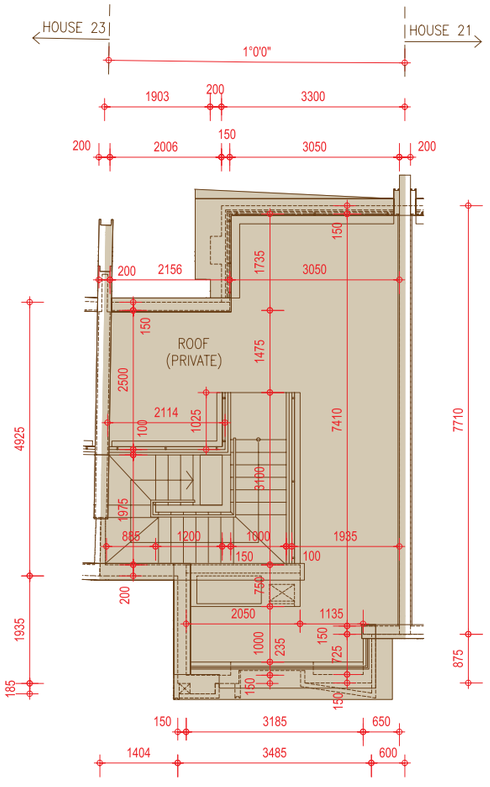
地下 Ground Floor



1樓 First Floor



天台 Roof



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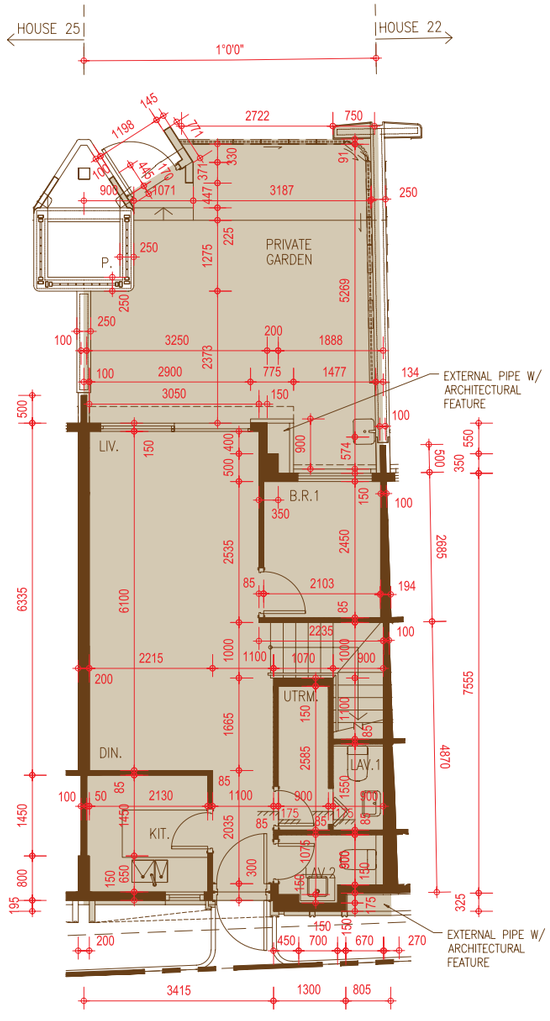
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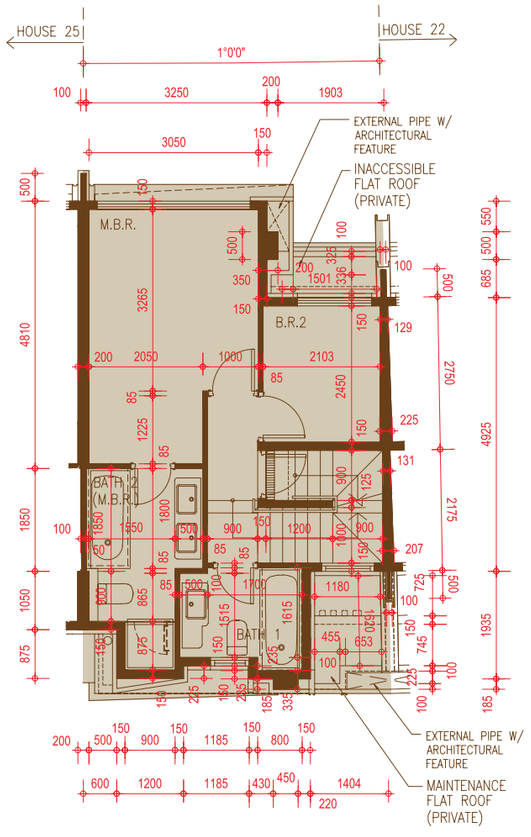
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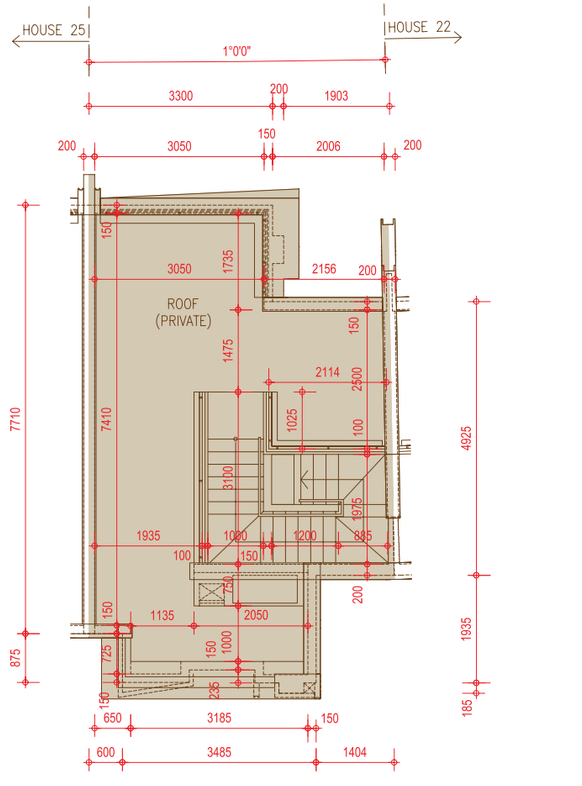
地下 Ground Floor



1樓 First Floor



天台 Roof





比例尺Scale (m = 米)



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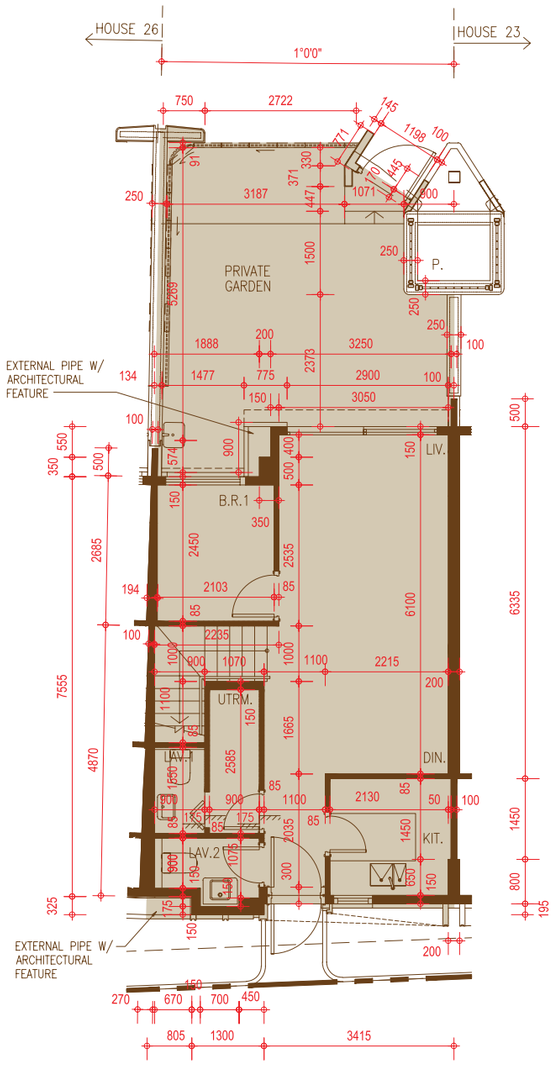
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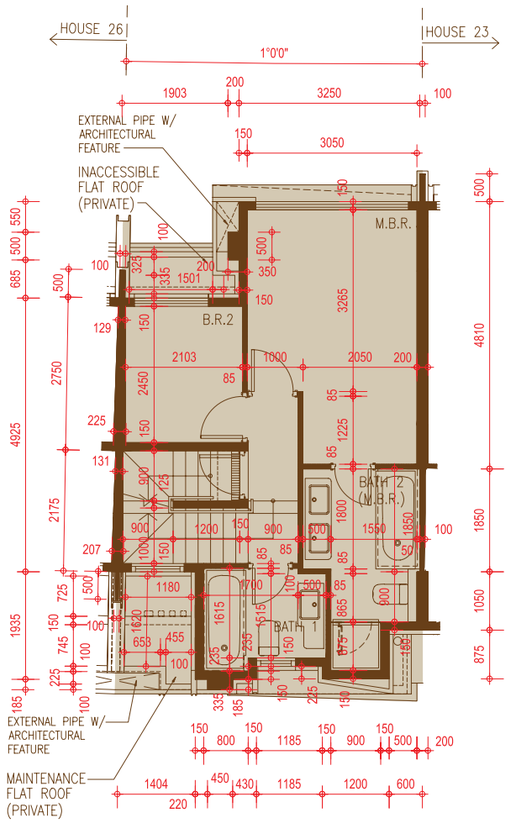
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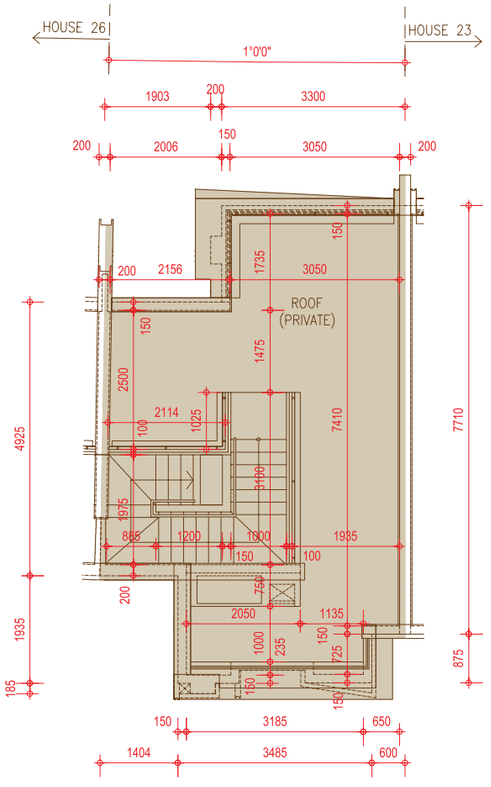
地下 Ground Floor



1樓 First Floor



天台 Roof





比例尺Scale (m = 米)



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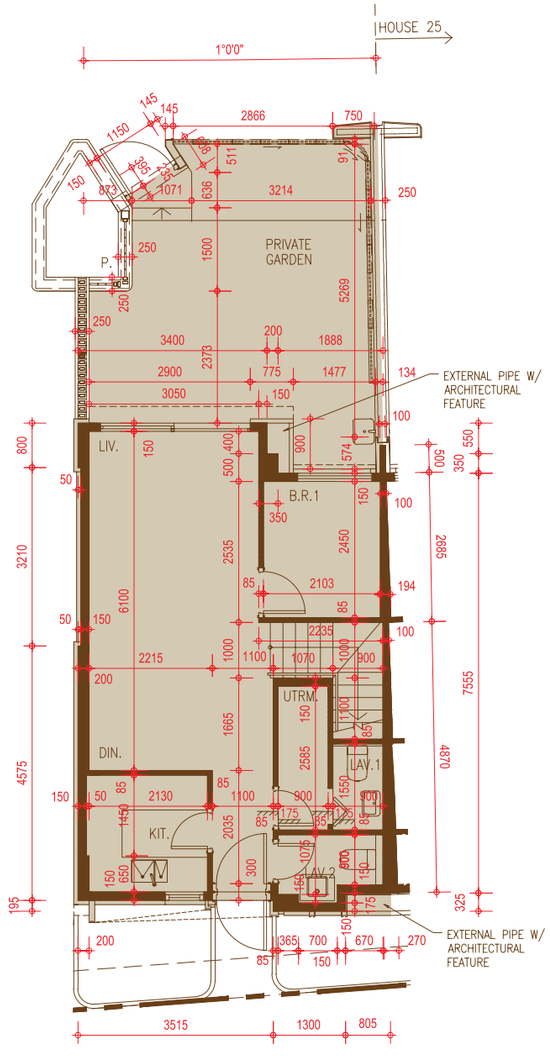
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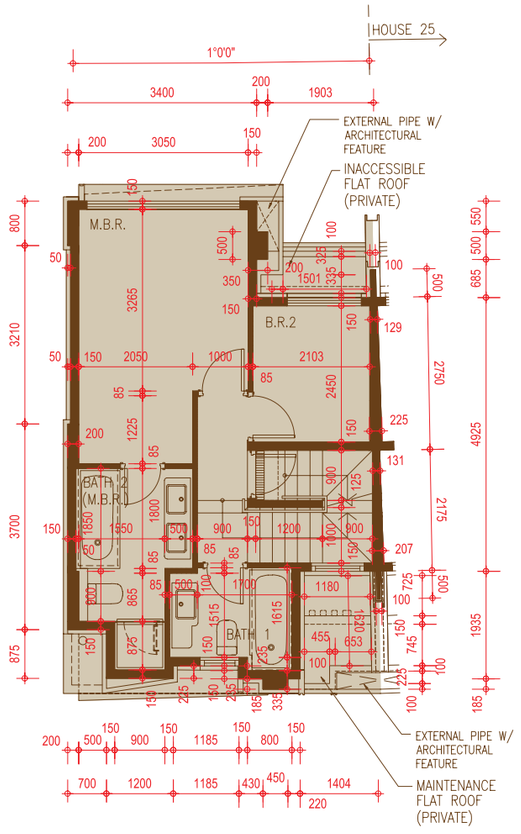
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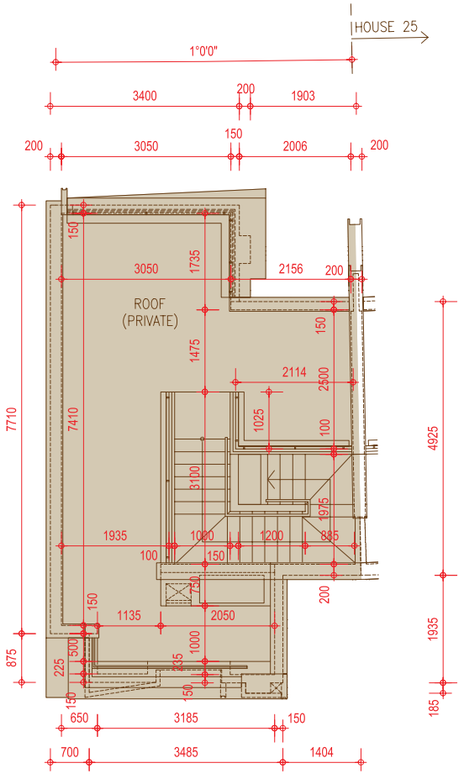
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1樓 First Floor



天台 Roof



N (北)

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面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	A	1樓 1/F	110.961 **(1,194)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	20.580 **(222)**	-	-	-	-	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	C		109.882 **(1,183)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	38.628 **(416)**	-	-	-	-	-	-
	D		70.143 **(755)** 露台Balcony: - **(-)** 工作平台Utility Platform: 1.500 **(16)**	-	-	-	-	-	-	-	-	-	-
	E		46.934 **(505)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	F		44.928 **(484)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 **AREA SCHEDULE**

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	A	2樓 - 23樓 2/F - 23/F	112.650 **(1,213)** 露台Balcony: 4.132 **(44)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	C		113.892 **(1,226)** 露台Balcony: 4.010 **(43)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	D		70.143 **(755)** 露台Balcony: - **(-)** 工作平台Utility Platform: 1.500 **(16)**	-	-	-	-	-	-	-	-	-	-
	E		46.934 **(505)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	F		44.928 **(484)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. **上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。**
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. **發展項目住宅物業並無陽台。**
   There is no verandah in the residential properties in the Development.
3. **住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。**
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 **AREA SCHEDULE**

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	A	25樓 25/F	113.046 **(1,217)** 露台Balcony: 4.132 **(44)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	41.266 **(444)**	4.699 **(51)**	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	52.927 **(570)**	-	-	-
	C		114.113 **(1,228)** 露台Balcony: 4.010 **(43)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	69.013 **(743)**	5.164 **(56)**	-	-
	D		69.182 **(745)** 露台Balcony: - **(-)** 工作平台Utility Platform: 1.500 **(16)**	-	-	-	-	-	-	28.443 **(306)**	-	-	-
	E		46.934 **(505)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	21.433 **(231)**	-	-	-
	F		44.532 **(479)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	23.906 **(257)**	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. **上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。**
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. **發展項目住宅物業並無陽台。**
   There is no verandah in the residential properties in the Development.
3. **住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。**
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	A	2樓 2/F	108.518 **(1,168)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	35.310 **(380)**	-	-	-	-	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	C		110.505 **(1,189)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	11.392 **(123)**	-	-	-	-	-	-
	F		45.461 **(489)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	A	3樓 - 23樓 3/F - 23/F	112.650 **(1,213)** 露台Balcony: 4.132 **(44)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	C		113.892 **(1,226)** 露台Balcony: 4.010 **(43)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	D		71.216 **(767)** 露台Balcony: 2.574 **(28)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	E		46.934 **(505)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-
	F		44.928 **(484)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	-	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 **AREA SCHEDULE**

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 **(平方呎)** Saleable Area (including balcony, utility platform and verandah, if any) sq. metre **(sq.ft.)**	其他指明項目的面積 (不計算入實用面積) 平方米 **(平方呎)** Area of other specified items (Not included in the Saleable Area) sq.metre **(sq.ft.)**									
大廈名稱 Block Name	單位 Unit	樓層 Floor		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	A	25樓 25/F	113.046 **(1,217)** 露台Balcony: 4.132 **(44)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	41.266 **(444)**	4.699 **(51)**	-	-
	B		97.814 **(1,053)** 露台Balcony: 3.420 **(37)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	52.927 **(570)**	-	-	-
	C		114.113 **(1,228)** 露台Balcony: 4.010 **(43)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	69.013 **(743)**	5.164 **(56)**	-	-
	D		70.256 **(756)** 露台Balcony: 2.574 **(28)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	37.228 **(401)**	-	-	-
	E		46.934 **(505)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	21.433 **(231)**	-	-	-
	F		44.532 **(479)** 露台Balcony: 2.000 **(22)** 工作平台Utility Platform: - **(-)**	-	-	-	-	-	-	23.906 **(257)**	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property 屋號 House number	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	85.994 **(926)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	4.000 **(43)**	75.031 **(808)**	-	-	-	-	-
2	84.877 **(914)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	58.506 **(630)**	-	-	-	-	-
3	84.255 **(907)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	39.176 **(422)**	-	-	-	-	-
5	84.299 **(907)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	46.332 **(499)**	-	-	-	-	-
6	84.489 **(909)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	48.213 **(519)**	-	-	-	-	-
7	84.489 **(909)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	50.746 **(546)**	-	-	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 **AREA SCHEDULE**

物業的描述 Description of Residential Property 屋號 House number	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	84.547 **(910)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	2.929 **(32)**	53.930 **(580)**	-	-	-	-	-
9	84.762 **(912)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	3.215 **(35)**	50.694 **(546)**	-	-	-	-	-
10	84.056 **(905)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	39.643 **(427)**	-	34.941 **(376)**	-	-	-
11	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
12	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
15	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

發展項目中的住宅物業的面積 Area of residential properties in the development

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property 屋號 House number	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
16	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
17	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
18	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
19	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
20	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
21	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property 屋號 House number	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) 平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)								
		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
22	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
23	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
25	82.798 **(891)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.586 **(265)**	-	34.941 **(376)**	-	-	-
26	84.056 **(905)** 露台Balcony: - **(-)** 工作平台Utility Platform: - **(-)**	-	-	-	-	24.619 **(265)**	-	34.941 **(376)**	-	-	-

實用面積以及露台、工作平台的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無陽台。
   There is no verandah in the residential properties in the Development.
3. 住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13號洋房、14號洋房及24號洋房。
   Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development

停車位類別 Category of Parking Space	數目 Nos.	每個停車位尺寸(長 x 寬)(米) The dimensions of parking space (L x W)(m)	每個停車位面積(平方米) Area of each parking space (sq.m)
住客停車位 Residential Parking Space	83	5 x 2.5	12.5
電單車停車位 Motor Cycle Parking Space	4	2.4 x 1.0	2.4

住客停車位
Residential Parking Space

電單車停車位
Motor Cycle Parking Space

地庫一層 B1 Floor



發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development

停車位類別 Category of Parking Space	數目 Nos.	每個停車位尺寸(長 x 寬)(米) The dimensions of parking space (L x W)(m)	每個停車位面積(平方米) Area of each parking space (sq.m)
住客停車位 Residential Parking Space	87	5 x 2.5	12.5
訪客停車位 Visitors' Parking Space	1	5 x 2.5	12.5
	3*	5 x 3.5	17.5
電單車停車位 Motor Cycle Parking Space	12	2.4 x 1.0	2.4
住客上落貨車位 Residential Loading and Unloading Space	2	11.0 x 3.5	38.5
垃圾車停車位 Refuse Collection Vehicles Parking Space	1	12.0 x 5.0	60

* 訪客停車位 (亦用作傷殘人士停車位)
Visitor's Parking Space (Also Serving As a Parking Space For The Disabled Person)

住客停車位
Residential Parking Space

訪客停車位
Visitors' Parking Space

訪客停車位
(亦用作傷殘人士停車位)
Visitors' Parking Space
(Also Serving As a Parking Space For The Disabled Person)

電單車停車位
Motor Cycle Parking Space

住客上落貨車位
Residential Loading and Unloading Space

垃圾車停車位
Refuse Collection Vehicles Parking Space

地庫二層 B2 Floor



臨時買賣合約的摘要 Summary of preliminary agreement for sale and purchase

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

(b) 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。

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

(a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

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

(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—

(i) that preliminary agreement is terminated;

(ii) the preliminary deposit is forfeited; and

(iii) the owner does not have any further claim against the purchaser for the failure.

(A)「發展項目」的公用部分

「公用地方」指所有「發展項目公用地方」、「洋房公用地方」、「分層單位公用地方」、「住宅公用地方」及「停車場公用地方」。

「公用設施」指所有「發展項目公用設施」、「洋房公用設施」、「分層單位公用設施」、「住宅公用設施」及「停車場公用設施」。

「發展項目公用地方」指擬供各「單位」「業主」及佔用人公用與共享，而並非特別指定供個別「單位」「業主」專用的所有「該土地」及「發展項目」範圍或部分，其中包括但不限於「24小時公用行人道」、「斜坡及護土牆」、「綠化區」、行車道、循環區域、保安護衛亭、總儀錶房、電氣房、消防控制及消防花灑控制閥室、垃圾及物料回收房、垃圾及物料回收房上部、總儀錶房上部、中電電纜豎管槽、低壓電掣房、花園(公用)、消防水箱、「停車場」及「康樂設施」消防泵房、消防花灑水箱、風機房、走廊、「停車場」及「康樂設施」消防花灑泵房、水泵及水箱房(只供公用地方灌溉用途)、草坪、位於各2-9號「洋房」天台的管道房、天台(公用)、平台(公用)、平台(公用)(園景)、變壓器房、變壓器房上部、護土牆頂部、矮牆、花槽、管理處、管理員宿舍、電訊及廣播室、業主立案法團辦事處、經由液壓平台通達的地方、「發展項目」外牆或「第一業主」依照「公契」規定指定為「發展項目公用地方」的範圍，以及符合《建築物管理條例》(第344章)第2條定義為「公用部分」的地方(附屬於「住宅單位」、「洋房公用地方」、「分層單位公用地方」、「住宅公用地方」或「停車場公用地方」的地方除外)，現於「公契圖則」以橙色顯示，僅供識別。

「發展項目公用設施」指「發展項目公用地方」內供「發展項目」各「單位」「業主」及佔用人公用或安裝供其共享的所有裝置、設備、器具和設施，並非只供個別「單位」「業主」專享，其中包括但不限於建築特色及玻璃扶欄。

「洋房公用地方」指「該土地」及「發展項目」內供各「洋房」「業主」及佔用人公用與共享而非特別指定或只供個別「洋房」「業主」專用的所有地方或部分，其中包括但不限於「洋房」食水及沖廁水泵房、「洋房」水錶房、「洋房」電錶房及斜路或「第一業主」依照「公契」規定劃為「洋房公用地方」的範圍，現於「公契圖則」以黃色顯示，僅供識別。

「洋房公用設施」指「洋房公用地方」內供各「洋房」「業主」及佔用人公用或安裝供其共享的所有裝置、設備、器具和設施，並非只供個別「洋房」「業主」專用或專享或供「發展項目」整體公用。

「分層單位公用地方」指各「座」擬供「分層單位」「業主」及佔用人公用與共享的所有地方或部分，並非特別指定或只供個別「分層單位」「業主」專用，其中包括但不限於第1座入口大堂、第2座入口大堂、管理員櫃檯、不可通達平台、第1座消防花灑水箱、第2座消防花灑水箱、消防水箱(第1座)、消防水箱(第2座)、第1座及第2座消防泵房、第1座消防花灑泵房、第2座消防花灑泵房、食水及沖廁水泵房、第1座食水及沖廁水泵房、第2座食水及沖廁水泵房、消防上水喉管槽、水管槽、喉轆、水管井、垃圾及物料回收房、空調機平台、電錶房、水錶櫃、天台(公用)、露台篷篷、升降機井、電氣房、緊急發電機房、機電管槽房、上層天台(第1座)、上層天台(第2座)、升降機機房、供應沖廁水的鋼筋混凝土沖廁水天台水箱、供應食水的鋼筋混凝土食水天台水箱、各「座」的柱、各「座」的樓梯(不包括附屬於個別「分層單位」者)、幕牆、各「座」的外牆(不包括「康樂設施」外牆)或「第一業主」依照「公契」規定指定為「分層單位公用地方」的範圍，現於「公契圖則」以紫色顯示及靛藍虛線劃界，僅供識別。

「分層單位公用設施」指「分層單位公用地方」內供各「分層單位」「業主」及佔用人公用或安裝供其共享的所有裝置、設備、器具和設施，並非只供個別「分層單位」「業主」專用或專享或供「發展項目」整體公用，其中包括但不限於1.5米隔音鰭板、鋁質鰭板、鋁質橫鰭板(雙層)、建築鰭板、鋁質面板、石面板、窗肩玻璃(玻璃面板)及隱裝鋁水管槽。

「住宅公用地方」指擬供各「住宅單位」「業主」及佔用人公用與共享，而並非特別指定或只供個別「住宅單位」「業主」專用的所有「該土地」及「發展項目」範圍或部分，其中包括但不限於「訪客停車位」、「上落貨停車位」、「康樂設施」、「康樂設施」上部、休憩雅座、升降機井、水管槽上部、「康樂設施」食水及沖廁水泵房、泳池濾水裝置機房、會所電錶房、會所各柱、「康樂設施」外牆或「第一業主」依照「公契」規定指定為「住宅公用地方」的範圍，現於「公契圖則」以啡色顯示，僅供識別。

「住宅公用設施」指「住宅公用地方」內供所有「住宅單位」「業主」或佔用人公用或安裝供其共享而並非只供個別「住宅單位」「業主」專用或專享或供「發展項目」整體使用或享用的所有裝置、設備、器具和設施，其中包括但不限於「訪客停車位」的電動車充電裝置及相關設備。

「停車場公用地方」指「停車場」內除「停車位」以外的所有地方或部分，供不同「停車位」的「業主」及佔用人公用與共享，包括但不限於行車道、循環區域、斜路、樓梯、循環通道、電動車充電房、電氣房、風機房(「停車場」專用)、水錶櫃、排煙口、下排煙口及「停車場」各柱或「第一業主」依照「公契」規定指定為「停車場公用地方」的範圍，現於「公契圖則」以靛藍色顯示，僅供識別。

「停車場公用設施」指「停車場公用地方」內供不同「停車位」「業主」及佔用人公用或安裝供其共享的所有裝置、設備、器具和設施。

(B) 分配予「發展項目」中每個住宅物業的不分割份數的數目

分配予「發展項目」每個住宅物業的不分割份數的數目在本節最後列表說明。

註：住宅物業的不分割份數的數目與其管理份數的數目相同，但「發展項目」的不分割份數總額與管理份數總額則不同。「發展項目」的不分割份數總額為22,283份。「發展項目」的管理份數總額為22,183。所有「住宅單位」管理份數總額為21,317。所有「分層單位」管理份數總額為19,417。所有「洋房」管理份數總額為1,900。

(C)「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)的條文規定，「公契管理人」將獲委任為管理「該土地」及「發展項目」的首屆管理人，首屆任期按照「公契」訂明的委任日期起計兩年，嗣後繼續留任管理「發展項目」，直至其委任職權按照「公契」條文終止為止。

(D) 管理開支按甚麼基準在「發展項目」中的住宅物業的「擁有人」之間分擔

「管理人」須按照以下原則釐定每名「業主」須分擔的管理開支金額：

(a) 「發展項目」每個「單位」的「業主」須按比例分擔「管理預算案」A部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」佔「發展項目」內所有「單位」「管理份數」總數的比例計算。A部分涵蓋「管理人」認為應歸因於「發展項目公用地方」及「發展項目公用設施」管理和維修事務或本着全體「業主」受益招致的估計管理開支(不包括「管理預算案」B、C、D及E部分列明的估計管理開支)。

(b) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「分層單位」分擔「管理預算案」B部分評定的款項，攤付金額按照「業主」所持「分層單位」的「管理份數」佔「發展項目」內所有「分層單位」「管理份數」總數的比例計算。B部分涵蓋「管理人」認為只歸因於「分層單位公用地方」及「分層單位公用設施」管理和維修事務或純粹本着所有「分層單位」「業主」受益招致的估計管理開支。

(c) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每座「洋房」分擔「管理預算案」C部分評定的款項，攤付金額按照「業主」所持「洋房」的「管理份數」佔「發展項目」內所有「洋房」「管理份數」總數的比例計算。C部分涵蓋「管理人」認為只歸因於「洋房公用地方」及「洋房公用設施」管理和維修事務或純粹本着所有「洋房」「業主」受益招致的估計管理開支。

(d) 除以上(a)款和如適用者(b)及(c)款所載的款項外，每名「業主」另須就其擁有的每個「住宅單位」分擔「管理預算案」D部分評定的款項，攤付金額按照「業主」所持「住宅單位」的「管理份數」佔「發展項目」內所有「住宅單

位」「管理份數」總數的比例計算。D部分涵蓋「管理人」認為只歸因於「住宅公用地方」、「住宅公用設施」和「上落貨停車位」管理和維修事務或純粹本着所有「住宅單位」「業主」受益招致的估計管理開支，而不屬於上文(b)段及(c)段所列的開支，包括但不限於「康樂設施」的運作、維修、修理、清潔、照明及保安開支。D部分亦涵蓋「管理人」合理地認為歸因於使用「訪客停車位」的「停車場公用地方」及「停車場公用設施」的估計管理開支。

(e) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「私家車停車位」分擔「管理預算案」E部分評定的款項，攤付金額按照「業主」所持「私家車停車位」的「管理份數」佔「發展項目」內所有「私家車停車位」「管理份數」總數的比例計算。E部分涵蓋「管理人」認為只歸因於「停車場公用地方」及「停車場公用設施」管理和維修事務或純粹供所有「私家車停車位」「業主」及住戶和彼等各真正賓客、訪客或獲邀人士公用與共享招致的估計管理開支，惟為免生疑問，「管理人」合理地認為歸因於使用「訪客停車位」的「停車場公用地方」及「停車場公用設施」估計管理開支部分將被視為屬於「管理預算案」D部分，由各「住宅單位」「業主」按照上文(d)段規定分擔。

除非「管理人」另行決定，否則每名「業主」應在每個曆月首日向「管理人」支付(不論「管理人」有否發出付款通知)該年應分擔管理開支總額部分的十二分之一。

(E) 計算管理費按金的基準

管理費按金金額為一個月的首年預算管理開支之每月分攤，該按金不可退回，但可轉讓。

(F) 擁有人在「發展項目」中保留作自用的範圍(如有的話)

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)條所提及之擁有人在發展項目中保留作自用的範圍。

附註：

除非本售樓書另行說明，否則上述所有加上括號的詞語，一律採用「公契」最新版本訂明的定義。

「洋房」	每座「洋房」之不分割份數數額
「洋房」1	89
「洋房」2	87
「洋房」3	86
「洋房」5	86
「洋房」6	86
「洋房」7	86
「洋房」8	87
「洋房」9	87
「洋房」10	87
「洋房」11	86
「洋房」12	86
「洋房」15	86
「洋房」16	86
「洋房」17	86
「洋房」18	86
「洋房」19	86
「洋房」20	86
「洋房」21	86
「洋房」22	86
「洋房」23	86
「洋房」25	86
「洋房」26	87

附註：「洋房」編號不設4、13、14及24。

「座」	樓層	「分層單位」	每個「分層單位」之不分割份數數額
1	1樓	單位A	112
		單位B	95
		單位C	111
		單位D	70
		單位E	46
		單位F	44
	2樓—23樓(不設4樓、13樓、14樓及24樓)	單位A	110
		單位B	95
		單位C	111
		單位D	70
		單位E	46
		單位F	44
	25樓	單位A	112
		單位B	96
		單位C	113
		單位D	70
		單位E	47
		單位F	45
2	2樓(不設單位D及E)	單位A	110
		單位B	95
		單位C	112
		單位F	44
	3樓—23樓(不設4樓、13樓、14樓及24樓)	單位A	110
		單位B	95
		單位C	111
		單位D	70
		單位E	46
		單位F	44
	25樓	單位A	112
		單位B	96
		單位C	113
		單位D	70
		單位E	47
		單位F	45

附註：第2座樓層不設1樓。

(A) The common parts of the Development

"Common Areas" means all of the Development Common Areas, House Common Areas, Apartment Common Areas, Residential Common Areas and Car Park Common Areas.

"Common Facilities" means all of the Development Common Facilities, House Common Facilities, Apartment Common Facilities, Residential Common Facilities and Car Park Common Facilities.

"Development Common Areas" means all those areas or parts of the Land and the Development for the common use and benefit of the Owners and occupiers of the Units and is not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Unit, and shall include but not limited to the 24-Hour Public Footpath, Slopes and Retaining Walls, the Greenery Area, drive way, circulation areas, guard house, master meter room, electrical room, fire service control and sprinkler control valve room, refuse storage and material recovery chamber, upper part of refuse storage and material recovery chamber, upper part of master meter room, CLP cable riser duct, low voltage switch room, garden (common), fire service water tank, fire service pump room for Car Park and Recreational Facilities, sprinkler water tank, fan room, corridor, sprinkler water pump room for Car Park and Recreational Facilities, water pump and tank room (irrigation for common area only), lawn, dog house on the roof of each of Houses 2 to 9, roof (common), flat roof (common), flat roof (common) (landscape), transformer room, upper part of transformer room, top of retaining wall, parapet wall, planter, management office, quarter for caretakers, telecommunications and broadcasting room, owners' corporation office, area to be accessed by hydraulic platform, the external walls of the Development or designated by the First Owner to be Development Common Areas in accordance with the provisions of the DMC, and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Cap.344) (other than those forming part of a Residential Unit, the House Common Areas, Apartment Common Areas, Residential Common Areas or Car Park Common Areas), which are for the purpose of identification shown coloured orange on the DMC Plans.

"Development Common Facilities" means all those installations, equipment, apparatus and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Units of the Development and not for the exclusive benefit of any individual Owner of the Unit, and shall include but not limited to architectural feature and glass balustrade.

"House Common Areas" means all those areas or parts of the Land and the Development for the common use and benefit of the Owners and occupiers of the Houses and is not otherwise specifically assigned to or for the exclusive use of the Owner of a particular House, and shall include but not limited to potable and flushing water and pump room for Houses, water meter room for Houses, electrical meter room for Houses, and ramp up or designated by the First Owner to be House Common Areas in accordance with the provisions of the DMC, which are for the purpose of identification shown coloured yellow on the DMC Plans.

"House Common Facilities" means all those installations, equipment, apparatus and facilities in the House Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Houses and not for the exclusive use or benefit of any individual Owner of the Houses or the Development as a whole.

"Apartment Common Areas" means all those areas or parts in the Towers for or intended for the common use and benefit of the Owners and occupiers of Apartment and is not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Apartment, and shall include but not limited to Tower 1 entrance lobby, Tower 2 entrance lobby, caretaker counter, inaccessible flat roof, sprinkler water tank for Tower 1, sprinkler water tank for Tower 2, fire service water tank (Tower 1), fire service water tank (Tower 2), fire service pump room for Tower 1 and Tower 2, sprinkler water pump room for Tower 1, sprinkler water pump room for Tower 2, potable and flushing water pump room, potable and flushing water and pump room for Tower 1, potable and flushing water and pump room for Tower 2, fire service riser duct, pipe duct, hose reel, pipe well, refuse storage and material recovery room, air conditioning platform, electrical meter room, water meter cabinet, roof (common), canopy of balcony, lift shaft, electrical room, emergency generator room, electrical and mechanical duct room, upper roof (Tower 1), upper roof (Tower 2), lift machine room, reinforced concrete flushing water roof tank for flushing water supply, reinforced concrete fresh water roof tank for fresh water supply, columns in the Towers, staircase in the Towers (excluding those forming part of any Apartment), curtain walls, external walls of the Towers (excluding external walls of the Recreational Facilities) or designated by the First Owner to be Apartment Common Areas in accordance with the provisions of the DMC, which for the purpose of identification are shown coloured violet and demarcated by an indigo pecked line on the DMC Plans.

"Apartment Common Facilities" means all those installations, equipment, apparatus and facilities in the Apartment Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Apartments and not for the exclusive use or benefit of any individual Owner of the Apartments or the Development as a whole, and shall include but not limited to 1.5m acoustic fin, aluminium fin, aluminium horizon fin (double layer), architectural fin, aluminium cladding, stone cladding, spandrel glass (glass cladding), and conceal aluminum pipe duct.

"Residential Common Areas" means all those areas or parts of the Land and the Development for common use and benefit of the Owners and occupiers of Residential Units and is not otherwise specifically assigned or for the exclusive use of the Owner of a particular Residential Unit, shall include but not limited to Visitors' Parking Spaces, Loading and Unloading Spaces, Recreational Facilities, upper part of Recreational Facilities, sitting lounge, lift shaft, upper part of pipe duct, potable and flushing water and pump room for Recreational Facilities, swimming filtration plant room, electrical meter room for club house, columns in the club house, external walls of the Recreational Facilities or designated by the First Owner to be Residential Common Areas in accordance with the provisions of the DMC, which for the purpose of identification are shown coloured brown on the DMC Plans.

"Residential Common Facilities" means all those installations, equipment, apparatus and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Residential Units and not for the exclusive use or benefit of any individual Owner of the Residential Unit or the Development as a whole, and shall include but not limited to electric vehicle charger and associated equipment in the Visitors' Parking Spaces.

"Car Park Common Areas" means all those areas or parts in the Car Park except Car Parking Spaces, for the common use and benefit of the Owners and occupiers of different Car Parking Spaces, and shall include but not limited to the drive ways, circulation areas, ramps, staircases, circulation passages, electrical vehicle charging room, electrical room, fan room (for Car Park), water meter cabinet, smoke vent, smoke vent below, and columns in the Car Park or designated by the First Owner to be Car Park Common Areas in accordance with the provisions of the DMC, which for the purpose of identification are shown coloured indigo on the DMC Plans.

"Car Park Common Facilities" means all those installations, equipment, apparatus and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of different Car Parking Spaces.

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

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

Remark: The number of undivided shares of a residential property is the same as the number of management shares allocated to that residential property. However, the total number of undivided shares in the Development is different from the total number of management shares in the Development. The total number of undivided shares in the Development is 22,283. The total number of management shares

in the Development is 22,183. The total number of management shares of all Residential Units is 21,317. The total number of management shares of all Apartments is 19,417. The total number of management shares of all Houses is 1,900.

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

Subject to the provisions of the Building Management Ordinance (Cap.344), the DMC Manager is appointed as the first manager to manage the Land and the Development for the initial term of two years from the date of appointment under the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

(D) The basis on which the management expenses are shared among the Owners of the residential properties in the Development

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

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B, Part C, Part D and Part E of the Management Budget).

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Apartment of which he is the Owner contribute to the amount assessed under Part B of the Management Budget in the proportion which the number of Management Shares allocated to his Apartment bears to the total number of the Management Shares allocated to all Apartments of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Apartment Common Areas and the Apartment Common Facilities or solely for the benefit of all the Owners of the Apartments.

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each House of which he is the Owner contribute to the amount assessed under Part C of the Management Budget in the proportion which the number of Management Shares allocated to his House bears to the total number of the Management Shares allocated to all Houses of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the House Common Areas and the House Common Facilities or solely for the benefit of all the Owners of the Houses.

(d) Each Owner in addition to the amount payable under (a) and where applicable (b) and (c) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part D of the Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part D shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas, the Residential Common Facilities, and the Loading and Unloading Spaces or solely for the benefit of all the Owners of the Residential Units which do not fall under any of sub-paragraphs (b) and (c) above, including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities. Part D shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces.

