



MOUNT ARCADIA

—— 畢架·金峰 ——



SALES BROCHURE 售樓說明書

M O U N T
ARCADIA

—— 畢 架 · 金 峰 ——

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/

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.

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

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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.

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- 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 PASP and ASP and include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

vendors or their authorized representative(s).

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

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.

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- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - > For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - > For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - > strike or lock-out of workmen;
 - > riots or civil commotion;
 - > force majeure or Act of God;
 - > fire or other accident beyond the vendor's control;
 - > war; or
 - > inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That

means handover of the property may be delayed.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

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

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

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Other useful contacts:

Consumer Council
Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611
Estate Agents Authority
Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596
Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

網址：www.srpa.gov.hk

電話：2817 3313

電郵：enquiry_srpa@hd.gov.hk

傳真：2219 2220

其他相關聯絡資料：

消費者委員會 網址：www.consumer.org.hk 電話：2929 2222 電郵：cc@consumer.org.hk 傳真：2856 3611
地產代理監管局 網址：www.eaa.org.hk 電話：2111 2777 電郵：enquiry@eaa.org.hk 傳真：2598 9596
香港地產建設商會 電話：2826 0111 傳真：2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Mount Arcadia

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

8388 Tai Po Road Sha Tin Heights*

*The above provisional street number is subject to confirmation when the Development is completed

The Development consists of one multi-unit building and houses

Total number of storeys of each multi-unit building

Tower 1: 12 storeys

The above number of storeys does not include B2/F, B1/F, and Top Roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1: B2/F, B1/F, Ground Floor (G/F), 1/F to 3/F, 5/F to 11/F, Roof and Top Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Tower 1: 4/F

Refuge floors (if any) of each multi-unit building

Not applicable

Total number of houses

4

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

1, 2, 3 and 4

Omitted house numbers

Not applicable

The Development is a completed Development pending compliance

The estimated material date for the Development, as provided by the Authorized Person for the Development is 30 September 2021

The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱

畢架•金峰

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

大埔公路沙田嶺段8388號*

*上述臨時門牌號數有待發展項目建成時確認

發展項目包含一幢多單位建築物及洋房

每幢多單位建築物的樓層的總數

第1座：12層

上述樓層數目不包括地庫2層、地庫1層及頂層天台

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地庫2層、地庫1層、地下、1樓至3樓、5樓至11樓、天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座：4樓

每幢多單位建築物內的庇護層(如有的話)

不適用

洋房的總數量

4

發展項目的經批准建築圖則所規定的洋房的門牌號數

1、2、3及4

被略去的洋房的門牌號數

不適用

本發展項目屬尚待符合條件的已落成發展項目

發展項目的認可人士提供的該發展項目的預計關鍵日期為2021年9月30日

預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

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

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor Teampearl Company Limited	賣方 添沛有限公司
Holding companies of the Vendor Far East Consortium International Limited, Ample Bonus Limited, Far East Consortium (B.V.I.) Limited, Far East Consortium Limited	賣方的控權公司 Far East Consortium International Limited、Ample Bonus Limited、Far East Consortium (B.V.I.) Limited、遠東發展有限公司
Authorized Person for the Development, and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in her professional capacity Ms. Chan Wan Ming of P&T Architects Limited	發展項目的認可人士 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團 巴馬丹拿建築師有限公司之陳韻明女士
Building contractor for the Development CR Construction Company Limited	發展項目的承建商 華營建築有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Kao, Lee & Yip Solicitors	就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所 高李葉律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development DBS Bank (Hong Kong) Limited	已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構 星展銀行(香港)有限公司
Any other person who has made a loan for the construction of the Development Far East Consortium Limited	已為發展項目的建造提供貸款的任何其他人 遠東發展有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No

(l) The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

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

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否

(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

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

There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

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

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property
每個住宅物業的非結構的預製外牆及幕牆的總面積表

Tower 座	Floor 樓層	Unit 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	Ground Floor 地下	A	-	0.753
		B	-	0.753
	1/F-3/F, 5/F-10/F 1樓至3樓、5樓至10樓	A	0.315	2.755
		B	0.315	2.755
		C	0.840	0.540
		D	0.371	2.550
		E	0.371	2.550
		F	0.240	1.340
	11/F and Roof 11樓及天台	A	0.315	2.575
		B	0.315	2.755
		C	0.840	0.540
		D	0.371	2.550
		E	0.371	2.550
		F	0.240	1.340

Note: 4/F is omitted.
備註：不設4樓。

House 洋房	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積(平方米)	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
House 1 洋房1	-	2.965
House 2 洋房2	-	2.965
House 3 洋房3	-	7.884
House 4 洋房4	-	5.863

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

The person to be appointed as the manager of the Development under the latest draft deed of mutual covenant

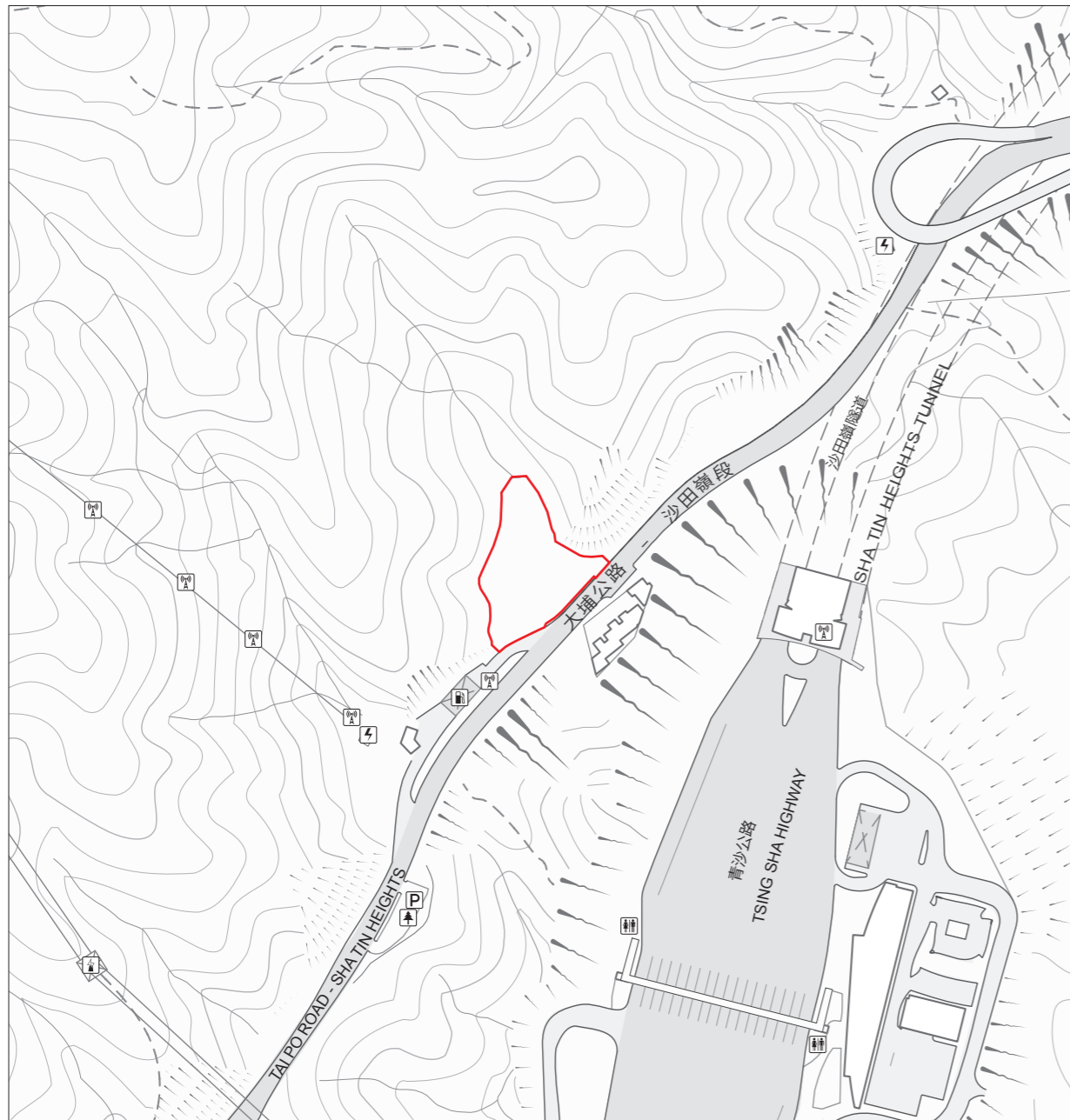
Kanic Property Management Limited


根據有關公契的最新擬稿將獲委任為發展項目的管理人的人


佳力物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Location of the Development
 發展項目的位置

Scale 比例:  0M(米) 50 100 150 200 250M(米)

The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes:








1. Due to technical reasons as a result of the irregular boundary of the Development, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T7-SW-D dated 9 June 2021 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2021年6月9日出版之數碼地形圖，圖幅編號T7-SW-D，有需要處經修正處理。