(e) Each Owner in addition to the amount payable under (a) above shall in respect of each Private Parking Space of which he is the owner contribute to the amount assessed under Part E of the Management Budget in the proportion which the number of Management Shares allocated to his Private Parking Space bears to the total number of Management Shares allocated to all Private Parking Spaces of and in the Development. Part E shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the common use and benefit of all the Owners and residents of the Private Parking Spaces and their bona fide guests, visitors or invitees, excluding for the avoidance of doubt, parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of Visitors' Parking Spaces which shall be treated as falling within Part D of the Management Budget to be borne by the Owners of the Residential Units in accordance with the preceding sub-paragraph (d) above.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

(E) The basis on which the management fee deposit is fixed

The management fee deposit shall be a sum equivalent to one month's monthly contribution of the first year's budgeted management expenses and such sum is non-refundable but transferable.

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

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

Notes:

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

House	No. of undivided shares allocated to each House
House 1	89
House 2	87
House 3	86
House 5	86
House 6	86
House 7	86
House 8	87
House 9	87
House 10	87
House 11	86
House 12	86
House 15	86
House 16	86
House 17	86
House 18	86
House 19	86
House 20	86
House 21	86
House 22	86
House 23	86
House 25	86
House 26	87

Note: There are no designation of House 4, House 13, House 14 and House 24.

Tower	Floor	Apartment	No. of undivided shares allocated to each Apartment
1	1/F	Flat A	112
		Flat B	95
		Flat C	111
		Flat D	70
		Flat E	46
		Flat F	44
	2/F – 23/F (there are no designation of 4/F, 13/F, 14/F and 24/F)	Flat A	110
		Flat B	95
		Flat C	111
		Flat D	70
		Flat E	46
		Flat F	44
	25/F	Flat A	112
		Flat B	96
		Flat C	113
		Flat D	70
		Flat E	47
		Flat F	45
2	2/F (there are no designation of Flat D and Flat E)	Flat A	110
		Flat B	95
		Flat C	112
		Flat F	44
	3/F – 23/F (there are no designation of 4/F, 13/F, 14/F and 24/F)	Flat A	110
		Flat B	95
		Flat C	111
		Flat D	70
		Flat E	46
		Flat F	44
	25/F	Flat A	112
		Flat B	96
		Flat C	113
		Flat D	70
		Flat E	47
		Flat F	45

Note: There is no designation of 1/F in Tower 2.

(1) 「發展項目」位於沙田市地段第614號(「該地段」)。

(2) 「該地段」是根據2016年10月12日所訂的《新批土地契約》第22393號(「批地文件」)向「政府」承批，批租年期為50年，2016年10月12日開始生效。

(3) **用途**

「批地文件」特別條款第(4)條訂明：

『「該地段」或其任何部分或該處任何已建或擬建建築物除作私人住宅用途外，不可作任何其他用途。』

(4) **「買方」作出賠償**

「批地文件」一般條款第5(c)條訂明：

『倘因任何違反此等「批地條件」或對毗鄰或毗連土地或對「該地段」造成任何損害或泥土和地下水污染，而「署長」認為(「署長」之意見將作終論並對「買方」具約束力)有關損害或泥土及地下水污染乃因為「買方」使用「該地段」或該處之發展項目或重建項目或其任何部分，或因在「該地段」進行任何活動或在「該地段」進行任何其他工程所引起，以致招致任何訴訟、法律程序、責任、索求、費用、開支、損失(不論是經濟或其他性質)和索償，則不論「買方」如上所述使用、發展或重建、進行活動或工程乃遵從或違反「批地條件」，「買方」亦須向「政府」作出賠償並確保其免責。』

(5) **保養**

「批地文件」一般條款第7條訂明：

『(a) 「買方」應在整個批租期內遵照此等「批地條件」進行建造或重建(本詞指下列(b)款所述的重建工程)：

(i) 按照核准的設計、布局或高度和任何核准建築圖則保養所有建築物，並且不作任何修改或改動；及

(ii) 保養現已或於「批地文件」生效日後依照此等「批地條件」或此後對其的任何修改合約建造的所有建築物，以保持其修繕妥當及狀況良好，並且在批租年期屆滿或提前終止時以修繕及保養完好的狀況交回。

(b) 如在批租期內拆卸「該地段」或其任何部分之現有任何建築物，「買方」必須另建良好穩固而總樓面面積最少相等的同類型及同價值的一座或多座建築物作替代，並須經「署長」批核。倘如上所述拆卸建築物，「買方」應在拆卸後一個公曆月內向「署長」申請同意於「該地段」進行重建工程。「買方」接獲同意書後，必須在三個公曆月內展開必要的重建工程，並於「署長」指定的期限內以「署長」滿意的方式完成重建。』

(6) **私家街、私家路及後巷**

「批地文件」一般條款第9條訂明：

『此等「批地條件」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的「該地段」範圍。無論屬何情況，如有需要，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠（包括污水及雨水渠）、渠道和路燈建設工程，費用則由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批授的一部分，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道和進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「買方」須承擔設置街燈的建設成本，並且允許工人及汽車自由進出本文協定批授的一部分，以便安裝及維修路燈。』

「批地文件」特別條款第(2)條訂明：

『(a) 「買方」現確認，於「本協議」訂立日，除本文特別條款第(27)(a)條所載的「現有行人道」、本文特別條款第(41)(a)條所載的「現有總水管」、本文特別條款第(43)(a)條所載的「護土牆結構」和本文特別條款第(44)條所載的「未經測定排水渠」之外，「該地段」內有若干現存的建築物及構築物(以下統稱「現有構築物」)。「買方」須自費以「署長」全面滿意的方式拆卸及從「該地段」移除「現有構築物」。

(b) 茲毋損本文一般條款第5條之一般規定，「買方」被視作接接納並信納「該地段」於「本協議」訂立日受「現有構築物」存在所限之情況和狀態，且「買方」不得就或據「現有構築物」作出或提出任何性質之異議或索償。

(c) 倘因「現有構築物」之存在或「買方」其後拆卸和移除「現有有構築物」而令其招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不負責或承擔任何法律責任，且「買方」不得就任何該等損失、損害、滋擾或騷擾向「政府」作出任何索償。倘因「現有構築物」的存在及其後的拆卸及移除而直接或間接引致或與其有關的所有責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」無論何時均須向「政府」作出賠償並確保其免責。』

(7) **建築契諾**

「批地文件」特別條款第(3)條訂明：

『「買方」應全面遵照此等「批地條件」和現時或於任何時間在香港生效的所有建築、衛生及規劃相關的所有條例、附例及規例發展「該地段」，在該處興建一座或多座建築物。上述建築物須於2022年6月30日(註：政府已批准將該日期延至2022年12月31日)或之前建成並適宜佔用。』

(8) **康樂設施**

「批地文件」特別條款第(8)條訂明：

『(a) 「買方」可在「該地段」內興建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度和布局亦須事前提交「署長」書面批核。

(b) 為計算本文特別條款第(5)(c)條所載的全部總樓面面積，受限於本文特別條款第(46)(d)條的規定，依照本特別條款(a)款於「該地段」提供的「設施」中的任何部分，如供「該地段」一座或多座已建或擬建住宅大廈住戶和彼等的真正訪客公用與共享，一律不計算在內。至於其餘部分的「設施」，倘「署長」認為並非作上述公共用途，則會計入總樓面面積。

(c) 如「設施」任何部分豁免依照本特別條款(b)款規定計入總樓面面積(以下簡稱「豁免設施」)：

(i) 「豁免設施」應劃為並構成本文特別條款第(16)(a)(v)條所載的「公用地方」；

(ii) 「買方」應自費維修「豁免設施」以保持其修繕妥當及狀況良好，並負責運作「豁免設施」以令「署長」滿意；及

(iii) 「豁免設施」只可供「該地段」一座或多座已建或擬建住宅大廈的住戶和彼等的真正訪客使用，任何其他人士或人等一概不可使用。』

(9) **樹木保育**

「批地文件」特別條款第(9)條訂明：

『如事前未獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景或再植條件，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。』

(10) **園景工程**

「批地文件」特別條款第(10)條訂明：

『(a) 「買方」應自費提交園景圖則予「署長」，列明遵照本特別條款(b)款在「該地段」進行園景工程的位置、規劃和布局，以供「署長」審批。

(b) (i) 「該地段」範圍須有不少於20%面積種植樹木、灌叢或其他植物。

(ii) 本特別條款(b)(i)款所載的20%面積中須有不少於50%(「以下簡稱綠化區」)應在「署長」全權酌情指定的位置

或樓層提供，以確保路過行人可觀賞「綠化區」或進入「該地段」的人士或人等可通行該處。

(iii) 「署長」就那些「買方」建議的園景工程構成本特別條款(b)(i)款所載的20%面積所作出的決定將作終論，並對「買方」具約束力。

(iv) 「署長」可全權酌情接納「買方」建議以其他非花木類園景特色取代種植樹木、灌叢或其他植物。

(c) 「買方」應自費按照經批核的園景圖則在「該地段」進行園景美化，以全面令「署長」滿意。如事前未獲「署長」書面同意，不得修改、更改、改動、改變或取代經批核的園景圖則。

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

(e) 遵照本特別條款進行園景美化的一個或多個地方將劃為並且構成本文特別條款第(16)(a)(v)條訂明的「公用地方」。

(11) **停車位**

「批地文件」特別條款第(19)條訂明：

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

(I) 如屬「該地段」已建或擬的一座或多座住宅單位大廈(任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外)，設置比例將按照下表所列「該地段」已建或擬建住宅單位各自的面積計算，除非「署長」同意採取與下表所列數額不同的比例則屬例外：

每個住宅單位的面積	擬提供「住宅停車位」數額
少於40平方米	每15.7個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每8.6個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每2.9個住宅單位或不足此數一個車位
不少於100平方米但少於130平方米	每1.1個住宅單位或不足此數一個車位
不少於130平方米但少於160平方米	每0.8個住宅單位或不足此數一個車位
不少於160平方米	每0.6個住宅單位或不足此數一個車位

(II) 如屬「該地段」內已建或擬建用作單一家庭住宅的獨立屋、半獨立屋或排屋，則按下列比例設置：

(A) 每間總樓面面積少於160平方米的屋1個車位；

(B) 每間總樓面面積不少於160平方米但少於220平方米的屋1.5個車位。倘應依照本(a)(i)(II)(B)款設置的車位數目為小數位數，則上調至最接近的整數；及

(C) 每間總樓面面積不少於220平方米的屋2個車位。

於本(a)(i)款，「署長」就何謂獨立屋、半獨立屋或排屋或該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」具約束力。

(ii) 就本特別條款(a)(i)(I)款而言，應根據本特別條款(a)(i)(I)款設置的「住宅停車位」總數為根據本特別條款(a)(i)(I)款列表中各住宅單位的面積計算之「住宅停車位」總數。在此等「批地條件」，關於總樓面面積的「每個住宅單位之面積」指以下(I)及(II)的總和：

(I) 由其住戶專用及專享的個別住宅單位之總樓面面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免生疑問，不包括單位內部所有樓面面積，此等面積在計算本文特別條款第(5)(c)條指定的總樓面面積時不會連計在內；及

(II) 個別住宅單位的「住宅公用地方」(釋義以下文所訂為準)按比例攤分總樓面面積，即只計算住宅單位圍牆外擬供現已或將會建於「該地段」的一座或多座建築物的住戶公用與共享的住宅公用地方全部總樓面面積。但為免生疑問，不包括計算本文特別條款第(5)(c)條時不連計在內的總樓面面積(上述住宅公用地方以下簡稱「住宅公用地方」)。「住宅公用地方」建築面積將按以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」全部總樓面面積} \times \frac{\text{個別住宅單位按照本特別條款(a)(ii)(I)款規定計算的總樓面面積}}{\text{所有住宅單位按照本特別條款(a)(ii)(I)款規定計算的全部總樓面面積}}$$

(iii) 「該地段」應額外提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於「該地段」任何已建或擬建的一座或多座建築物內各住戶的真正賓客、訪客或獲邀人士的車輛。「該地段」每座設有超過75個住宅單位的已建或擬建住宅單位大廈應設置2個車位或採用「署長」批准的其他配置比例，惟「該地段」每座已建或擬建住宅單位大廈最少須設置2個車位。於本(a)(iii)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋及該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」具約束力。

(iv) 遵照本特別條款(a)(i)(I)及(a)(iii)款(可分別根據本文特別條條款第(21)條修改)及本特別條款(a)(i)(II)款設置的車位除作該款分別訂明的用途外，不可作任何其他用途，其中特別禁止用作存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。

(b) (i) 從遵照本特別條款(a)(i)(I)及(a)(iii)款(可分別根據本文特別條款第(21)條修改)設置的車位中，「買方」應按建築事務監督指定及批准，預留和劃出多個車位，以供符合《道路交通條例》、其任何附屬規例及相關修訂法例定義的傷殘人士停泊車輛(此等預留及劃定的車位以下簡稱「傷殘人士停車位」)，前題是遵照本特別條款(a)(iii)款(可根據本文特別條款第(21)條修改)設置的車位中，最少應預留及劃出1個車位，惟「買方」不可將遵照本特別條款(a)(iii)款(可根據本文特別條款第(21)條修改)設置的所有車位預留或劃作「傷殘人士停車位」。

(ii) 「傷殘人士停車位」除供符合《道路交通條例》、其任何附屬規例及相關修訂法例定義的傷殘人士停泊屬於現已或將會建於「該地段」的一座或多座建築物的住戶和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。

(c) (i) 「該地段」應提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於「該地段」各已建或擬建的一座或多座建築物的各住戶及彼等各真正賓客、訪客或獲邀人士的電單車(以下簡稱「電單車停車位」)，分配比例為遵照本特別條款(a)(i)(I)及(a)(iii)款提供(可分別根據本文特別條款第(21)條修改)的車位總額百分之十(10%)，惟「署長」同意採取其他比例除外。如應根據本(c)(i)款提供的車位數目為小數位數，則上調至最接近的整數。於本(c)(i)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋及該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」具約束力。

(ii) 「電單車停車位」(可根據本文特別條款第(21)條修改)除作本特別條款(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止用作存放、陳列或展示車輛作招售等或經營洗車及汽車美容服務。

(d) (i) 除「傷殘人士停車位」外，每個遵照本特別條款(a)(i)(I)及(a)(iii)款(可分別根據本文特別條款第(21)條修改)和本特別條款(a)(i)(II)款設置的車位應闊2.5米及長5.0米，最低淨空高度為2.4米。

(ii) 每個「傷殘人士停車位」的尺寸應以建築事務監督指定和批准為準。

(iii) 每個「電單車停車位」(可根據本文特別條款第(21)條修改)應闊1.0米及長2.4米，最低淨空高度為2.4米或「署長」批准的其他最低淨空高度。』

(12) **上落貨規定**

「批地文件」特別條款第(20)條訂明：

『(a) 「該地段」應設置「署長」滿意的車位供貨車上落客貨，比例為「該地段」已建或擬建的一座或多座建築物每800個住宅單位或不足此數1個車位，或採用「署長」批准的其他比例，惟「該地段」已建或擬建每座住宅單位大廈最少應設有1個上落貨車位，有關的車位應位於毗連住宅單位大廈範圍或設於住宅單位大廈內。於本(a)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋及該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」具約束力。

(b) 每個遵照本特別條款(a)款設置的車位應闊3.5米及長11.0米，最低淨空高度為4.7米。此等車位除供與「該地段」已建或擬建的一座或多座建築物相關的貨車上落客貨外，不得作任何其他用途。』

(13) **泊車規定可靈活調整**

「批地文件」特別條款第(21)條訂明：

『(a) 儘管有本文特別條款第(19)(a)(i)(I)、(19)(a)(iii)及(19)(c)(i)條之規定，「買方」仍可以不超過百分之五(5%)的比率增減上述各特別條款訂明必須提供的車位數目，惟增減車位總數不可超過50個。

(b) 除有本特別條款(a)款的規定外，「買方」亦可以不超過百分之五(5%)的比率增減遵照本文特別條款第(19)(a)(i)(I)及(19)(c)(i)條提供的車位數目(按照本特別條款(a)款計算的車位不連計在內)。

(14) **「住宅停車位」及「電單車停車位」的轉讓限制**

「批地文件」特別條款第(23)條訂明：

『(a) 儘管「買方」已以「署長」滿意的方式履行和遵守此等「批地條款」，「住宅停車位」及「電單車停車位」不可：

(i) 轉讓，除非：

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

(II) 承讓人當時已擁有專有權使用及佔用「該地段」已建或擬建的一座或多座建築物內的一個或多個住宅單位之不分割份數；或

(ii) 分租，租予「該地段」已建或擬建的一座或多座建築物內住宅單位的住戶除外。

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

(b) 儘管有本特別條款(a)款的規定，「買方」如事前獲「署長」書面同意，仍可以整體方式轉讓所有「住宅停車位」及「電單車停車位」，但承讓方必須為「買方」的全資附屬公司。

(c) 本特別條款(a)款不適用於「該地段」整體的轉讓、分租、按揭或押記交易。

(d) 本特別條款(a)及(b)款不適用於「傷殘人士停車位」。』

(15) **「公用地方」**

「批地文件」特別條款第(24)條訂明：

『依照本文特別條款第(19)(a)(iii)條(可根據本文特別條款第(21)條修改)及第(20)(a)條於「該地段」設置的車位和「傷殘人士停車位」，一律劃為並且構成「公用地方」一部分。』

(16) **備存停車場布局圖**

「批地文件」特別條款第(25)條訂明：

『「買方」須向「署長」提交一份經「署長」批核並且列明將會按照本文特別條款第(19)條(可根據本文特別條款第(21)條修改)及第(20)條於「該地段」範圍內提供的所有車位和上落貨車位的布局圖，或經認可人士(釋義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準)核證的圖則。交妥圖則之前，不可進行任何影響「該地段」或其任何部分或該處任何已建或擬建建築物或任何建築物部分的交易(依照本文特別條款第(15)(c)條所訂的租約、租契或租務協議，以及本文特別條款第(15)(d)條所訂建築按揭或「署長」批准的其他交易除外)。上述核准圖則載明的車位和上落貨車位除作本文特別條款第(19)及(20)條分別訂明的用途外，不可作任何其他用途。「買方」應遵照上述核准圖則維修車位和上落貨車位及其他地方，包括但不限於電梯、樓梯平台和迴旋及循環區域。除非事前獲「署長」書面同意，否則不可更改布局圖。除上述核准圖則註明的車位外，「該地段」或該處任何建築物或構築物均不可作泊車用途。』

(17) **「現有行人道」**

「批地文件」特別條款第(27)條訂明：

『(a) 「買方」現確認，於「本協議」訂立日，本文所夾附圖則以粉紅色間紅斜線顯示的「該地段」範圍及「粉紅色間紅斜線加黑點範圍」內有現存的行人道(以下統稱「現有行人道」)。茲毋損本文一般條款第5條之一般規定，「買方」將被視作接納並信納「該地段」於「本協議」訂立日存在和有使用「現有行人道」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。

(b) 除非及直至「署長」於任何時間另作決定，否則「買方」應在本文協定批授的整個年期內：

(i) 每日24小時時刻允許「政府」及公眾完全免費和暢通無阻地步行或乘坐輪椅通行及再通行、進出、往返和行經「現有行人道」；及

(ii) 自費管理、維修、保養和修理「現有行人道」，以保持其狀況良好，全面令「署長」滿意。

(c) 如事前獲「署長」書面批准，「買方」可自費以「署長」全面滿意的方式，依照「署長」制訂的規定，改道或重置位於「該地段」的「現有行人道」(改道或重置的行人道以下簡稱「替代行人路」)。「替代行人路」的工程完成之前，「買方」時刻均須自費維持「現有行人道」暢通無阻供「政府」和公眾按照本特別條款(b)款使用。倘因「買方」不遵照本特別條款(c)款履行責任或執行工程，以致直接或間接引起或招致任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」無論何時均須向「政府」作出賠償並確保其免責。

(d) 「替代行人路」建成後，本特別條款(b)款的規定亦適用於「替代行人路」。

(e) 倘因提供、維修及使用「現有行人道」或「替代行人路」令「買方」招致或蒙受任何損失、損害、滋擾或騷擾(如有)，「政府」概不承擔任何義務或責任。「買方」無論何時均須就提供、維修和使用「現有行人道」或「替代行人路」以及其後更改、改道或拆卸「現有行人道」或「替代行人路」直接或間接引起或導致的所有責任、損失、損害、索償、費用、開支、訴求、收費、訴訟及法律程序(如有)向「政府」作出賠償並確保其免責。

(f) 茲現明確協議及聲明，儘管本特別條款(b)及(d)款賦予「買

方」責任，惟「買方」並無意劃出而「政府」亦無同意劃出「現有行人道」或「替代行人路」或其任何一個或多個部分供公眾行使權利通行。

(g) 茲現明確協議及聲明，儘管本特別條款(b)及(d)款已訂明「買方」的責任，亦不可預期根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等獲取額外上蓋面積或地積比率的寬免或權利又或作出有關申索。為免生疑問，「買方」現明確放棄根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本申索任何及所有額外上蓋面積或地積比率的寬免或權利。』

(18) **削土**

「批地文件」特別條款第(29)條訂明：

『(a) 如「該地段」或任何「政府」土地現時或以往曾經配合或因應「該地段」或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條件」規定「買方」執行或為任何其他目的執行的任何其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護和支撐「該地段」內的土地及任何毗連或毗鄰「政府」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。「買方」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，以令「署長」滿意。

(b) 本特別條款(a)款的條文概不妨礙此等「批地條件」賦予「政府」的權利，其中尤以本文特別條款第(28)條為要。

(c) 無論何時，如因「買方」進行平整、水準測量、發展或其他工程或因任何其他事故導致或引起「該地段」內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商作出彼等因滑土、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、訴求和索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條件」追討的任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不執行於通知訂明的期限內以「署長」滿意的方式完成通知的指示，「署長」可即時執行及進行任何必要工程，而「買方」必須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業費用與收費。』

(19) **不准碎石**

「批地文件」特別條款第(30)條訂明：

『如事前未獲「署長」書面批准，不准在「該地段」內使用碎石機。』

(20) **保養地錨**

「批地文件」特別條款第(31)條訂明：

『如「該地段」或其任何部分的發展或重建項目或其任何部分已安裝預應力地錨，「買方」應自費在預應力地錨的整個使用周期內定期保養和監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告和資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。』

(21) **泥石或廢料**

「批地文件」特別條款第(32)條訂明：

『(a) 如源自「該地段」或受「該地段」發展項目影響的其他地方之廢土、泥石、廢料、建築廢物或建材(以下簡稱「廢物」)侵蝕、沖流或棄置於公共小巷或道路，又或排進道路下水道、前濱或海床、污水渠、雨水渠或明渠或其他「政府」財產(以下簡稱「政府財產」)，「買方」必須自費清理「廢物」和修復受損的「政府財產」，此外並須就「廢物」侵蝕、沖流或棄置而導致私人物業蒙受損害或滋擾所引起的所有訴訟、索償和訴求向「政府」賠償。

(b) 儘管有本特別條款(a)款之規定，「署長」仍可以(但無責任必須)因應「買方」要求清理「廢物」並修復「政府財產」因此蒙受的損害，「買方」應在「政府」通知時向「政府」支付相關的費用。』

(22) **「綠色間黑斜線範圍」**

「批地文件」特別條款第(33)條訂明：

『(a) 「買方」應依照「署長」全權酌情指定，自費在本文所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行及完成令「署長」滿意的土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，並於本文所訂的整個批租期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及任何其他工程，以保持其狀況良好及修繕妥當，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租期內發生山泥傾瀉、地陷或土地滑土，「買方」必須自費以「署長」滿意的方式修復，而倘「署長」認為任何毗連或毗鄰地方因此受影響(「署長」之決定將作終論並對「買方」具約束力)，亦須一併還原及修復。「買方」須向「政府」、其代理及承辦商賠償在任何時間由此招致的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，並確保彼等免責。「買方」須在任何時間確保「綠色間黑斜線範圍」無任何非法挖掘或棄置活動。如事前獲「署長」書面批准，「買方」可架設圍欄或其他屏障防止此等非法活動。如有違反任何此等「批地條件」，「署長」除擁有本文訂明的其他權利或補償權外，並有權隨時發出書面通知，要「買方」執行土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，以及維修或修復還原任何受山泥傾瀉、地陷或土地滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式於通知訂明的期限內履行通知的規定，「署長」可於期限屆滿後執行和進行所需的工程，「買方」須在接獲通知時向「政府」償還有關的費用。

(b) 儘管有本特別條款(a)款之規定，如「政府」向「買方」發出相關通知，本特別條款所訂「買方」就「綠色間黑斜線範圍」或其任何部分擁有的責任和權利即絕對終止。如權責終止令「買方」蒙受或招致任何損失、損害、滋擾、騷擾或開支，「買方」概不可向「政府」、「署長」或其授權的人員申索賠償，然而權責終止概不妨礙「政府」就任何之前已發生的違反、不遵守或不履行本特別條款(a)款規定事件行使任何應有的權利或補償權。』

(23) **天然地勢**

「批地文件」特別條款第(34)條訂明：

『(a) 「買方」現確認並承認，鑒於天然地勢的性質，「該地段」可能受「該地段」範圍內及本文所夾附圖則以綠色虛線顯示作識別的「該地段」外地方(以下簡稱「綠色邊界虛線範圍」)的山泥傾瀉及礫石瀉墜影響。

(b) (i) 「買方」應自費以「署長」全面滿意的方式，在「該地段」及「綠色邊界虛線範圍」內執行和完成土力勘測工程(以下簡稱「勘測工程」)，以研探天然地形山泥傾瀉及礫石墜瀉的危險。

(ii) 勘測結果應包括但不限於建議以「署長」全面滿意的方式在「該地段」內及「綠色邊界虛線範圍」上進行、完成和維修所有必要的緩解及穩定工程和相關工程，包括進行工程建造通道以供日後維修已完竣緩解及穩定工程和相關工程使用(該通道以下簡稱「維修通道」)(經「署長」批准的建議以下簡稱「核准緩解工程建議」)，從而保障「該地段」任何已建或擬建的一座或多座建築物或構築物和該處的住戶及佔用人和彼等各真正賓客、訪客或獲邀人士免受「該地段」及「綠色邊界虛線範圍」的山泥傾瀉及礫石瀉墜危害。如建議供日後維修已完竣緩解及穩定工程和相關工程使用的通道位於「該地

段」「綠色邊界虛線範圍」外，事前須獲「署長」書面批准。一旦批准即構成「維修通道」一部分，而經「署長」批准施工建造上述通道的建議工程將納入「核准緩解建議」一部分。

(c) 完成「勘測工程」後，「買方」應在2022年6月30日或「署長」批准的其他日期或之前，自費以「署長」全面滿意的方式，依照「署長」全權酌情批准或指定，依照「核准緩解工程建議」在「該地段」範圍內進行和完成緩解及穩定工程和相關工程(包括「維修通道」工程)(以下統稱「內部工程」)及於「綠色邊界虛線範圍」或任何其他「政府」土地進行上述工程(以下統稱「外部工程」)。如經「勘測工程」發現「該地段」任何部分「該地段」任何已建或擬建的一座或多座建築物或構築物有受山泥傾瀉及礫石瀉墜影響的危險，於「內部工程」及「外部工程」完成之前，任何住戶或佔用人和彼等各真正賓客、訪客及獲邀人士不得佔用相關範圍。

(d) 為免生疑問，受限於本特別條款(f)款之規定，本特別條款(b)(i)及(c)款分別載述的「勘測工程」及「外部工程」以「署長」全面滿意的方式完成後，「買方」毋須在「綠色邊界虛線範圍」或其他「政府」土地再進行土地勘測、緩解及穩定工程和相關工程。

(e) 「買方」應自費在土地註冊處就「該地段」註冊經「署長」批核的圖則，顯示「內部工程」及「外部工程」的位置、性質和範圍，以及「買方」須按規定在「該地段」及「政府」土地進行的維修工程之位置和規模，包括「署長」規定或可能規定「買方」遵照本特別條款(f)款在「該地段」及「政府」土地清理山泥傾瀉碎礫或礫石的工程(上述圖則以下簡稱「天然地勢危險緩解及穩定工程圖則」)。「內部工程」現已或將會施工的地方或樓層，將劃為並且構成「公用地方」一部分。註冊圖則之前，不可進行任何影響「該地段」或其任何部分或「該地段」任何已建或擬建建築物或其任何部分的交易(本文特別條款第(15)(d)條所訂的建築按揭或「署長」批准的其他交易除外)。

(f) (i) 「買方」須在本文協定的整個批租年期內，自費維修「內部工程」及「外部工程」，以保持其狀況良好及修繕妥當，全面令「署長」滿意，確保「內部工程」和「外部工程」可持續按既定設計運作。維修工程應包括但不限於清理墜落「內部工程」、「外部工程」或「該地段」各地方或本特別條款(e)款所載「天然地形危險緩解及穩定工程圖則」所示「政府」土地的山泥傾瀉碎礫或礫石。

(ii) 除「政府」可就「買方」失責不遵照本文規定維修「內部工程」及「外部工程」行使任何權利和補償權外，「署長」亦有權發出書面通知要求「買方」於其全權酌情視為恰當的期限內，執行所有和任何關乎「內部工程」及「外部工程」的維修工程。如「買方」疏忽或未能於通知指定的期限內執行通知的規定以全面令「署長」滿意，「署長」可即時執行及進行所需的維修工程，「買方」須在接獲通知時向「政府」支付相等相關工程費用的款項，以及任何督導費用和間接費用。有關款項的金額由「署長」或其正式授權的人員釐定，其決定將作終論並對「買方」具約束力。

(g) 茲只限於為進行「勘測工程」和執行、完成、檢查及維修「內部工程」和「外部工程」，「買方」有權進出通行及往返「綠色邊界虛線範圍」及其須按規定執行維修工程的任何其他「政府」土地，包括清理落入「內部工程」或「外部工程」、「該地段」各地方或本特別條款(e)款所述「天然地勢危險緩解及穩定工程圖則」顯示的「政府」土地範圍的山泥傾瀉碎礫或礫石，惟須受限於「署長」全權酌情制訂的條款及條件。

(h) 倘因進行「勘測工程」或執行、檢查、檢驗、監督和維修「內部工程」或「外部工程」導致或引致「綠色邊界虛線範圍」或任何其他「政府」土地受損，「買方」應在「署長」全權酌情指定的期限內，自費以「署長」全面滿意的方式修復損害。倘「買方」不在上述期限內履行本(h)款訂明的責任，「署長」可即時執行及進行所需的維修工程，「買方」須在接獲通知時向「政府」支付相關工程費用的款項，以及任何督導費用與間接費用。有關款項的金額由「署長」或其正式授權的人員釐定，其決定將作終論並對「買方」具約束力。

(i) 「買方」時刻均須允許「署長」、其人員、承辦商和代理及任何其他獲其授權人等，不論攜帶工具、設備、機器、機械或駕車與否，行使權利進出通行、往返及行經「該地段」或其任何部分和「該地段」任何已建或擬建建築物，以便檢查、檢驗和監督「買方」遵照本特別條款(b)、(c)、(f)及(h)款執行的任何工程，以及執行、檢查、檢驗和監督本特別條款(f)(ii)及(h)款訂明的工程或「署長」視為必要的任何其他工程。

(j) 倘因「買方」履行本特別條款(b)、(c)、(f)及(h)款所訂責任或行使本特別條款(g)款所載的權利或因「政府」行使本特別條款(f)(ii)、(h)及(i)款所訂的任何權利等引起或連帶造成「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」不可就此等損失、損害、滋擾或騷擾向「政府」提出任何索償。

(k) 如因「買方」遵照本特別條款的規定擬進行或已進行任何工程，或因「買方」執行「勘測工程」或於設計、建造和維修「內部工程」或「外部工程」時遺漏、疏忽或失責，以致引起或連帶造成任何訴訟、法律程序、責任、索償、費用、損失、損害、開支、收費及訴求，包括但不限於財物損壞或損失或人身傷亡，「買方」須向「政府」作出賠償並確其免責。

(l) 儘管有本特別條款(b)、(c)、(f)、(g)及(h)款之規定，當「政府」向「買方」發出相關通知後，「買方」按照本特別條款就「綠色邊界虛線範圍」及任何其他「政府」土地或其任何部分擁有的責任和權利將絕對終止，「買方」不得鑒於因其責任或權利終止而招致或蒙受的任何損失、損害或滋擾或任何開支向「政府」、「署長」或其授權的人員索取賠償。然而，「買方」的責任或權利終止概毋損「政府」可就任何之前違反、不履行或不執行前述(b)、(c)、(f)、(g)及(h)款事件行使任何權利或補償權。』

(24) **損壞設施**

「批地文件」特別條款第(35)條訂明：

『「買方」時刻均須採取或達致採取所有完善及適當的技術和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免損壞、干擾或阻塞位於、跨越或在其下或毗鄰「該地段」、「綠色間黑斜線範圍」、「綠色邊界虛線範圍」或其任何部分的任何「政府」或其他現有排水渠、水道或水路、總水喉、道路、行人道、街道設施、污水渠、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須進行或達致進行完善的調查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從和自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復和還原「工程」(明渠、污水渠、雨水渠或總水喉例外，除非「署長」另行作出決定，否則此等設施應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致「該地段」、「綠色間黑斜線範圍」、「綠色邊界虛線範圍」或其任何部分或任何「服務設施」蒙受的任何損害、干擾或阻塞。如「買方」不在「該地段」、「綠色間黑斜線範圍」、「綠色邊界虛線範圍」或其任何部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復和還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的費用。』

(25) **排水渠及渠道**

「批地文件」特別條款第(36)條訂明：

『(a) 「買方」須按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及引流所有落下或流進「該地段」的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾，以致引起任何訴訟、索償及索求，「買方」必須承擔全責並向「政府」及其人員賠償。

(b) 接駁「該地段」任何排水渠及污水管至已鋪設和啟用之「政府」雨水渠及污水管的工程可由「署長」負責執行。「署長」毋須就由此引起的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。或者，「買方」可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內

的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。』

(26) **渠務影響評估**

「批地文件」特別條款第(37)條訂明：

『(a) 「買方」應在「本協議」訂立日後6個曆月內或「署長」批准的其他期限內，自費以渠務署署長全面滿意的方式向渠務署署長提交或達致提交一份渠務影響評估報告(以下簡稱「渠務影響評估報告」)，「渠務影響評估報告」的內容其中應包括渠務署署長指定的資料和詳情，包括但不限於「該地段」發展項目造成的所有不良渠務影響，以及建議的緩解措施、改善工程和其他措施及工程，以獲得環境保護署署長的書面批准。

(b) 「買方」應在渠務署署長指定的期限內，自費以渠務署署長全面滿意的方式實施經渠務署署長批核的「渠務影響評估報告」所載的建議措施。

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

(d) 直至「渠務影響評估報告」獲渠務署署長書面批准為止，「該地段」或其任何部分不得展開任何建築工程(土地勘測、地盤平整工程及本文特別條款第(2)條所載的拆卸和清拆工程除外)。

(e) 為免生疑問，茲毋損本文一般條款第5條之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以渠務署署長全面滿意的方式實施「渠務影響評估報告」列明的建議措施。倘因為或鑒於「買方」履行本特別條款等訂明的責任而引起或連帶造成「買方」招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任、義務或法律責任，而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。』

(27) **噪音影響評估**

「批地文件」特別條款第(38)條訂明：

『(a) 「買方」應在「本協議」訂立日後6個曆月內或「署長」批准的其他期限內，自費以「署長」全面滿意的方式，向「署長」提交或達致提交「該地段」發展項目相關的一份噪音影響評估報告(以下簡稱「噪音影響評估報告」)，內容其中包括「署長」指定的資料和詳情，包括但不限於「該地段」發展項目引致的所有不良噪音影響，以及妥善地實施緩解措施(以下簡稱「噪音緩解措施」)的建議，以獲得環境保護署署長的書面批准。

(b) 「買方」應自費在「署長」指定的期限內，以「署長」全面滿意的方式實施經「署長」批核的「噪音影響評估報告」所載的建議「噪音緩解措施」(以下簡稱「批核噪音緩解措施」)。

(c) 直至「噪音影響評估報告」獲「署長」書面批准為止，「該地段」或其任何部分不得展開任何建築工程(土地勘測、地盤平整工程及本文特別條款第(2)條所載的拆卸和清拆工程除外)。

(d) 倘因為或鑒於「買方」履行本特別條款等訂明的責任而引起或連帶造成「買方」招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任、義務或法律責任，而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。

(e) 為免生疑問，茲毋損本文一般條款第5條之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以「署長」及環境保護署署長全面滿意的方式實施「批核噪音緩解措施」。』

「批地文件」特別條款第(39)條訂明：

『若「批核噪音緩解措施」包括在「該地段」豎設或興建伸越「該地段」邊界而達毗連「政府」土地任何部分上面及上空之一個或多個隔音屏障(以下稱為「隔音屏障」)，以下條件適用：

(a) 「買方」須自費按照經建築事務監督批准之圖則設計、豎設及興建「隔音屏障」，並須在各方面皆符合《建築物條例》、於其下訂立的任何附屬規例及任何修訂法例；

(b) 於毗連「該地段」之任何「政府」土地上、上面或其底不得豎設「隔音屏障」之地基或支承物；

(c) 除非事前獲「署長」書面批准，不得對「隔音屏障」或其任何部分進行任何形式的改動、加建、更換或附加；

(d) 「買方」須在所有時間自費維護、保養及維修隔音屏障或其任何替代物(如獲「署長」批准)以保持其修繕妥當及狀況良好，致使「署長」全面滿意；而如進行本特別條款(d)款下任何工程需臨時封路或改道，開始任何該等工程前須先向運輸署署長獲取臨時交通安排之書面批准；

(e) 「隔音屏障」不得用於隔音屏障以外之其他任何用途，且除非事前獲「署長」書面批准，「買方」不得將隔音屏障或其任何部分用作或容受或容許其用作廣告用途或展示任何形式的招牌、告示或海報；

(f) 如有事前獲「署長」書面批准，「買方」、其承辦商、工人或任何其他獲「買方」授權人等將獲允許(不論攜帶工具、設備、機器、機械或駕車與否)進入毗連「該地段」的「政府」土地以按本特別條款進行伸越達毗連「政府」土地上之隔音屏障之部分之豎設、興建、檢查、維修、保養、清潔、更新或更換；

(g) 倘因「買方」或任何其他人士進入本文特別條款(f)款提及之「政府」土地或進行該款提及之工程之而引起或連帶造成「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不負責或承擔任何責任，且「買方」不得就任何該等損失、損害、滋擾或騷擾，向「政府」作出任何索償；

(h) 「買方」須於所有時間採取可能所需之防範措施，避免因豎設、興建、維修、保養、改動、使用、拆除或移除「隔音屏障」而對任何毗連「該地段」及「隔音屏障」之「政府」土地或進入或使用毗連「該地段」及「隔音屏障」之「政府」土地之任何人士或車輛造成損壞或傷害；

(i) 「署長」有權於任何時間及按其絕對酌情權決定向「買方」送達書面通知，要求「買方」於書面通知日期起計6個曆月內拆除及移除伸越達毗連「政府」土地上之「隔音屏障」之部分且不以任何他物替代；而收到該書面通知後，「買方」須自費於該書面通知所訂明之時限內拆除及移除上述「隔音屏障」之部分，致使「署長」全面滿意；

(j) 倘「買方」並未履行其在本文特別條款下之任何責任，「署長」可進行所需工程，而「買方」須在接獲通知時向「署長」支付相關工程費用的款項；

(k) 「買方」時刻均須允許「署長」、其人員、承辦商、以上人等之工人及任何獲「署長」授權的人士，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地進出通行、往返及行經「該地段」或其任何部分以檢查、檢驗及監督「買方」遵照本特別條款(a)、(d) 及 (i)款執行之任何工程和執行本特別條款(j)款所訂明的工程或「署長」視為必要的任何其他工程；

(l) 倘因「買方」或任何其他人士履行「買方」於本特別條款所訂的責任、「署長」行使本特別條款(k)款所載的進入權力或在執行本特別條款(j)款所訂的任何工程而引起或連帶造成「買方」或任何其他人士招致或蒙受任何的損失、損害、滋擾或騷擾，「政府」或「署長」概毋須承擔任何責任，且「買方」亦無權就該等損失、損害、滋擾或騷擾針對「政府」或「署長」或其授權人員提出任何索償或獲得任何賠償；及

(m) 「買方」時刻均須就因豎設、興建、存有、維修、保養、改動、使用、拆除或移除「隔音屏障」直接或間接引起或招致的責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，或本特別條款(j)款下所訂之工程招致的責

任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，向「政府」、「署長」、其人員及工人作出賠償並確保其免責。』

(28) **污水系統影響評估**

「批地文件」特別條款第(40)條訂明：

『(a) 「買方」應在「本協議」訂立日後6個曆月內或「署長」批准的其他期限內，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或達致提交污水系統影響評估報告(以下簡稱「污水系統影響評估報告」)，內容其中包括環境保護署署長指定的資料和詳情，包括但不限於發展「該地段」可能引致的所有不良污水系統影響，以及建議實施的緩解措施、改善工程和其他措施與工程，以獲得環境保護署署長的書面批准。

(b) 「買方」應自費在環境保護署署長指定的期限內，以環境保護署署長全面滿意的方式於「該地段」實施及執行經環境保護署署長批核的「污水系統影響評估報告」所建議措施。

(c) 「污水系統影響評估報告」的技術內容應由一名土木工程專業範疇的香港工程師學會成員或特許土木工程師負責。

(d) 直至「污水系統影響評估報告」獲環境保護署署長書面批准為止，「該地段」或其任何部分不得展開任何建築工程(土地勘測、地盤平整工程及本文特別條款第(2)條所載的拆卸和清拆工程除外)。