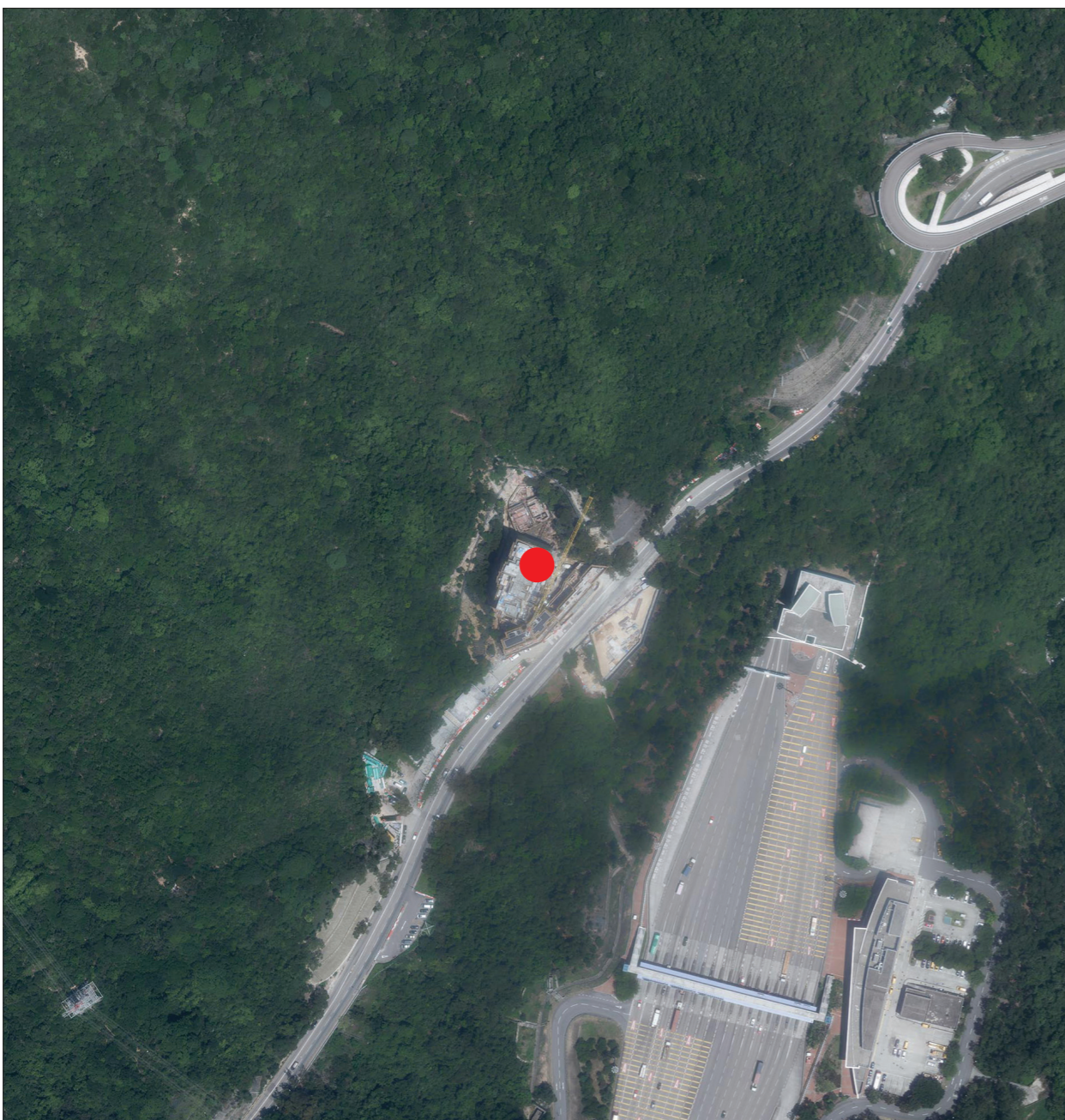
NOTATION 圖例

-  Petrol Filling Station
油站
-  Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站)
-  Pylon
輸電塔架
-  Public Carpark (including Lorry Park)
公眾停車場(包括貨車停泊處)
-  Public Convenience
公廁
-  Public Utility Installation
公用事業設施裝置
-  Public Park
公園

備註：

1. 因發展項目的不規則界線引致的技術原因，此所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳了解。

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



Location of the Development
發展項目的位置

Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 29 April 2020 (Photo No. E097170C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The above aerial photograph is available for free inspection at the sales office(s) during opening hours.
4. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
5. The Vendor also advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 以上鳥瞰照片於2020年4月29日在6,900呎的飛行高度拍攝(照片編號為E097170C)。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 上述鳥瞰照片可於開放時間向售樓處免費查閱。
4. 因發展項目的不規則界線引致的原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
5. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



有關鳥瞰照片並不覆蓋本空白範圍。本空白範圍超出發展項目的界線250米之外。
This blank area falls outside the coverage of the relevant aerial photograph. This blank area falls outside the 250m boundary of the Development.

● Location of the Development
發展項目的位置

Notes:

1. The above aerial photograph is taken at a flying height of 6,900 feet on 1 December 2020 (Photo No. E111158C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The above aerial photograph is available for free inspection at the sales office(s) during opening hours.
4. Due to technical reasons as a result of the irregular boundary of the Development, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
5. The Vendor also advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 以上鳥瞰照片於2020年12月1日在6,900呎的飛行高度拍攝(照片編號為E111158C)。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 上述鳥瞰照片可於開放時間向售樓處免費查閱。
4. 因發展項目的不規則界線引致的原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
5. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖等



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

- Notes:
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
 2. Due to technical reasons as a result of the irregular boundary of the Development, the plan above has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 3. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Extract from the approved Sha Tin Outline Zoning Plan (Plan no. S/ST/34), gazetted on 8 June 2018, with adjustments where necessary as shown in red.

摘錄自2018年6月8日刊憲之沙田分區計劃大綱核准圖(圖則編號S/ST/34)，有需要處經修正處理，以紅色表示。

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

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

Notation 圖例

Zones 地帶

R(B)	Residential (Group B) 住宅(乙類)
R(C)	Residential (Group C) 住宅(丙類)
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶

Communications 交通

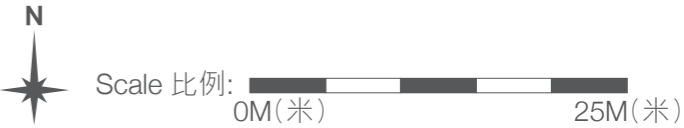
==+==	Major Road and Junction 主要道路及路口
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Miscellaneous 其他

— • —	Boundary of Planning Scheme 規劃範圍界線
①	Planning Area Number 規劃區編號
△160	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
P F S	Petrol Filling Station 加油站

- 備註：
1. 以上分區計劃大綱圖可於售樓處開放時間內免費查閱。
 2. 因發展項目的不規則界線引致的技術原因，上圖所顯示的範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
 3. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。

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



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

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

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Legend of Terms and Abbreviations used on Floor Plans

樓面平面圖中所使用名詞及簡稱之圖例

ACCESS AT 1/F ONLY = 僅於1樓進入
ACOUSTIC FIN = 減音鰭
AF = ARCHITECTURAL FEATURE = 建築裝飾
“AW” / A.W. = ACOUSTIC WINDOW = 減音窗戶
A/C PLANT ROOM = AIR CONDITIONING PLANT ROOM = 空調機機房
A/C PLINTH = AIR CONDITIONER PLINTH = 空調機基座
A/C at H/L = AIR CONDITIONER AT HIGH LEVEL = 空調機置於高位置
A/C P. = AIR CONDITIONING PLATFORM = 空調機平台
ACC. LAV. = ACCESSIBLE LAVATORY = 暢通易達洗手間
“B”= ACOUSTIC BALCONY = 減音露台
B1/F = BASEMENT 1 FLOOR = 地庫1層
BAL. = BALCONY = 露台
BAL. ABOVE = BALCONY ABOVE = 露台置上
BATH = BATHROOM = 浴室
BATH 1 / BATH RM. 1 = BATHROOM 1 = 浴室 1
BATH 2 / BATH RM. 2 = BATHROOM 2 = 浴室 2
BATH 3 = BATHROOM 3 = 浴室 3
BATH 4 = BATHROOM 4 = 浴室 4
B.R.1 = BEDROOM 1 = 睡房 1
B.R.2 = BEDROOM 2 = 睡房 2
B.R.3 = BEDROOM 3 = 睡房 3
B.R.4 = BEDROOM 4 = 睡房 4
CANOPY = 簷篷
CARETAKER QUARTER = 管理員宿舍
CLEANSING WATER TANK ROOM = 清潔水缸房
COMPENSATORY TREE = 補種樹木
D = DOWN = 落
DIN. = DINING ROOM = 飯廳
DOG HOUSE = MECHANICAL AND ELECTRICAL SERVICES DUCT CONNECTING TO THE FLOOR BELOW
= 連接下層的機電設施管道
ENTRANCE LOBBY = 入口大堂
EMERGENCY GENERATOR ROOM = 緊急發電機房
E.M.R. = ELECTRIC METER ROOM = 電錶房
“F”= FIXED WINDOW = 固定窗
FAMILY ROOM = 家庭房
FILTRATION PLANT PIT = 濾水器機井
FILTRATION PLANT ROOM = 濾水器機房
FLAT ROOF = 平台
FLAT ROOF ON 1/F ONLY = 平台僅於1樓
F.S. CONTROL ROOM = FIRE SERVICE CONTROL ROOM = 消防控制室
(FOR UNIT A) = (供A單位)
(FOR UNIT B) = (供B單位)
(FOR UNIT C) = (供C單位)
(FOR UNIT D) = (供D單位)
GARDEN = 花園