(e) 為免生疑問，茲毋損本文一般條款第5條之一般規定「買方」現明確確認及同意其將獨自承擔責任，自費以環境保護署署長全面滿意的方式實施經環境保護署署長批核的「污水系統影響評估報告」所建議的措施。倘因為或鑒於「買方」履行本特別條款等訂明的責任而引起或連帶造成「買方」招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任、義務或法律責任，而「買方」不可就此等費用、損害或損失向「政府」或其人員索償。』

(29) **現有總水管**

「批地文件」特別條款第(41)條訂明：

『(a) 「買方」確認於「本協議」訂立日，「該地段」、「綠色邊界虛線範圍」及本文所夾附圖則分別以藍線和紅線顯示的「該地段」毗鄰土地有現存的總食水管及總鹹水管(以下簡稱「現有總水管」)。茲毋損本文一般條款第5條之一般規定，「買方」將被視作已接納及信納「該地段」於「本協議」訂立日有「現有總水管」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。

(b) 「買方」須在「本協議」訂立日後6個曆月內或「署長」批准的其他期限內，自費以「署長」全面滿意的方式將「現有總水管」或其任何一個或多個部分改道至「署長」指定或批准的「該地段」外其他位置。「買方」執行改道工程之前，應自費以「署長」全面滿意的方式向「署長」提交「現有總水管」或其任何一個或多個部分的改道建議書以供「署長」書面批核，直至「署長」以書面批核建議書，不可展開任何工程。「買方」須遵從並自費執行「署長」批准上述建議書時制訂的所有規定，包括負責提供、建造、維修、修理、拆卸和清拆現有供水設施的費用。除為執行核准的改道工程外，「買方」不得干預、阻礙、拆卸、搬遷又或允許、容忍他人干預、阻礙、拆卸、搬遷「現有總水管」或其任何一個或多個部分。

(c) 除非及直至已按照本特別條款(b)款規定整體建成「現有總水管」，以及將「現有總水管」完全改道至「該地段」外的位置，水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等均有權不論攜帶工具、設備、機器、機械或駕車與否，不受限制地進出通行、往返和行經「該地段」，以檢查、運作、維修、修理及更新「現有總水管」。

(d) 倘因為或鑒於水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等行使本特別條款(c)款賦予的權利，引起或連帶造成「買方」招致或蒙受任何損失、損害、滋擾或騷擾，水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等概毋須就此承擔責任。「買方」不可基於此等損失、損害、滋擾或騷擾向彼等申索賠償。

(e) 倘因「現有總水管」的存在，或因「買方」、其傭工、工人及承辦商因應「現有總水管」改道工程作出或不作出任何事項，或因提供、建造、維修、修理、拆卸和清拆本特別條款(b)款所述的現有供水設施，以致產生或招致任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」無論何時均須向「政府」賠償並確保其免責。

(f) 倘因本特別條款(a)款所述的「現有總水管」的存在，或因「買方」履行本特別條款(b)款等訂明的責任，以致令「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任，「買方」不得就此等損失、損害、滋擾或騷擾向「政府」索償。』

(30) **非建築用地**

「批地文件」特別條款第(42)條訂明：

『(a) 除路政署署長書面批准的圍牆及圍欄和特別條款第(43)(a)條所載「非建築用地」上方的「護土牆結構」突出部分外，如事前未經「署長」書面同意，不得在圖則以粉紅色間黑斜線顯示的範圍及「粉紅色間黑斜線加黑點範圍」(以下統稱「非建築用地」)之上、其下、之內或跨越該處興建或建造任何建築物、構築物或建築物或構築物的支承件或任何伸出物。

(b) 「買方」應在本文協定批授的整個年期內允許「政府」、「署長」及其人員、承辦商、代理和任何獲「署長」授權的人等行使權利，於任何合理時間可不受限制及暢通無阻地進出通行、往返和行經「非建築用地」，以及在緊急情況下不論攜帶工具、設備、機器、機械或駕車與否，檢查、檢驗、維修、修理和改善本文特別條款第(43)(a)條所載的「護土牆結構」。』

(31) **護土牆結構**

「批地文件」特別條款第(43)條訂明：

『(a) 「買方」現確認，於「本協議」訂立日，「該地段」毗鄰有現存的護土牆結構(以下簡稱「護土牆結構」)，而「護土牆結構」部分範圍伸至「非建築用地」上方或跨越其上。茲毋損本文一般條款第5條之一般規定，「買方」將被視作接納並信納「該地段」於「本協議」訂立日有「護土牆結構」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。

(b) 於本文協定批授的整個年期內，「買方」應確保「護土牆結構」不會被干預，並須時刻採取或達致採取所有完善及適當的技術和預防措施，其中尤以進行任何與「該地段」相關或本文特別條款第(33)及(34)條指定的工程為要，藉以避免損壞、干擾或妨礙「護土牆結構」。「買方」展開任何上述工程之前，應自費採取防範措施和「署長」指定的措施，以確保不會損壞、干擾或妨礙「護土牆結構」。

(c) 「買方」、其承辦商、僱員或其授權人等如損壞「護土牆結構」或其任何部分，必須立即通知「署長」，「買方」並須自費按「署長」指定或批准的期限和方式，以「署長」全面滿意的方式修復。

(d) 倘因「護土牆結構」的存在或因「政府」、「署長」及其人員、承辦商、代理和任何獲「署長」授權的人等行使本文特別條款第(42)(b)條賦予的權利等，令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任，「買方」不可就此等損失、損害、滋擾或騷擾向「政府」、「署長」及其人員、承辦商、代理和任何獲「署長」授權的人等索償。

(e) 倘因現正或經已依照本特別條款(c)款進行任何工程或「買方」遺漏、疏忽或失責不執行工程，以致直接或間接引起或連帶造成任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，包括但不限於損壞「護土牆結構」，「買方」時刻均須向「政府」賠償並確保其免責。

(f) 於本特別條款，「署長」就何謂「護土牆結構」所作的決定

將作終論並對「買方」具約束力。』

(32) **現有未經測定排水渠**

「批地文件」特別條款第(44)條訂明：

『「買方」現確認於「本協議」訂立日，「該地段」內有現存的未經測定排水渠、下水道或天然河溪(以下簡稱「未經測定排水渠」)。茲毋損本文一般條款第5條之一般規定，「買方」將被視作接納並信納「該地段」於「本協議」訂立日有「未經測定排水渠」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。倘因「未經測定排水渠」的存在令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任。倘因「未經測定排水渠」任何一個或多個部分的存在、使用、拆卸、清拆、干預、改道、翻新、更改或加裝，以致直接或間接引起或造成任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」時刻均須向「政府」賠償並確保其免責。』

(33) **不可建造墳墓或骨灰龕**

「批地文件」特別條款第(47)條訂明：

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

附註：

1. 「批地文件」中「買方」一詞指「批地文件」的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。

2. 「批地文件」中「署長」一詞指地政總署署長。

3. 除非本售樓書另行說明，否則「批地文件的摘要」中所有加上括號的詞語，一律採用「批地文件」訂明的定義。

(1) The Development is situated on Sha Tin Town Lot No. 614 ("the lot").

(2) The lot is held from the Government under New Grant No. 22393 dated 12 October 2016 ("the Government Grant") for a term of 50 years from 12 October 2016.

(3) **User**

Special Condition No. (4) of the Government Grant

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

(4) **Indemnity by Purchaser**

General Condition No. 5(c) of the Government Grant

"The Purchaser shall indemnify and keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

(5) **Maintenance**

General Condition No. 7 of the Government Grant

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

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

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

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

(6) **Private street roads and lanes**

General Condition No. 9 of the Government 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 Purchaser 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 Purchaser 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 Purchaser 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."

Special Condition No. (2) of the Government Grant

(a) The Purchaser acknowledges that as at the date of this Agreement, other than the Existing Footpath referred to in Special Condition No. (27)(a) hereof, the Existing Water Mains referred to in Special Condition No. (41)(a) hereof, the Retaining Wall Structures referred to the Special Condition No. (43)(a) hereof and the Uncharted Drains referred to in Special Condition No. (44) hereof, there are some buildings and structures existing on the lot (hereinafter collectively referred to as "the Existing Structures"). The Purchaser shall at his own expense and in all respects to the satisfaction of the Director demolish and remove the Existing Structures from the lot.

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

(c) The Government shall accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Existing Structures or the subsequent demolition and removal thereof by the Purchaser, and no claim whatsoever shall be made against the Government by the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the Existing Structures.

(7) **Building covenant**

Special Condition No. (3) of the Government Grant

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June 2022 (Note: the Government has granted an extension of that date to 31 December 2022)."

(8) **Recreational facilities**

Special Condition No. (8) of the Government Grant

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5) (c) hereof, subject to Special Condition No. (46)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof;

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

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

(9) **Preservation of trees**

Special Condition No. (9) of the Government 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."

(10) **Landscaping**

Special Condition No. (10) of the Government Grant

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

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

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

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

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

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof."

(11) **Parking Spaces**

Special Condition No. (19) of the Government 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 building or buildings erected or be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates:

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

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15.7 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

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

(A) one space for each such house where its gross floor area is less than 160 square metres;

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

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (5)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) Additional spaces 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 bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot at a rate of two spaces for every block of residential units containing more than 75 residential units erected or to be erected on the lot or at such other rates as may be approved by the Director, provided that a minimum of two spaces for every block of residential units erected or to be erected on the lot shall be provided. For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i)(I) and (a)(iii) (as may be respectively varied under Special Condition No.(21) hereof) and (a)(i)(II) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (21) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (21) hereof) to become the Parking Spaces for Disabled Persons.

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

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (21) hereof) unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (21) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) (as may be respectively varied under Special Condition No. (21) hereof) and (a)(i)(II) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (21) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

(12) **Loading and unloading requirements**

Special Condition No. (20) of the Government Grant

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading

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

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

(13) **Flexibility in parking provisions**

Special Condition No. (21) of the Government Grant

"(a) Notwithstanding Special Conditions Nos. (19)(a)(i)(I), (19)(a)(iii) and (19)(c)(i) hereof, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (19)(a)(i)(I) and (19)(c)(i) hereof (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

(14) **Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces**

Special Condition No. (23) of the Government Grant

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

(i) assigned except:

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

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

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

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

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

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

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

(15) **Common Areas**

Special Condition No. (24) of the Government Grant

"The spaces provided within the lot in accordance with Special Conditions Nos. (19)(a)(iii) (as may be varied under Special Condition No. (21) hereof) and (20)(a) hereof and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas."

(16) **Deposit of car park layout plan**

Special Condition No. (25) of the Government Grant

"A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (19) (as may be varied under Special Condition No. (21) hereof) and (20) hereof, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (15)(c) hereof and a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The parking and loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (19) and (20) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes."

(17) **Existing Footpath**

Special Condition No. (27) of the Government Grant

"(a) The Purchaser acknowledges that as at the date of this Agreement, there is an existing footpath within the lot at the area shown coloured pink hatched red on the plan annexed hereto and the Pink Hatched Red Stippled Black Area (hereinafter collectively referred to as "the Existing Footpath"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same.

(b) Unless and until the Director may at any time otherwise determine, the Purchaser shall throughout the term hereby agreed to be granted:

(i) permit the Government and all members of the public at all times 24 hours a day without payment of any nature whatsoever and without any interruption to pass and repass on foot or by wheelchair on, along, over, by and through the Existing Footpath; and

(ii) manage, maintain, uphold and repair at his own expense the Existing Footpath in good condition and in all respects to the satisfaction of the Director.

(c) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director divert or replace the Existing Footpath within the lot in compliance with any requirements as shall be imposed by the Director (such diverted or replaced footpath is hereinafter

referred to as "Replacement Footpath"). Prior to completion of the Replacement Footpath, the Purchaser shall at all times at his own expense maintain a free and unobstructed use of the Existing Footpath by the Government and the members of the public in accordance with sub-clause (b) of this Special Condition. The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the Purchaser's non-fulfilment of his obligations or in the carrying out of any works under this sub-clause (c).

(d) Upon completion of the Replacement Footpath, the provisions of sub-clause (b) of this Special Condition shall also apply to the Replacement Footpath.

(e) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the provision, maintenance and use of the Existing Footpath or the Replacement Footpath, if any. The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision, maintenance, use and subsequent change, diversion or removal of the Existing Footpath or the Replacement Footpath, if any.

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

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

(18) **Cutting away**

Special Condition No. (29) of the Government 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 Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

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

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

(19) **No rock crushing**

Special Condition No. (30) of the Government Grant

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

(20) **Anchor maintenance**

Special Condition No. (31) of the Government Grant

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

(21) **Spoil or debris**

Special Condition No. (32) of the Government Grant

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

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

(22) **Green Hatched Black Area**

Special Condition No. (33) of the Government Grant

"(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition."

(23) **Natural terrain**

Special Condition No. (34) of the Government Grant

"(a) The Purchaser hereby acknowledges and accepts that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and the area outside the lot shown edged by a pecked green line for identification purpose on the plan annexed hereto (hereinafter referred to as "the Edged Pecked Green Area") due to the nature of the natural terrain.

(b) (i) The Purchaser shall at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as "the Investigation") within the lot and the Edged Pecked Green Area for the purpose of studying the natural terrain landslide and boulder fall hazards.

(ii) The findings of the Investigation shall include but not be limited to a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works, including works to provide access for the subsequent maintenance of the completed mitigation and stabilisation works and associated works (such access is hereinafter referred to as "the Maintenance Access"), to be constructed within the lot and on the Edged Pecked Green Area in all respects to the satisfaction of the Director (which proposal as approved by the Director is hereinafter referred to as "the Approved Mitigation Proposal") to protect any building or buildings and structure or structures erected or to be erected on the lot and the residents and occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the lot or the Edged Pecked Green Area. Any access proposed outside the lot and the Edged Pecked Green Area for the subsequent maintenance of the completed mitigation and stabilisation works and associated works shall be subject to separate prior written approval of the Director and if approved, shall form part of the Maintenance Access, and the proposal for works to provide such access as approved by the Director shall form part of the Approved Mitigation Proposal.

(c) On completion of the Investigation, the Purchaser shall on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works, including works for the Maintenance Access, within the lot (hereinafter collectively referred to as "the Inside Works") and on the Edged Pecked Green Area or any other Government land (hereinafter collectively referred to as "the Outside Works") in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require. No part of the lot, building or buildings and structure or structures erected or to be erected on the lot affected by landslide and boulder fall hazards as identified in the Investigation shall be occupied by any residents or occupiers and their bona fide guests, visitors and invitees before completion of the Inside Works and the Outside Works.

(d) For the avoidance of doubt, subject to sub-clause (f) of this Special Condition, the Purchaser shall not be required to carry out further geotechnical investigation, mitigation and stabilisation works and associated works on the Edged Pecked Green Area or other Government land on completion of the Investigation and the Outside Works as defined in sub-clauses (b)(i) and (c) respectively of this Special Condition in all respects to the satisfaction of the Director.

(e) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the maintenance works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition (which plan is hereinafter referred to as "the Natural Terrain Hazard Mitigation and Stabilization Works Plan"). Such areas or floor spaces on or within which the Inside Works are carried out or to be carried out shall be designated as and form part of the Common Areas. No transaction (except a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such registration.

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

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

(ii) In addition to any rights or remedies the Government may have against the Purchaser for breach of the Purchaser's obligations to maintain the Inside Works and the Outside Works as herein provided, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works to the Inside Works and the Outside Works within such period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice in all respects to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

(g) For the purposes only of carrying out the Investigation and carrying out, completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from the Edged Pecked Green Area and any other Government land where he may require or be required to carry out maintenance works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works or onto the areas of the lot or the Government land shown on the Natural Terrain Hazard Mitigation and Stabilization Works Plan referred to in sub-clause (e) of this Special Condition, subject to such terms and conditions as may be imposed by the Director at his sole discretion.

(h) In the event that as a result of or arising out of carrying out the Investigation or carrying out, inspecting, checking, supervising and maintaining the Inside Works or the Outside Works, any damage is done to the Edged Pecked Green Area or any other Government land, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director at his absolute discretion and in all respects to the satisfaction of the Director. In the event of the non-fulfilment of the Purchaser's obligations under this sub-clause (h) within the time limit as aforesaid, the Director may forthwith execute and carry out the required works and the Purchaser shall on demand repay the Government the cost thereof, together with such supervisory and overhead charges as may be fixed by the Director or by his duly authorized officers whose determination shall be final and binding on the Purchaser.

(i) The Purchaser shall at all times permit the Director, his officers, contractors and agents and any other persons authorized by him with or without tools, equipment, plant, machinery or motor vehicles, the right of ingress, egress and regress to, from and through the lot or any part thereof and any building erected or to be erected thereon for the purpose of inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (b), (c), (f) and (h) of this Special Condition and carrying out, inspecting, checking and supervising any works under sub-clauses (f)(ii) and (h) of this Special Condition or any other works which the Director may consider necessary.

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

(k) The Purchaser shall indemnify and keep indemnified the Government from and against all actions, proceedings, liabilities, claims, costs, losses, damages, expenses, charges and demands whatsoever arising out of or incidental to any works being carried out or having been carried out by the Purchaser pursuant to the terms of this Special Condition or any omission, neglect or default by the Purchaser in carrying out the Investigation or in the design, construction and maintenance of the Inside Works or the Outside Works including but without limitation to any damage to or loss of properties, loss of life and personal injuries.

(l) Notwithstanding sub-clauses (b), (c), (f), (g) and (h) of this Special Condition, the obligations and rights of the Purchaser in respect of the Edged Pecked Green Area and any other Government land or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clauses (b), (c), (f), (g) and (h)."

(24) **Damage to Services**

Special Condition No. (35) of the Government Grant

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

(25) **Drains and channels**

Special Condition No. (36) of the Government Grant

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government

storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

(26) **Drainage impact assessment**

Special Condition No. (37) of the Government Grant

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

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services carry out and implement the recommendations in the DIA as approved by the Director of Drainage Services within the lot in all respects to the satisfaction of the Director of Drainage Services.

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

(d) No building works (other than ground investigation, site formation works and the demolition and removal works as referred to in Special Condition No. (2) hereof) shall be commenced on the lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.

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

(27) **Noise impact assessment**

Special Condition No. (38) of the Government Grant

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

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

(c) No building works (other than ground investigation, site formation works and the demolition and removal works as referred to in Special Condition No. (2) hereof) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.

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

(e) For the avoidance of doubt and without prejudice to the generality of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director and the Director of Environmental Protection."

Special Condition No. (39) of the Government Grant

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

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

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

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

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

(e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

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

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

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

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

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

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

(m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition.

(28) **Sewerage impact assessment**

Special Condition No. (40) of the Government Grant

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

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations in the SIA as approved by the Director of Environmental Protection within the lot in all respects to the satisfaction of the Director of Environmental Protection.

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

(d) No building works (other than ground investigation, site formation works and the demolition and removal works as referred to in Special Condition No. (2) hereof) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

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

(29) **Existing Water Mains**

Special Condition No. (41) of the Government Grant

"(a) The Purchaser acknowledges that as at the date of this Agreement there are existing fresh water mains and existing salt water mains within the lot, the Edged Pecked Green Area and the land adjacent to the lot as respectively shown by blue lines and red lines marked on the plan annexed hereto (hereinafter collectively referred to as "the Existing Water Mains"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Water Mains and no objection or claim whatsoever shall be made or raised by the Purchaser in respect of or on account of the same.

(b) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains or any part or parts thereof to such location or locations outside

the lot as may be required or approved by the Director. For this purpose, the Purchaser shall, prior to carrying out the diversion works, at his own expense and in all respects to the satisfaction of the Director submit to the Director for his written approval a proposal for diverting the Existing Water Mains or any part or parts thereof, and shall not carry out any work whatsoever until the Director shall have given his written approval to the proposal. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in granting the aforesaid approval, including the cost of provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities. Except for the purpose of carrying out the approved diversion works, the Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Water Mains or any part or parts thereof.

(c) Unless and until the diversion of the whole of the Existing Water Mains is completed in accordance with sub-clause (b) of this Special Condition and the Existing Water Mains are completely diverted to the location or locations outside the lot, the Director of Water Supplies and his officers, agents, contractors and workmen and any persons authorized by the Director of Water Supplies with or without tools, equipment, plant, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress to, from or through the lot for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Mains.

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

(e) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising out of or in connection with the presence of the Existing Water Mains or anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the diversion of the Existing Water Mains or the provision, construction, maintenance, repair, demolition or removal of the existing water supply facilities referred to in sub-clause (b) of this Special Condition.

(f) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person by reason of the presence of the Existing Water Mains under sub-clause (a) of this Special Condition or arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage nuisance or disturbance."

(30) **Non-building Area**

Special Condition No. (42) of the Government Grant

"(a) Except for such boundary walls and fences as may be approved in writing by the Director of Highways and the projection of the Retaining Wall Structures over or above the Non-building Area as referred to in Special Condition No. (43)(a) hereof, no building or structure or support for any building or buildings or structure or structures, or projection shall be erected or constructed on, over, above, below, under or within the area shown coloured pink hatched black and the Pink Hatched Black Stippled Black Area (hereinafter collectively referred to as "the Non-building Area") without the prior written consent of the Director.

(b) The Purchaser shall throughout the term hereby agreed to be granted permit the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the Non-building Area at all reasonable times and at any time in case of emergency with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the Retaining Wall Structures as referred to in Special Condition No. (43)(a) hereof."

(31) **Retaining Wall Structures**

Special Condition No. (43) of the Government Grant

"(a) The Purchaser acknowledges that as at the date of this Agreement, there are some existing retaining wall structures (hereinafter referred to as "the Retaining Wall Structures") adjoining the lot and part of the Retaining Wall Structures has projected over or above the Non-building Area. Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing on the date of this Agreement subject to the presence of the Retaining Wall Structures and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect or on account of the same.

(b) The Purchaser shall throughout the term hereby agreed to be granted ensure that the Retaining Wall Structures shall not be interfered with and shall at his own expense take or cause to be taken all proper and adequate care, skill and precautions at all times, in particular when carrying out works in relation to the lot or pursuant to Special Conditions Nos. (33) and (34) hereof to avoid causing any damage, disturbance or interference to the Retaining Wall Structures. The Purchaser shall prior to carrying out the said works at his own expense take such precautions and measures as may be required by the Director to ensure that the Retaining Wall Structures will not be damaged, disturbed or interfered with.

(c) Any damage caused to the Retaining Wall Structures or any part thereof by the Purchaser, his contractors, employees, or his authorized persons shall forthwith be reported to the Director and such damage shall be made good by the Purchaser at his own expense, within such time and in such manner as may be required or approved by the Director and in all respects to the satisfaction of the Director.

(d) The Government shall accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Retaining Wall Structures or the exercise of the rights under Special Condition No. (42)(b) hereof by the Government, the Director and his officers, contractors and agents and any persons authorized by the Director or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director in respect of any such loss, damage, nuisance or disturbance whatsoever.

(e) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever including but without limitation to any damage to the Retaining Wall Structures arising whether directly or indirectly out of or incidental to any works being carried out or having been carried out pursuant to sub-clause(c) of this Special Condition or the omission, neglect or default by the Purchaser to carry out such works.

(f) For the purpose of this Special Condition, the decision of the Director as to what constitutes the Retaining Wall Structures shall be final and binding on the Purchaser."

(32) **Existing Uncharted Drains**

Special Condition No. (44) of the Government Grant

"The Purchaser acknowledges that as at the date of this Agreement, there are existing uncharted drains or culverts or natural streams within the lot (hereinafter referred to as "the Uncharted Drains"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Uncharted Drains and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Uncharted Drains. The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, demolition, removal, interference, diversion, renovation, alteration of or addition to any part or parts of the Uncharted Drains."

(33) **No grave or columbarium permitted**

Special Condition No. (47) of the Government 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."

Notes:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.

2. The reference to the "Director" in the Land Grant means the Director of Lands.

3. Unless otherwise defined in this sales brochure, the capitalized terms used in the Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

(A) 對根據「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描述

1. 描述：

(a) 「批地文件」特別條款第(27)(a)條所載的「現有行人道」及「批地文件」特別條款(27)(c)條所載的「替代行人路」；

(b) 批依據特別條款第41(b)條的「現有總水管」的改道。

2. 公眾有權按照「批地文件」使用「現有行人道」及「替代行人路」。

3. 以在切實可行範圍內，盡量顯示「現有行人道」或「替代行人路」及「現有總水管」的改道位置圖。

(B) 對根據「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描述

1. 描述：「現有行人道」及「替代行人路」。

2. 「現有行人道」及「替代行人路」由「發展項目」各「單位」「業主」按照「批地文件」出資管理、營運或維持。

3. 「業主」按規定須以由有關「單位」分攤的管理開支，應付管理、營運或維持「現有行人道」或「替代行人路」的部分開支。

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

不適用。

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

不適用。

(E) 「批地文件」關於上文A及B部分所述的該等設施、休憩用地及土地中的該等部分的條文

「批地文件」特別條款第(27)條

『(a) 「買方」現確認，於「本協議」訂立日，本文所夾附圖則以粉紅色間紅斜線顯示的「該地段」範圍及「粉紅色間紅斜線加黑點範圍」內有現存的行人道(以下統稱「現有行人道」)。茲毋損本文一般條款第5條之一般規定，「買方」將被視作接納並信納「該地段」於「本協議」訂立日存在和有使用「現有行人道」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。

(b) 除非及直至「署長」於任何時間另作決定，否則「買方」應在本文協定批授的整個年期內：

(i) 每日24小時時刻允許「政府」及公眾完全免費和暢通無阻地步行或乘坐輪椅通行及再通行、進出、往返和行經「現有行人道」；及

(ii) 自費管理、維修、保養和修理「現有行人道」，以保持其狀況良好，全面令「署長」滿意。

(c) 如事前獲「署長」書面批准，「買方」可自費以「署長」全面滿意的方式，依照「署長」制訂的規定，改道或重置位於「該地段」的「現有行人道」(改道或重置的行人道以下簡稱「替代行人路」)。「替代行人路」的工程完成之前，「買方」時刻均須自費維持「現有行人道」暢通無阻供「政府」和公眾按照本特別條款(b)款使用。倘因「買方」不遵照本特別條款(c)款履行責任或執行工程，以致直接或間接引起或招致任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」無論何時均須向「政府」作出賠償並確保其免責。

(d) 「替代行人路」建成後，本特別條款(b)款的規定亦適用於「替代行人路」。

(e) 倘因提供、維修及使用「現有行人道」或「替代行人路」令「買方」招致或蒙受任何損失、損害、滋擾或騷擾(如有)，「政府」概不承擔任何義務或責任。「買方」無論何時均須就提供、維修和使用「現有行人道」或「替代行人路」以及其後更改、改道或拆卸「現有行人道」或「替代行人路」直接或間接引起或導致的所有責任、損失、損害、索償、費用、開支、訴求、收費、訴訟及法律程序(如有)向「政府」作出賠償並確保其免責。

(f) 茲現明確協議及聲明，儘管本特別條款(b)及(d)款賦予「買方」責任，惟「買方」並無意劃出而「政府」亦無同意劃出「現有行人道」或「替代行人路」或其任何一個或多個部分供公眾行使權利通行。

(g) 茲現明確協議及聲明，儘管本特別條款(b)及(d)款已訂明「買方」的責任，亦不可預期根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本等獲取額外上蓋面積或地積比率的寬免或權利又或作出有關申索。為免生疑問，「買方」現明確放棄根據《建築物(規劃)規例》第22(1)條規例、其任何修訂本或取代本申索任何及所有額外上蓋面積或地積比率的寬免或權利。』

「批地文件」特別條款第(41)條訂明：

『(a) 「買方」確認於「本協議」訂立日，「該地段」、「綠色邊界虛線範圍」及本文所夾附圖則分別以藍線和紅線顯示的「該地段」毗鄰土地有現存的總食水管及總鹹水管(以下簡稱「現有總水管」)。茲毋損本文一般條款第5條之一般規定，「買方」將被視作已接納及信納「該地段」於「本協議」訂立日有「現有總水管」的情況及狀態，「買方」不得就此或據此提出任何性質的異議或索償。

(b) 「買方」須在「本協議」訂立日後6個曆月內或「署長」批准的其他期限內，自費以「署長」全面滿意的方式將「現有總水管」或其任何一個或多個部分改道至「署長」指定或批准的「該地段」外其他位置。「買方」執行改道工程之前，應自費以「署長」全面滿意的方式向「署長」提交「現有總水管」或其任何一個或多個部分的改道建議書以供「署長」書面批核，直至「署長」以書面批核建議書，不可展開任何工程。「買方」須遵從並自費執行「署長」批准上述建議書時制訂的所有規定，包括負責提供、建造、維修、修理、拆卸和清拆現有供水設施的費用。除為執行核准的改道工程外，「買方」不得干預、阻礙、拆卸、搬遷又或允許、容忍他人干預、阻礙、拆卸、搬遷「現有總水管」或其任何一個或多個部分。

(c) 除非及直至已按照本特別條款(b)款規定整體建成「現有總水管」，以及將「現有總水管」完全改道至「該地段」外的位置，水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等均有權不論攜帶工具、設備、機器、機械或駕車與否，不受限制地進出通行、往返和行經「該地段」，以檢查、運作、維修、修理及更新「現有總水管」。

(d) 倘因為或鑒於水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等行使本特別條款(c)款賦予的權利，引起或連帶造成「買方」招致或蒙受任何損失、損害、滋擾或騷擾，水務署署長、其人員、代理、承辦商、工人或其他獲水務署署長授權的人等概毋須就此承擔責任。「買方」不可基於此等損失、損害、滋擾或騷擾向彼等申索賠償。

(e) 倘因「現有總水管」的存在，或因「買方」、其傭工、工人及承辦商因應「現有總水管」改道工程作出或不作出任何事項，或因提供、建造、維修、修理、拆卸和清拆本特別條款(b)款所述的現有供水設施，以致產生或招致任何責任、損失、損害、索償、費用、開支、收費、訴求、訴訟及法律程序，「買方」無論何時均須向「政府」賠償並確保其免責。

(f) 倘因本特別條款(a)款所述的「現有總水管」的存在，或因「買方」履行本特別條款(b)款等訂明的責任，以致令「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任，「買方」不得就此等損失、損害、滋擾或騷擾向「政府」索償。』

(F) 「公契」最新版本關於上文A及B部分所述的該等設施、休憩用地及土地中的該等部分的條文

釋義

「發展項目公用地方」指擬供各「單位」「業主」及佔用人公用與共享，而並非特別指定供個別「單位」「業主」專用的所有「該土地」及「發展項目」範圍或部分，其中包括但不限於「24小時公眾行人道」、「斜坡及護土牆」、「綠化區」、行車道、循環區域、

保安護衛亭、總儀錶房、電氣房、消防控制及消防花灑控制閥室、垃圾及物料回收房、垃圾及物料回收房上部、總儀錶房上部、中電電纜豎管槽、低壓電掣房、花園(公用)、消防水箱、「停車場」及「康樂設施」消防泵房、消防花灑水箱、風機房、走廊、「停車場」及「康樂設施」消防花灑泵房、水泵及水箱房(只供公用地方灌溉用途)、草坪、位於各2-9號「洋房」天台的管道房、天台(公用)、平台(公用)、平台(公用)(園景)、變壓器房、變壓器房上部、護土牆頂部、矮牆、花槽、管理處、管理員宿舍、電訊及廣播室、業主立案法團辦事處、經由液壓平台通達的地方、「發展項目」外牆或「第一業主」依照「公契」規定指定為「發展項目公用地方」的範圍，以及符合《建築物管理條例》(第344章)第2條定義為「公用部分」的地方(附屬於「住宅單位」、「洋房公用地方」、「分層單位公用地方」、「住宅公用地方」或「停車場公用地方」的地方除外)，現於「公契圖則」以橙色顯示，僅供識別。

『「24小時公眾行人道」指「政府批地書」特別條款第(27)條所載的行人道，每日24小時供所有公眾使用，其位置現於「替代行人路圖則」以紅色顯示，僅供識別。』

第IV節C次節(a)款

「管理人」在符合「公契」和「批地文件」的規定下有全部權利和權力控制及管理「公用地方」和「公用設施」或其任何部分。

第IV節C次節(b)款

『「24小時公眾行人道」每日24小時開放供所有公眾免費及暢通無阻地使用，以作任何合法用途。』

附註：

1. 「批地文件」中「買方」一詞指「批地文件」的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。

2. 「批地文件」或「公契」最新版本中「署長」一詞指地政總署署長。

3. 除非本售樓書另行說明，否則上述所有加上括號的詞語，一律採用「批地文件」或「公契」最新版本訂明的定義。

(A) Description of any facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. Description:

   (a) The Existing Footpath as referred to in Special Condition No. (27)(a) of the Land Grant, and the Replacement Footpath as referred to in Special Condition No. (27)(c) of the Land Grant;
   (b) Diversion of the Existing Water Mains or any part thereof as referred to in Special Condition No. 41(b) of the Land Grant.

2. The general public has the right to use the Existing Footpath and the Replacement Footpath in accordance with the Land Grant.

3. A plan that shows the location of the Existing Footpath, the Replacement Footpath and the diversion of Existing Water Mains as far as it is practicable to do so is annexed at the end of this section.

(B) Description of 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. Description: the Existing Footpath and the Replacement Footpath.

2. The Existing Footpath and the Replacement Footpath is required to be managed, operated or maintained at the expenses of the Owners of the Units in the Development in accordance with the Land Grant.

3. The Owners are required to meet a proportion of the expense of managing, operating or maintaining the Existing Footpath or the Replacement Footpath through the management expenses apportioned to the Units concerned.

(C) The size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the Owners of the residential properties in the Development

Not applicable.

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

Not applicable.

(E) Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land, mentioned in Part A and Part B above

Special Condition No. (27) of the Government Grant

"(a) The Purchaser acknowledges that as at the date of this Agreement, there is an existing footpath within the lot at the area shown coloured pink hatched red on the plan annexed hereto and the Pink Hatched Red Stippled Black Area (hereinafter collectively referred to as "the Existing Footpath"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing at the date of this Agreement subject to the presence and use of the Existing Footpath and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same.

(b) Unless and until the Director may at any time otherwise determine, the Purchaser shall throughout the term hereby agreed to be granted:

   (i) permit the Government and all members of the public at all times 24 hours a day without payment of any nature whatsoever and without any interruption to pass and repass on foot or by wheelchair on, along, over, by and through the Existing Footpath; and

   (ii) manage, maintain, uphold and repair at his own expense the Existing Footpath in good condition and in all respects to the satisfaction of the Director.

(c) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director divert or replace the Existing Footpath within the lot in compliance with any requirements as shall be imposed by the Director (such diverted or replaced footpath is hereinafter referred to as "Replacement Footpath"). Prior to completion of the Replacement Footpath, the Purchaser shall at all times at his own expense maintain a free and unobstructed use of the Existing Footpath by the Government and the members of the public in accordance with sub-clause (b) of this Special Condition. The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the Purchaser's non-fulfilment of his obligations or in the carrying out of any works under this sub-clause (c).

(d) Upon completion of the Replacement Footpath, the provisions of sub-clause (b) of this Special Condition shall also apply to the Replacement Footpath.

(e) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the provision, maintenance and use of the Existing Footpath or the Replacement Footpath, if any. The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the provision, maintenance, use and subsequent change, diversion or removal of the Existing Footpath or the Replacement Footpath, if any.

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

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

Special Condition No. (41) of the Government Grant

"(a) The Purchaser acknowledges that as at the date of this Agreement there are existing fresh water mains and existing salt water mains within the lot, the Edged Pecked Green Area and the land adjacent to the lot as respectively shown by blue lines and red lines marked on the plan annexed hereto (hereinafter collectively referred to as "the Existing Water Mains"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have accepted and have satisfied himself as to the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Water Mains and no objection or claim whatsoever shall be made or raised by the Purchaser in respect of or on account of the same.

(b) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains or any part or parts thereof to such location or locations outside the lot as may be required or approved by the Director. For this purpose, the Purchaser shall, prior to carrying out the diversion works, at his own expense and in all respects to the satisfaction of the Director submit

to the Director for his written approval a proposal for diverting the Existing Water Mains or any part or parts thereof, and shall not carry out any work whatsoever until the Director shall have given his written approval to the proposal. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in granting the aforesaid approval, including the cost of provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities. Except for the purpose of carrying out the approved diversion works, the Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Water Mains or any part or parts thereof.

(c) Unless and until the diversion of the whole of the Existing Water Mains is completed in accordance with sub-clause (b) of this Special Condition and the Existing Water Mains are completely diverted to the location or locations outside the lot, the Director of Water Supplies and his officers, agents, contractors and workmen and any persons authorized by the Director of Water Supplies with or without tools, equipment, plant, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress to, from or through the lot for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Mains.

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

(e) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising out of or in connection with the presence of the Existing Water Mains or anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the diversion of the Existing Water Mains or the provision, construction, maintenance, repair, demolition or removal of the existing water supply facilities referred to in sub-clause (b) of this Special Condition.

(f) The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person by reason of the presence of the Existing Water Mains under sub-clause (a) of this Special Condition or arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage nuisance or disturbance."

(F) Provisions of the latest draft of the Deed of Mutual Covenant ("DMC") that concern those facilities and open spaces, and those parts of the land, mentioned in subsection Part A and Part B above

Definition

"Development Common Areas" means all those areas or parts of the Land and the Development for the common use and benefit of the Owners and occupiers of the Units and is not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Unit, and shall include but not limited to the 24-Hour Public Footpath, Slopes and Retaining Walls, the Greenery Area, drive way, circulation areas, guard house, master meter room, electrical room, fire service control and sprinkler control valve room, refuse storage and material recovery chamber, upper part of refuse storage and material recovery chamber, upper part of master meter room, CLP cable riser duct, low voltage switch room, garden (common), fire service water tank, fire service pump room for Car Park and Recreational Facilities, sprinkler water tank, fan room, corridor, sprinkler water pump room for Car Park and Recreational Facilities, water pump and tank room (irrigation for common area only), lawn, dog house on the roof of each of Houses 2 to 9, roof (common), flat roof (common), flat roof (common) (landscape), transformer room, upper part of transformer room, top of retaining wall, parapet wall, planter, management office, quarter for caretakers, telecommunications and broadcasting room, owners' corporation office, area to be accessed by hydraulic platform, the external walls of the Development or designated by the First Owner to be Development Common Areas in accordance with the provisions of the DMC, and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Cap.344) (other than those forming part of a Residential Unit, the House Common Areas, Apartment Common Areas, Residential Common Areas or Car Park Common Areas), which are for the purpose of identification shown coloured orange on the DMC Plans.

"24-Hour Public Footpath" means the footpath referred to in Special Condition No.(27) of the Government Grant for the use by all members of the public 24 hours a day. For the purpose of identification only, the location of the 24-Hour Public Footpath is shown coloured red on the Replacement Footpath Plan.

Sub-clause (a) of Subsection C of Section IV

The Manager shall have full right and authority to control and manage the Common Areas and the Common Facilities or any part thereof subject to the provisions of this Deed and the Government Grant.

Sub-clause (b) of Subsection C of Section IV

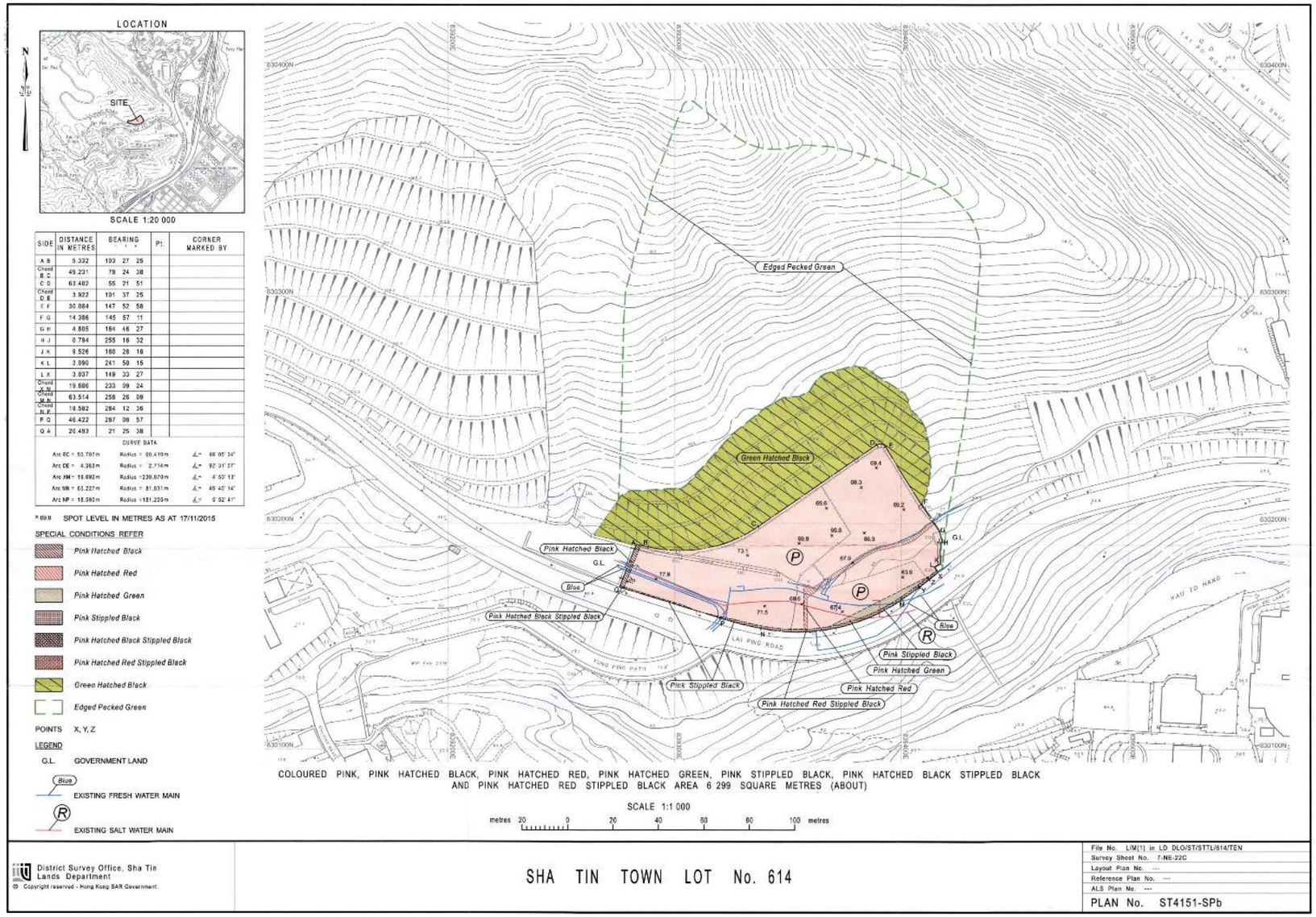
"The 24-Hour Public Footpath will be kept open for the use by all members of the public 24 hours a day for all lawful purposes free of charge and without any interruption."