Notes applicable to the floor plans in this section:

1. Symbols of fittings and fitments shown on the floor plans, such as shower compartment, bath tub, floor drain, water closet, shower, sink and sink counter, stove etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only and are not indications of their actual size, designs and shapes.
2. There may be architectural features and exposed pipes, pipe covers on external walls of some residential properties.
3. There are dish channels and surface channels at flat roof and roof.
4. Some residential units have ceiling bulkheads and sunken slabs of the residential units on the above floor installed in the ceiling of the living/dining room, bedrooms, kitchen, store room, and/or corridor to conceal the air-conditioning system and/or mechanical and electrical services in the residential unit.
5. The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design variations.
6. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or air-conditioning platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
7. Balconies and utility platforms are non-enclosed areas.

HR = HOSE REEL = 消防喉轆
HOUSE 1 = 洋房1
HOUSE 2 = 洋房2
HOUSE 3 = 洋房3
HOUSE 4 = 洋房4
INACCESSIBLE FLAT ROOF AT 1/F ONLY = 無法進入的平台僅於1樓
KIT. = KITCHEN = 廚房
LAV. = LAVATORY = 洗手間
LAV. 1 = LAVATORY 1 = 洗手間 1
LAV. 2 = LAVATORY 2 = 洗手間 2
LG/F = LOWER GROUND FLOOR = 地下下層
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIFT MACHINE ROOM = 升降機機房
LINE OF TRANSFER PLATE (1/F ONLY) = 轉換層之線(僅1樓)
LIV. = LIVING ROOM = 客廳
L.W. = LIGHT WELL = 天井
“M”= FLAT ROOF/ UTILITY PLATFORM WITH SELF-CLOSING DOOR = 配備自掩門的平台/工作平台
M. BATH / MASTER BATH RM. = MASTER BATHROOM = 主人浴室
M.B.R. = MASTER BEDROOM = 主人睡房
OWNER’S COMMITTEE OFFICE = 業主委員會辦公室
PANTRY = 茶水間
P.A. = PLANTER = 花槽
P.D. = PIPE DUCT = 管道槽
P.W. = PIPE WELL = 管道井
R.C. PLINTH = REINFORCED CONCRETE PLINTH = 混凝土基座
R.S. & M.R.R. / RSMRR = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾存放及物料回收房
SMATV EQUIPMENT ROOM = 衛星電視公共天線設備房
STORE / STORE RM. = STORE ROOM = 儲物房
STUDY ROOM = 書房
SWIMMING POOL = 游泳池
S.V.O. = SMOKE VENT OUTLET = 排煙口
TOP OF KITCHEN = 廚房之頂部
TOP OF M.B.R. = TOP OF MASTER BEDROOM = 主人睡房之頂部
TOP OF LIFT SHAFT = 升降機槽之頂部
TOP OF STAIR = 樓梯之頂部
TOP OF STAIRHOOD = 梯屋之頂部
TOWER 1 = 第1座
T.P. ABOVE = TRANSFER PLATE ABOVE = 轉換層置上
U = UP = 上
UG/F = UPPER GROUND FLOOR = 地下上層
UTILITY / UTILITY RM. = UTILITY ROOM = 工作間
U.P. = UTILITY PLATFORM = 工作平台
U.P. ABOVE = UTILITY PLATFORM ABOVE = 工作平台置上
W.M.C. = WATER METER CABINET = 水錶櫃

適用於本節各樓面平面圖之備註：

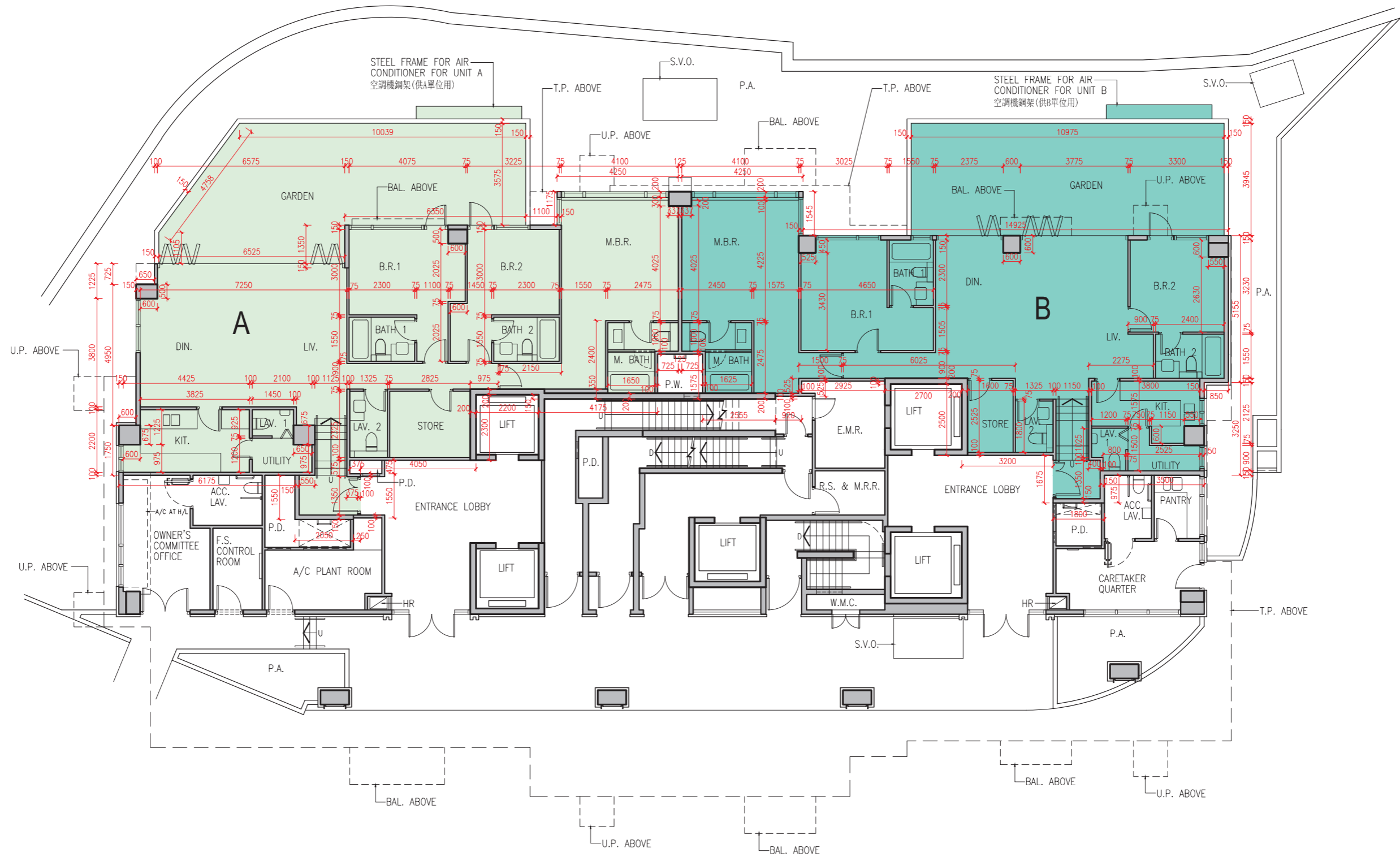
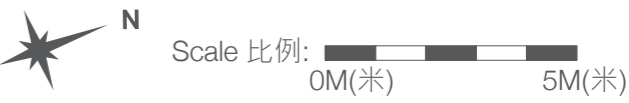
1. 樓面平面圖上所顯示的裝置符號，例如淋浴間、浴缸、地台去水位、坐廁、花灑、洗手盆及洗手盆櫃、煮食爐等乃摘自最新的經批准的建築圖則的建築符號，只作一般性標誌，而非展示其實際大小、設計及形狀。
2. 部分住宅物業之外牆可能設有建築裝飾及外露喉管道、喉管蓋。
3. 平台及天台設有碟型渠及去水渠。
4. 部份住宅單位之客廳/飯廳、睡房、廚房、儲物房及/或走廊的天花可能設有假天花及上層住宅單位跌級樓板，用以隱藏裝設在住宅單位內的空調系統及/或其他機電設備。
5. 部份住宅單位之天花高度將會因結構、建築設計及/或裝修設計上的需要而有差異。
6. 部分住宅物業的露台及/或工作平台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。
7. 露台及工作平台為不可封閉的地方。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1
第1座