Notes:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.

2. The reference to the "Director" in the Land Grant or the latest draft of the DMC means the Director of Lands.

3. Unless otherwise defined in this sales brochure, the capitalized terms used in the above shall have the same meaning of such terms in the Land Grant or the latest draft of the DMC.



圖例
Legend:

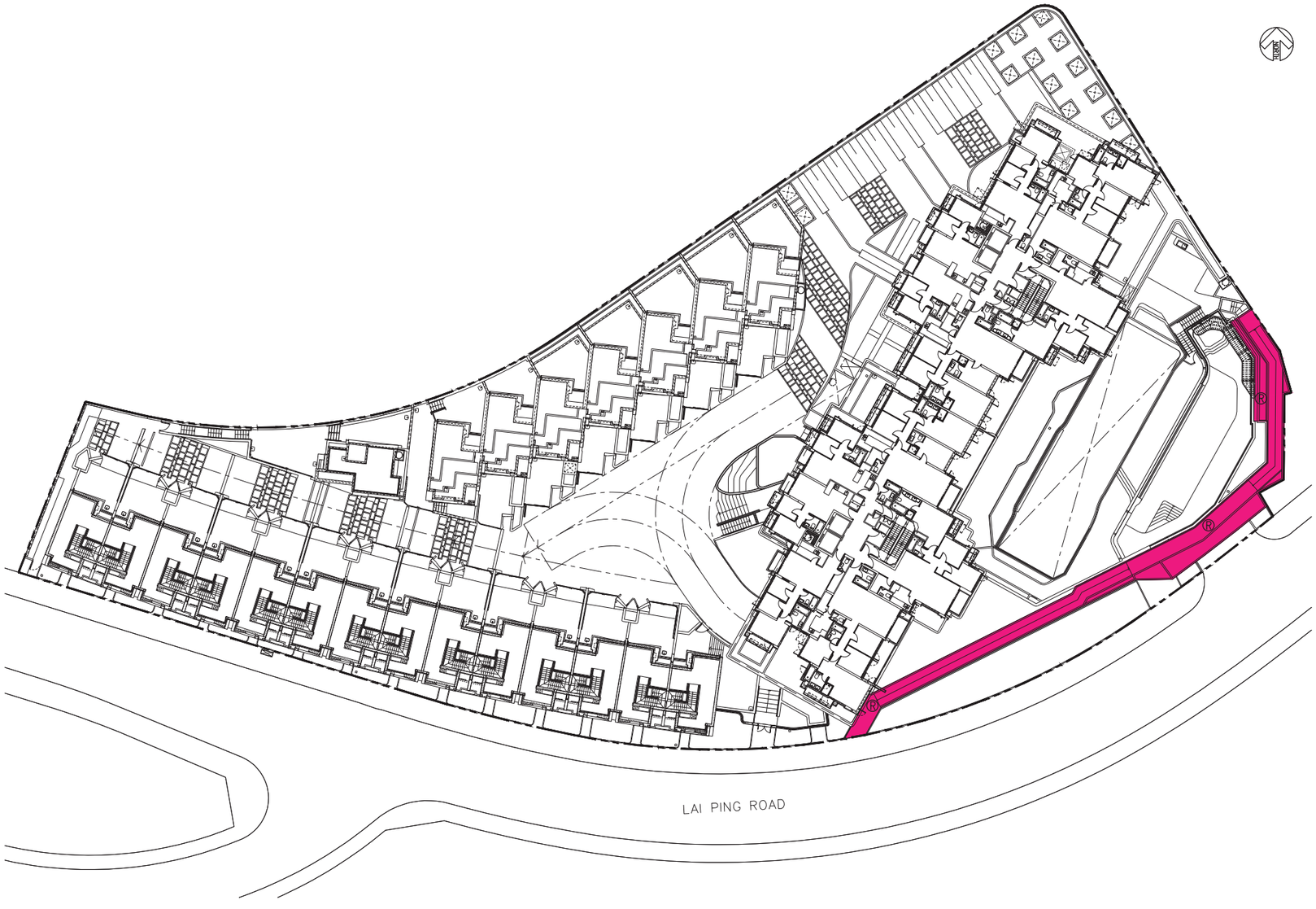
粉紅色間紅斜線範圍
Pink Hatched Red Area

粉紅色間紅斜線加黑點範圍
Pink Hatched Red Stippled Black Area

備註 Remark：

「現有行人道」位處粉紅色間紅斜線範圍和粉紅色間紅斜線加黑點範圍。上圖僅作顯示「現有行人道」的位置，圖中所示之其他事項未必能反映其最新狀況。
The Existing Footpath is at the Pink Hatched Red Area and Pink Hatched Red Stippled Black Area. The plan above is for showing the location of the Existing Footpath only. Other matters shown in this plan may not reflect their latest conditions.

Replacement Footpath Plan
替代行人路圖



圖例
Legend:

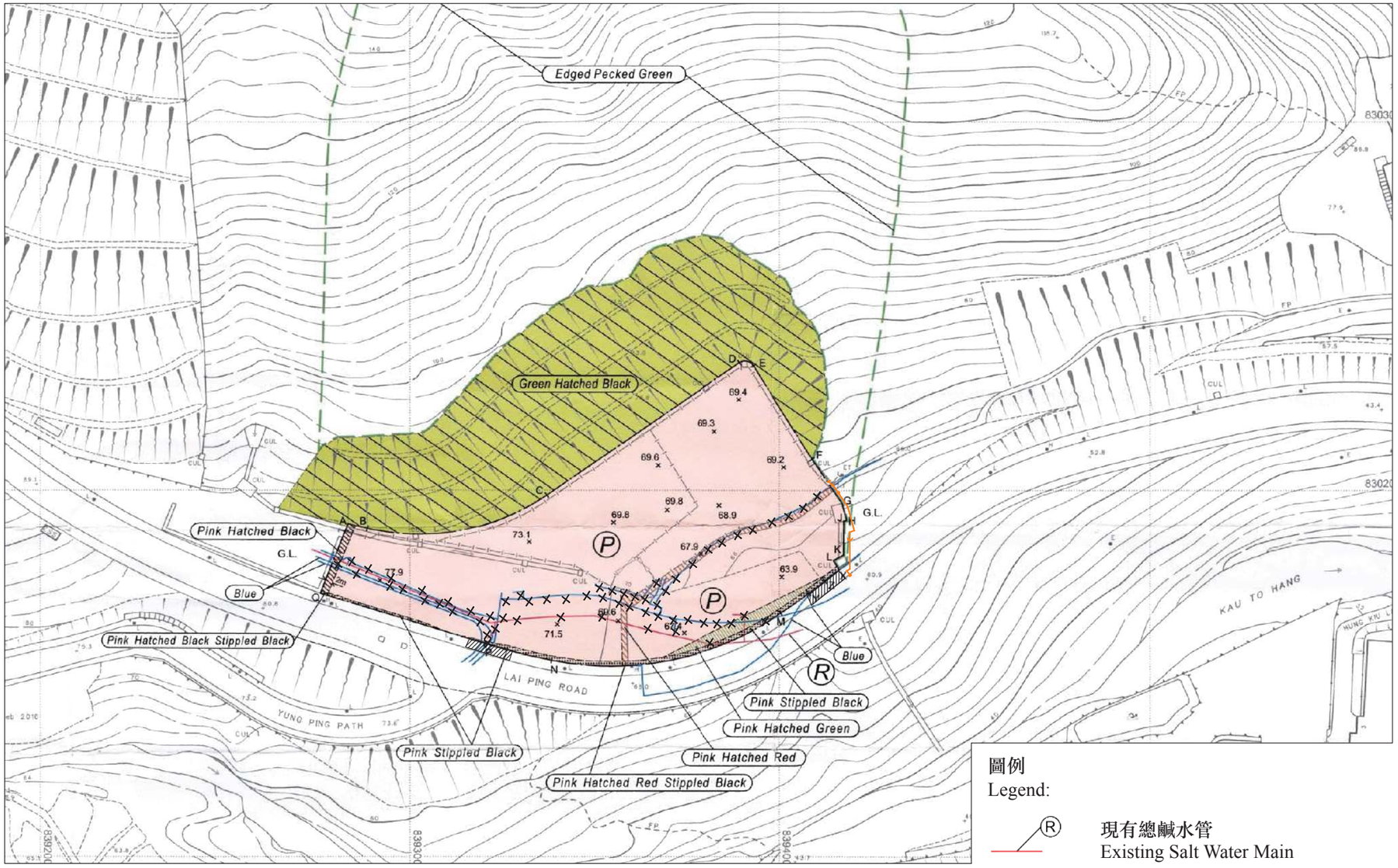
替代行人路
Replacement Footpath

土地界線
Boundary Of Sha Tin Town Lot No. 614

比例尺Scale (m = 米)

0 5m 10m 20m

備註：上圖僅作顯示「替代行人路」的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plan above is for showing the location of the Replacement Footpath only. Other matters shown in this plan may not reflect their latest conditions.



圖例
Legend:

現有總鹹水管 Existing Salt Water Main	廢棄之總鹹水管 Abandoned Salt Water Main
現有總食水管 Existing Fresh Water Main	廢棄之總食水管 Abandoned Fresh Water Main
「現有總水管」的改道 Diversion of Existing Water Mains	地盤邊界線外已終止使用及封堵之地底總水管 Underground Water Main Terminated And Plugged-off Outside The Site Boundary

備註：上圖僅作顯示「現有總水管」的改道的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: The plan above is for showing the location of the Diversion of Existing Water Mains only. Other matters shown in this plan may not reflect their latest conditions.

對買方的警告 Warning to purchasers

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

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—

   (a) 該律師事務所可能不能夠保障買方的利益；及

   (b) 買方可能要聘用一間獨立的律師事務所；及

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

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

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

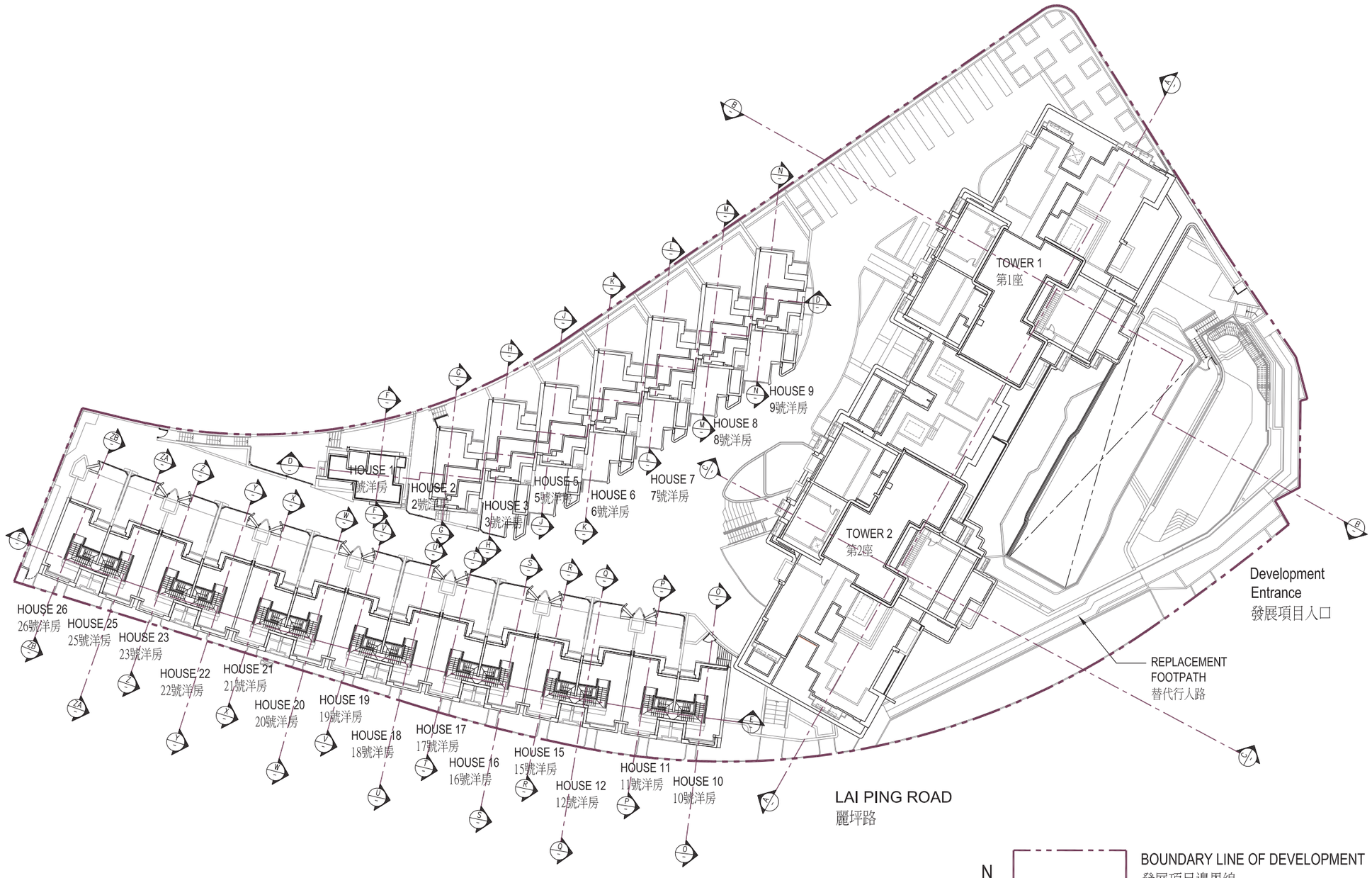
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-

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

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

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

發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



Key Plan
索引圖

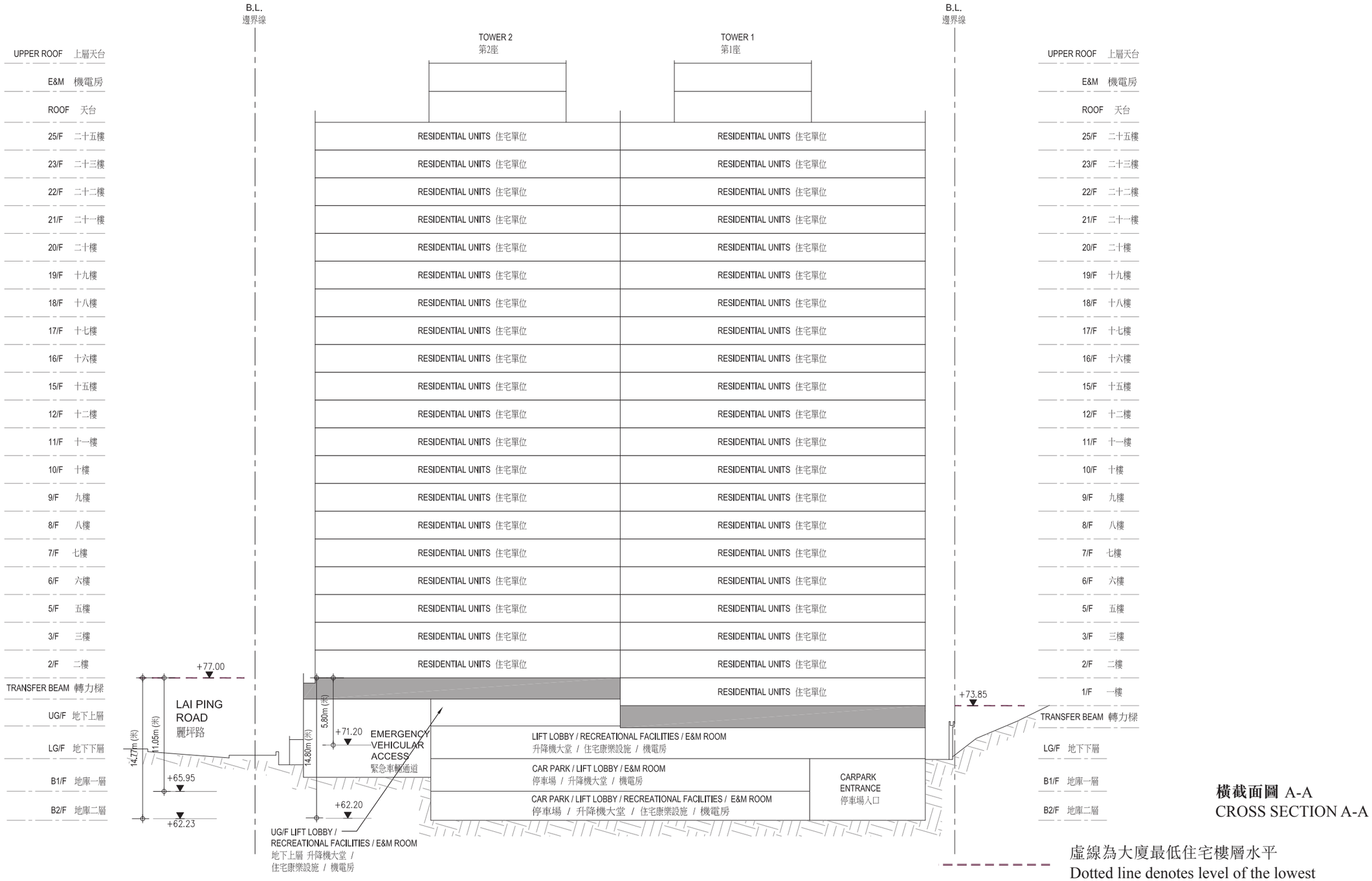
N
(北)

BOUNDARY LINE OF DEVELOPMENT
發展項目邊界線

Scale 比例尺

0 M (米) 25 M (米)

發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



橫截面圖 A-A
CROSS SECTION A-A

虛線為大廈最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for towers

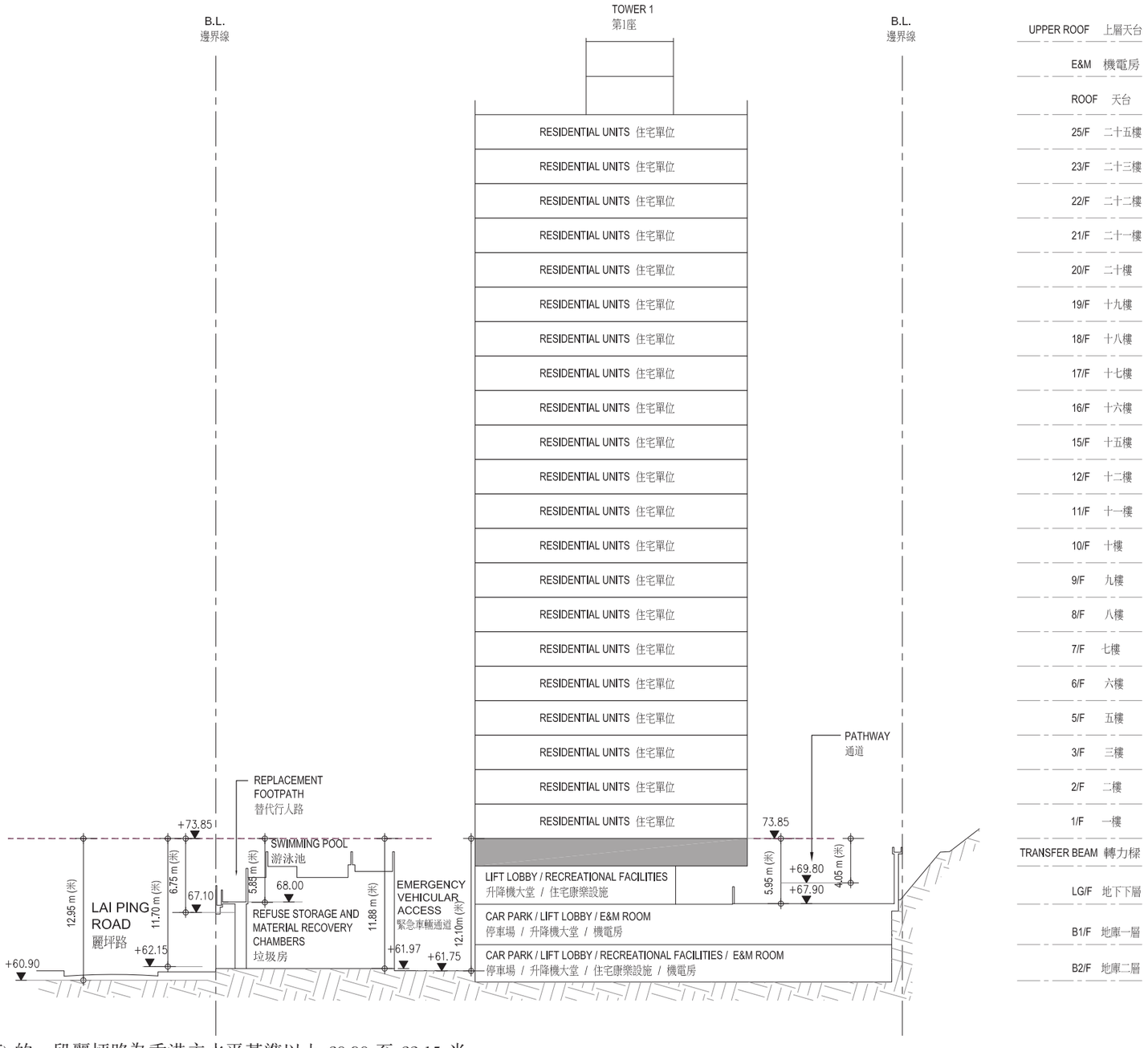
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

毗連建築物 (發展項目第2座) 的一段麗坪路為香港主水平基準以上 62.23 至 65.95 米。
The part of the Lai Ping Road adjacent to the building (Tower 2 of the Development) is 62.23 to 65.95 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目第2座) 的一段緊急車輛通道為香港主水平基準以上 62.20 至 71.20 米。
The part of the Emergency Vehicular Access adjacent to the building (Tower 2 of the Development) is 62.20 to 71.20 meters above Hong Kong Principal Datum.

發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



橫截面圖 B-B
CROSS SECTION B-B

毗連建築物 (發展項目第1座) 的一段麗坪路為香港主水平基準以上 60.90 至 62.15 米。
The part of the Lai Ping Road adjacent to the building (Tower 1 of the Development) is 60.90 to 62.15 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目第1座) 的一段緊急車輛通道為香港主水平基準以上 61.75 至 61.97 米。
The part of the Emergency Vehicular Access adjacent to the building (Tower 1 of the Development) is 61.75 to 61.97 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目第1座) 的一段替代行人路為香港主水平基準以上 67.10 至 68.00 米。
The part of the Replacement Footpath adjacent to the building (Tower 1 of the Development) is 67.10 to 68.00 meters above Hong Kong Principal Datum.

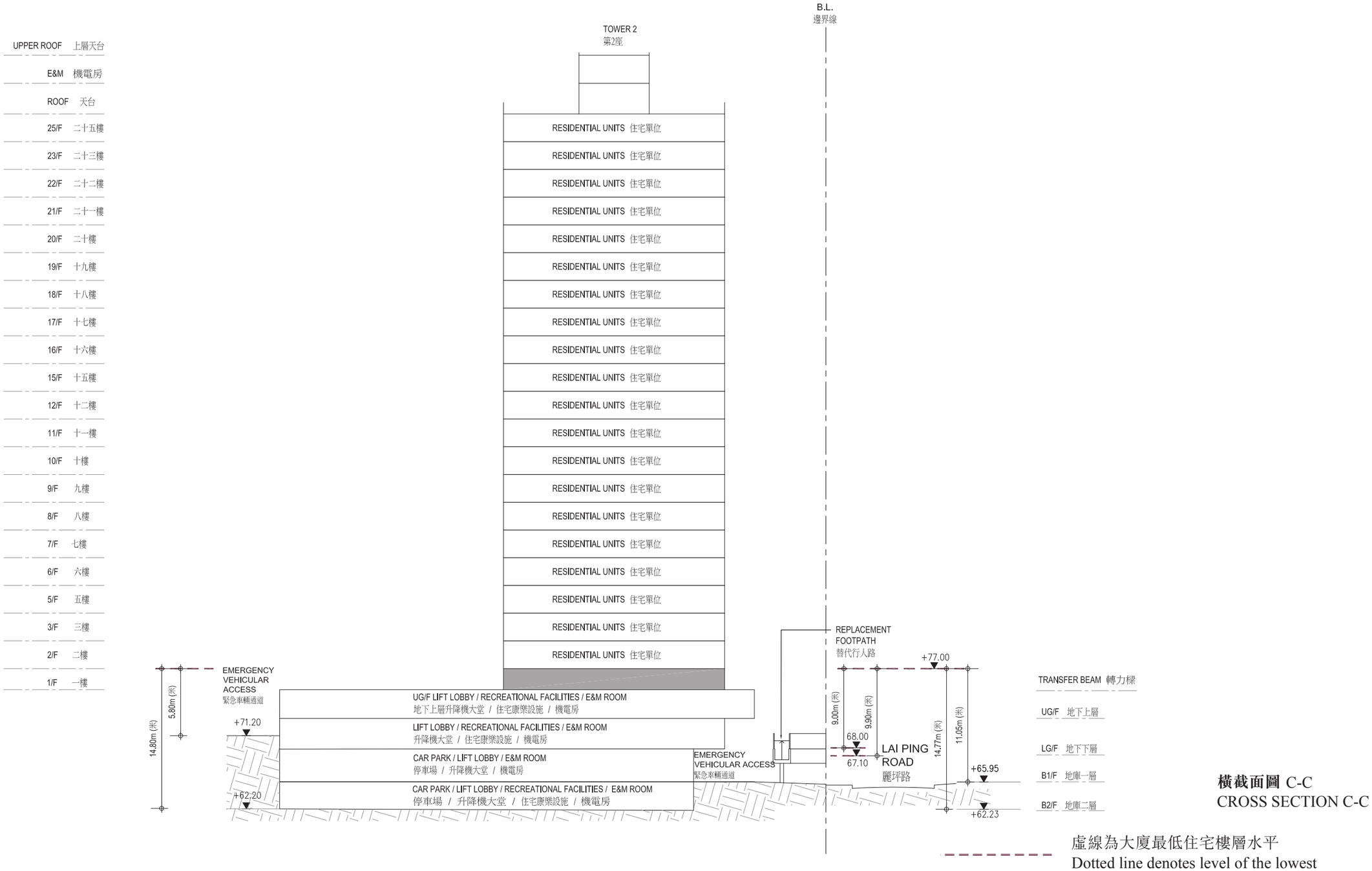
毗連建築物 (發展項目第1座) 的一段通道為香港主水平基準以上 67.90至 69.80 米。
The part of the pathway adjacent to the building (Tower 1 of the Development) is 67.90 to 69.80 meters above Hong Kong Principal Datum.

虛線為大廈最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for towers

B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



橫截面圖 C-C
CROSS SECTION C-C

毗連建築物 (發展項目第2座) 的一段麗坪路為香港主水平基準以上 62.23 至 65.95 米。
The part of the Lai Ping Road adjacent to the building (Tower 2 of the Development) is 62.23 to 65.95 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目第2座) 的一段緊急車輛通道為香港主水平基準以上 62.20 至 71.20 米。
The part of the Emergency Vehicular Access adjacent to the building (Tower 2 of the Development) is 62.20 to 71.20 meters above Hong Kong Principal Datum.

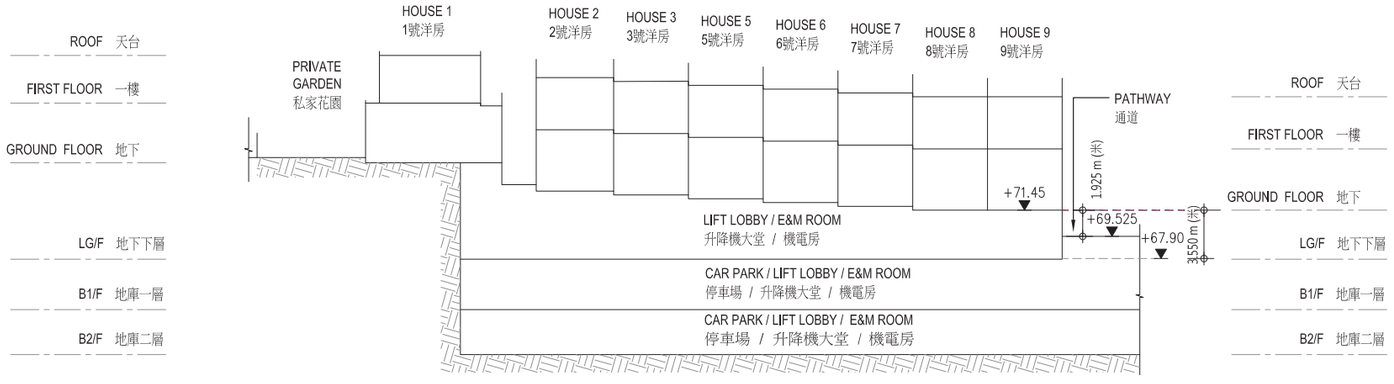
毗連建築物 (發展項目第2座) 的一段替代行人路為香港主水平基準以上67.10 至 68.00米。
The part of the Replacement Footpath adjacent to the building (Tower 2 of the Development) is 67.10 to 68.00 meters above Hong Kong Principal Datum.

虛線為大廈最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for towers

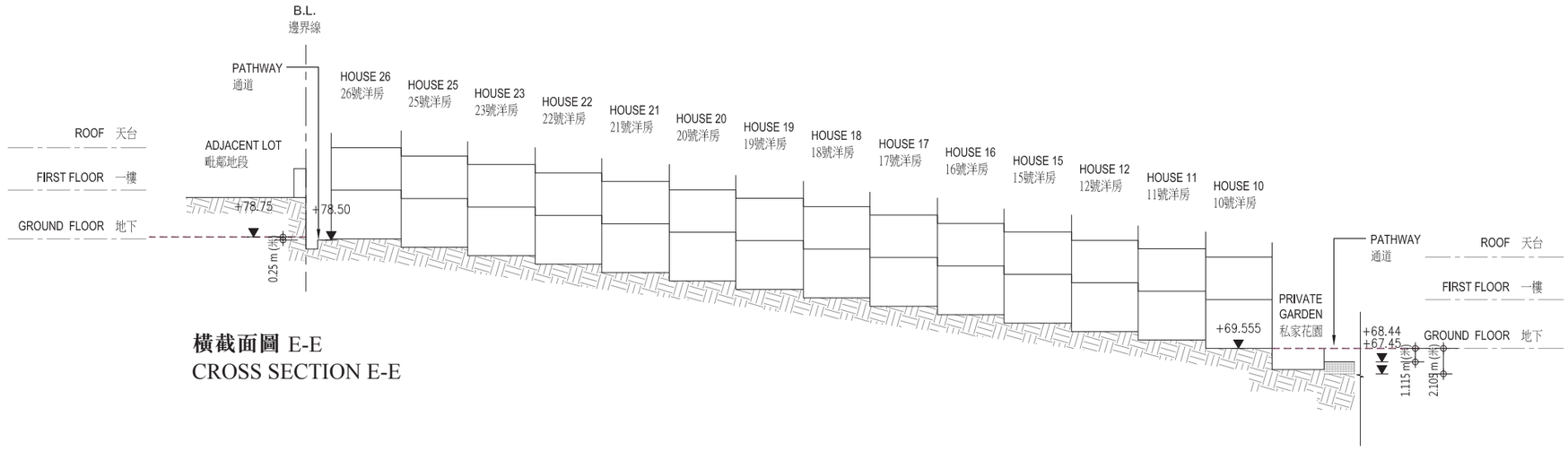
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



橫截面圖 D-D
CROSS SECTION D-D



橫截面圖 E-E
CROSS SECTION E-E

虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

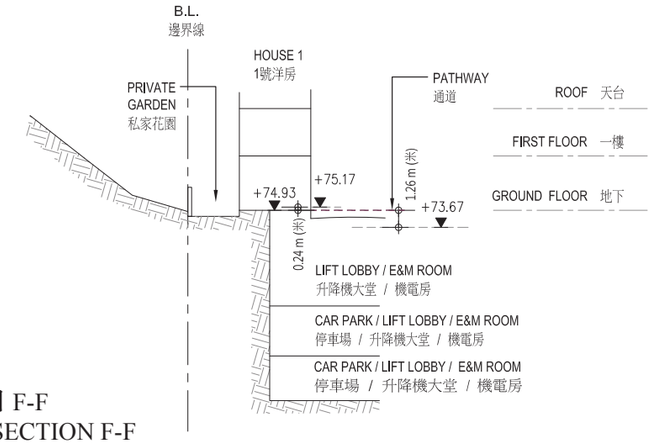
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

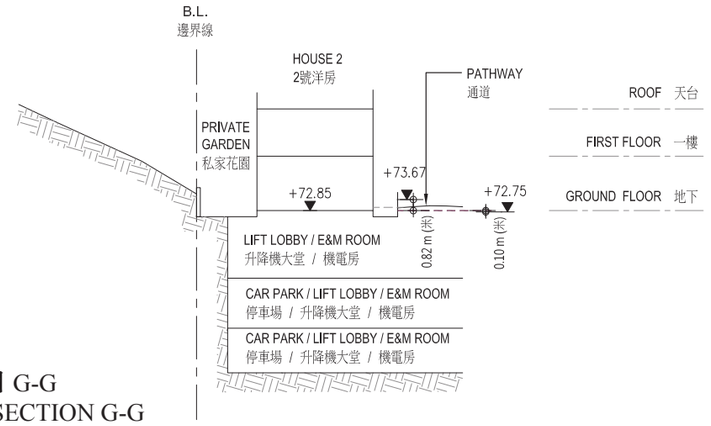
毗連建築物 (發展項目9號洋房) 的一段通道為香港主水平基準以上 67.90 至 69.525 米。
The part of the pathway adjacent to the building (House 9 of the Development) is 67.90 to 69.525 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目10號洋房) 的一段通道為香港主水平基準以上 67.45 至 68.44 米。
The part of the pathway adjacent to the building (House 10 of the Development) is 67.45 to 68.44 meters above Hong Kong Principal Datum.

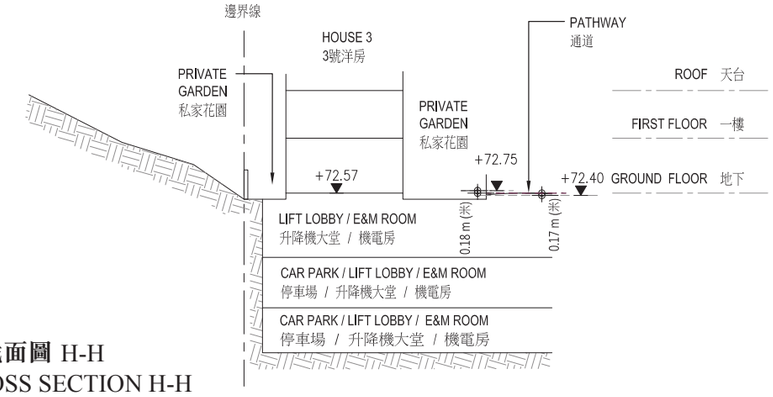
發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



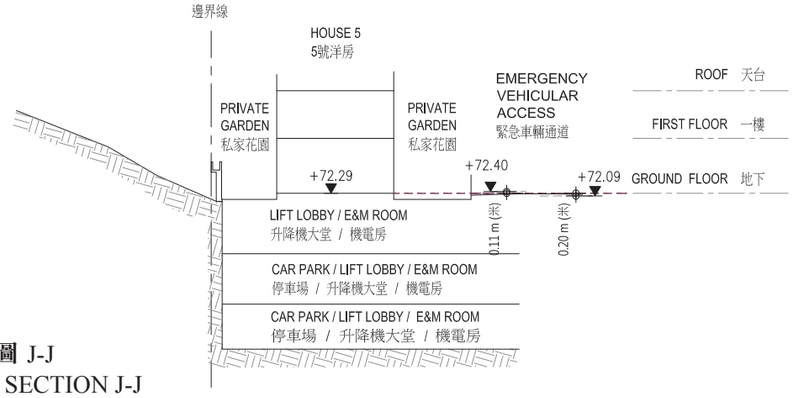
橫截面圖 F-F
CROSS SECTION F-F



橫截面圖 G-G
CROSS SECTION G-G



橫截面圖 H-H
CROSS SECTION H-H



橫截面圖 J-J
CROSS SECTION J-J

毗連建築物(發展項目1號洋房)的一段通道為香港主水平基準以上73.67米至75.17米。
The part of the pathway adjacent to the building (House 1 of the Development) is 73.67 to 75.17 meters above Hong Kong Principal Datum.

毗連建築物(發展項目2號洋房)的一段通道為香港主水平基準以上72.75米至73.67米。
The part of the pathway adjacent to the building (House 2 of the Development) is 72.75 to 73.67 meters above Hong Kong Principal Datum.

毗連建築物(發展項目3號洋房)的一段通道為香港主水平基準以上72.40米至72.75米。
The part of the pathway adjacent to the building (House 3 of the Development) is 72.40 to 72.75 meters above Hong Kong Principal Datum.

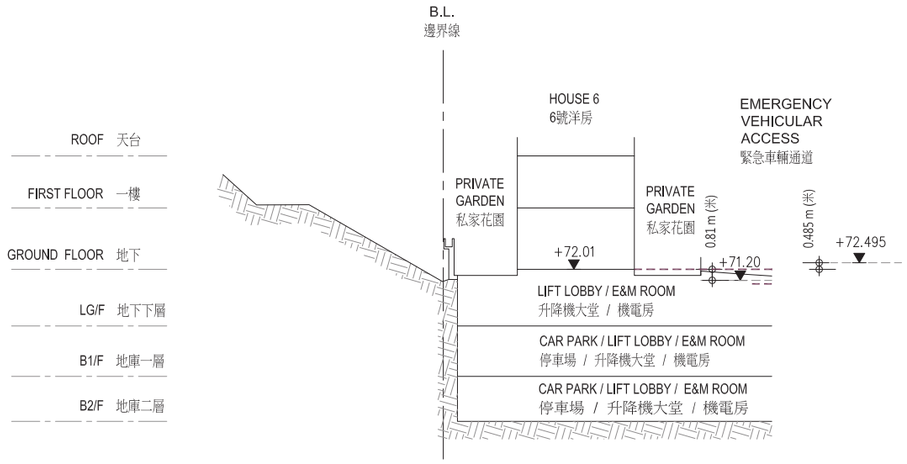
毗連建築物(發展項目5號洋房)的一段緊急車輛通道為香港主水平基準以上 72.09 至 72.40 米。
The part of the Emergency Vehicular Access adjacent to the building (House 5 of the Development) is 72.09 to 72.40 meters above Hong Kong Principal Datum.

虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

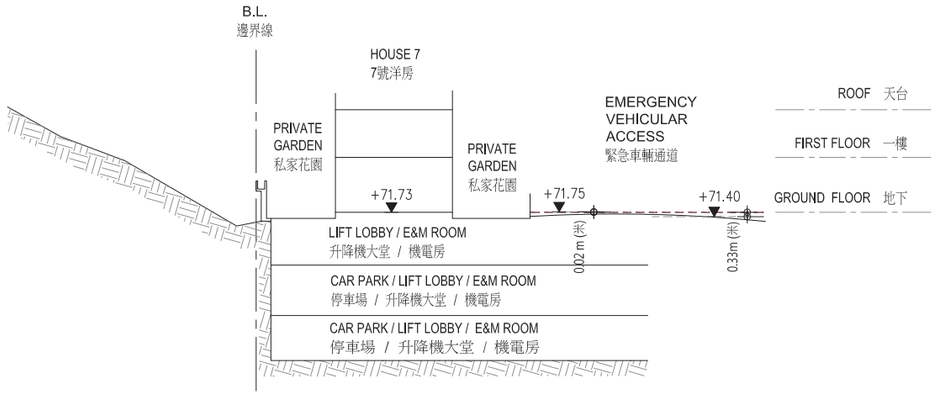
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

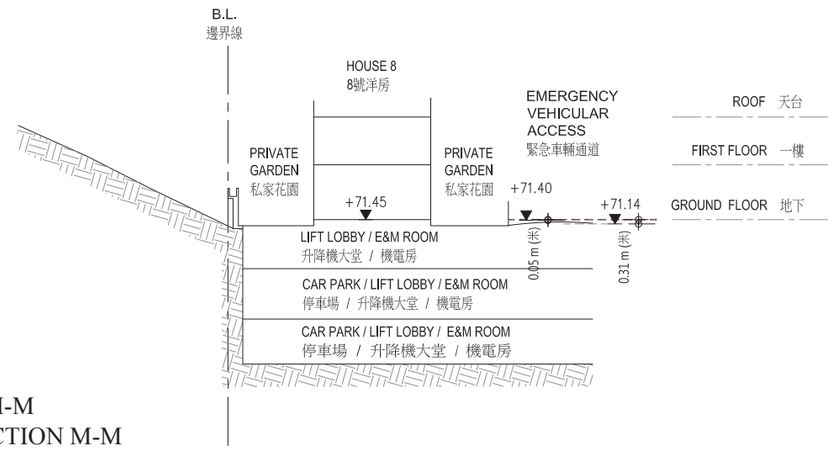
發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



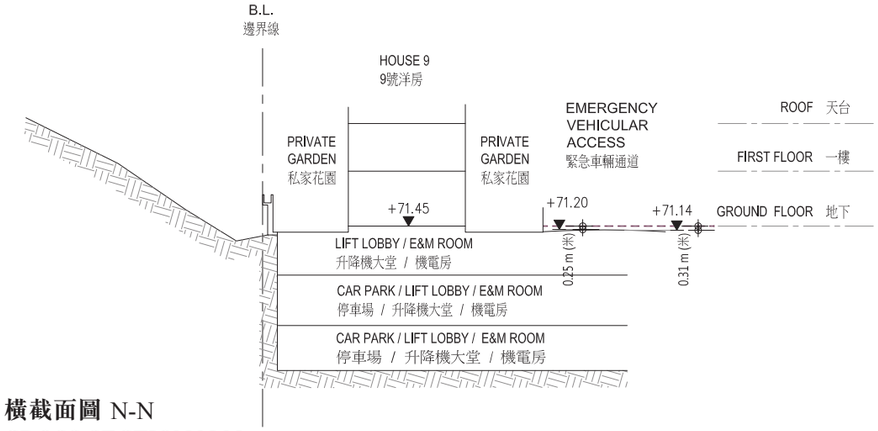
橫截面圖 K-K
CROSS SECTION K-K



橫截面圖 L-L
CROSS SECTION L-L



橫截面圖 M-M
CROSS SECTION M-M



橫截面圖 N-N
CROSS SECTION N-N

毗連建築物 (發展項目6號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.20 至 72.495 米。
The part of the Emergency Vehicular Access adjacent to the building (House 6 of the Development) is 71.20 to 72.495 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目7號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.40 至 71.75 米。
The part of the Emergency Vehicular Access adjacent to the building (House 7 of the Development) is 71.40 to 71.75 meters above Hong Kong Principal Datum.

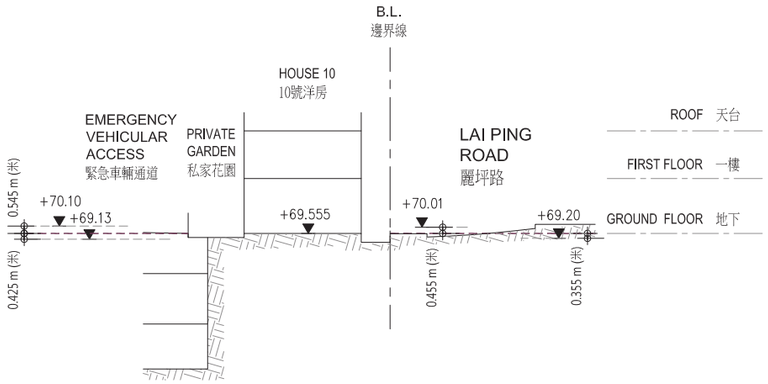
毗連建築物 (發展項目8號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.14 至 71.40 米。
The part of the Emergency Vehicular Access adjacent to the building (House 8 of the Development) is 71.14 to 71.40 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目9號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.14 至 71.20 米。
The part of the Emergency Vehicular Access adjacent to the building (House 9 of the Development) is 71.14 to 71.20 meters above Hong Kong Principal Datum.

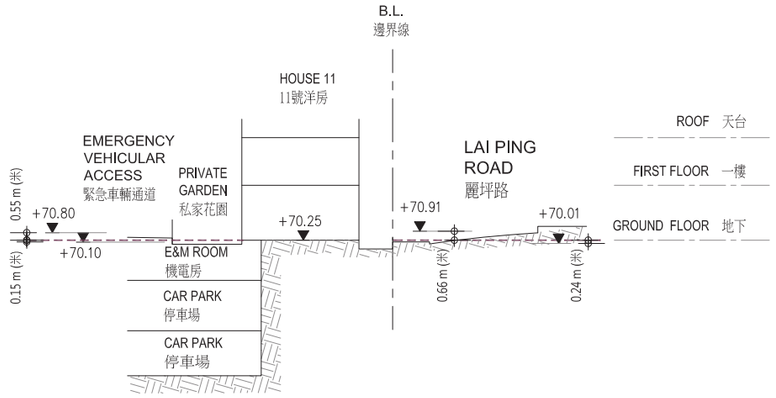
虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)



橫截面圖 O-O
CROSS SECTION O-O



橫截面圖 P-P
CROSS SECTION P-P

毗連建築物 (發展項目10號洋房) 的一段麗坪路為香港主水平基準以上 69.20 至 70.01 米。
The part of the Lai Ping Road adjacent to the building (House 10 of the Development) is 69.20 to 70.01 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目10號洋房) 的一段緊急車輛通道為香港主水平基準以上 69.13 至 70.10 米。
The part of the Emergency Vehicular Access adjacent to the building (House 10 of the Development) is 69.13 to 70.10 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目11號洋房) 的一段麗坪路為香港主水平基準以上 70.01 至 70.91 米。
The part of the Lai Ping Road adjacent to the building (House 11 of the Development) is 70.01 to 70.91 meters above Hong Kong Principal Datum.

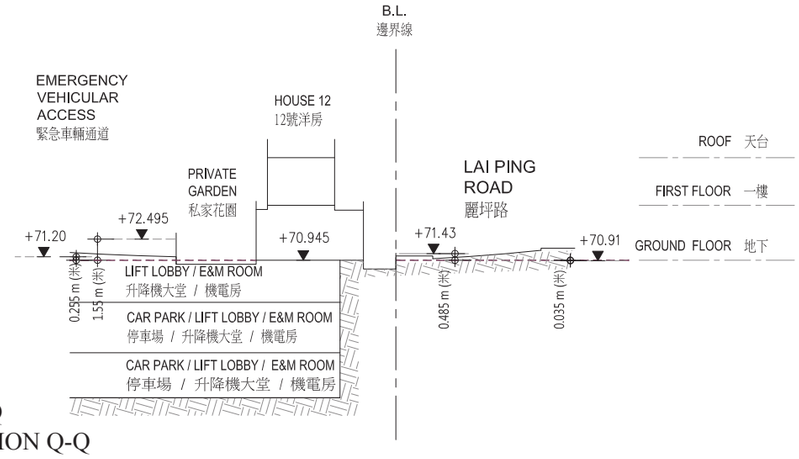
毗連建築物 (發展項目11號洋房) 的一段緊急車輛通道為香港主水平基準以上 70.10 至 70.80 米。
The part of the Emergency Vehicular Access adjacent to the building (House 11 of the Development) is 70.10 to 70.80 meters above Hong Kong Principal Datum.

虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

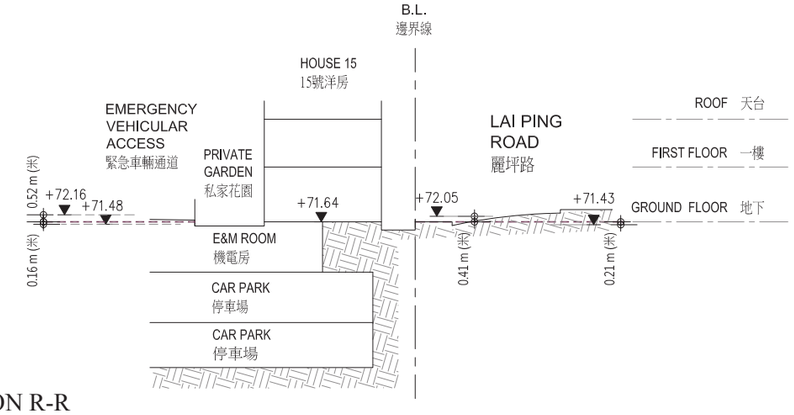
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

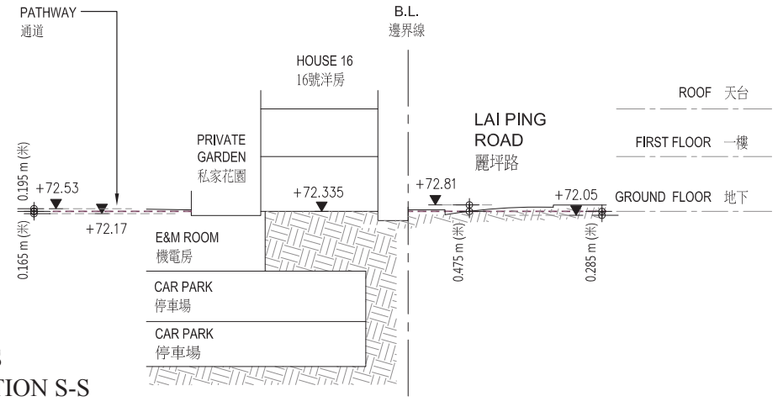
發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



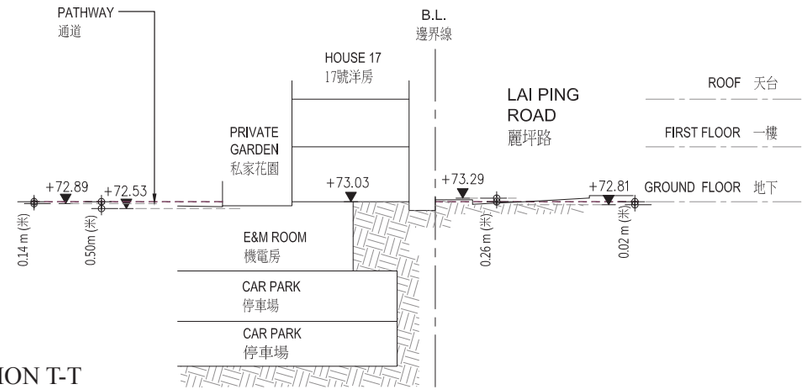
橫截面圖 Q-Q
CROSS SECTION Q-Q



橫截面圖 R-R
CROSS SECTION R-R



橫截面圖 S-S
CROSS SECTION S-S



橫截面圖 T-T
CROSS SECTION T-T

毗連建築物 (發展項目12號洋房) 的一段麗坪路為香港主水平基準以上 70.91 至 71.43 米。
The part of the Lai Ping Road adjacent to the building (House 12 of the Development) is 70.91 to 71.43 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目12號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.20 至 72.495 米。
The part of the Emergency Vehicular Access adjacent to the building (House 12 of the Development) is 71.20 to 72.495 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目15號洋房) 的一段麗坪路為香港主水平基準以上 71.43 至 72.05 米。
The part of the Lai Ping Road adjacent to the building (House 15 of the Development) is 71.43 to 72.05 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目15號洋房) 的一段緊急車輛通道為香港主水平基準以上 71.48 至 72.16 米。
The part of the Emergency Vehicular Access adjacent to the building (House 15 of the Development) is 71.48 to 72.16 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目16號洋房) 的一段麗坪路為香港主水平基準以上 72.05 至 72.81 米。
The part of the Lai Ping Road adjacent to the building (House 16 of the Development) is 72.05 to 72.81 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目16號洋房) 的一段通道為香港主水平基準以上 72.17 至 72.53 米。
The part of the pathway adjacent to the building (House 16 of the Development) is 72.17 to 72.53 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目17號洋房) 的一段麗坪路為香港主水平基準以上 72.81 至 73.29 米。
The part of the Lai Ping Road adjacent to the building (House 17 of the Development) is 72.81 to 73.29 meters above Hong Kong Principal Datum.

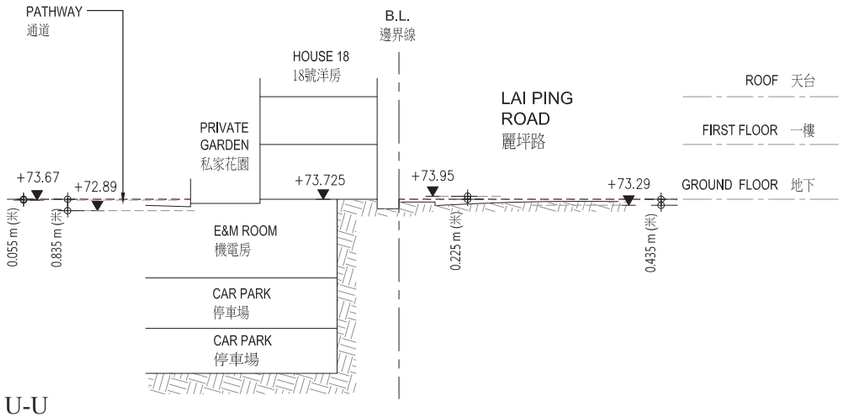
毗連建築物 (發展項目17號洋房) 的一段通道為香港主水平基準以上 72.53 至 72.89 米。
The part of the pathway adjacent to the building (House 17 of the Development) is 72.53 to 72.89 meters above Hong Kong Principal Datum.

虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

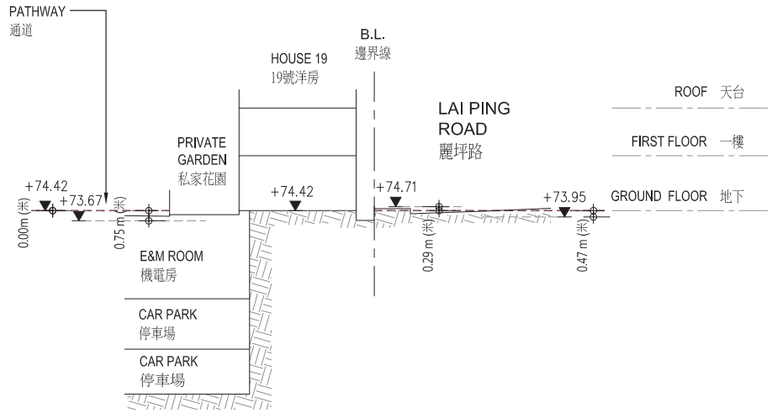
B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)

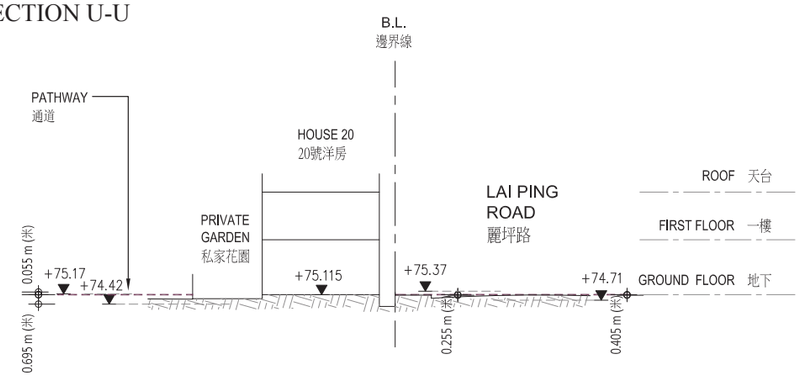
發展項目中的建築物的橫截面圖 Cross-section plan of building in the development



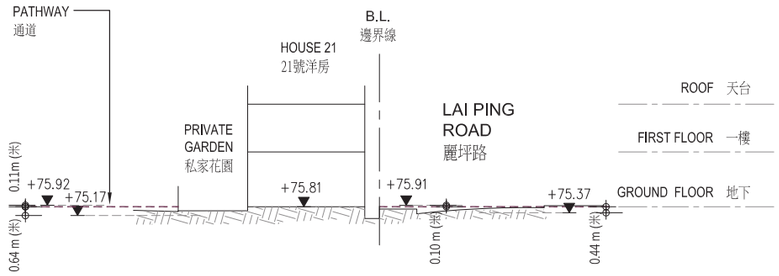
橫截面圖 U-U
CROSS SECTION U-U



橫截面圖 V-V
CROSS SECTION V-V



橫截面圖 W-W
CROSS SECTION W-W



橫截面圖 X-X
CROSS SECTION X-X

毗連建築物 (發展項目18號洋房) 的一段麗坪路為香港主水平基準以上 73.29 至 73.95 米。
The part of the Lai Ping Road adjacent to the building (House 18 of the Development) is 73.29 to 73.95 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目18號洋房) 的一段通道為香港主水平基準以上 72.89 至 73.67 米。
The part of the pathway adjacent to the building (House 18 of the Development) is 72.89 to 73.67 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目19號洋房) 的一段麗坪路為香港主水平基準以上 73.95 至 74.71 米。
The part of the Lai Ping Road adjacent to the building (House 19 of the Development) is 73.95 to 74.71 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目19號洋房) 的一段通道為香港主水平基準以上 73.67 至 74.42 米。
The part of the pathway adjacent to the building (House 19 of the Development) is 73.67 to 74.42 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目20號洋房) 的一段麗坪路為香港主水平基準以上 74.71 至 75.37 米。
The part of the Lai Ping Road adjacent to the building (House 20 of the Development) is 74.71 to 75.37 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目20號洋房) 的一段通道為香港主水平基準以上 74.42 至 75.17 米。
The part of the pathway adjacent to the building (House 20 of the Development) is 74.42 to 75.17 meters above Hong Kong Principal Datum.

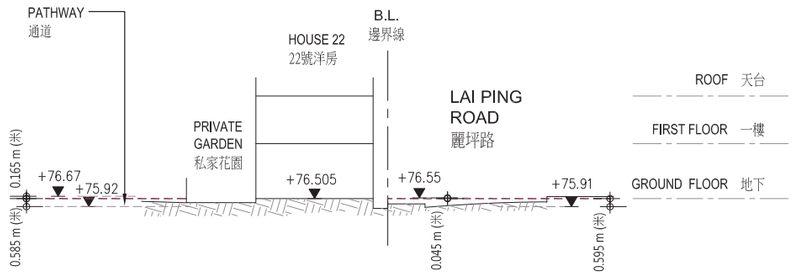
毗連建築物 (發展項目21號洋房) 的一段麗坪路為香港主水平基準以上 75.37 至 75.91 米。
The part of the Lai Ping Road adjacent to the building (House 21 of the Development) is 75.37 to 75.91 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目21號洋房) 的一段通道為香港主水平基準以上 75.17 至 75.92 米。
The part of the pathway adjacent to the building (House 21 of the Development) is 75.17 to 75.92 meters above Hong Kong Principal Datum.

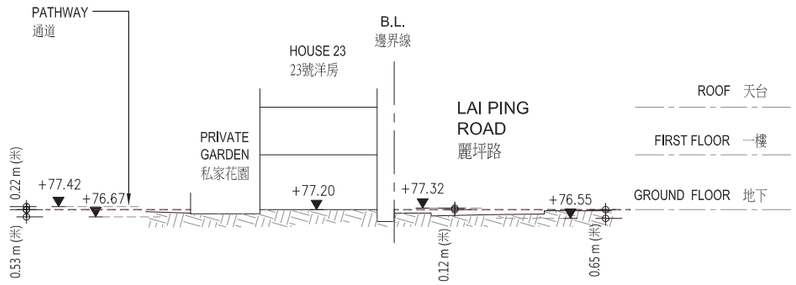
虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線
Boundary Line

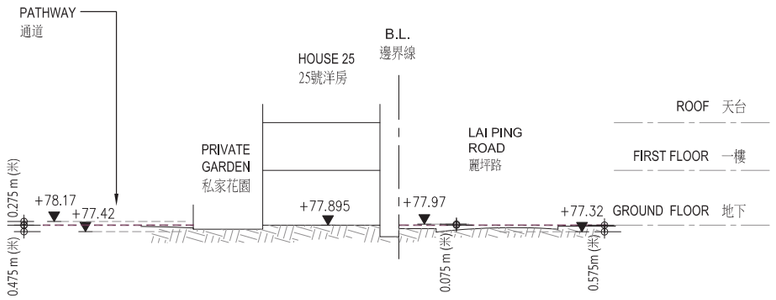
▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)



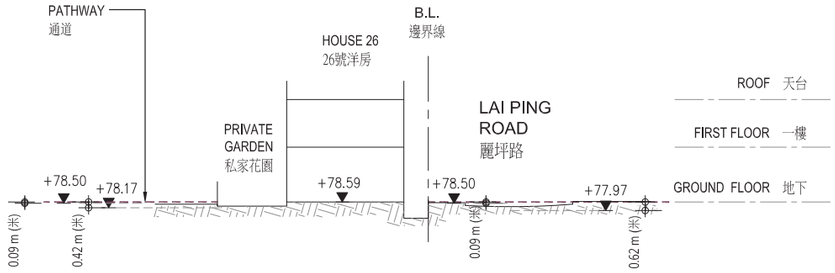
橫截面圖 Y-Y
CROSS SECTION Y-Y



橫截面圖 Z-Z
CROSS SECTION Z-Z



橫截面圖 Z-A
CROSS SECTION Z-A



橫截面圖 Z-B
CROSS SECTION Z-B

毗連建築物 (發展項目22號洋房) 的一段麗坪路為香港主水平基準以上 75.91 至 76.55 米。
The part of the Lai Ping Road adjacent to the building (House 22 of the Development) is 75.91 to 76.55 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目22號洋房) 的一段通道為香港主水平基準以上 75.92 至 76.67 米。
The part of the pathway adjacent to the building (House 22 of the Development) is 75.92 to 76.67 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目23號洋房) 的一段麗坪路為香港主水平基準以上 76.55 至 77.32 米。
The part of the Lai Ping Road adjacent to the building (House 23 of the Development) is 76.55 to 77.32 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目23號洋房) 的一段通道為香港主水平基準以上76.67 至 77.42 米。
The part of the pathway adjacent to the building (House 23 of the Development) is 76.67 to 77.42 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目25號洋房) 的一段麗坪路為香港主水平基準以上 77.32 至 77.97 米。
The part of the Lai Ping Road adjacent to the building (House 25 of the Development) is 77.32 to 77.97 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目25號洋房) 的一段通道為香港主水平基準以上 77.42 至 78.17 米。
The part of the pathway adjacent to the building (House 25 of the Development) is 77.42 to 78.17 meters above Hong Kong Principal Datum.

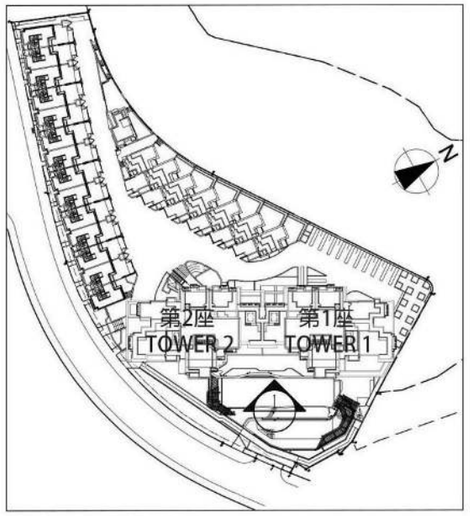
毗連建築物 (發展項目26號洋房) 的一段麗坪路為香港主水平基準以上 77.97 至 78.50 米。
The part of the Lai Ping Road adjacent to the building (House 26 of the Development) is 77.97 to 78.50 meters above Hong Kong Principal Datum.

毗連建築物 (發展項目26號洋房) 的一段通道為香港主水平基準以上 78.17 至 78.50米。
The part of the pathway adjacent to the building (House 26 of the Development) is 78.17 to 78.50 meters above Hong Kong Principal Datum.

虛線為洋房最低住宅樓層水平
Dotted line denotes level of the lowest residential floor for houses

B.L. = 邊界線
Boundary Line

▼ 香港主水平基準以上高度(米)
Height in meters above Hong Kong Principal Datum (HKPD)



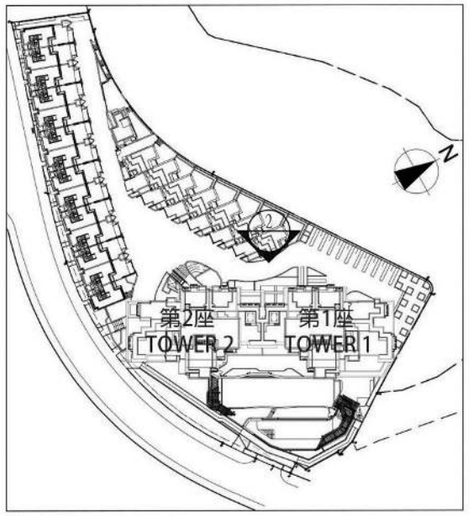
索引圖 KEY PLAN



第2座及第1座立面圖 1
TOWER 2 & TOWER 1 ELEVATION 1

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



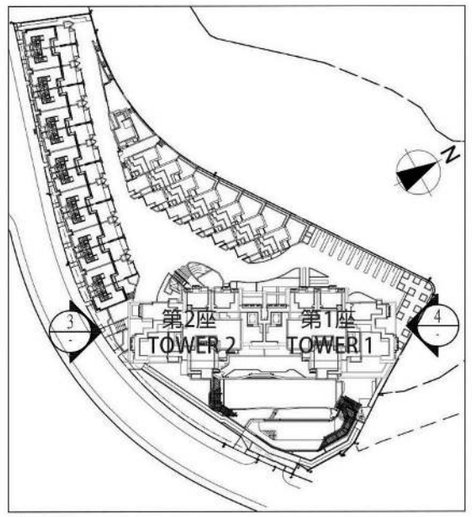
索引圖 KEY PLAN



第1座及第2座立面圖 2
TOWER 1 & TOWER 2 ELEVATION 2

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



第2座 TOWER 2

第2座立面圖 3
TOWER 2 ELEVATION 3

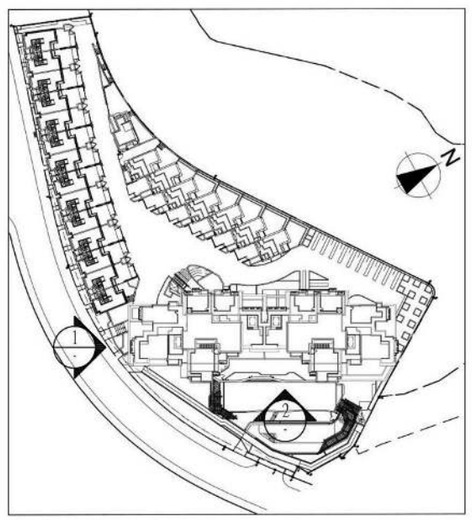


第1座 TOWER 1

第1座立面圖 4
TOWER 1 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



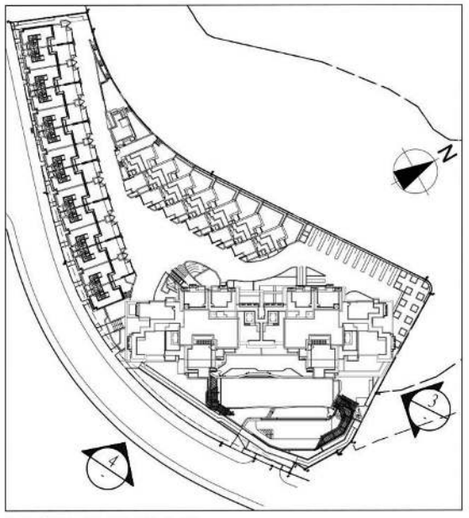
大廈平台立面圖 1
PODIUM ELEVATION 1



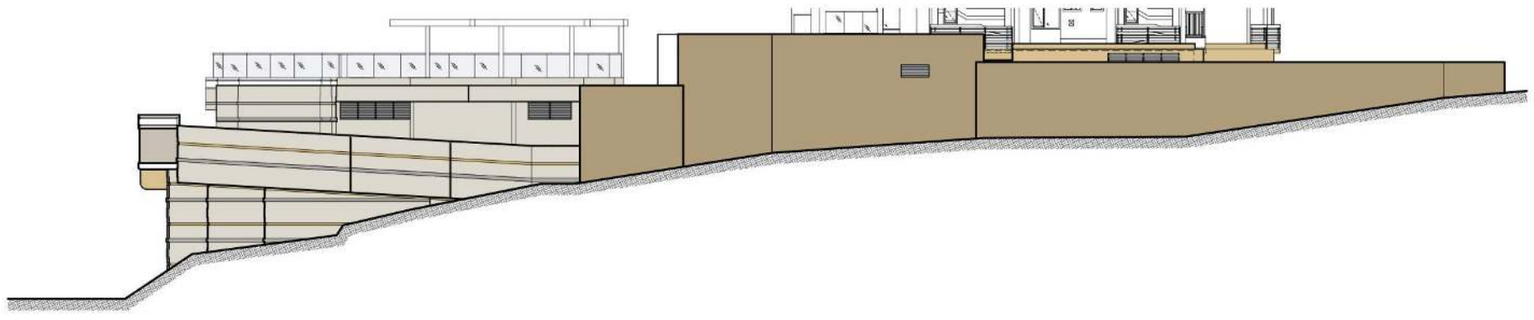
大廈平台立面圖 2
PODIUM ELEVATION 2

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

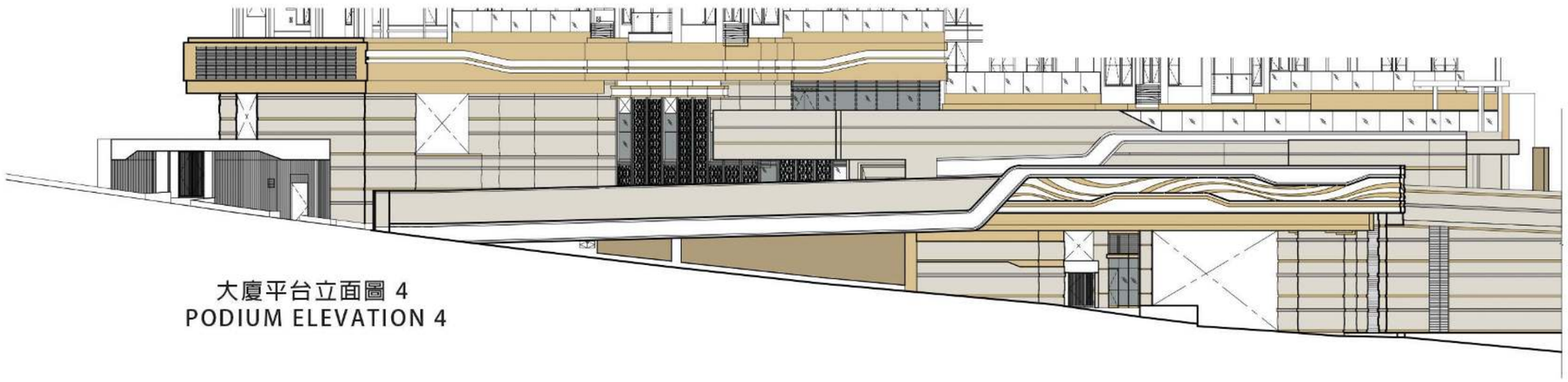
It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



大廈平台立面圖 3
PODIUM ELEVATION 3



大廈平台立面圖 4
PODIUM ELEVATION 4

發展項目的認可人士已經證明該等立面：

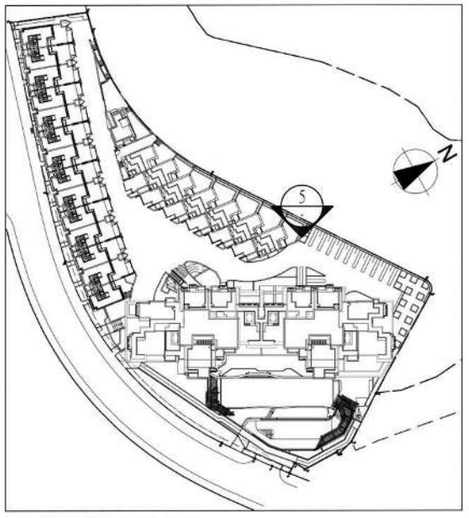
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

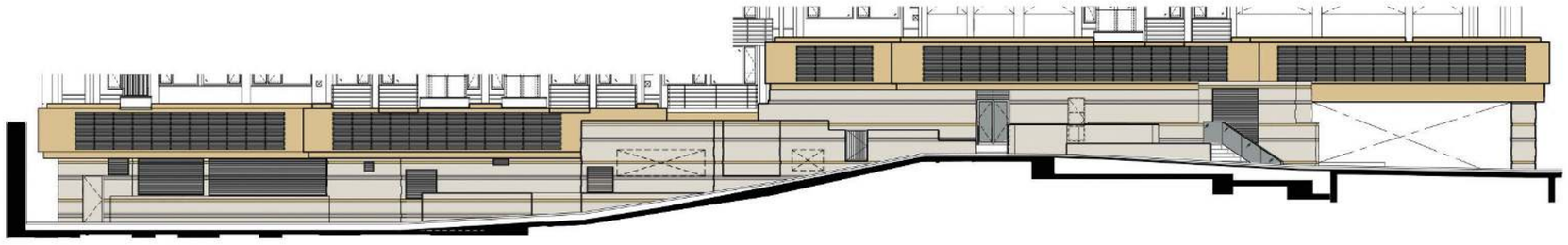
It has been certified by the Authorized Person for the Development that the elevations:

(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and

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



索引圖 KEY PLAN



大廈平台立面圖 5
PODIUM ELEVATION 5

發展項目的認可人士已經證明該等立面：

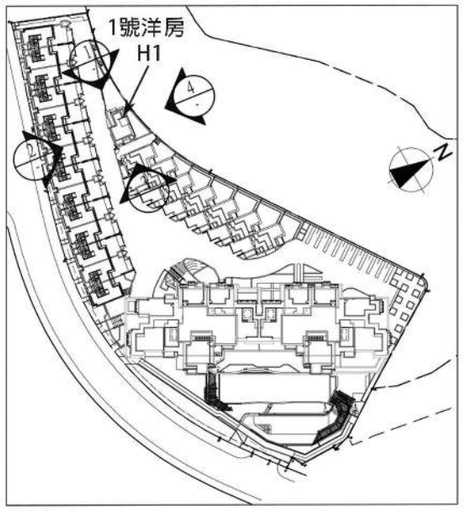
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

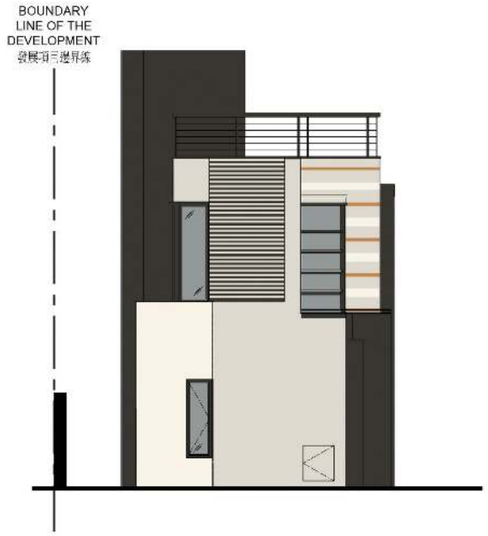
It has been certified by the Authorized Person for the Development that the elevations:

(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and

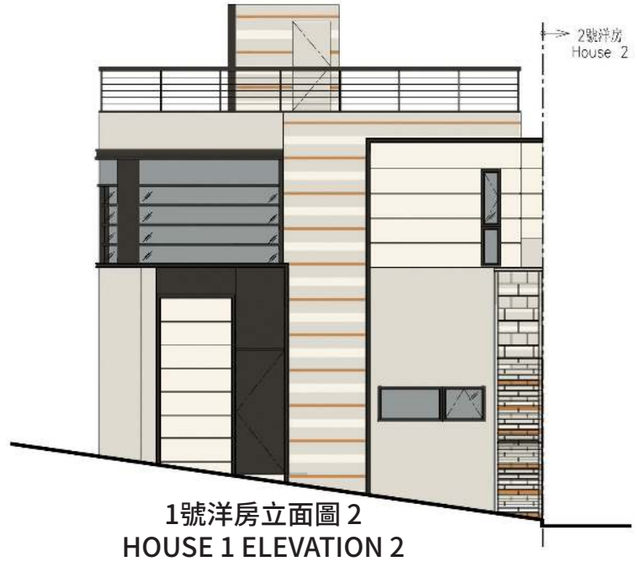
(2) are in general accordance with the outward appearance of the Development.



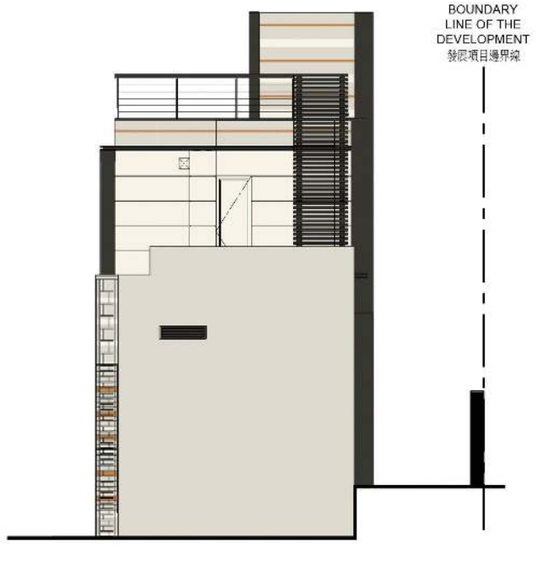
索引圖 KEY PLAN



1號洋房立面圖 1
HOUSE 1 ELEVATION 1



1號洋房立面圖 2
HOUSE 1 ELEVATION 2



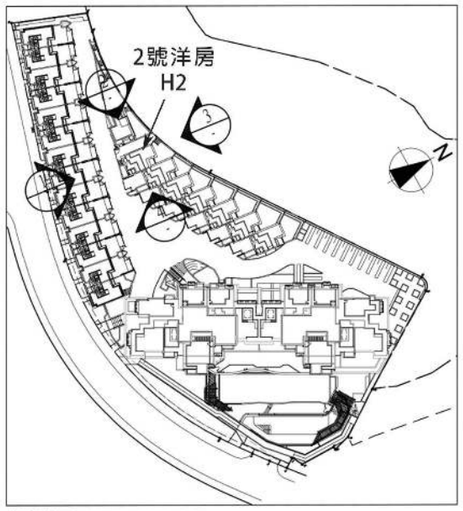
1號洋房立面圖 3
HOUSE 1 ELEVATION 3



1號洋房立面圖 4
HOUSE 1 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

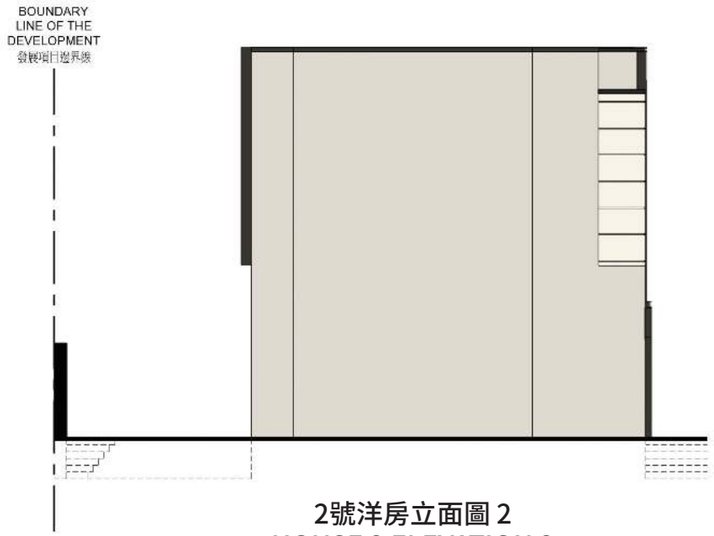
It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



索引圖 KEY PLAN



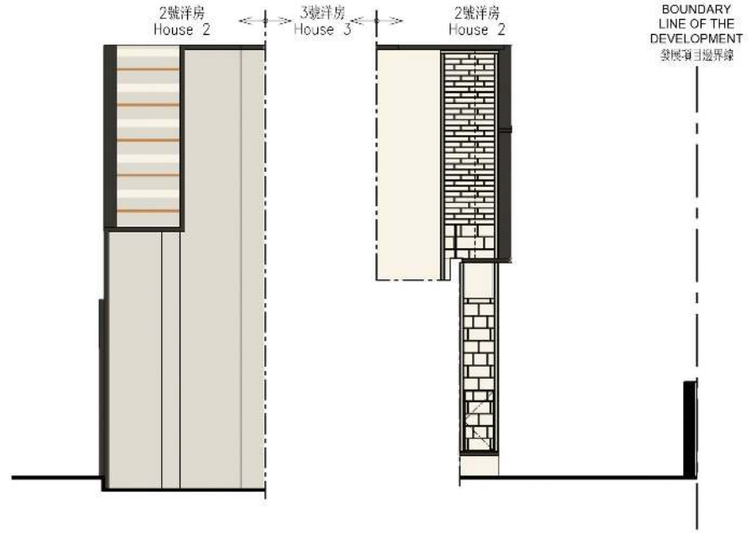
2號洋房立面圖 1
HOUSE 2 ELEVATION 1



2號洋房立面圖 2
HOUSE 2 ELEVATION 2



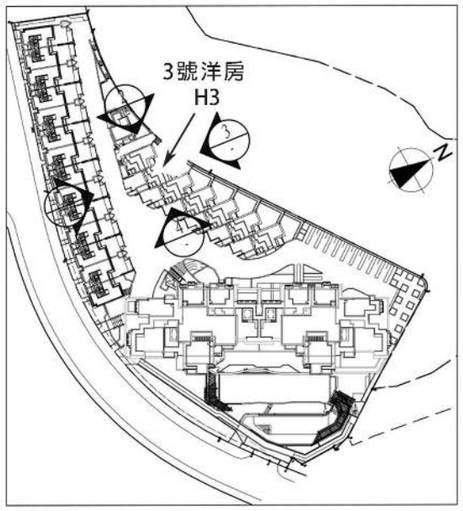
2號洋房立面圖 3
HOUSE 2 ELEVATION 3



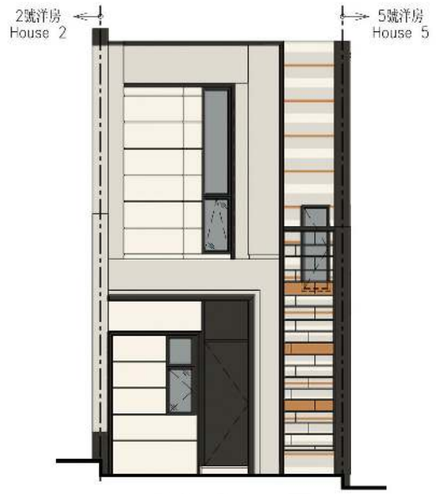
2號洋房立面圖 4
HOUSE 2 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

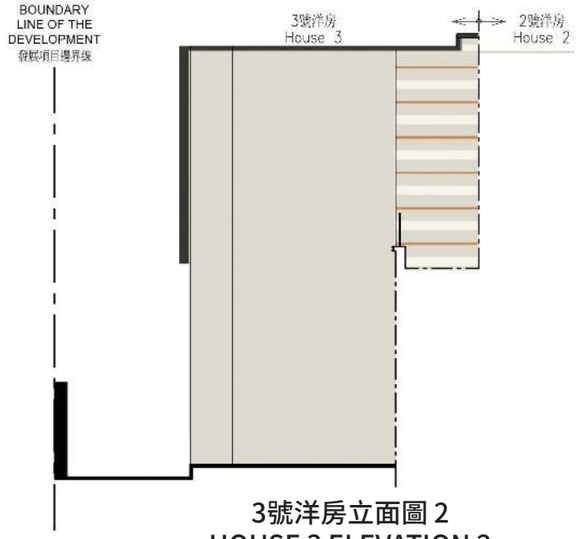
It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2020; and
(2) are in general accordance with the outward appearance of the Development.