Ground Floor
地下



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 Ground Floor
第1座 地下

	Tower 座	Floor 樓層	Unit 單位	
			A	B
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	Ground Floor 地下	150, 1300	150, 1300
Floor-to-floor height (mm) 層與層之間的高度(毫米)			3700, 4850, 5200, 5500	3700, 4850, 5500

- Notes:
1. 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.
 2. The dimensions of the floor plans are all structural dimensions in millimetre.
 3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

- 備註：
1. 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。
 2. 樓面平面圖所列之尺寸數字為毫米標示的結構尺寸。
 3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 1/F-3/F, 5/F-10/F (4/F is omitted)

第1座 1樓至3樓，5樓至10樓（不設4樓）

	Tower 座	Floor 樓層	Unit 單位					
			A	B	C	D	E	F
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	1/F-3/F, 5/F-10/F 1樓至3樓， 5樓至10樓	125, 140	125, 140	125, 140	125, 140	125, 140	125, 140
Floor-to-floor height (mm) 層與層之間的高度(毫米)		1/F 1樓	3150, 3250	3150, 3250	3050, 3150, 3250	3150, 3250	3150, 3250	3050, 3150, 3250
		2/F-3/F, 5/F-9/F 2樓至3樓， 5樓至9樓	3150	3150	3150	3150	3150	3150
		10/F 10樓	3150, 3400, 3750	3050, 3400, 3750	3400	3400	3400, 3750	3400, 3750

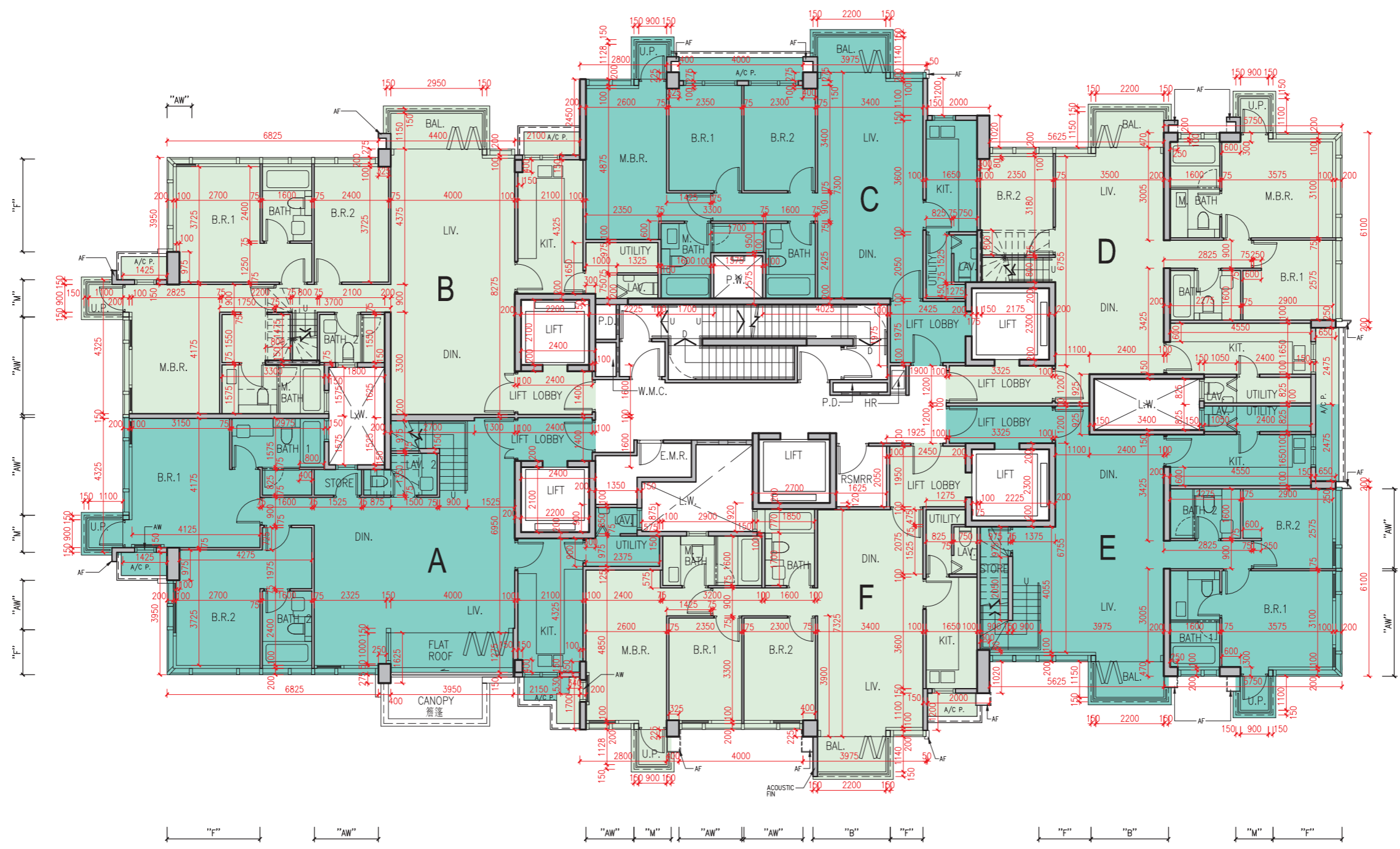
- Notes:
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - 2. The dimensions of the floor plans are all structural dimensions in millimetre.
 - 3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
 - 4. The areas shown marked "LIFT LOBBY" on the floor plan on page 24 of this Sales Brochure are private lift lobbies and form part of the respective residential properties, and are not part of the common areas of the Development. The saleable area of each of the relevant residential properties specified in the section “Area of Residential Properties in the Development” includes the floor area of that private lift lobby.

- 備註：
- 1. 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。
 - 2. 樓面平面圖所列之尺寸數字為毫米標示的結構尺寸。
 - 3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。
 - 4. 本售樓說明書第24頁的樓面平面圖以 "LIFT LOBBY" 標示的範圍為私人升降機大堂並屬住宅物業一部分，並非發展項目之公用地方的一部分。「發展項目中的住宅物業的面積」一節所列各相關住宅物業之實用面積包括該私人升降機大堂之樓面面積。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 11/F
第1座 11樓



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 11/F
第1座 11樓

	Tower 座	Floor 樓層	Unit 單位					
			A	B	C	D	E	F
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	11/F 11樓	125,140,150	125,140,150	125,140,150	125,140,150	125,140,150	125, 140
Floor-to-floor height (mm) 層與層之間的高度(毫米)			3400, 3750, 3850, 4100, 4200	3400, 3450, 3750, 3900, 4100, 4200	3400, 3750, 4200, 4300	3400, 3750, 3850, 4200	3400, 3750, 4100, 4200	3400, 3750, 3950, 4100

- Notes:
- 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.
 - The dimensions of the floor plans are all structural dimensions in millimetre.
 - Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.
 - The areas shown marked "LIFT LOBBY" on the floor plan on page 26 of this Sales Brochure are private lift lobbies and form part of the respective residential properties, and are not part of the common areas of the Development. The saleable area of each of the relevant residential properties specified in the section “Area of Residential Properties in the Development” includes the floor area of that private lift lobby.

- 備註：
- 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。
 - 樓面平面圖所列之尺寸數字為毫米標示的結構尺寸。
 - 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。
 - 本售樓說明書第26頁的樓面平面圖以 "LIFT LOBBY" 標示的範圍為私人升降機大堂並屬住宅物業一部分，並非發展項目之公用地方的一部分。「發展項目中的住宅物業的面積」一節所列各相關住宅物業之實用面積包括該私人升降機大堂之樓面面積。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Tower 1 ROOF
第1座 天台

	Tower 座	Floor 樓層	Unit 單位					
			A	B	C	D	E	F
Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度(毫米)	Tower 1 第1座	ROOF 天台	150	150	Not Applicable 不適用	150	200, 250	Not Applicable 不適用
Floor-to-floor height (mm) 層與層之間的高度(毫米)			2900, 3200	2900		2900	2900	