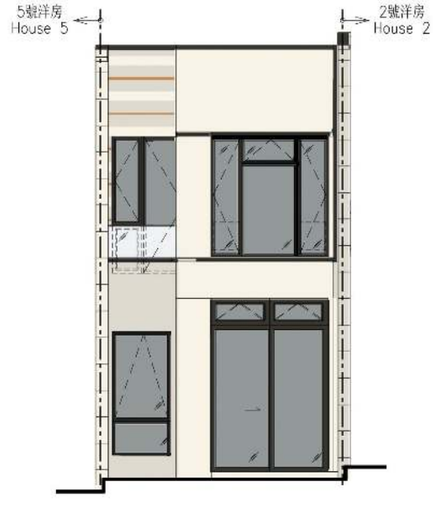
索引圖 KEY PLAN



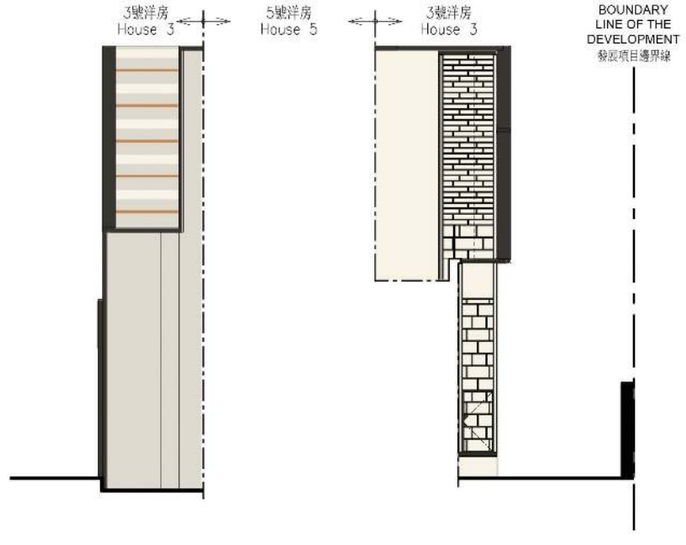
3號洋房立面圖 1
HOUSE 3 ELEVATION 1



3號洋房立面圖 2
HOUSE 3 ELEVATION 2



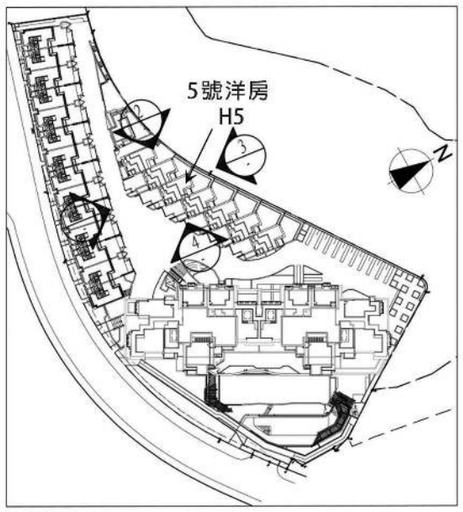
3號洋房立面圖 3
HOUSE 3 ELEVATION 3



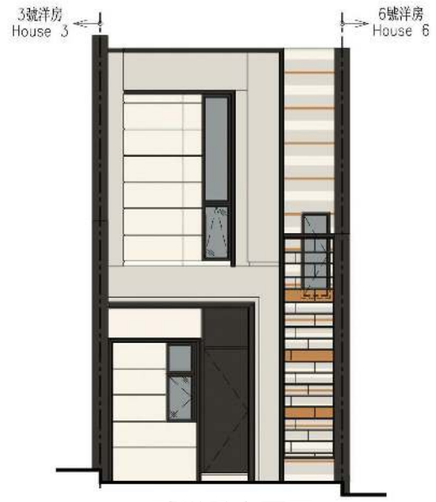
3號洋房立面圖 4
HOUSE 3 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

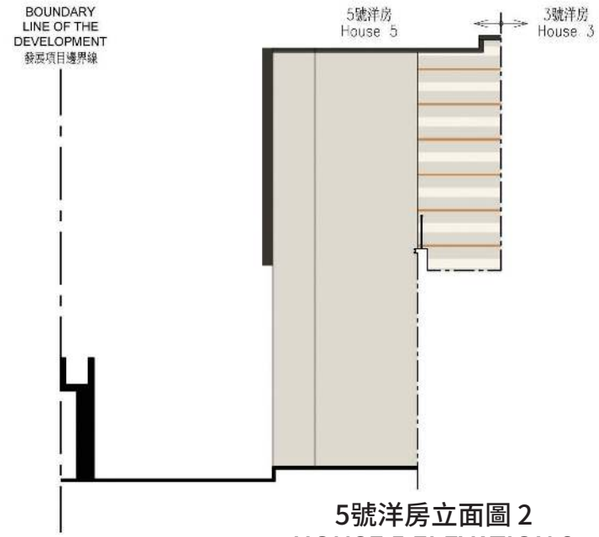
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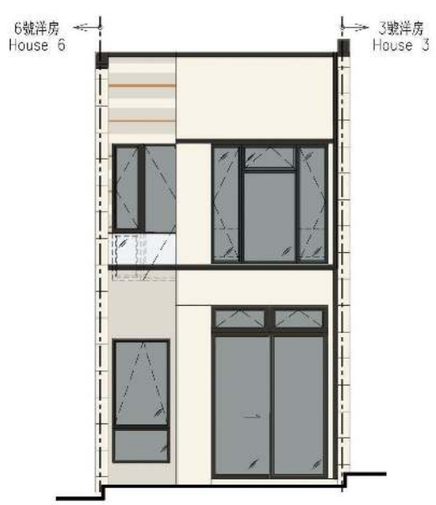
索引圖 KEY PLAN



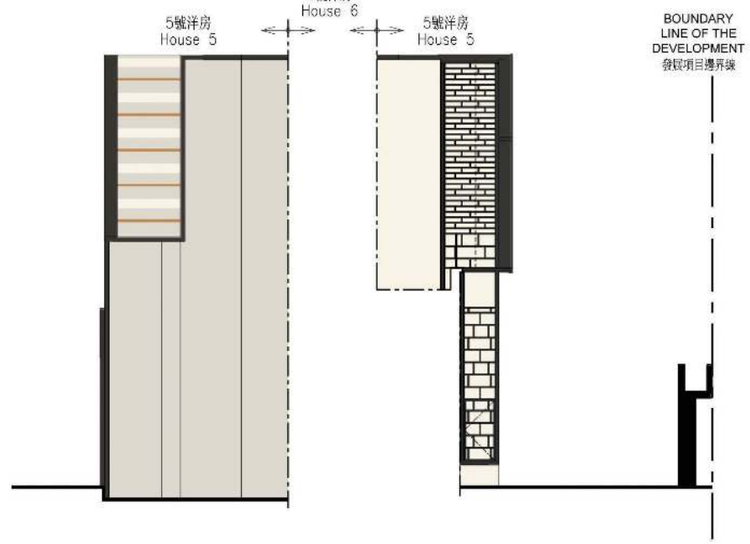
5號洋房立面圖 1
HOUSE 5 ELEVATION 1



5號洋房立面圖 2
HOUSE 5 ELEVATION 2



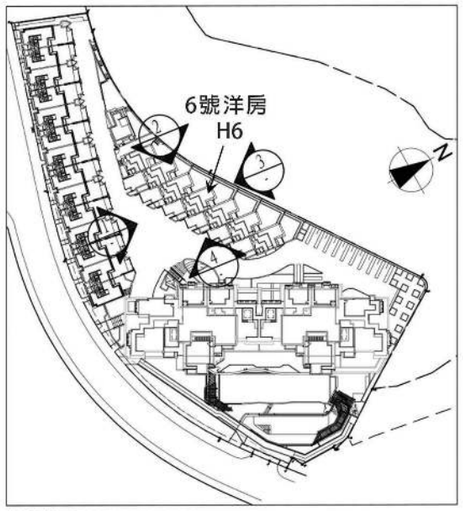
5號洋房立面圖 3
HOUSE 5 ELEVATION 3



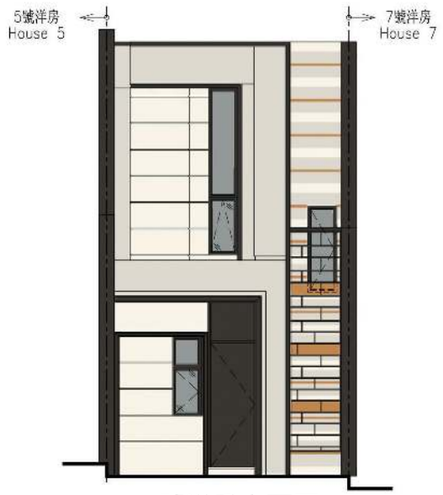
5號洋房立面圖 4
HOUSE 5 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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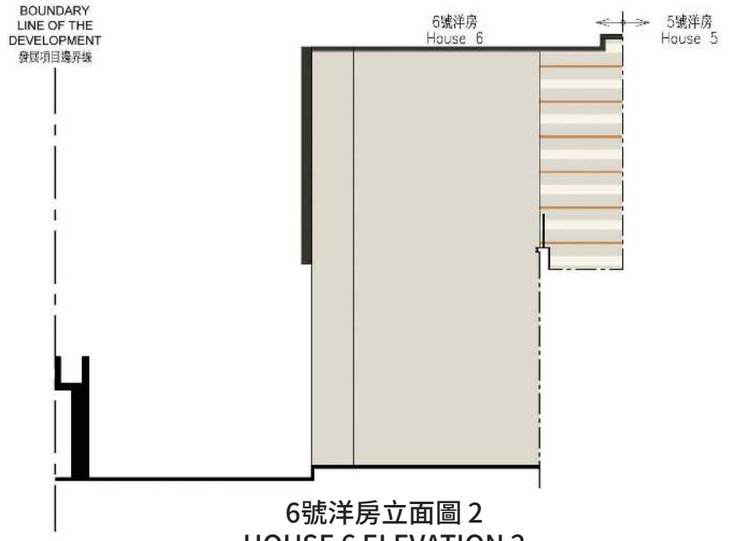
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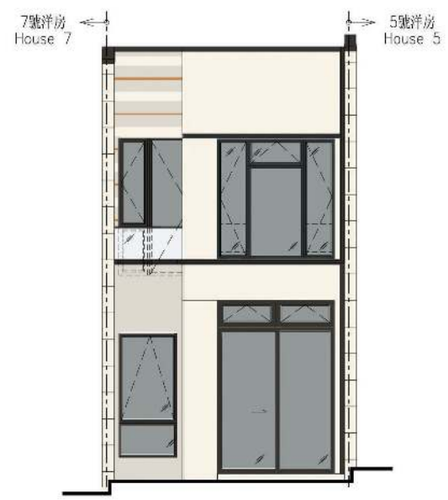
索引圖 KEY PLAN



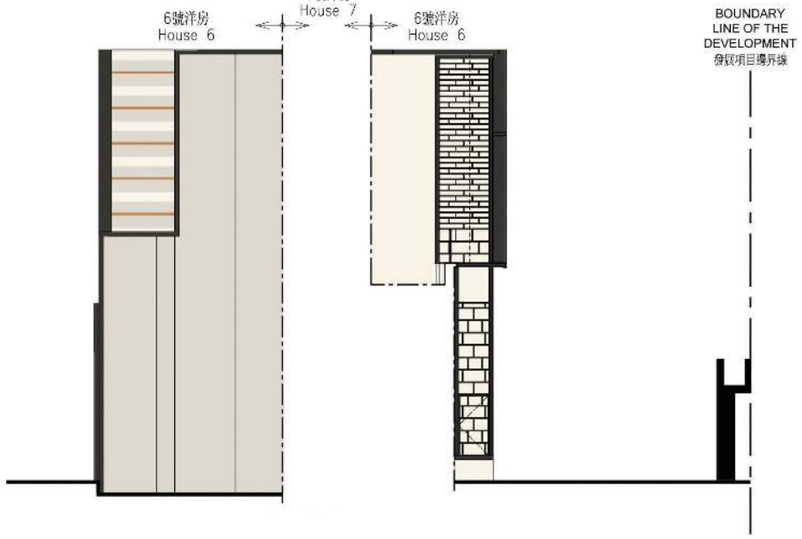
6號洋房立面圖 1
HOUSE 6 ELEVATION 1



6號洋房立面圖 2
HOUSE 6 ELEVATION 2



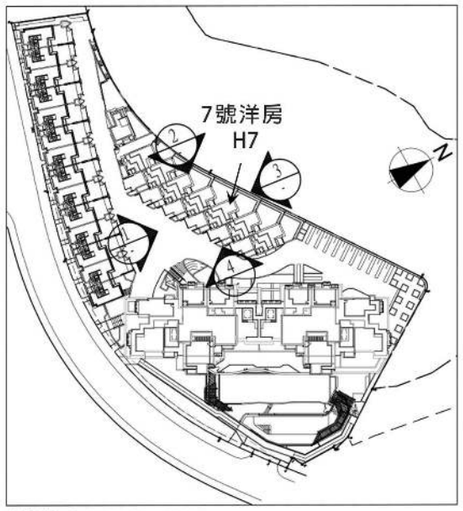
6號洋房立面圖 3
HOUSE 6 ELEVATION 3



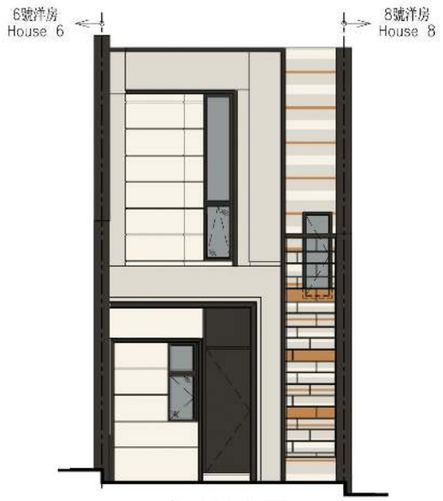
6號洋房立面圖 4
HOUSE 6 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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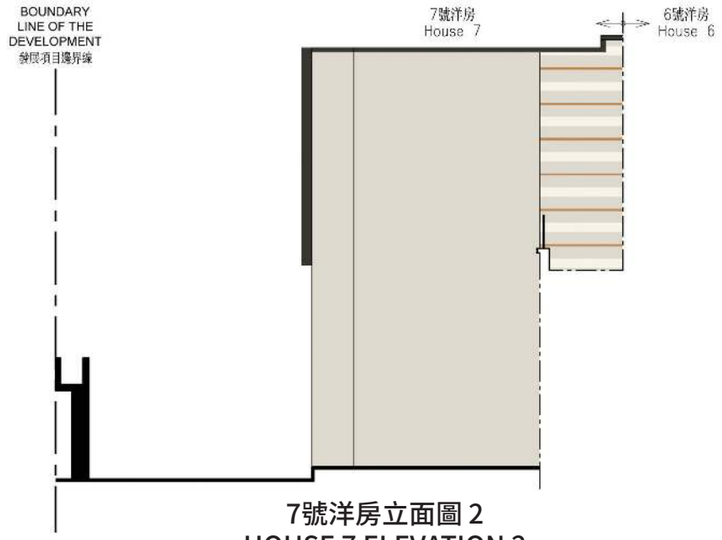
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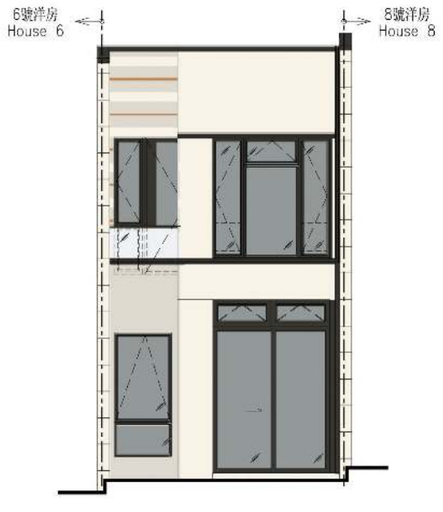
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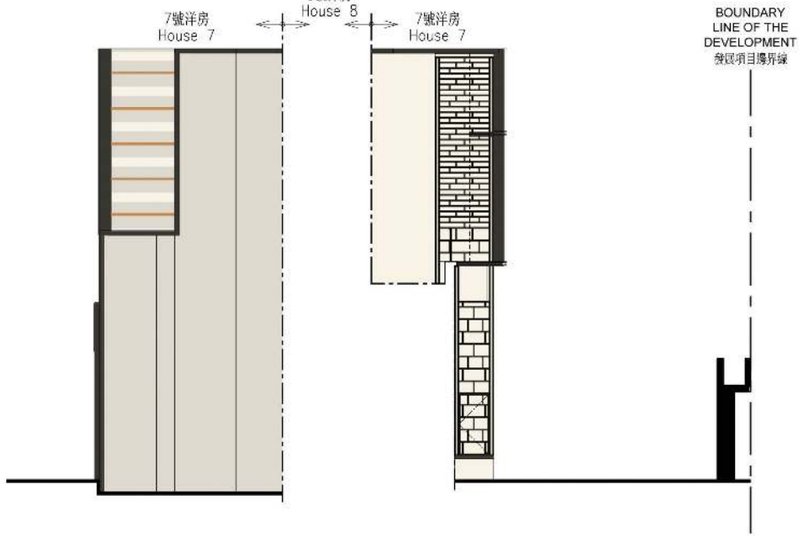
7號洋房立面圖 1
HOUSE 7 ELEVATION 1



7號洋房立面圖 2
HOUSE 7 ELEVATION 2



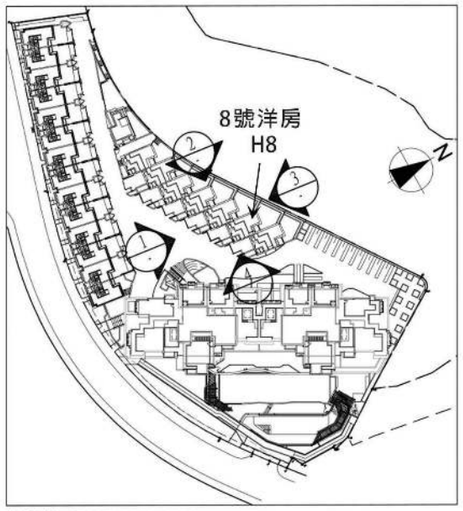
7號洋房立面圖 3
HOUSE 7 ELEVATION 3



7號洋房立面圖 4
HOUSE 7 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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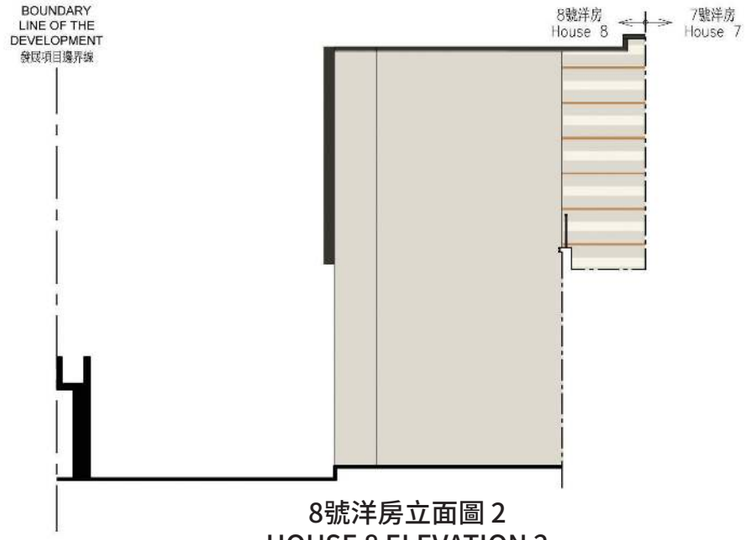
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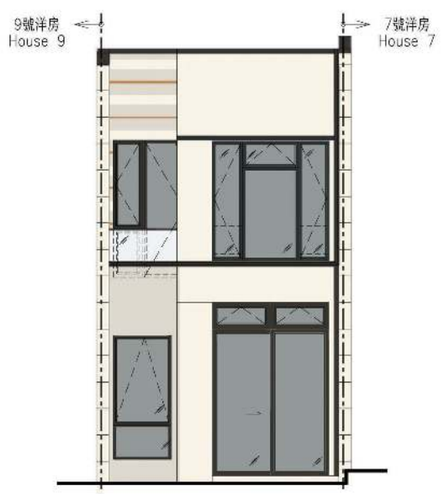
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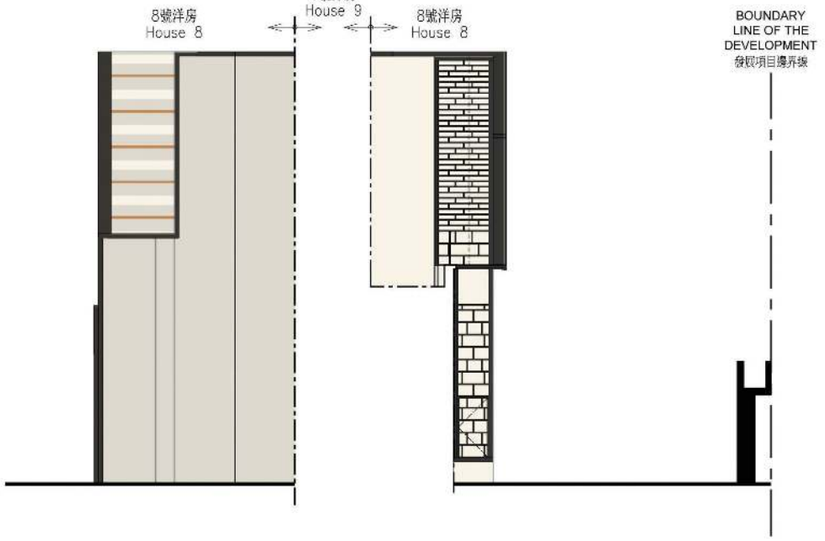
8號洋房立面圖 1
HOUSE 8 ELEVATION 1



8號洋房立面圖 2
HOUSE 8 ELEVATION 2



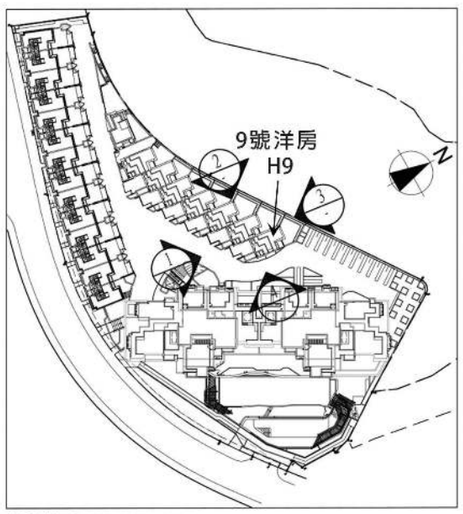
8號洋房立面圖 3
HOUSE 8 ELEVATION 3



8號洋房立面圖 4
HOUSE 8 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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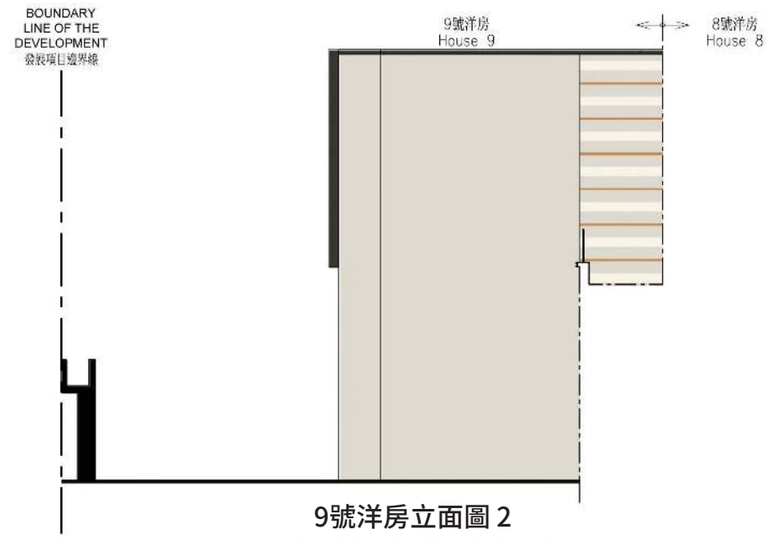
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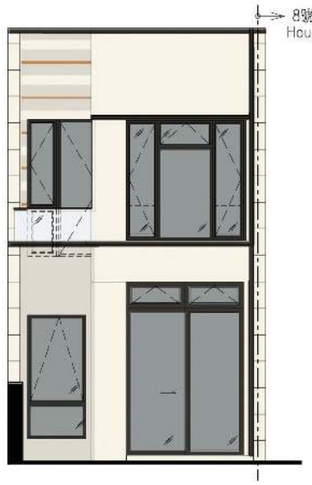
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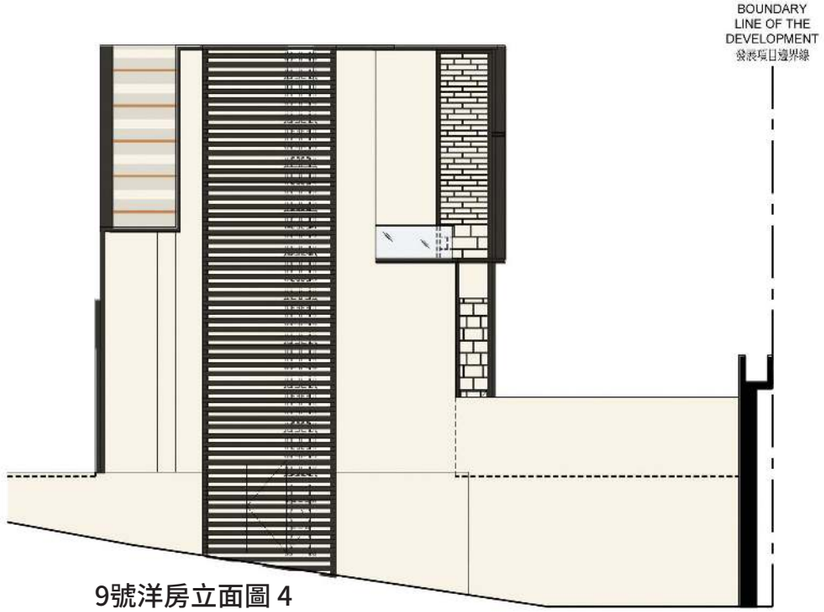
9號洋房立面圖 1
HOUSE 9 ELEVATION 1



9號洋房立面圖 2
HOUSE 9 ELEVATION 2



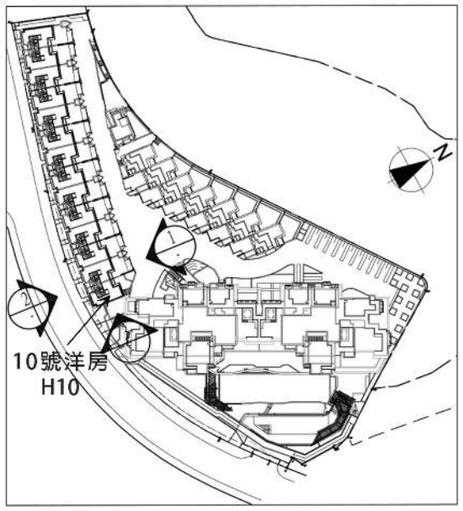
9號洋房立面圖 3
HOUSE 9 ELEVATION 3



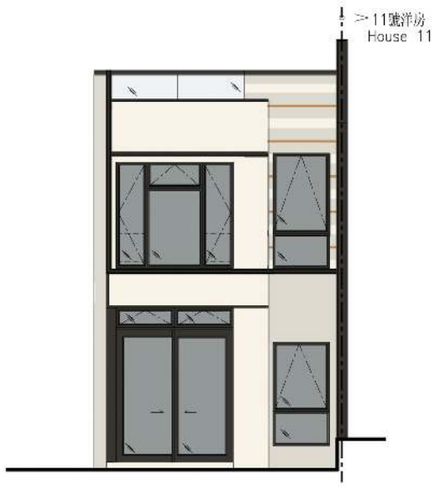
9號洋房立面圖 4
HOUSE 9 ELEVATION 4

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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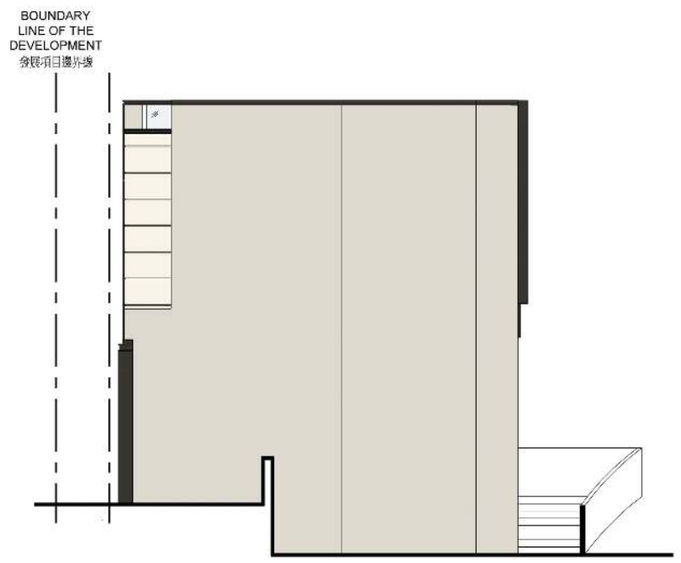
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10號洋房立面圖 1
HOUSE 10 ELEVATION 1



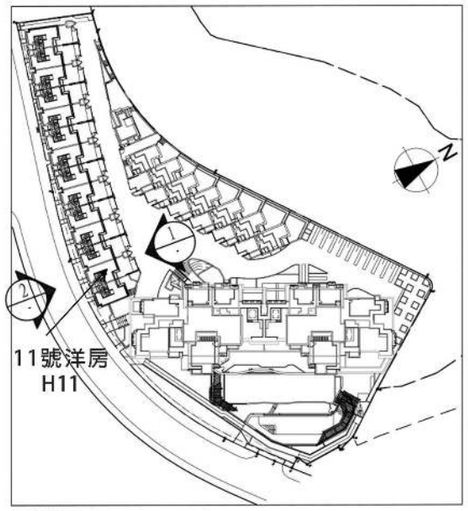
10號洋房立面圖 2
HOUSE 10 ELEVATION 2



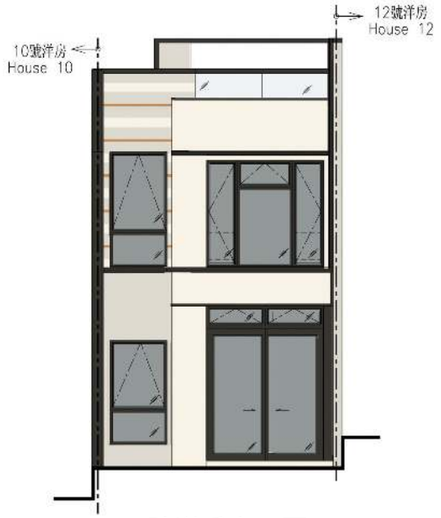
10號洋房立面圖 3
HOUSE 10 ELEVATION 3

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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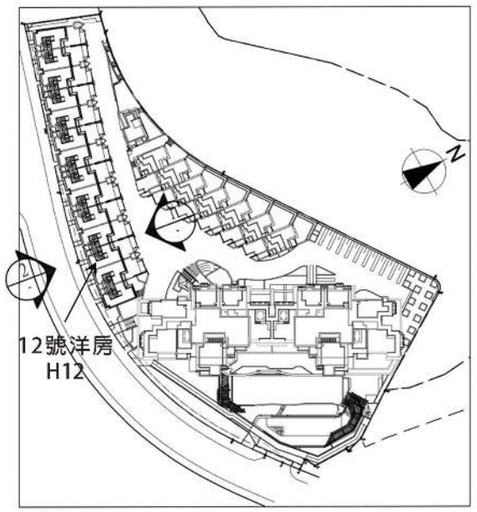
索引圖 KEY PLAN



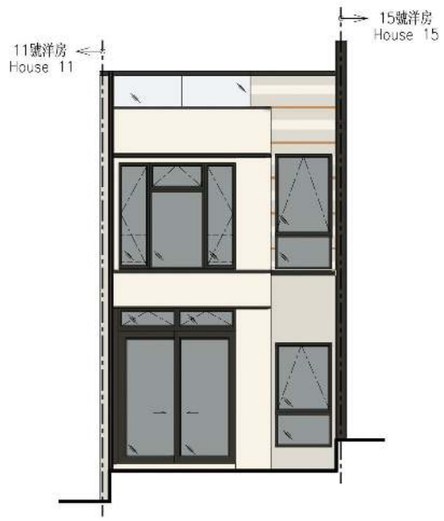
11號洋房立面圖 1
HOUSE 11 ELEVATION 1



11號洋房立面圖 2
HOUSE 11 ELEVATION 2



索引圖 KEY PLAN



12號洋房立面圖 1
HOUSE 12 ELEVATION 1



12號洋房立面圖 2
HOUSE 12 ELEVATION 2

發展項目的認可人士已經證明該等立面：

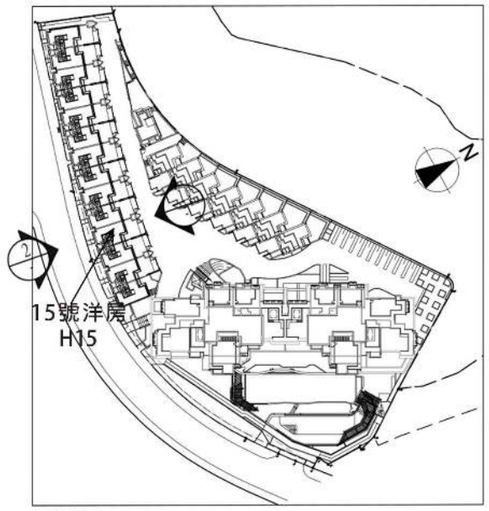
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

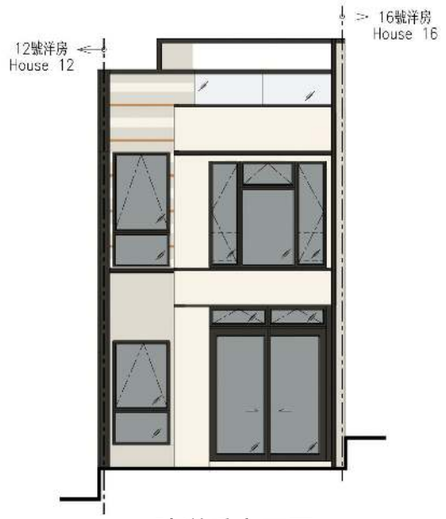
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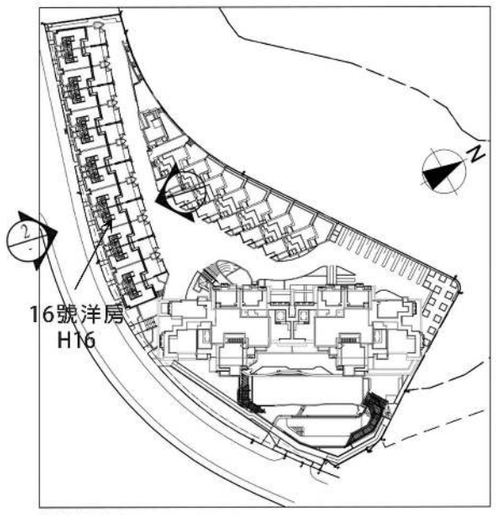
索引圖 KEY PLAN



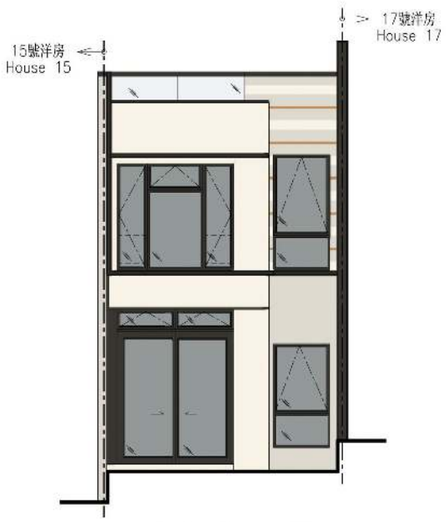
15號洋房立面圖 1
HOUSE 15 ELEVATION 1



15號洋房立面圖 2
HOUSE 15 ELEVATION 2



索引圖 KEY PLAN



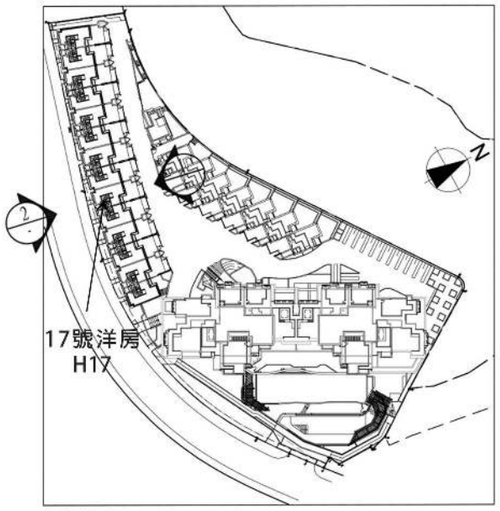
16號洋房立面圖 1
HOUSE 16 ELEVATION 1



16號洋房立面圖 2
HOUSE 16 ELEVATION 2

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19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
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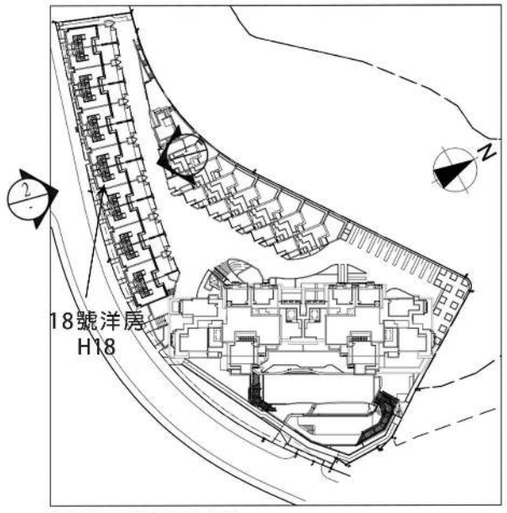
索引圖 KEY PLAN



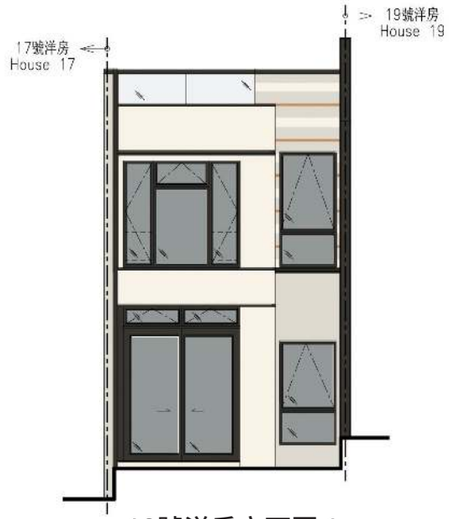
17號洋房立面圖 1
HOUSE 17 ELEVATION 1



17號洋房立面圖 2
HOUSE 17 ELEVATION 2



索引圖 KEY PLAN



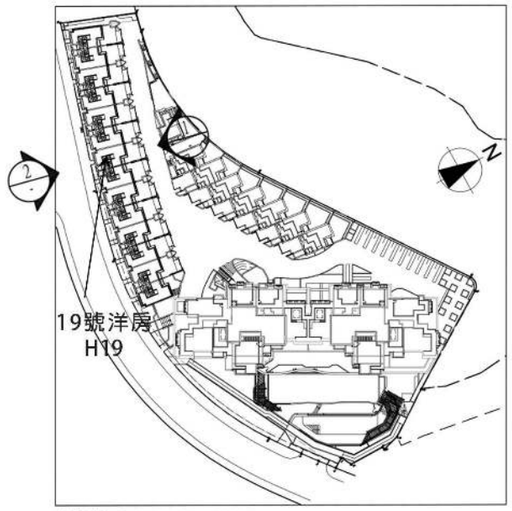
18號洋房立面圖 1
HOUSE 18 ELEVATION 1



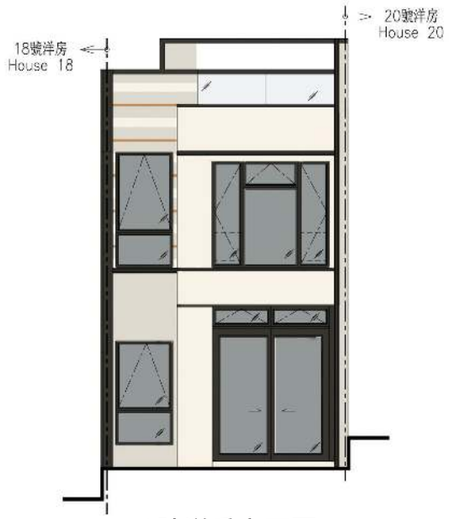
18號洋房立面圖 2
HOUSE 18 ELEVATION 2

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

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(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.