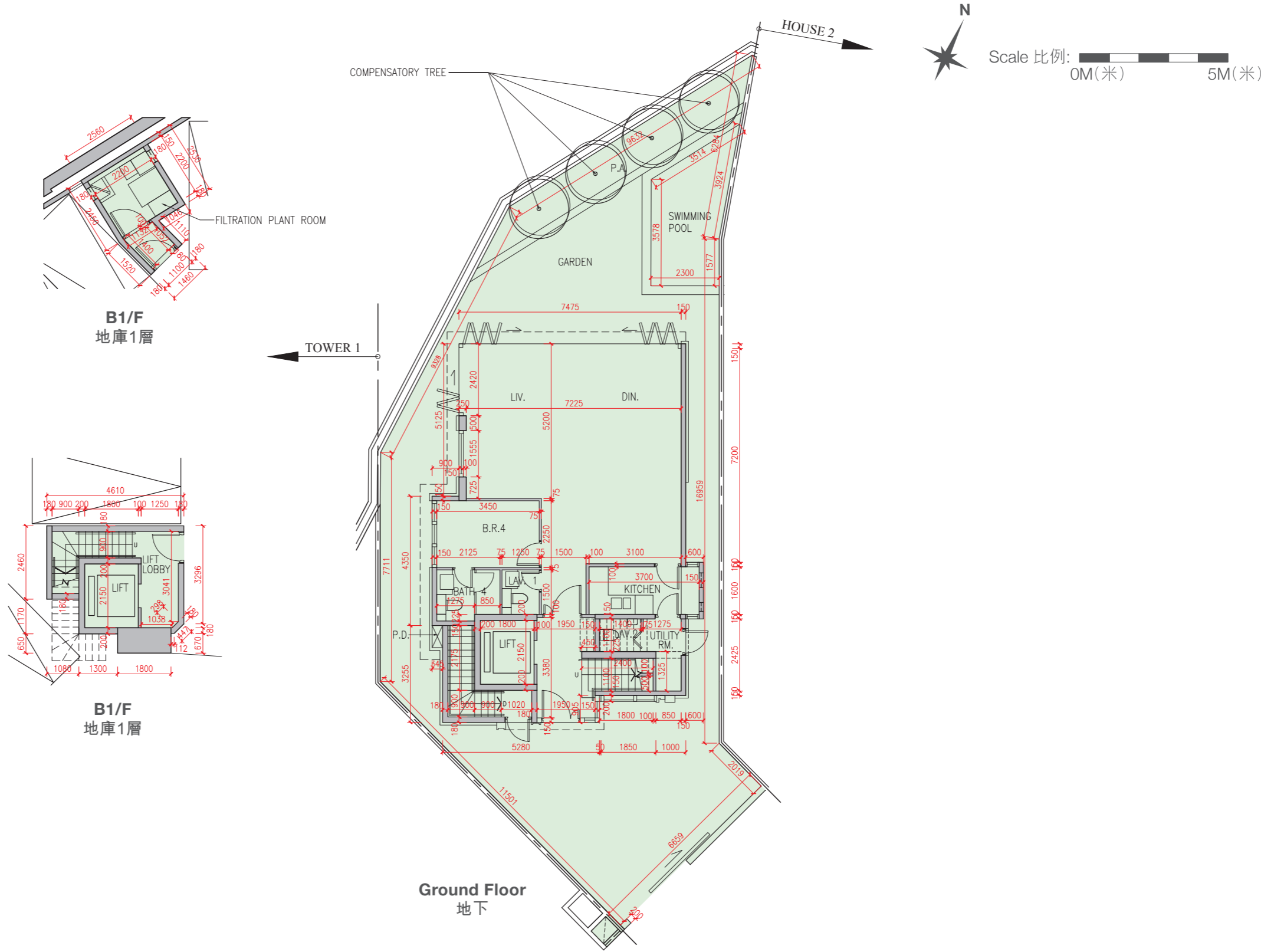
- Notes:
- 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - 2. The dimensions of the floor plans are all structural dimensions in millimetre.
 - 3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

- 備註：
- 1. 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。
 - 2. 樓面平面圖所列之尺寸數字為毫米標示的結構尺寸。
 - 3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House 1
洋房1



Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. 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.
3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

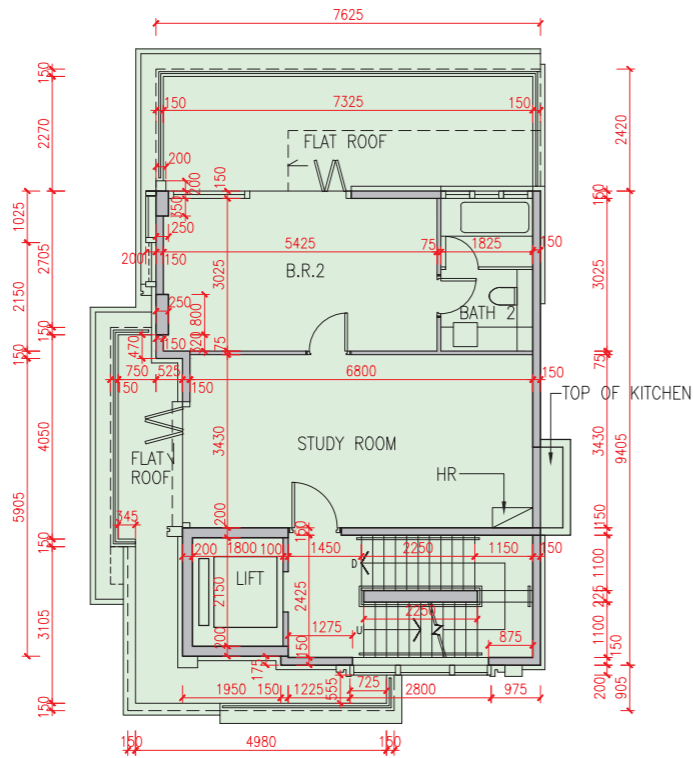
備註:

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

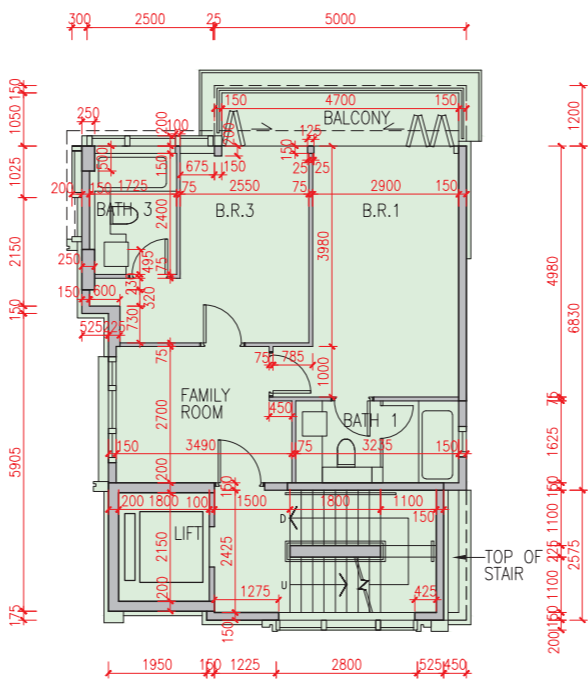
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

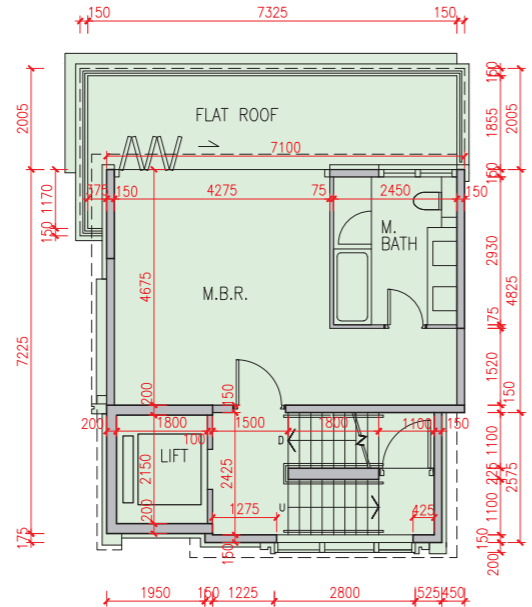
House 1
洋房1



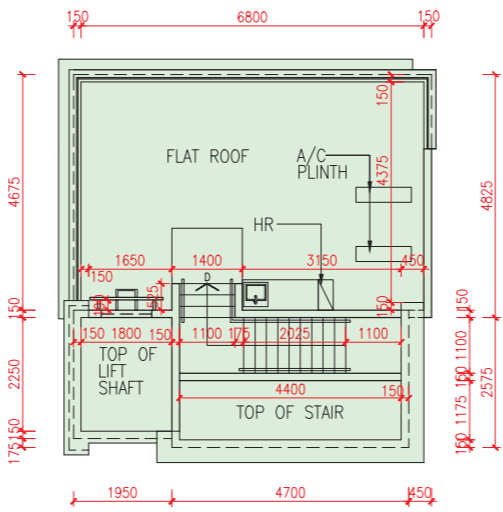
1/F
1樓



2/F
2樓



3/F
3樓



ROOF
天台



- Notes:
- 1. The dimensions in the floor plan are all structural dimensions in millimeter.
 - 2. 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.
 - 3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