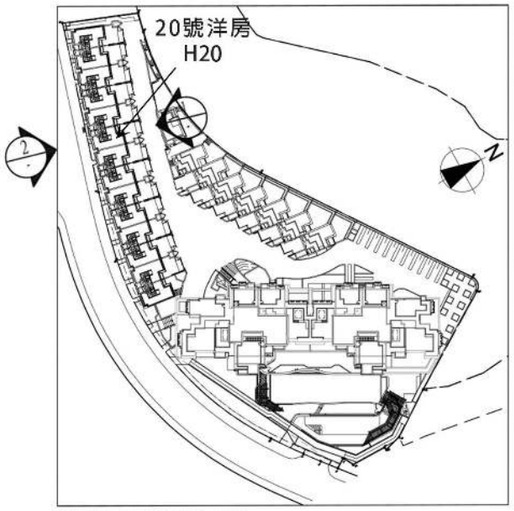
索引圖 KEY PLAN



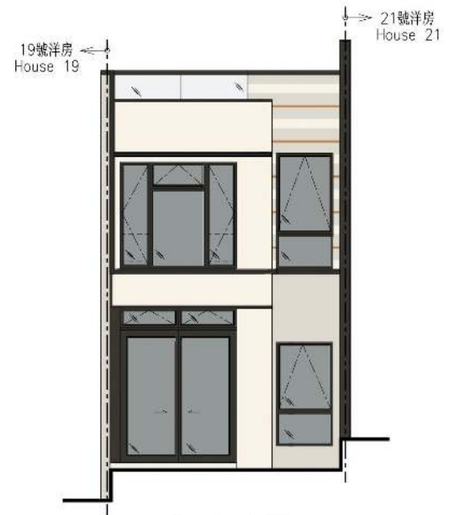
19號洋房立面圖 1
HOUSE 19 ELEVATION 1



19號洋房立面圖 2
HOUSE 19 ELEVATION 2



索引圖 KEY PLAN



20號洋房立面圖 1
HOUSE 20 ELEVATION 1



20號洋房立面圖 2
HOUSE 20 ELEVATION 2

發展項目的認可人士已經證明該等立面：

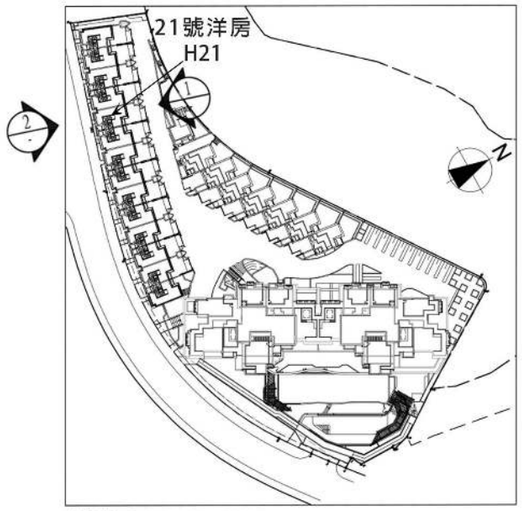
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

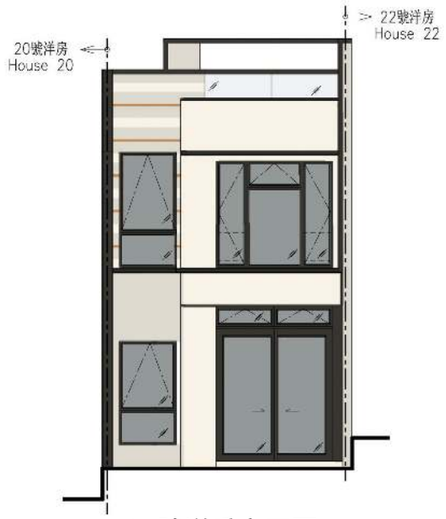
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(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and

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



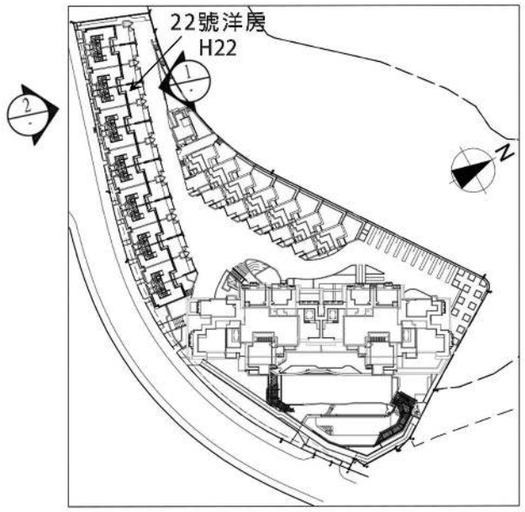
索引圖 KEY PLAN



21號洋房立面圖 1
HOUSE 21 ELEVATION 1



21號洋房立面圖 2
HOUSE 21 ELEVATION 2



索引圖 KEY PLAN



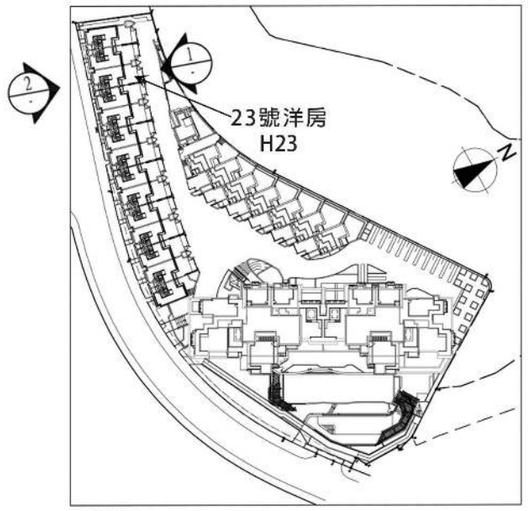
22號洋房立面圖 1
HOUSE 22 ELEVATION 1



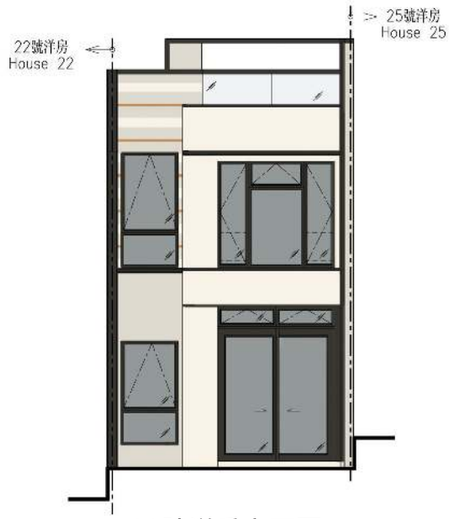
22號洋房立面圖 2
HOUSE 22 ELEVATION 2

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

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(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
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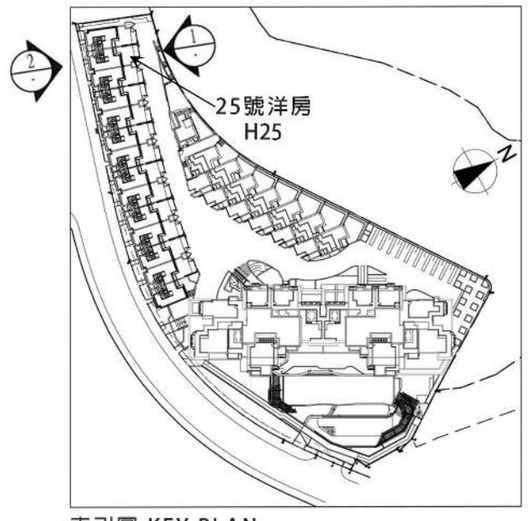
索引圖 KEY PLAN



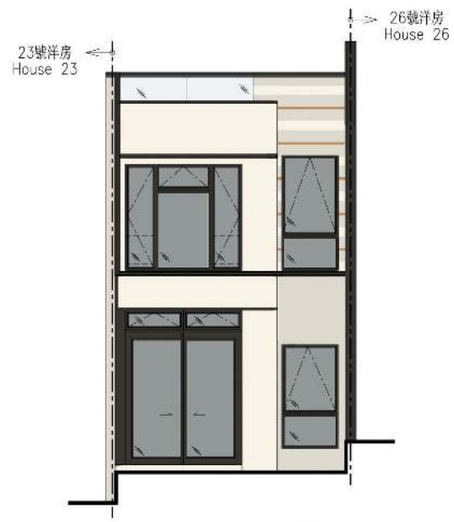
23號洋房立面圖 1
HOUSE 23 ELEVATION 1



23號洋房立面圖 2
HOUSE 23 ELEVATION 2



索引圖 KEY PLAN



25號洋房立面圖 1
HOUSE 25 ELEVATION 1



25號洋房立面圖 2
HOUSE 25 ELEVATION 2

發展項目的認可人士已經證明該等立面：

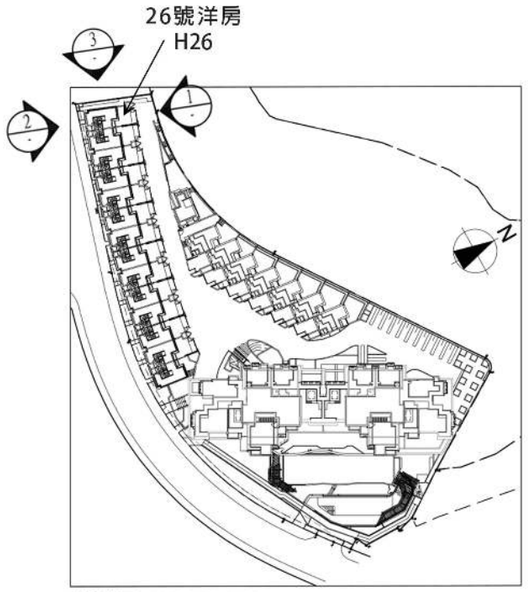
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:

(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and

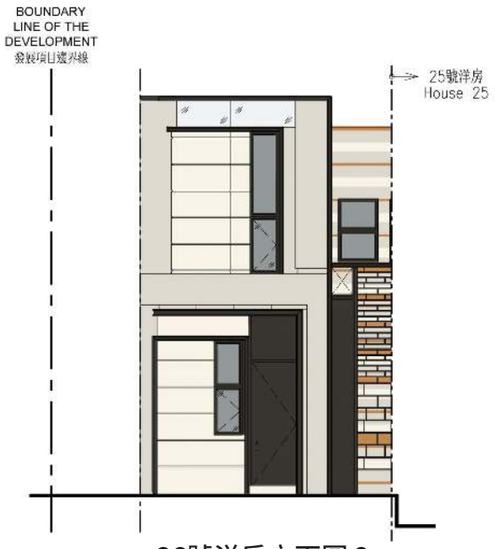
(2) are in general accordance with the outward appearance of the Development.



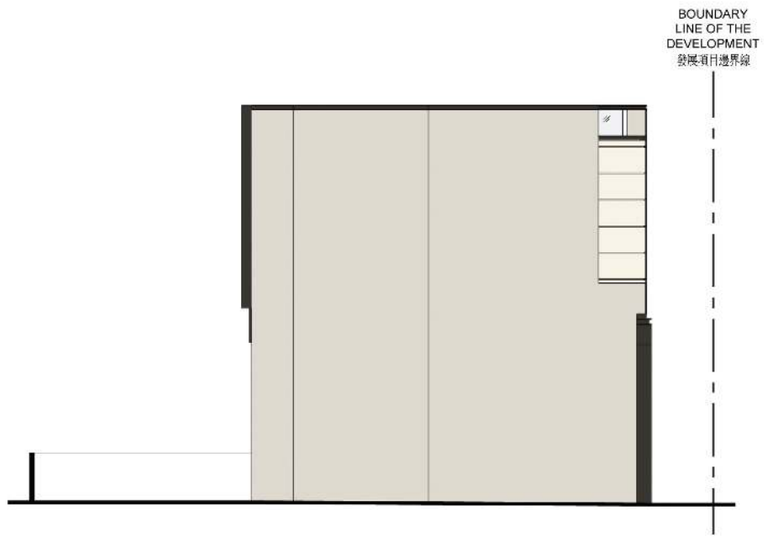
索引圖 KEY PLAN



26號洋房立面圖 1
HOUSE 26 ELEVATION 1



26號洋房立面圖 2
HOUSE 26 ELEVATION 2



26號洋房立面圖 3
HOUSE 26 ELEVATION 3

發展項目的認可人士已經證明該等立面：
(1) 以2021年7月19日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(2) 大致上與發展項目的外觀一致。

It has been certified by the Authorized Person for the Development that the elevations:
(1) are prepared on the basis of the approved building plans for the Development as of 19th July 2021; and
(2) are in general accordance with the outward appearance of the Development.

發展項目中的公用設施的資料 Information on common facilities in the development

公用設施的類別 Category of common facilities	有蓋範圍 Covered Area		無上蓋範圍 Uncovered Area		總數 Total	
	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)
住客會所（包括供住客使用的任何康樂設施） Residents' clubhouse (including any recreational facilities for residents' use)	1,123	12,088	576	6,200	1,699	18,288
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱） Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	不適用 Not applicable					
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱） Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	不適用 Not applicable					

備註：以平方呎顯示之面積均依據1平方米=10.7639平方呎換算，並四捨五入至整數平方呎。
Remark: Areas in square feet are converted at a rate of 1 square metre to 10.7639 square feet and rounded to the nearest integer square foot.

閱覽圖則及公契 Inspection of plans and deed of mutual covenant

1. 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk
2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

1. The address of the website on which a copy of the outline zoning plan relating to the Development are available is: www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

1. 外部裝修物料	
細項	描述
(a) 外牆	大樓外牆：瓷磚、天然石、油漆、鋁金屬飾面及玻璃幕牆。 基座外牆：天然石、外牆瓦、玻璃牆及鋁金屬飾面。 洋房外牆：瓷磚、天然石、油漆及鋁金屬飾面。
(b) 窗	客廳、飯廳、睡房及廚房採用鋁質窗框配灰色透明玻璃。 第1座C單位主人睡房部分窗安裝防火玻璃。 浴室採用鋁質窗框配灰色磨砂玻璃。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	外牆： 所有設有露台的單位(第1及2座C單位除外) — 鋁金屬飾面、瓷磚及天然石飾面。 第1及2座C單位 — 鋁金屬飾面及瓷磚。 天花： 所有設有露台的單位(第2座2樓、3樓、5樓至10樓B單位除外) — 批盪後再髹外牆漆。 第2座2樓、3樓、5樓至10樓B單位 — 鋁質隔聲天花板。 地板： 見光處鋪砌瓷磚。 所有露台皆有蓋並裝設金屬及玻璃欄杆。 沒有陽台。
(f) 乾衣設施	沒有。

2. 室內裝修物料	
細項	描述
(a) 大堂	住宅大廈入口大堂 牆壁： 鋪砌天然石材、裝飾鏡及不銹鋼裝飾至假天花見光處。 天花： 裝設石膏板假天花，批盪後於見光處再髹乳膠漆。 地台： 鋪砌天然石材於見光處。

1. Exterior finishes	
Item	Description
(a) External wall	Towers: Ceramic tiles, natural stone, paint, aluminum cladding and curtain wall. Podium: Natural stone, external wall tiles, glass wall and aluminum cladding. Houses: Ceramic tiles, natural stone and aluminum cladding.
(b) Window	Aluminum window frames for living room, dining room, bedroom and kitchen fitted with grey tinted clear glass. Part of windows at master bedroom of Flat C of Tower 1 installed with F.R.R. glass. Aluminum window frames for bathroom fitted with grey tinted obscured glass.
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	Wall: All flats with balconies (except Flat C of Tower 1 and 2) - Aluminum cladding, ceramic tiles and nature stone cladding. Flat C of Towers 1 and 2 - Aluminum cladding and ceramic tiles. Ceiling: All flats with balconies (except 2/F, 3/F, 5/F-10/F of Flat B of Tower 2) - External paint on plaster. 2/F, 3/F, 5/F-10/F of Flat B of Tower 2 - Aluminum acoustic ceiling panel. Floor: Porcelain tiles to exposed surfaces. All balconies are covered and fitted with metals cum glass balustrade. No verandah.
(f) Drying facilities for clothing	Nil.

2. Interior finishes	
Item	Description
(a) Lobby	Main Entrance Lobby of Residential Tower Wall: Natural stone, decorative mirror and stainless steel decoration on exposed surface up to false ceiling level. Ceiling: Suspended gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface. Floor: Natural stone on exposed surface.

(a) 大堂	標準電梯大堂 牆壁： 鋪砌天然石材、裝飾鏡及不銹鋼裝飾至假天花見光處。 天花： 裝設石膏板假天花及不銹鋼裝飾，批盪後於見光處髹乳膠漆。 地台： 鋪砌天然石材於見光處。
(b) 內牆及天花板	牆壁 (第1座20樓C單位除外)： 客廳、飯廳及睡房 — 批盪後於見光處髹乳膠漆。 第1座20樓C單位 客廳、飯廳及走廊— 鋪貼不銹鋼、牆紙、布料、木飾面板、天然石材及裝飾鏡於見光處。 主人睡房— 鋪貼不銹鋼、牆紙、 布料、木飾面板、天然石材及裝飾鏡/玻璃於見光處。 睡房1鋪貼不銹鋼、布料、木飾面板及裝飾鏡於見光處。 睡房2及睡房3 — 鋪貼不銹鋼、牆紙、布料、木飾面板及裝飾鏡於見光處。 天花板 (第1座20樓C單位除外)： 客廳、飯廳及睡房 — 批盪後於見光處髹乳膠漆，石膏板假天花批盪後再髹乳膠漆。 第1座20樓C單位 客廳、飯廳、走廊及睡房 - 批盪後於見光處髹乳膠漆。石膏板/夾板假天花批盪後於見光處髹乳膠漆。
(c) 內部地板	所有分層單位及洋房(第1座20樓C單位除外) 客廳、飯廳及睡房 — 鋪砌複合木地板及木牆腳線於見光處。客廳或睡房如有門出室外，門/窗旁設有石邊。 第1座20樓C單位 客廳、飯廳、走廊及睡房1—鋪砌天然石材及不銹鋼腳線於見光處。客廳有門出室外，門/窗旁設有石邊。 主人睡房、睡房2及睡房3—鋪砌複合木地板及不銹鋼腳線於見光處。

(a) Lobby	Typical Lift Lobby Wall: Natural stone, decorative mirror and stainless steel decoration on exposed surface up to false ceiling level. Ceiling: Suspended gypsum board false ceiling and stainless steel decoration, plastered and painted with emulsion paint on exposed surface. Floor: Natural stone on exposed surface.
(b) Internal wall and ceiling	Wall (except Flat C, 20/F of Tower 1): Living Room, Dining Room and Bedrooms - Plastered and painted with emulsion paint on exposed surface. Flat C, 20/F of Tower 1 Living Room, Dining Room and Corridor – Finished with stainless steel, wallpaper, fabric, timber panels, natural stone and decorative mirror on exposed surface. Master Bedroom – Finished with stainless steel, wallpaper, fabric, timber panels, natural stone and decorative mirror / glass on exposed surface. Bedroom 1 – Finished with stainless steel, fabric, timber panels and decorative mirror on exposed surface. Bedroom 2 and Bedroom 3 – Finished with stainless steel, wallpaper, fabric, timber panels and decorative mirror on exposed surface. Ceiling (except Flat C, 20/F of Tower 1): Living Room, Dining Room and Bedrooms - Plastered and painted with emulsion paint on exposed surface, gypsum board false ceiling plastered and painted with emulsion paint. Flat C, 20/F of Tower 1 Living Room, Dining Room, Corridor and Bedrooms – Plastered and painted with emulsion paint on exposed surface. Gypsum / plywood false ceiling plastered and painted with emulsion paint on exposed surface.
(c) Internal floor	All Flats and Houses (except Flat C, 20/F of Tower 1) Living Room, Dining Room and Bedrooms - Engineered timber flooring and timber skirting to exposed surface. For Living Room or Bedroom with doorway to exterior, stone border is provided adjacent to the door/window. Flat C, 20/F of Tower 1 Living Room, Dining Room, Corridor and Bedroom 1 – Finished with natural stone and stainless steel skirting to exposed surface. For Living Room with doorway to exterior, stone border is provided adjacent to the door/window. Master Bedroom , Bedroom 2 and Bedroom 3 – Finished with engineered timber flooring and stainless steel skirting to exposed surface.

(d) 浴室	所有浴室： 牆壁： 鋪砌天然石材、鏡及不銹鋼裝飾至假天花見光處。 天花板： 裝設石膏板及木板假天花批盪後髹乳膠漆於見光處。(設有淋浴間浴室除外)。 設有淋浴間浴室： 裝設石膏板及木板假天花批盪後髹乳膠漆及鋁質假天花於見光處。 地板： 鋪砌天然石材於見光處。 分層單位洗手間、1號洋房洗手間2及其他洋房洗手間1： 牆壁： 鋪砌均質磚至假天花見光處。 天花板： 裝設鋁質假天花於見光處。 地板： 鋪砌均質磚於見光處。

(d) Bathroom	All bathrooms: Wall: Finished with natural stone, mirror and stainless steel decoration on exposed surface up to false ceiling level. Ceiling: Suspended gypsum board and plywood ceiling plastered and painted with emulsion paint to exposed surface (except bathrooms with shower cubicle). Bathrooms with shower cubicle: Suspended gypsum board and plywood ceiling plastered and painted with emulsion paint and aluminium false ceiling to exposed surface. Floor: Natural stone on exposed surface. Apartment Lavatory, Lavatory 2 of House 1 and Lavatory 1 of other houses: Wall: Homogeneous tiles on exposed surface up to false ceiling level. Ceiling: Aluminium false ceiling on exposed surface. Floor: Homogeneous tiles on exposed surface.

(e) 廚房	牆壁： 鋪砌天然石材及不銹鋼板至假天花見光處。 天花板： 裝設石膏板假天花批盪後再髹乳膠漆、鋁質假天花於見光處(開放式廚房除外)。 開放式廚房 — 見光處裝石膏板假天花批盪後再髹乳膠漆。 地板： 鋪砌天然石材於見光處 (開放式廚房除外)。 開放式廚房 — 鋪砌複合木地板於見光處。 灶台：裝設天然石材。
3. 室內裝置	
細項	描述
(a) 門	**大門 (洋房)** 主門： 選用鋁門配門鎖及手柄。 次門： 選用木皮飾面實心木門連不銹鋼嵌條，配氣鼓、防盜欄及電子門鎖。 私家花園大門： 選用金屬門配門鎖及手柄。 **大門 (分層單位)** 選用木皮飾面實心木門連不銹鋼嵌條，配防盜眼、氣鼓、門鉸、按門鈴、防盜欄及電子門鎖。 **睡房門** 選用木皮飾面空心木門連不銹鋼嵌條，配門鉸、門鎖及手柄。

(e) Kitchen	Wall: Natural stone and stainless steel panel on exposed surface up to false ceiling level. Ceiling: Gypsum board false ceiling plaster and painted with emulsion paint, aluminium false ceiling to exposed surface (except Open Kitchen). Open Kitchen - Gypsum board false ceiling plastered and painted with emulsion paint to exposed surface. Floor: Natural stone to exposed surface (except Open Kitchen). Open Kitchen - Engineered timber flooring to exposed surface. Cooking bench: Finished with natural stone.
3. Interior fittings	
Item	Description
(a) Door	**Entrance Door (House)** First Door: Aluminium door fitted with lockset and handle. Second Door: Veneer finished timber solid core door with stainless steel trimming fitted with door closer, door guard and digital lockset. Private Garden Entrance Door: Metal door fitted with lockset and handle. **Entrance Door (Flat)** Veneer finished timber solid core door with stainless steel trimming fitted with door viewer, door closer, door hinge, door bell, door guard and digital lockset. **Bedroom Door** Veneer finished timber hollow core door with stainless steel trimming fitted with door hinge, lockset and handle.

(a) 門	**廚房門** 所有單位 (開放式廚房、第1及2座A、B及C單位及1號洋房除外) 選用木皮飾面實心木門連不銹鋼嵌條，門身鑲有防火玻璃，配氣鼓及手柄。 第1及2座A、B單位及1號洋房 選用木皮飾面空心木門連不銹鋼嵌條，門身鑲有玻璃，配手柄。 第1及2座C單位 主門： 選用木皮飾面空心木門連不銹鋼嵌條，門身鑲有玻璃，配手柄。 次門： 選用木皮飾面空心趟門，配嵌入式手柄。 開放式廚房不設廚房門。 **浴室門** 選用木皮飾面空心木門連不銹鋼嵌條，設有木百葉，配門鉸、門鎖、手柄及掛衣鈎。 **露台門** 選用鋁框玻璃趟門配門鎖及手柄。 **工作平台門** 選用鋁框玻璃門配門鎖及手柄。 **工作間門** 所有單位 (第1及2座C單位除外) 選用木皮飾面空心木門連不銹鋼嵌條，設有木百葉，配門鉸、門鎖及手柄。 第1及2座C單位 選用木皮飾面空心木摺門連不銹鋼嵌條，設有木百葉，配門鉸、門鎖及嵌入式手柄。 **洗手間門** 所有單位 (第1及2座所有C單位、第1及2座25樓A及D單位、1號洋房洗手間1和其他洋房洗手間2除外) 選用鋁框半透明玻璃摺門，配門鎖。 第1及2座所有C單位、第1及2座25樓A及D單位 選用金屬門配門鎖及手柄。 1號洋房洗手間1和其他洋房洗手間2 選用木皮飾面空心木門連不銹鋼嵌條，設有木百葉，配門鉸、門鎖及手柄。

(a) Door	**Kitchen Door** All units (except Open Kitchen, Flats A, B & C of Towers 1 and 2 and House 1) Veneer finished timber solid core door with stainless steel trimming fitted with fire-rated glass panel, door closer and handle. Flats A & B of Towers 1 and 2 and House 1 Veneer finished timber hollow core door with stainless steel trimming fitted with glass panel and handle. Flat C of Towers 1 and 2 First Door: Veneer finished timber hollow core door with stainless steel trimming fitted with glass panel and handle. Second Door: Veneer finished timber hollow core sliding door fitted with recessed handle. No kitchen door is provided for Open Kitchen. **Bathroom Door** Veneer finished timber hollow core door with stainless steel trimming and wooden louvers fitted with door hinge, lockset, handle and robe hook. **Balcony Door** Aluminum framed glass sliding door fitted with lockset and handle. **Utility Platform Door** Aluminum framed glass door fitted with lockset and handle. **Utility Room Door** All units (except Flat C of Towers 1 and 2) Veneer finished timber hollow core door with stainless steel trimming and wooden louvers fitted with door hinge, lockset and handle. Flat C of Towers 1 and 2 Veneer finished timber hollow core folding door with stainless steel trimming and wooden louvers fitted with door hinge, lockset and recessed handle. **Lavatory Door** All units (except all Flat C of Towers 1 and 2, Flats A and D of 25/F of Towers 1 and 2, Lavatory 1 of House 1 and Lavatory 2 of other houses) Aluminum framed translucent glass folding door fitted with lockset. All Flat C of Towers 1 and 2, Flats A and D of 25/F of Towers 1 and 2 Metal door fitted with lockset and handle. Lavatory 1 of House 1 and Lavatory 2 of other houses. Veneer finished timber hollow core door with stainless steel trimming and wooden louvers fitted with door hinge, lockset and handle.

(a) 門	**走廊門** 第1及2座A單位 選用木皮飾面空心木門連不銹鋼嵌條，配門鉸及手柄。 **通往濾水機房門** 第1及2座25樓A及C單位 選用金屬門配門鎖及手柄。 **通往消防泵房門** 1號洋房 選用金屬門配門鎖及手柄。 **通往平台門(私人)** 第1座1樓A及C單位客廳和第2座2樓A及C單位客廳 選用鋁框玻璃趟門配門鎖及手柄。 第2座2樓A單位睡房1 選用鋁框玻璃門配門鎖及手柄。 1號-3號洋房及5號-9號洋房 選用鋁框玻璃門配門鎖及手柄。 **通往天台門(私人)** 第1及2座25樓A、B及C單位 選用鋁框玻璃門配門鎖及手柄。 第1及2座25樓D、E及F單位 選用金屬閘門配門鎖及手柄。 10號-12號，15號-23號、25號及26號洋房 選用鋁框玻璃門配門鎖及手柄。 **通往私家花園門** 所有洋房 (1號洋房除外) 選用鋁框玻璃趟門配門鎖及手柄。 1號洋房 選用鋁框玻璃門配門鎖及手柄。

(a) Door	**Corridor Door** Flat A of Towers 1 and 2 Veneer finished timber hollow core door with stainless steel trimming fitted with door hinge and handle. **Door Access to Filtration Plant Area** Flats A & C on 25/F of Towers 1 and 2 Metal door fitted with lockset and handle. **Door Access to F.S. Pump Room** House 1 Metal door fitted with lockset and handle. **Door Access to Flat Roof (Private)** Living room of Flats A & C on 1/F of Tower 1 and Living room of Flats A & C on 2/F of Tower 2 Aluminum framed glass sliding door fitted with lockset and handle. Bedroom 1 of Flat A on 2/F of Tower 2 Aluminum framed glass door fitted with lockset and handle. Houses 1 - 3 and Houses 5 - 9 Aluminum framed glass door fitted with lockset and handle. **Door Access to Roof (Private)** Flats A, B & C on 25/F of Towers 1 and 2 Aluminum framed glass door fitted with lockset and handle. Flats D, E & F on 25/F of Towers 1 and 2 Metal swing gate fitted with lockset and handle. Houses 10 - 12, 15 - 23, 25 & 26 Aluminum framed glass door fitted with lockset and handle. **Door Access to Private Garden** All houses except House 1 Aluminum framed glass sliding door fitted with lockset and handle. House 1 Aluminum framed glass door fitted with lockset and handle.

(b) 浴室	主人睡房內之浴室（所有分層單位及洋房）： 搪瓷面盆配天然石材檯面連鍍鉻面盆水龍頭，木製洗手盆櫃配不銹鋼及木皮飾面。玻璃間隔淋浴間配以鍍鉻金屬花灑企柱或鍍鉻金屬淋浴花灑套裝（第1及2座D單位除外），搪瓷抽水坐廁配膠廁板連蓋。鋼瓷釉浴缸配以鍍鉻金屬浴缸龍頭及淋浴花灑套裝。 浴室配件包括燈箱鏡櫃（由玻璃及鏡組成）、鍍鉻毛巾架、鍍鉻掛衣勾、鍍鉻廁紙架及金屬浴簾掛桿。另設有塑膠面熱水爐控制器。 其他浴室（所有分層單位及洋房）： 搪瓷面盆配天然石材檯面連鍍鉻面盆水龍頭，木製洗手盆櫃配不銹鋼及木皮飾面。玻璃間隔淋浴間配以鍍鉻金屬花灑企柱或(僅就第1及2座A單位浴室2而言）鍍鉻金屬淋浴花灑套裝，搪瓷抽水坐廁配膠廁板連蓋。鋼瓷釉浴缸(第1及2座A單位浴室2除外）配以鍍鉻金屬浴缸龍頭及淋浴花灑套裝。 浴室配件包括燈箱鏡櫃(由玻璃及鏡組成)，鍍鉻毛巾架、鍍鉻掛衣勾、鍍鉻廁紙架及金屬浴簾掛桿(第1及2座A單位浴室2除外)。另設有塑膠面熱水爐控制器。 洗手間（所有分層單位）、1號洋房洗手間2及其他洋房洗手間1： 搪瓷面盆、鍍鉻面盆水龍頭連鍍鉻金屬手握淋浴花灑套裝及搪瓷抽水坐廁配膠廁板連蓋。 供水系統的類型及用料見下文「供水」一欄。 有關浴缸之尺寸，請參考下文「有關浴缸尺寸之列表」。
(c) 廚房	選用木製廚櫃配以聚酯層壓板及FENIX®飾面及鋁板櫃腳線。不銹鋼洗滌盆配鍍鉻冷熱水龍頭。 供水系統的用料見下文「供水」一欄。 其他裝置及設備的類型：安裝在開放式廚房（如適用）內的消防裝置及設備 — 消防花灑頭；安裝在開放式廚房（如適用）附近的消防裝置及設備 — 煙霧探測器。
(d) 睡房	沒有。
(e) 電話	電話插座之數目及位置，請參考「機電裝置數量說明表」。
(f) 天線	電視/電台天線插座之數目及位置，請參考「機電裝置數量說明表」。

(b) Bathroom	Bathroom in Master Bedroom (All flats and houses): Vitreous china wash basin with natural stone counter top and chrome plate basin mixer, wooden vanity counter with stainless steel and wood veneer finishes. Glass shower cubicle with chrome shower panel or chrome shower set (except Flat D of Tower 1 and Tower 2). Complete set of flushing vitreous china water closet with plastic seat and cover. Enamelled steel bathtub with chrome plate metal bath mixer and shower fitting. Accessories including illuminated mirror cabinet (made with mirror and glass finish), chrome plated towel rack, chrome plated robe hook, chrome plated paper holder and metal curtain track are provided. Plastic finished controller for water heater is provided. Other Bathrooms (All flats and houses): Vitreous china wash basin with natural stone counter top and chrome plate basin mixer, wooden vanity counter with stainless steel and wood veneer finishes. Glass shower cubicle with chrome shower panel or (only in the case of Bathroom 2 of Flat A of Tower 1 and Tower 2) chrome shower set. Complete set of flushing vitreous china water closet with plastic seat and cover. Enamelled steel bathtub (except Bathroom 2 of Flat A of Tower 1 and Tower 2) with chrome plated metal bath mixer and shower set. Accessories including illuminated mirror cabinet (made with mirror and glass finish), chrome plated towel rack, chrome plated robe hook, chrome plated paper holder and metal curtain track (except Bathroom 2 of Flat A of Tower 1 and Tower 2) are provided. Plastic finished controller for water heater is provided. Lavatory (All flats), Lavatory 1 of House 1 and Lavatory 2 of other houses: Vitreous china wash basin, chrome plated basin mixer with chrome finished metal hand shower set and complete set of flushing vitreous china water closet with plastic seat and cover. See “water supply” below for type and material of water supply system. Please refer to “table for the bathtub size” below for the size of bathtub.
(c) Kitchen	Wooden kitchen cabinet with laminate PET and FENIX® panel and aluminium skirting. Stainless steel sink with chrome plated hot and cold water faucet. See “Water supply” below for material of water supply system. Type of other fittings and equipment: fire service installations and equipment fitted in open kitchen (if applicable) - Fire Services Sprinkler Heads; fire service installations and equipment fitted near open kitchen (if applicable) - Smoke Detector.
(d) Bedroom	Nil.
(e) Telephone	For the number and the location of telephone outlets points, please refer to the “Schedule of Electrical & Mechanical Provisions”.
(f) Aerials	For the number and the location of TV/FM outlets, please refer to the “Schedule of Electrical & Mechanical Provisions”.

裝置、裝修物料及設備 Fittings, finishes and appliances

(g) 電力裝置	客廳、飯廳、睡房、廚房及浴室均裝有安全電插座。導管部分隱藏、部分外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有總電掣箱及包括漏電保護器。有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參考「機電裝置數量說明表」。
(h) 氣體供應	煤氣(只適用於第1座A、B、C及D單位、第2座A、B、C及D單位以及各洋房，其他單位無氣體供應)。氣體供應之系統及位置，請參考「機電裝置數量說明表」。
(i) 洗衣機接駁點	洗衣機接駁點之位置及設計，請參考「機電裝置數量說明表」。
(j) 供水	冷熱水喉管均採用有膠層保護之銅喉。浴室及廚房均有熱水供應。浴室及廚房之熱水由煤氣熱水爐或電熱水爐提供(提供之熱水爐的類型及數量請參閱「機電裝置數量說明表」)。水管部份隱藏、部份外露。所有單位內之外露喉管均安裝於假天花、裝飾橫樑或廚櫃內。

(g) Electrical installations	General-use socket outlets are provided in all living rooms, dining rooms, bedrooms, kitchens and bathrooms. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. MCB board completed with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the "Schedule of Electrical & Mechanical Provisions".
(h) Gas supply	Town Gas (applicable to Flats A, B, C and D of Tower 1, Flats A, B, C and D of Tower 2 and all houses. No gas supply in other flats). Please refer to the "Schedule of Electrical & Mechanical Provisions" for the system and the location of gas supply.
(i) Washing machine connection point	Please refer to the "Schedule of Electrical & Mechanical Provisions" for the location and design of the washing machine connection points.
(j) Water supply	PVC-coated copper pipes are provided for both hot and cold water. Hot water is available for bathroom and kitchen. Hot water supply to bathroom and kitchen is provided by gas water heater or electric water heater (Please refer to the "Schedule of Electrical & Mechanical Provisions" for the type and number of water heater to be provided). Water pipes are concealed in part and exposed in part. All exposed pipeworks inside the flat is enclosed in false ceiling, bulkhead and kitchen cabinets.

4. 雜項	
細項	描述
(a) 升降機	"奧的斯"乘客升降機如下： - 兩部乘客升降機 (型號：Gen2 - MR)到達第1座地庫2層至25樓。 - 兩部乘客升降機 (型號：Gen2 - MR)到達第2座地庫2層至25樓。 - 兩部乘客升降機 (型號：Gen2 - Regen)到達住宅康樂設施的地庫2層至地下上層。
(b) 信箱	信箱用料為金屬。
(c) 垃圾收集	住宅樓層（第1座1樓-25樓、第2座2樓-25樓）設有垃圾及物料回收室，由清潔工人收集垃圾。 地庫2層設有垃圾及物料回收房中央處理所收集的垃圾。
(d) 水錶、電錶及氣體錶	大廈 每層住宅樓層水錶櫃內均裝有每戶專用之獨立水錶。 每層住宅樓層電錶房內均裝有每戶專用之獨立電錶。 單位廚戶內均預留位置安裝獨立煤氣錶 (設有開放式廚房的單位除外)。 洋房 地下下層公用水錶房內均裝有每間洋房專用之獨立水錶。 地下下層公用電錶房內均裝有每間洋房專用之獨立電錶。 各洋房廚房內均預留位置安裝獨立煤氣錶。
5. 保安設施	住宅大廈入口大堂及所有升降機內均裝有閉路電視鏡頭。住宅大廈入口大堂設有八達通卡控制大門開啟。 所有住宅物業設有視像對講系統。 發展項目設有車輛管控系統。 發展項目不同邊界範圍設有移動感應器，閉路電視鏡頭及外圍保安系統。
6. 設備	設備的品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾，如發展項目中沒有安裝分別於第4(a)及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。

4. Miscellaneous	
Item	Description
(a) Lifts	“OTIS” Passenger lifts are provided as follows: - 2 Nos. of passenger lift (model: Gen2 - MR) serving B2/F to 25/F of Tower 1. - 2 Nos. of passenger lift (model: Gen2 - MR) serving B2/F to 25/F of Tower 2. - 2 Nos. of passenger lift (model: Gen2 - Regen) serving B2/F to UG/F of Recreational Facilities.
(b) Letter box	The material of letter box is in metal finish.
(c) Refuse collection	Refuse Storage and Material Recovery Room is provided at residential floors (1/F-25/F of Tower 1, 2/F-25/F of Tower 2) for collection of refuse by cleaners. Collected refuse is centrally handled at the Refuse Storage and Material Recovery Chamber located on B2/F.
(d) Water meter, electricity meter and gas meter	Towers Separate meters for potable water are provided at water meter cabinets on each residential floor. Separate meters for electricity are provided at electrical meter room on each residential floor. Space for separate Towngas meter is provided in the kitchen of individual residential unit (except units with Open Kitchen). Houses Separate meters for potable water are provided at common water meter room on LG/F. Separate meters for electricity are provided at common electrical meter room on LG/F. Space for separate Towngas meter is provided in the kitchen of individual residential unit.
5. Security facilities	C.C.T.V. cameras are provided for main entrance lobbies of residential towers and all lift cars. Octopus card access control for main entrance lobbies of residential towers. Video door phone system is provided at each residential property. Vehicular Control System is installed at the Development. There are motion detection system, C.C.T.V. security cameras and perimeter security system in different boundary areas of the Development.
6. Appliances	For brand names and model numbers of appliances, please refer to “Appliances Schedule” below.