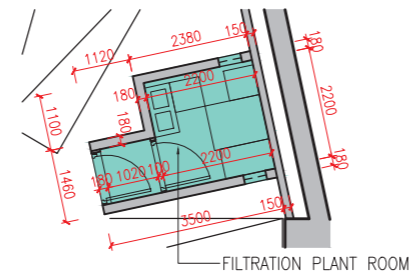
- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
 - 2. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

House 洋房	Floor 樓層	Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度 (毫米)	Floor-to-floor height (mm) 層與層之間的高度(毫米)
House 1 洋房1	B1/F 地庫1層	200	3195, 4145, 4650
	Ground Floor 地下	125, 150, 200	3900, 4200, 4450
	1/F 1樓	125, 150	3400
	2/F 2樓	125, 150, 175	3100, 3400
	3/F 3樓	125, 150	3086, 3343, 3400
	Roof 天台	Not Applicable 不適用	Not Applicable 不適用

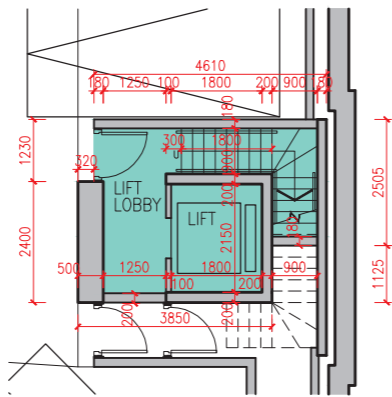
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

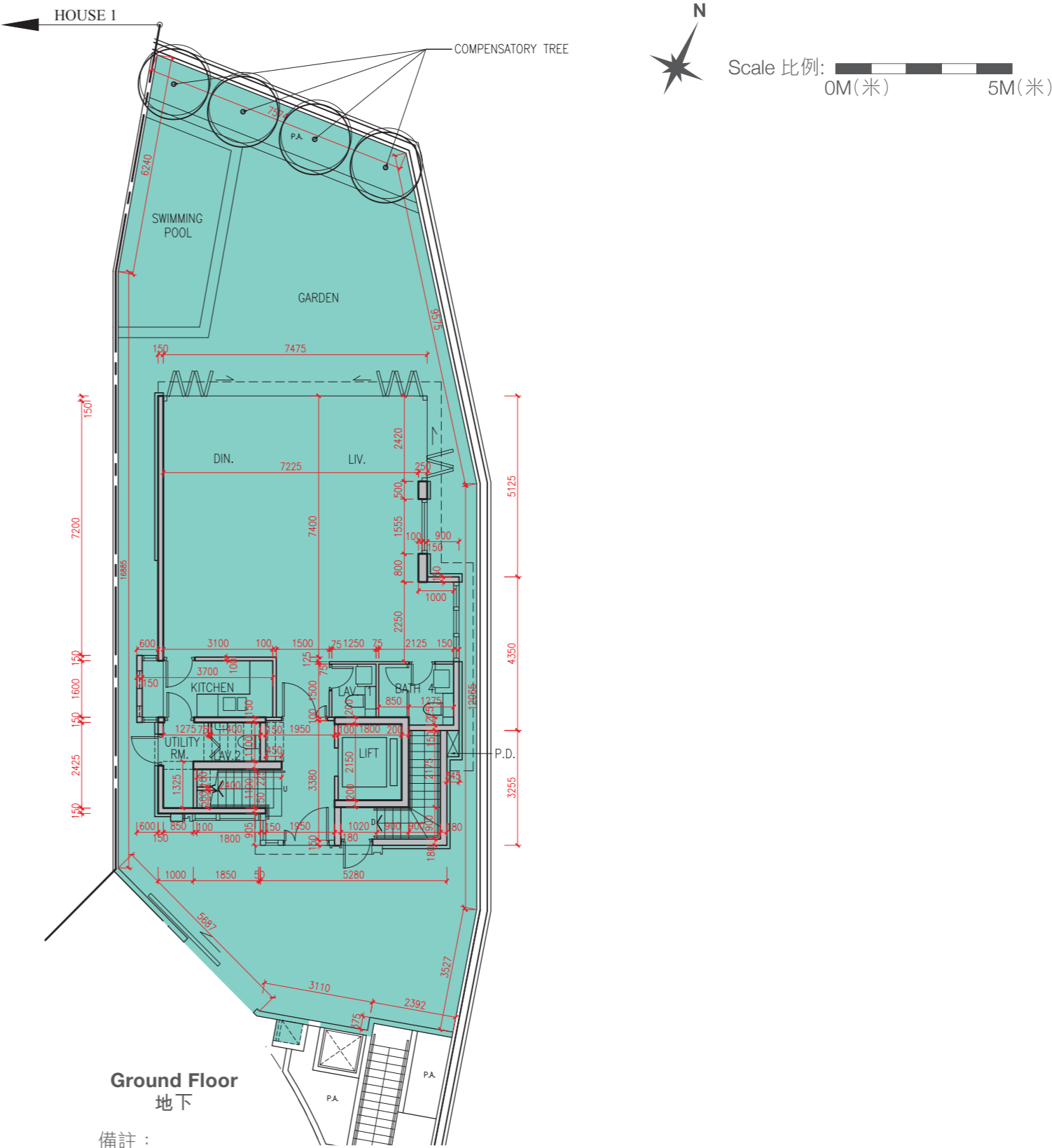
House 2
洋房2



B1/F
地庫1層



B1/F
地庫1層



Ground Floor
地下

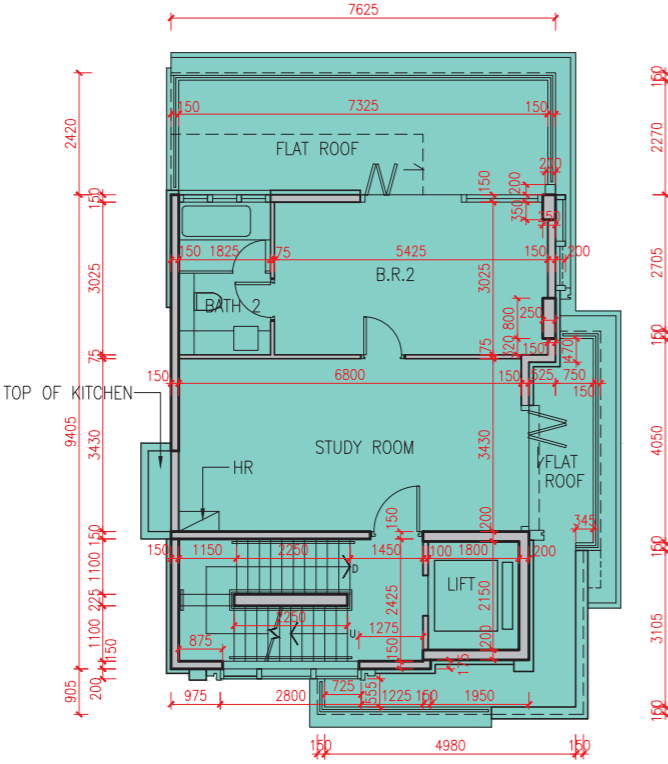
- Notes:
- The dimensions in the floor plan are all structural dimensions in millimeter.
 - The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
 - 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。
 - 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

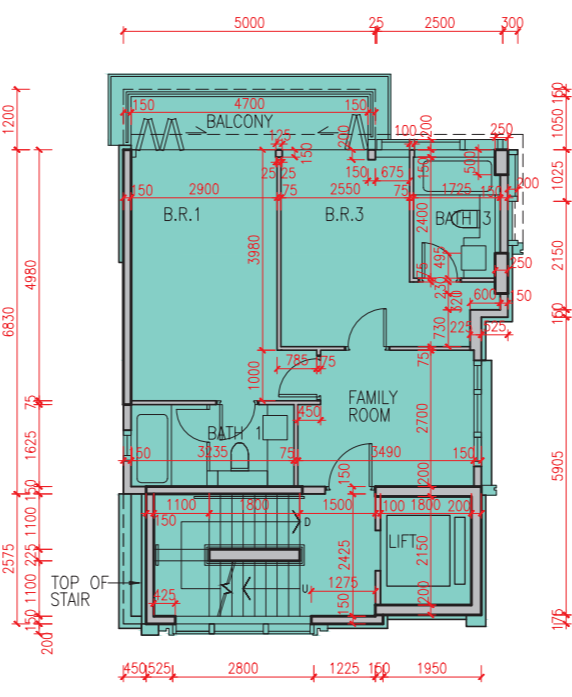
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

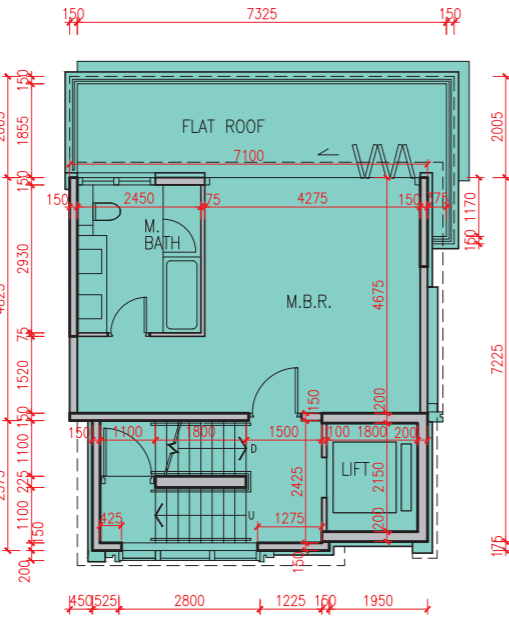
House 2
洋房2



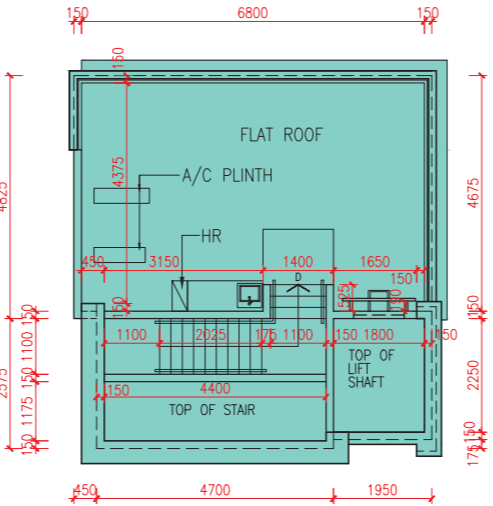
1/F
1樓



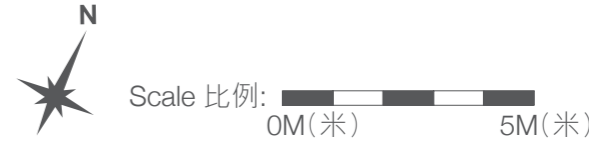
2/F
2樓



3/F
3樓



ROOF
天台



Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. 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.
3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註：

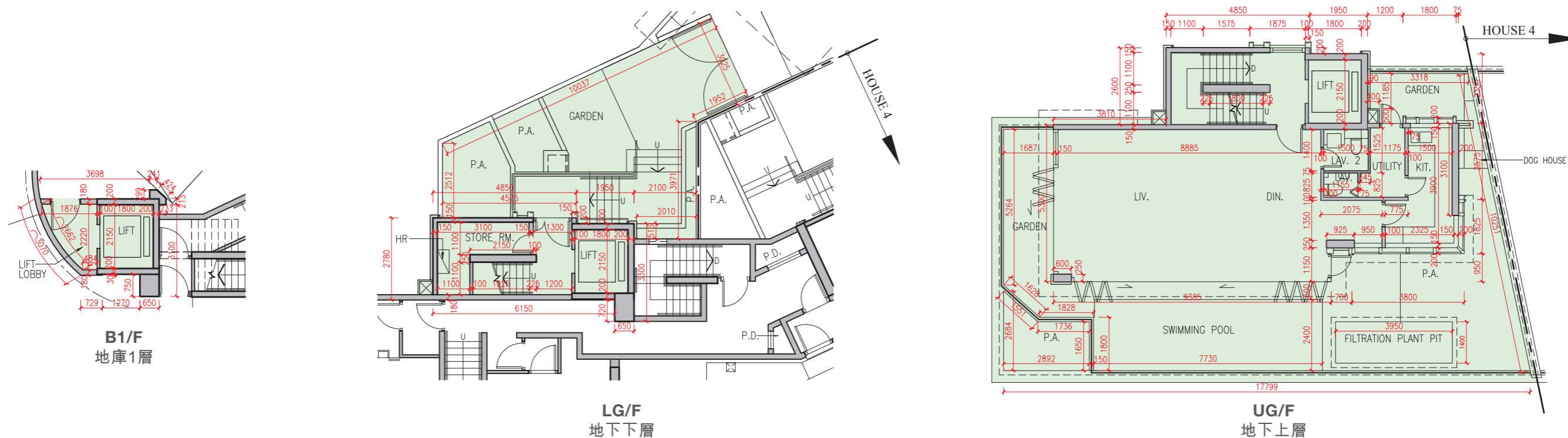
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

House 洋房	Floor 樓層	Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度 (毫米)	Floor-to-floor height (mm) 層與層之間的高度(毫米)
House 2 洋房	B1/F 地庫1層	200	4145, 4550, 4650
	Ground Floor 地下	125, 150, 200	3900, 4200, 4450
	1/F 1樓	125, 150	3400
	2/F 2樓	125, 150, 175	3100, 3400
	3/F 3樓	125, 150, 175	3086, 3343, 3400
	Roof 天台	Not Applicable 不適用	Not Applicable 不適用

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House 3
洋房3



Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. 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.
3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

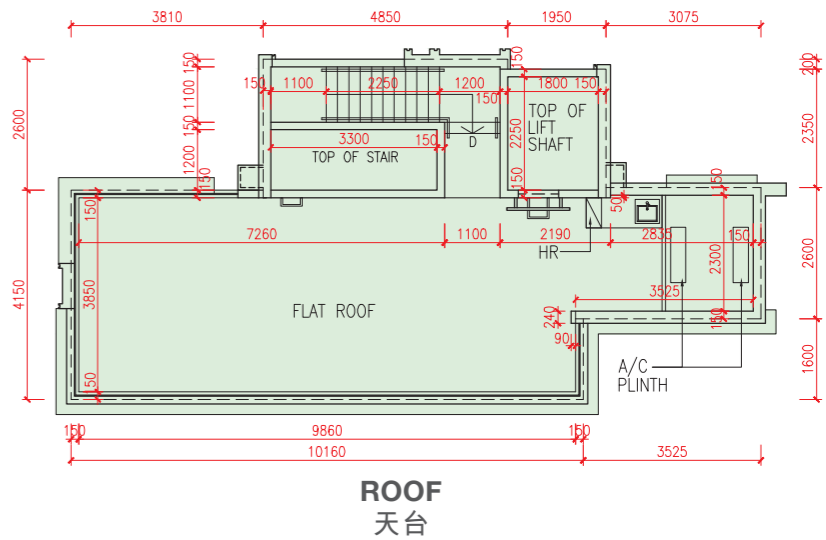
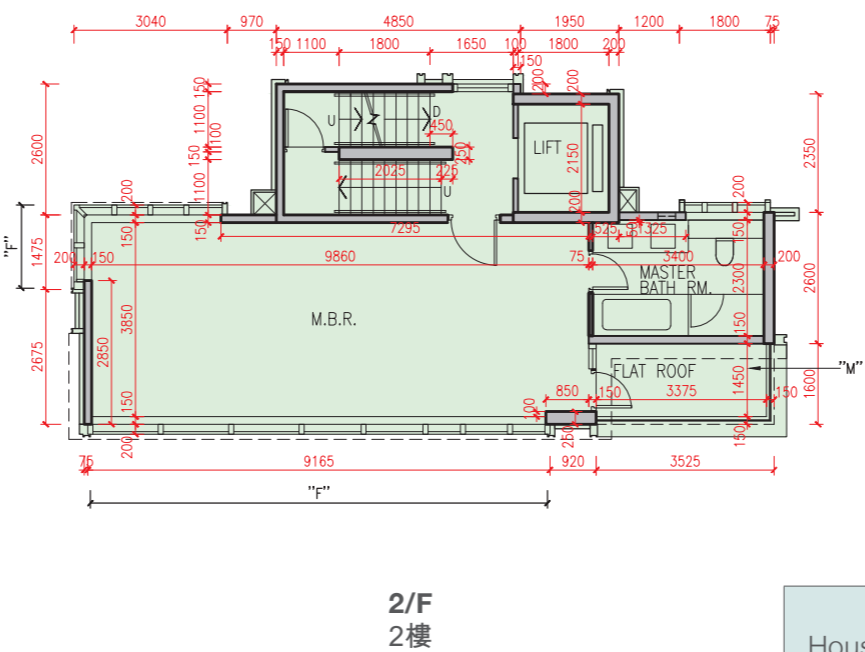
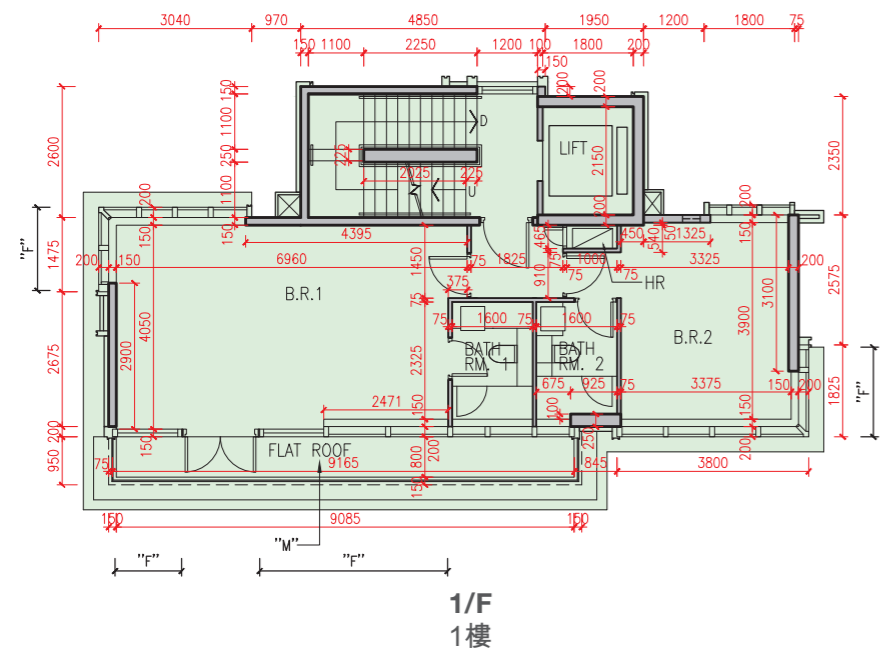
備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 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。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House 3
洋房3