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

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

設備說明表 Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	第1座 Tower 1						第1座 Tower 1						第2座 Tower 2				第2座 Tower 2						第2座 Tower 2					
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
			1樓至23樓 1/F to 23/F						25樓 25/F						2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
雪櫃 Refrigerator	Gaggenau	RB280304	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽油煙機 Cooker Hood	Gaggenau	AW240191	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
酒櫃 Wine Cellar	Gaggenau	RW404261	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-
電煮食爐(雙頭) Electric Induction Cooker (Two Zone)	Gaggenau	VI232120	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-
電煮食爐 Electric Induction Cooker	Gaggenau	CI262115	-	-	-	-	✓	✓	-	-	-	-	✓	✓	-	-	-	✓	-	-	-	-	✓	✓	-	-	-	-	✓	✓
煤氣煮食爐 Gas Hob	Gaggenau	VG231320HK	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-
蒸焗爐 Combi Oven	Gaggenau	BSP250111/BSP251111	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣 / 乾衣機 Washer / Dryer	Gaggenau	WD200140	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣熱水爐 Towngas Heater	TGC	TRJW222TFQL	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-
電熱水爐 Electric Water Heater	斯寶亞創 STIEBEL ELTRON	HDB-E21Si	✓	-	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	-	✓	-	✓	✓
抽氣扇 Exhaust Air Fan	GELEC	DPT10-24H	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-
		DPT15-34H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DPT15-45H	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	-	-

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	第1座 Tower 1						第1座 Tower 1						第2座 Tower 2				第2座 Tower 2						第2座 Tower 2					
			A	B	C	D	E	F	A	B	C	D	E	F	A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
			1樓至23樓 1/F to 23/F						25樓 25/F						2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
冷氣室內機 A/C Indoor Unit	東芝 Toshiba	MMK-AP0097HP-E	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
	東芝 Toshiba	MMK-AP0157HP-E	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓
	東芝 Toshiba	MMK-AP0187HP-E	-	-	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	✓	✓	-	✓	✓	✓	✓	✓
	東芝 Toshiba	MMK-AP0247HP-E	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓
冷氣室外機 A/C Outdoor Unit	東芝 Toshiba	MCY-MAP0407HT	✓	-	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	-	-	✓	✓	-	-	✓	✓	✓	-	✓	-	✓	✓	✓
	東芝 Toshiba	MCY-MAP0507HT	-	✓	✓	-	-	-	✓	✓	-	-	✓	✓	-	✓	✓	-	-	✓	✓	-	-	-	✓	✓	-	-	✓	✓
	東芝 Toshiba	MCY-MAP0607HT	-	-	✓	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	-	-	-	-	-	✓	✓	-	-
	東芝 Toshiba	MCY-MAP0804HT8	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

設備說明表 Appliances Schedule

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	洋房編號 House Number																					
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
雪櫃 Refrigerator	Gaggenau	RB280303	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽油煙機 Cooker Hood	Gaggenau	AW240191	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
酒櫃 Wine Cellar	Gaggenau	RW404261	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電煮食爐(雙頭) Electric Induction Cooker (Two Zone)	Gaggenau	VI232120	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣煮食爐 Gas Hob	Gaggenau	VG231320HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
蒸焗爐 Combi oven	Gaggenau	BSP250111/BSP251111	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣 / 乾衣機 Washer / Dryer	Gaggenau	WD200140	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
煤氣熱水爐 Towngas Heater	TGC	TRJW222TFQL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽氣扇 Exhaust Air Fan	GELEC	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DPT15-34H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DPT15-45H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

設備 Appliances	品牌名稱 Brand Name	產品型號 Model Number	洋房編號 House Number																					
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
冷氣室內機 A/C Indoor Unit	東芝 Toshiba	MMK-AP0097HP-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	東芝 Toshiba	MMK-AP0187HP-E	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	東芝 Toshiba	MMD-AP0186BHP1-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	東芝 Toshiba	MMD-AP0246BHP1-E	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
冷氣室外機 A/C Outdoor Unit	東芝 Toshiba	MCY-MAP0407HT	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	東芝 Toshiba	MCY-MAP0607HT	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	東芝 Toshiba	MCY-MAP0804HT8	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

有關浴缸尺寸之列表 Table for the size of bathtub

座數 Tower	單位 Flat	浴室 Bathroom	浴缸尺寸 Bathtub Size 1800毫米(長) x 800毫米(闊) x 420毫米(深) 1800mm(L) x 800mm(W) x 420mm(D)	浴缸尺寸 Bathtub Size 1800毫米(長) x 750毫米(闊) x 450毫米(深) 1800mm(L) x 750mm(W) x 450mm(D)	浴缸尺寸 Bathtub Size 1500毫米(長) x 700毫米(闊) x 420毫米(深) 1500mm(L) x 700mm(W) x 420mm(D)
第1座及第2座 Tower 1 & Tower 2	A	浴室3 (主人睡房) Bathroom 3 (Master Bedroom)	-	✓	-
		浴室2 (睡房3) Bathroom 2 (Bedroom 3)	-	-	-
		浴室 1 Bathroom 1	-	✓	-
	B	浴室2 (主人睡房) Bathroom 2 (Master Bedroom)	✓	-	-
		浴室 1 Bathroom 1	-	✓	-
	C	浴室3 (主人睡房) Bathroom 3 (Master Bedroom)	-	✓	-
		浴室 2 Bathroom 2	-	-	✓
		浴室 1 Bathroom 1	-	✓	-
	D	浴室2 (主人睡房) Bathroom 2 (Master Bedroom)	-	✓	-
		浴室 1 Bathroom 1	-	-	✓
	E	浴室 Bathroom	-	-	✓
	F	浴室 Bathroom	-	✓	-
洋房 House	浴室 Bathroom		浴缸尺寸 Bathtub Size 1800毫米(長) x 800毫米(闊) x 420毫米(深) 1800mm(L) x 800mm(W) x 420mm(D)	浴缸尺寸 Bathtub Size 1800毫米(長) x 750毫米(闊) x 450毫米(深) 1800mm(L) x 750mm(W) x 450mm(D)	浴缸尺寸 Bathtub Size 1500毫米(長) x 700毫米(闊) x 420毫米(深) 1500mm(L) x 700mm(W) x 420mm(D)
1號洋房 - 26號洋房 House 1 - House 26	浴室2 (主人睡房) Bathroom 2 (Master Bedroom)		-	✓	-
	浴室 1 Bathroom 1		-	✓	-

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Doorphone Handset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0
	13A 雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	7	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2
	影音插座 AV Outlet	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0
	光纖線插座 Optical Fiber Cable Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan	2	1	2	1	2	2	2	1	1	2	2	2	2	2	1	2	2	2	2
	燈掣 Lighting Switch	9	7	8	5	8	8	9	7	5	8	8	8	10	10	9	10	5	8	8
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	20	3	3	3	3	3	3
	電熱水爐開關 Switch for Electric Water Heater	0	0	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	1	1
	煙霧感應器 Smoke Detector	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1
主人睡房 Master Bedroom	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	5	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																		
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F					
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
主人睡房 Master Bedroom	抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	1	0	0	1	1	1	0	0	1	1	1	1	1	1	0	0
	影音插座 AV Outlet	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	光纖線插座 Optical Fiber Cable Outlet	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	USB插座 USB Outlet	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0
	燈掣 Lighting Switch	3	3	3	4	1	1	3	3	4	1	1	3	15	3	3	3	4	1	1
	燈位 Lighting Point	2	2	2	2	1	1	2	2	2	1	1	2	15	2	2	2	2	1	1
睡房1 Bedroom 1	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	6	1	1	1	1	1	1
睡房2 Bedroom 2	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A
	13A 單位電插座 1Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	4	1	1	1	1	不適用 N/A	不適用 N/A
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	0	1	1	1	1	不適用 N/A	不適用 N/A
	USB插座 USB Outlet	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
睡房2 Bedroom 2	電話插座 Telephone Outlet	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	2	1	1	1	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	6	1	1	1	1	不適用 N/A	不適用 N/A
	燈位 Lighting Point	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	6	1	1	1	1	不適用 N/A	不適用 N/A
睡房3 Bedroom 3	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	13A 單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0
	13A 雙位電插座 13A Twin Socket Outlet	2	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2	1	2	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A
	電視/電台天線插座 TV/FM Outlet	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	0	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	電話插座 Telephone Outlet	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	USB插座 USB Outlet	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
	燈掣 Lighting Switch	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	9	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
睡房3 Bedroom 3	燈位 Lighting Point	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	6	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
浴室2 (主人睡房) / 浴室3 (主人睡房) Bathroom 2 (Master Bedroom) / Bathroom 3 (Master Bedroom)	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	2	2	2	不適用 N/A	不適用 N/A	2	2	2	不適用 N/A	不適用 N/A	2	2	2	2	2	2	不適用 N/A	不適用 N/A
	電熱水爐開關 Switch for Electric Water Heater	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	燈位 Lighting Point	7	7	7	5	不適用 N/A	不適用 N/A	7	7	5	不適用 N/A	不適用 N/A	7	7	7	7	7	5	不適用 N/A	不適用 N/A
浴室2 (睡房3) Bathroom (Bedroom 3)	13A 單位電插座 13A Single Socket Outlet	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	3	2	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	4	不適用 N/A	4	不適用 N/A	不適用 N/A	不適用 N/A	4	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	4	4	4	不適用 N/A	4	不適用 N/A	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
浴室/浴室1 Bathroom / Bathroom 1	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A
	電熱水爐溫度控制 Electric Water Heater Remote Control	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1
	燈位 Lighting Point	5	4	4	4	5	4	5	4	4	5	4	4	4	5	4	4	4	5	4
走廊 Corridor	燈位 Lighting Point	1	1	1	1	0	0	1	1	1	0	0	1	4	1	1	1	1	0	0
	燈掣 Lighting Switch	0	0	1	3	0	0	0	0	3	0	0	1	6	0	0	1	3	0	0
	抽氣扇開關掣 Switch for Exhaust Fan	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0
	13A單位電插座 13A Single Socket Outlet	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0
廚房/開放式廚房 Kitchen/ Open Kitchen	裝有熔斷器接線電蘇位 Fused Spur Unit	5	5	5	5	3	3	5	5	5	3	3	5	5	5	5	5	5	3	3
	接線電掣 Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	3	3	3	3	2	2	3	3	3	2	2	3	3	3	3	3	3	2	2
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A
	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
廚房/開放式廚房 Kitchen/ Open Kitchen	洗衣機接駁點(來水位，設計為直徑15毫米) Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點(去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	2	3	3	3	3	2	3	3	3	3	3	3	3	2
	總電掣箱 Miniature Circuit Breaker Board	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	1
	消防灑水器 F.S. Sprinkler Head	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2	2	不適用 N/A	不適用 N/A	不適用 N/A	2	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2	2
工作間 Utility Room	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	2	2	2	2	不適用 N/A	不適用 N/A	2	2	2	不適用 N/A	不適用 N/A	2	2	不適用 N/A	2	不適用 N/A	2	不適用 N/A	不適用 N/A
	燈位 Lighting Point	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	總電掣箱 Miniature Circuit Breaker Board	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
洗手間 Lavatory	燈位 Lighting Point	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	1	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	0	0	0	0	不適用 N/A	不適用 N/A	0	0	0	不適用 N/A	不適用 N/A	0	0	1	0	0	0	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	0	0	0	0	不適用 N/A	不適用 N/A	0	0	0	不適用 N/A	不適用 N/A	0	0	1	0	0	0	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point	不適用 N/A	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	1	1	1	1	1	1	1	不適用 N/A	1	1
工作平台 Utility Platform	燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A
濾水機房範圍 Filtration Plant Area	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	防水燈掣 Weatherproof Lighting Switch	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
梯屋 Stairhood	燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第1座 Tower 1																	
樓層 Floor		1樓 1/F						2樓至23樓 2/F to 23/F					2樓至19樓、 21樓至23樓 2/F to 19/F, 21/F to 23/F	20樓 20/F	25樓 25/F				
單位 Flat		A	B	C	D	E	F	A	B	D	E	F	C	C	A	B	C	D	E	F
平台 (私人) / 天台 (私人) Flat Roof (Private) / Roof (Private)	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	防水燈掣 Weatherproof Lighting Switch	0	不適用 N/A	0	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	燈位 Lighting Point	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	8	11	8	8	8	8
	洗滌盆來水位 Water Point of Sink Unit	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	洗滌盆去水位 Drain Point of Sink Unit	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
冷氣機平台 A/C Platform (主人睡房 Master Bedroom)	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	不適用 N/A	1	2	2	1	1	不適用 N/A	1	2	1	1	2	2	不適用 N/A	1	2	2	1	1
冷氣機平台 A/C Platform (睡房 Bedroom)	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	3	1	不適用 N/A	不適用 N/A	1	1	3	1	不適用 N/A	1	1	不適用 N/A	不適用 N/A	3	1	不適用 N/A	不適用 N/A	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第2座 Tower 2															
樓層 Floor		2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
單位 Flat		A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
客廳、飯廳 Living Room, Dining Room	門鈴 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	視像對講機 Video Doorphone Handset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A 雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	光纖線插座 Optical Fiber Cable Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan	2	1	2	2	2	1	2	1	2	2	2	1	2	2	2	2
	燈掣 Lighting Switch	9	7	8	8	9	7	8	6	8	8	10	9	10	8	8	8
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	電熱水爐開關 Switch for Electric Water Heater	0	0	0	1	0	0	0	0	1	1	0	0	0	0	1	1
	煙霧感應器 Smoke Detector	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1
主人睡房 Master Bedroom	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	0
	燈掣 Lighting Switch	3	3	3	1	3	3	3	3	1	1	3	3	3	3	1	1
	燈位 Lighting Point	2	2	2	1	2	2	2	2	1	1	2	2	2	2	1	1
睡房 1 Bedroom 1	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第2座 Tower 2															
樓層 Floor		2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
單位 Flat		A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
睡房 2 Bedroom 2	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	13A 雙位電插座 13A Twin Socket Outlet	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	電視/電台天線插座 TV/FM Outlet	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	電話插座 Telephone Outlet	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	燈位 Lighting Point	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
睡房 3 Bedroom 3	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	13A 雙位電插座 13A Twin Socket Outlet	2	不適用 N/A	2	不適用 N/A	2	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A
	電視/電台天線插座 TV/FM Outlet	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	電話插座 Telephone Outlet	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	3	不適用 N/A	3	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
浴室2 (主人睡房) / 浴室3 (主人睡房) Bathroom 2 (Master Bedroom) / Bathroom 3 (Master Bedroom)	13A 單位電插座 13A Single Socket Outlet	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	2	2	不適用 N/A	2	2	2	2	不適用 N/A	不適用 N/A	2	2	2	2	不適用 N/A	不適用 N/A
	電熱水爐開關 Switch for Electric Water Heater	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第2座 Tower 2															
樓層 Floor		2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
單位 Flat		A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
浴室2 (主人睡房) / 浴室3 (主人睡房) Bathroom 2 (Master Bedroom) / Bathroom 3 (Master Bedroom)	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	燈位 Lighting Point	7	7	7	不適用 N/A	7	7	7	5	不適用 N/A	不適用 N/A	7	7	7	5	不適用 N/A	不適用 N/A
浴室2 (睡房3) Bathroom (Bedroom 3)	13A 單位電插座 13A Single Socket Outlet	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	不適用 N/A	3	不適用 N/A	2	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	4	不適用 N/A	4	不適用 N/A	4	不適用 N/A	4	不適用 N/A	不適用 N/A	不適用 N/A	4	不適用 N/A	4	不適用 N/A	不適用 N/A	不適用 N/A
浴室/ 浴室1 Bathroom / Bathroom 1	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	裝有熔斷器接線電蘇位 Fused Spur Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	電熱水爐溫度控制 Electric Water Heater Remote Control	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1
	燈位 Lighting Point	5	4	4	4	5	4	4	4	5	4	5	4	4	4	5	4
走廊 Corridor	燈位 Lighting Point	1	1	1	0	1	1	1	1	0	0	1	1	1	1	0	0
	燈掣 Lighting Switch	0	0	1	0	0	0	1	3	0	0	0	0	1	3	0	0
	抽氣扇開關掣 Switch for Exhaust Fan	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
廚房/開放式廚房 Kitchen/ Open Kitchen	裝有熔斷器接線電蘇位 Fused Spur Unit	5	5	5	3	5	5	5	5	3	3	5	5	5	5	3	3
	接線電掣 Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A 單位電插座 13A Single Socket Outlet	3	3	3	2	3	3	3	3	2	2	3	3	3	3	2	2
	13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第2座 Tower 2															
樓層 Floor		2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
單位 Flat		A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
廚房/開放式廚房 Kitchen/ Open Kitchen	熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	洗衣機接駁點(來水位，設計為直徑15毫米) Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機接駁點(去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	2	3	3	3	3	3	2	3	3	3	3	3	2
	總電掣箱 Miniature Circuit Breaker Board	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	不適用 N/A	1	不適用 N/A	1	1
	消防灑水器 F.S. Sprinkler Head	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	2	2
工作間 Utility Room	13A 單位電插座 13A Single Socket Outlet	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	2	2	2	不適用 N/A	2	2	2	2	不適用 N/A	不適用 N/A	不適用 N/A	2	不適用 N/A	2	不適用 N/A	不適用 N/A
	燈位 Lighting Point	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
	總電掣箱 Miniature Circuit Breaker Board	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A
洗手間 Lavatory	燈位 Lighting Point	1	1	1	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A	1	1	1	1	不適用 N/A	不適用 N/A
	燈掣 Lighting Switch	0	0	0	不適用 N/A	0	0	0	0	不適用 N/A	不適用 N/A	1	0	0	0	不適用 N/A	不適用 N/A
	抽氣扇開關掣 Switch for Exhaust Fan	0	0	0	不適用 N/A	0	0	0	0	不適用 N/A	不適用 N/A	1	0	0	0	不適用 N/A	不適用 N/A
露台 Balcony	燈位 Lighting Point	不適用 N/A	1	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

座數 Tower		第2座 Tower 2															
樓層 Floor		2樓 2/F				3樓至23樓 3/F to 23/F						25樓 25/F					
單位 Flat		A	B	C	F	A	B	C	D	E	F	A	B	C	D	E	F
濾水機房範圍 Filtration Plant Area	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	防水燈掣 Weatherproof Lighting Switch	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
梯屋 Stairhood	燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	3	不適用 N/A	3	不適用 N/A	不適用 N/A	不適用 N/A
平台 (私人) / 天台 (私人) Flat Roof (Private) / Roof (Private)	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	2	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	防水燈掣 Weatherproof Lighting Switch	0	不適用 N/A	0	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	燈位 Lighting Point	5	不適用 N/A	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	8	11	8	8	8	8
	洗滌盆來水位 Water Point of Sink Unit	2	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
	洗滌盆去水位 Drain Point of Sink Unit	2	不適用 N/A	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1
冷氣機平台 A/C Platform (主人睡房 Master Bedroom)	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	不適用 N/A	1	2	1	不適用 N/A	1	2	2	1	1	不適用 N/A	1	2	2	1	1
冷氣機平台 A/C Platform (睡房 Bedroom)	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	3	1	不適用 N/A	1	3	1	不適用 N/A	不適用 N/A	1	1	3	1	不適用 N/A	不適用 N/A	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

			洋房編號House Number																				
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
地下 G/F	私家花園 大門入口 Private Garden Main Entrance	訪客視像對講機 Visitor Panel	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	大門入口 Main Entrance	訪客視像對講機 Visitor Panel	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	入口向麗坪路 Entrance at Lai Ping Road	閉路電視攝影機 CCTV Camera	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	私家花園 Private Garden	電閘電掣 Connection Unit for Electric Gate	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	14	11	4	4	4	4	4	4	7	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A 防水單位電插座 13A Weatherproof Single Socket Outlet	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗滌盆來水位 Water Point of Sink Unit	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗滌盆去水位 Drain Point of Sink Unit	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		消防喉轆Fire Hose Reel	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	客廳、飯廳 Living Room, Dining Room	視像對講機 Video Doorphone Handset	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A 雙位電插座 13A Twin Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		光纖線插座 Optical Fiber Cable Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting Switch	5	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
		燈位 Lighting Point	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

			洋房編號House Number																				
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
地下 G/F	廚房 Kitchen	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		裝有熔斷器接線電蘇位 Fused Spur Unit	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
		接線電掣 Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A 單位電插座 13A Single Socket Outlet	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		煮食爐煤氣接駁點 Town Gas Connection Point for Gas Hob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗衣機接駁點(來水位，設計為直徑15毫米) Washing Machine Connection Point (Water Inlet of a design of 15mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗衣機接駁點(去水位，設計為直徑40毫米) Washing Machine Connection Point (Water Outlet of a design of 40mm in diameter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	工作間 Utility Room	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting Switch	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		抽氣扇開關掣 Switch for Exhaust Fan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature Circuit Breaker Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

			洋房編號House Number																				
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
地下 G/F	洗手間1 Lavatory 1	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		燈位 Lighting Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		抽氣扇開關掣 Switch for Exhaust Fan	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		裝有熔斷器接線電蘇位 Fused Spur Unit	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		燈掣 Lighting Switch	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	洗手間2 Lavatory 2	煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		燈掣 Lighting Switch	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		裝有熔斷器接線電蘇位 Fused Spur Unit	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A 單位電插座 13A Single Socket Outlet	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		抽氣扇開關掣 Switch for Exhaust Fan	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	工作間 (近洗手間2) Utility Room (adjacent to Lavatory 2)	13A 單位電插座 13A Single Socket Outlet	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
		燈掣 Lighting Switch	2																					
		燈位 Lighting Point	1																					
		抽氣扇開關掣 Switch for Exhaust Fan	1																					

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

			洋房編號House Number																				
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
地下 G/F	睡房1 Bedroom 1	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	睡房2 Bedroom 2	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A 雙位電插座 13A Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting Switch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1樓 1/F	主人睡房 Master Bedroom	冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A 雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈掣 Lighting Switch	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		燈位 Lighting Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

			洋房編號House Number																				
			1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
1樓 1/F	浴室2 (主人睡房) Bathroom 2 (Master Bedroom)	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		裝有熔斷器接線電蘇位 Fused Spur Unit	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
		熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	浴室1 Bathroom 1	13A 單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		裝有熔斷器接線電蘇位 Fused Spur Unit	2	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		煤氣熱水爐溫度控制 Town Gas Water Heater Remote Control	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		熱水爐煤氣接駁點 Town Gas Connection Point for Water Heater	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
		燈位 Lighting Point	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		冷氣室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	維修平台 (私人) Maintenance Flat Roof (Private)	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	樓梯 Staircase	燈掣 Lighting Switch	4	4	4	4	4	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5
		抽氣扇開關掣 Switch for Exhaust Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	5	4	4	4	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	6	6	6

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

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

		洋房編號House Number																				
		1	2	3	5	6	7	8	9	10	11	12	15	16	17	18	19	20	21	22	23	25	26
無法到達之天台 (私人) Inaccessible Roof (Private)	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	燈位 Lighting Point	8	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	洗滌盆來水位 Water Point of Sink Unit	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	洗滌盆去水位 Drain Point of Sink Unit	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	2	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
消防泵房 Fire Services Pump Room	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	1	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A
	防水燈掣 Weatherproof Lighting Switch	1																				
	燈位 Lighting Point	2																				
天台 R/F	天台 (私人) Roof (Private)	13A 防水單位電插座 13A Weatherproof Single Socket Outlet	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting Point	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	5	5	5	5	5	5	5	5	5	5	5	5	5
		洗滌盆來水位 Water Point of Sink Unit	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1
		洗滌盆去水位 Drain Point of Sink Unit	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	1	1	1	1	1	1	1	1	1	1	1	1	1
		冷氣室外機接駁點 Air-conditioner point for A/C Outdoor Unit	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	不適用 N/A	0	0	0	0	0	0	0	0	0	0	0	0	0

備註：第1座及第2座住宅樓層不設4樓、13樓、14樓及24樓。洋房不設4號洋房、13 號洋房、14號洋房及24號洋房。
Remark: Residential floors 4/F, 13/F, 14/F and 24/F are omitted. House 4, House 13, House 14 and House 24 are omitted.

服務協議 Service agreements

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Towngas is supplied by The Hong Kong and China Gas Company Limited.

地稅 Government rent

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

The owner is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

買方的雜項付款 Miscellaneous payments by purchaser

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；

在交付時，買方不須向擁有人支付清理廢料的費用。

註： 在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

On the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas;

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

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

欠妥之處的保養責任期 Defect liability warranty period

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

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

斜坡維修 Maintenance of slopes

1. 「批地文件」規定「發展項目」中住宅物業的業主須自費維修任何斜坡。每名住宅物業的業主均須分擔維修工程的費用。

「批地文件」特別條款第(29)條

『(a) 如「該地段」或任何「政府」土地現時或以往曾經配合或因應「該地段」或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條件」規定「買方」執行或為任何其他目的執行的任何其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護和支撐「該地段」內的土地及任何毗連或毗鄰「政府」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。「買方」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其修繕妥當及狀況良好，以令「署長」滿意。

(b) 本特別條款(a)款的條文概不妨礙此等「批地條件」賦予「政府」的權利，其中尤以本文特別條款第(28)條為要。

(c) 無論何時，如因「買方」進行平整、水準測量、發展或其他工程或因任何其他事故導致或引起「該地段」內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商作出彼等因滑土、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、訴求和索償作出賠償，並確保彼等免責。

(d) 除享有本文訂明可就違反此等「批地條件」追討的任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不執行於通知訂明的期限內以「署長」滿意的方式完成通知的指示，「署長」可即時執行及進行任何必要工程，而「買方」必須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業費用與收費。』

「批地文件」特別條款第(33)條

『(a) 「買方」應依照「署長」全權酌情指定，自費在本文所夾附圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行及完成令「署長」滿意的土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，並於本文所訂的整個批租期內自費維修「綠色間黑斜線範圍」，包括該處所有土地、斜坡處理工程、護土結構、排水及任何其他工程，以保持其狀況良好及修繕妥當，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租期內發生山泥傾瀉、地陷或土地滑土，「買方」必須自費以「署長」滿意的方式修復，而倘「署長」認為任何毗連或毗鄰地方因此受影響(「署長」之決定將作終論並對「買方」具約束力)，亦須一併還原及修復。「買方」須向「政府」、其代理及承辦商賠償在任何時間由此招致的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，並確保彼等免責。「買方」須在任何時間確保「綠色間黑斜線範圍」無任何非法挖掘或棄置活動。如事前獲「署長」書面批准，「買方」可架設圍欄或其他屏障防止此等非法活動。如有違反任何此等「批地條件」，「署長」除擁有本文訂明的其他權利或補償權外，並有權隨時發出書面通知，要求「買方」執行土力勘探工程和斜坡處理、山泥傾瀉預防、緩解及補救工程，以及維修或修復還原任何受山泥傾瀉、地陷或土地滑土影響的土地、結構或工程。如「買方」疏忽或未能以「署長」滿意的方式於通知訂明的期限內履行通知的規定，「署長」可於期限屆滿後執行和進行所需的工程，「買方」須在接獲通知時向「政府」償還有關的費用。

(b) 儘管有本特別條款(a)款之規定，如「政府」向「買方」發出相關通知，本特別條款所訂「買方」就「綠色間黑斜線範圍」或其任何部分擁有的責任和權利即絕對終止。如權責終止令「買方」蒙受或招致任何損失、損害、滋擾、騷擾或開支，「買方」概不可向「政府」、「署長」或其授權的人員申索賠償，然而權責終止概不妨礙「政府」就任何之前已發生的違反、不遵守或不履行本特別條款(a)款規定事件行使任何應有的權利或補償權。』

2. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

3. 擁有人承諾自費就「發展項目」維修任何斜坡：不適用。

4. 顯示該斜坡及已經或將會在「發展項目」所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則已夾附於本節末頁。

5. 每名擁有人均須分擔維修工程的費用。

附註：

1. 「批地文件」中「買方」一詞指「批地文件」的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。

2. 「批地文件」或「公契」最新版本中「署長」一詞指地政總署署長。

3. 除非本售樓書另行說明，否則上述所有加上括號的詞語，一律採用「批地文件」或「公契」最新版本訂明的定義。

1. The Land Grant requires the owners of the residential properties in the Development to maintain the slopes at their own costs. Each of the owners of the residential properties is obliged to contribute towards the costs of the maintenance work.

   Special Condition No. (29) of the Government 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 Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

   (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

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

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

   Special Condition No. (33) of the Government Grant

   "(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

   (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage, nuisance or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition."

2. Under the Deed of Mutual Covenant Incorporating Management Agreement ("DMC"), the Manager of the Development has the Owners' authority to carry out the maintenance work.

3. Owner's undertaking to maintain any slope in relation to the Development at the Owner's own cost: Not applicable.

4. The plan showing the slope, retaining wall and related structures constructed, or to be constructed, within or outside the land on which the Development is situated, is annexed at the end of this section.

5. Each of the owners is obliged to contribute towards the costs of the maintenance work.

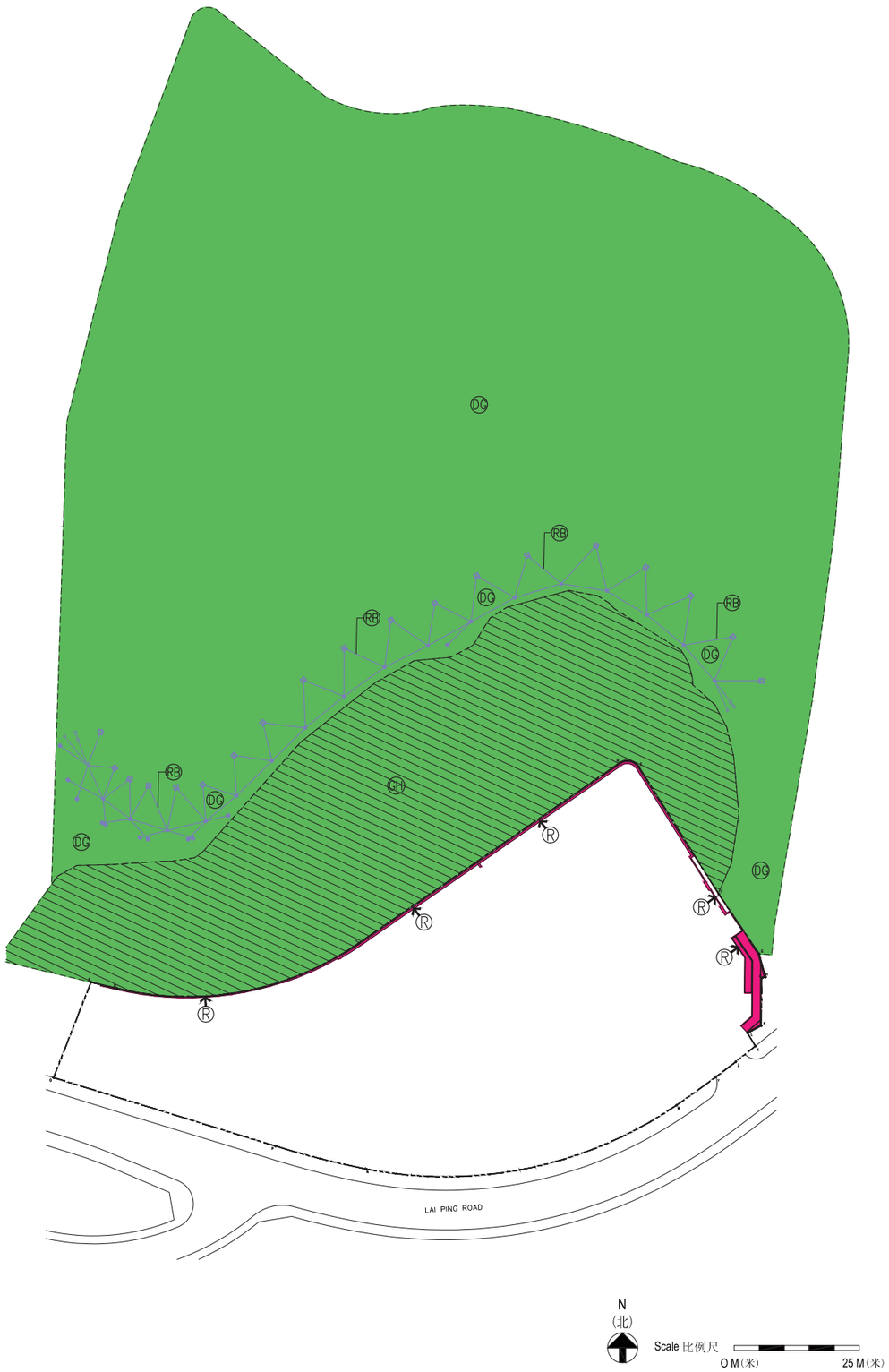
Notes:

1. The reference to the "Purchaser" in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires shall include its successors and assigns.

2. The reference to the "Director" in the Land Grant or the latest draft of the DMC means the Director of Lands.

3. Unless otherwise defined in this sales brochure, the capitalized terms used in the above shall have the same meaning of such terms in the Land Grant or the latest draft of the DMC.

斜坡及護土牆圖
Slope And Retaining Walls Plan



附註:
Note:

此圖僅作顯示斜坡維修中所述的斜坡及斜坡結構的位置及僅供識別之用。圖中所示的其他事項未必能反映其最新狀況。

This plan is for showing the location of the slopes and slope structures referred to in maintenance of slopes and for identification purposes only. Other matters shown in this plan may not reflect their latest conditions.

圖例：
Legend :

斜坡及護土牆
Slope and retaining wall

天然地勢
Natural terrain

綠色間黑斜線範圍
Green hatched black area

防碎礫屏障
Debris resisting barrier

土地界線
Boundary line of the lot

修訂 Modification

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

發展項目之互聯網網站 Website of the development

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

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

噪音緩解措施

(a) 發展項目中有以下噪音緩解措施：

1. 1.5米建築鰭

座數	單位	樓層	位置
第2座	C單位	2樓 - 6樓	主人睡房

2. 隔聲露台

座數	單位	樓層	位置
第2座	B單位	2樓 - 10樓	客廳

3. 固定窗戶

座數	單位	樓層	位置
第2座	B單位	2樓 - 25樓	面向麗坪路之睡房1
	C單位	2樓 - 25樓	面向麗坪路之主人睡房
			面向麗坪路之睡房3
	D單位	2樓 - 25樓	面向麗坪路之主人睡房

註：固定窗戶之維修用窗戶安裝連鑰匙鎖系統。鑰匙於中央管理處存放。

(b) 在發展項目公共契約下：

1. 業主須就所有噪音緩解措施遵守地政總署署長在批地文件下批准之噪音影響評估報告（「報告」）。

2. 業主須自費按報告檢查、保養及進行所有必要工程以保養所有構成其住宅物業一部分的噪音緩解措施。

3. 業主不得拆除或移除任何構成其住宅物業一部分的噪音緩解措施或改動其設計和位置。

4. 管理人有責任和權力去按報告控制、操作、檢查、保養及進行所有必要工程以控制、操作和保養所有噪音緩解措施（構成任何住宅物業一部分者除外）。

Noise Mitigation Measures

(a) There are the following noise mitigation measures in the Development:

1. 1.5m Architectural Fin

Tower	Flat	Floor	Location
Tower 2	Flat C	2/F - 6/F	Master Bedroom

2. Acoustic Balcony

Tower	Flat	Floor	Location
Tower 2	Flat B	2/F - 10/F	Living Room

3. Fixed Glazing

Tower	Flat	Floor	Location
Tower 2	Flat B	2/F - 25/F	Bedroom 1 facing Lai Ping Road
	Flat C	2/F - 25/F	Master Bedroom facing Lai Ping Road
			Bedroom 3 facing Lai Ping Road
	Flat D	2/F - 25/F	Master Bedroom facing Lai Ping Road

Note: Maintenance window to Fixed Glazing are installed with key lock system. The key will be kept at central maintenance office.

(b) Under the Deed of Mutual Covenant of the Development:

1. The Owners shall comply with the noise impact assessment report approved by the Director of Lands under the Land Grant ("NIAR") in respect of all Noise Mitigation Measures.

2. An Owner has to, at his own expense, inspect, maintain and carry out all necessary works for the maintenance of all Noise Mitigation Measures forming part of his residential property in accordance with the NIAR.

3. No Owner shall demolish or remove or alter the design and location of any Noise Mitigation Measures forming part of his residential property.

4. The Manager has the duty and power to control, operate, inspect, maintain and carry out all necessary works for the control, operation and maintenance of all Noise Mitigation Measures (except those which form part of any residential property) in accordance with the NIAR.

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申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

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

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有關發展項目的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。

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

		面積 (平方米) Area (m^2)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations		
1.(#)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading / unloading area excluding public transport terminus	5,706.7
2.	**機房及相類設施 Plant rooms and similar services**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation, such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage chamber, etc.	77.457
2.2(#)	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及必要機房，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 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation, such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	1,951.227
2.3	非強制性/非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	72.560
根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Regulation 23A(3) of the B(P)R		
3.	乘車離開或到達旅館人仕上落汽車的地方 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 Not applicable
4.	旅館的輔助性設施 Supporting facilities for a hotel	
根據聯合作業備考提供的環保設施 Green Features under Joint Practice Notes (JPNs)		
5.	住宅樓宇的露台 Balcony for residential buildings	334.266
5a.	最低露台下被覆蓋之範圍 Covered areas underneath the lowest balcony	33.698
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
7.	公用空中花園 Communal sky garden	
8.	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	
9.	隔聲鰭 Acoustic fin	1.125
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable
11.	非結構預製外牆 Non-structural prefabricated external wall	600.785
12.	工作平台 Utility platform	15.750
12a.	最低工作平台下被覆蓋之範圍 Covered areas underneath the lowest utility platform	1.50
13.	隔音屏障 Noise barrier	不適用 Not applicable
適意設施 Amenity Features		
14.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	32.857
15.	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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	1,123.161
16.	有上蓋的園景區及遊樂場 Covered landscaped and play area	277.266

		面積 (平方米) Area (m^2)
17.	橫向屏障/有蓋人行道、花棚 Horizontal screen/covered walkway, trellis	18.249
18.	擴大升降機井道 Larger lift shaft	不適用 Not applicable
19.	煙囪管道 Chimney shaft	不適用 Not applicable
20.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
21.(#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	146.043
22.	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not applicable
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	
24.	非住用發展項目的電影院、商場等的前方之淨空高度及中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	
25.	非住用發展項目的公用主要入口(尊貴入口)上的中空 Void over main common entrance (prestige entrance) in non-domestic development	
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	
27.	遮陽篷及反光罩 Sunshade and reflector	
28.	小型伸出物例如空調機箱、窗檻、窗台 Minor projection such as AC box, window cill, projecting window	
29.	其他伸出物，如空調機箱或伸出外牆超過750毫米的平台 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall	
29a.	伸出外牆超過750毫米的空調機平台（不包入認可人士、註冊結構工程師及註冊岩土工程師作業備考App-151第4段中的10%整體上限） Air-conditioning platform with a projection of more than 750mm from the external walls (not include to overall cap of 10% in para 4 of PNAP App-151)	839.446
其他項目 Other Exempted Items		
30.(#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
31.	大型伸出/外懸設施的覆蓋地方 Covered area under large projecting/overhanging feature	
32.	公共交通總站 Public transport terminus (PTT)	
33.(#)	共用構築物及樓梯 Party structure and common staircase	
34.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	14.176
35.(#)	公眾通道 Public passage	不適用 Not applicable
36.	因建築物後移導致的覆蓋面積 Covered set back area	
額外總樓面面積 Bonus GFA		
37.	額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考提供的新增環保設施 Additional Green Features under JPN		
38.	建築物採用組合式綜合建築 Buildings adopting Modular Integrated Construction	不適用 Not applicable

註　：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note : The above table is based on the requirements as stipulated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

建築物的環境評估



Environmental Assessment of the Building



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

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

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed	1) 高效能空調系統 High Performance Air-conditioning System 2) T5 螢光燈管 T5 Fluorescent Tube Lighting

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1) Part II : The predicted annual energy use of the proposed building /part of building (Note 1)

位置 Location	使用有關裝置的內部樓面面積（平方米） Internal Floor Area Served (m^2)	基線樓宇(註腳2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 Electricity 千瓦小時/平方米/年 kWh/m^2/annum	煤氣/石油氣 Town Gas / LPG 用量單位/平方米/年 unit/m^2/annum	電力 Electricity 千瓦小時/平方米/年 kWh/m^2/annum	煤氣/石油氣 Town Gas / LPG 用量單位/平方米/年 unit/m^2/annum
有使用中央屋宇裝備裝置(註腳3)的部分 Area served by central building services installation (Note 3)	31,900.041	242	0	196.6	0
平台（中央屋宇裝備裝置） Podium(s) (central building services installation)		90.8	0	83.1	0

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計 Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

註腳：

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（V1.2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年版本）中的涵義相同。

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 (V1.2 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 (2015 edition).

本售樓說明書的印製日期 The date on which this sales brochure is printed

2020年10月17日

17th October 2020

改變 Changes

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the Development and the surrounding areas.