House 洋房	Floor 樓層	Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度 (毫米)	Floor-to-floor height (mm) 層與層之間的高度(毫米)
House 3 洋房3	B1/F 地庫1層	200	6450
	LG/F 地下下層	150	1668, 3062, 5850
	UG/F 地下上層	125, 150	3750, 4000, 4500
	1/F 1樓	125, 140	2900, 3150
	2/F 2樓	125, 150	3375, 3500, 3850
	Roof 天台	Not Applicable 不適用	Not Applicable 不適用

Notes:

- The dimensions in the floor plan are all structural dimensions in millimeter.
- 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.
- Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

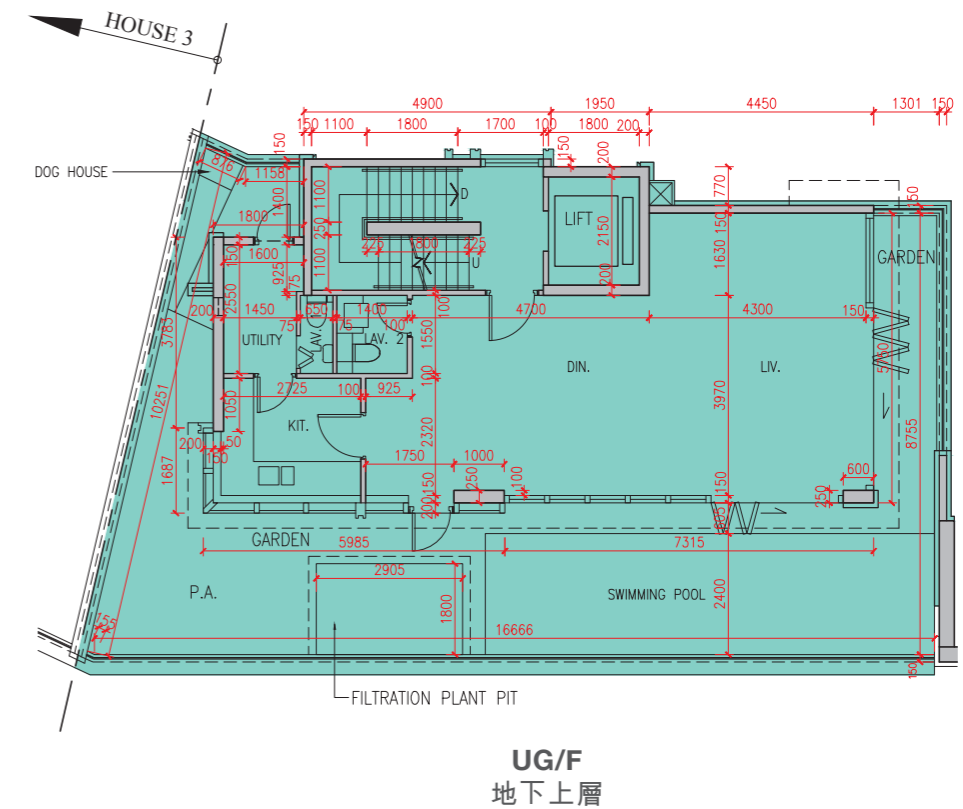
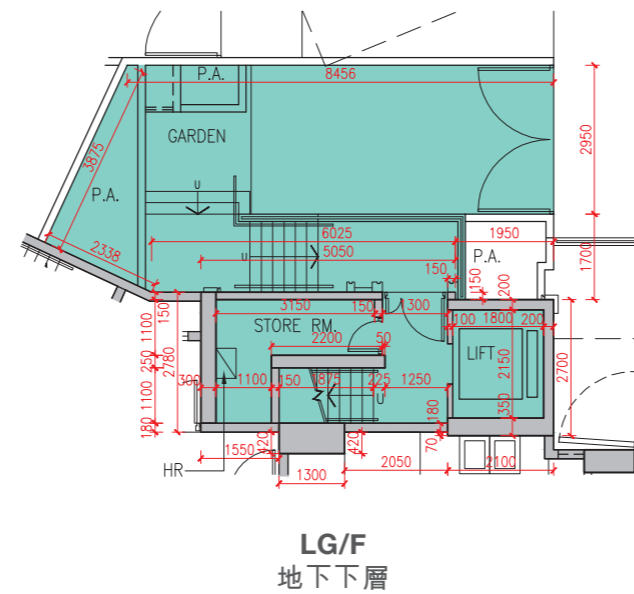
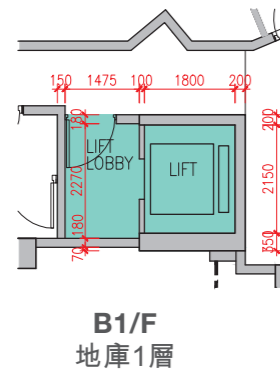
備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 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。
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House 4 洋房4



Notes:

1. The dimensions in the floor plan are all structural dimensions in millimeter.
2. 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.
3. Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註：

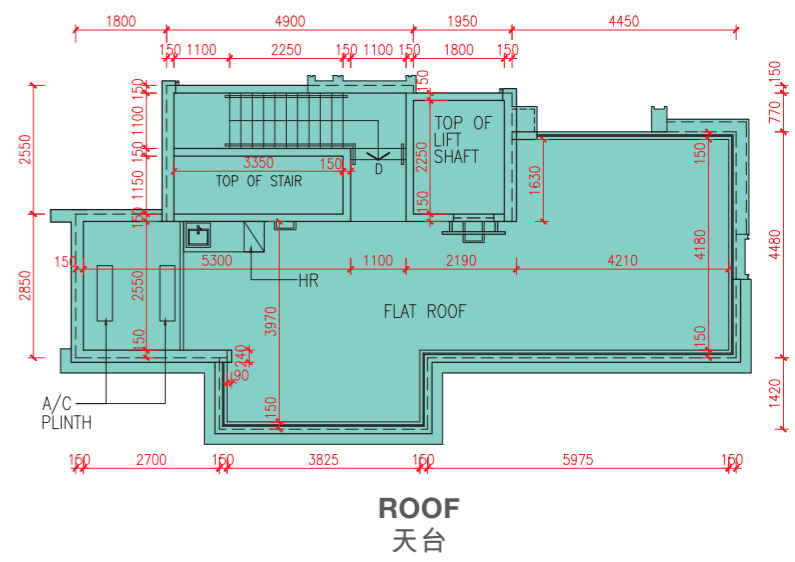
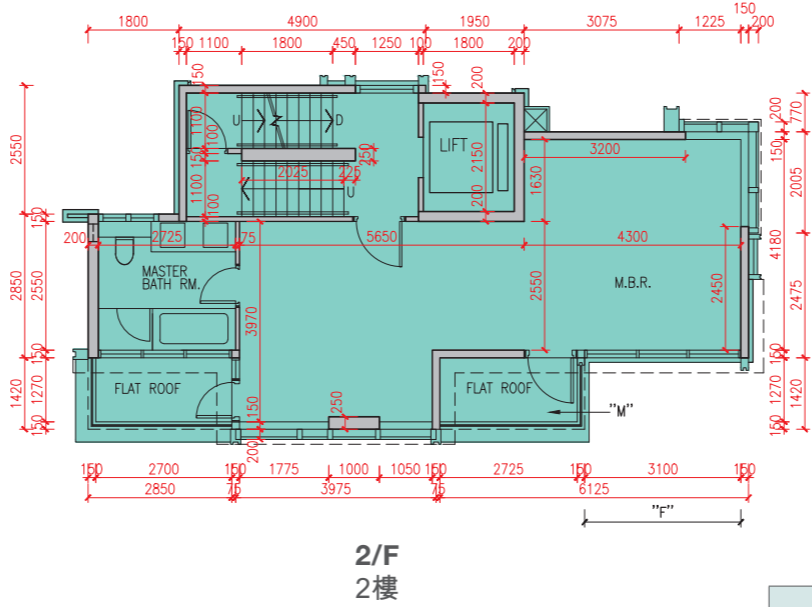
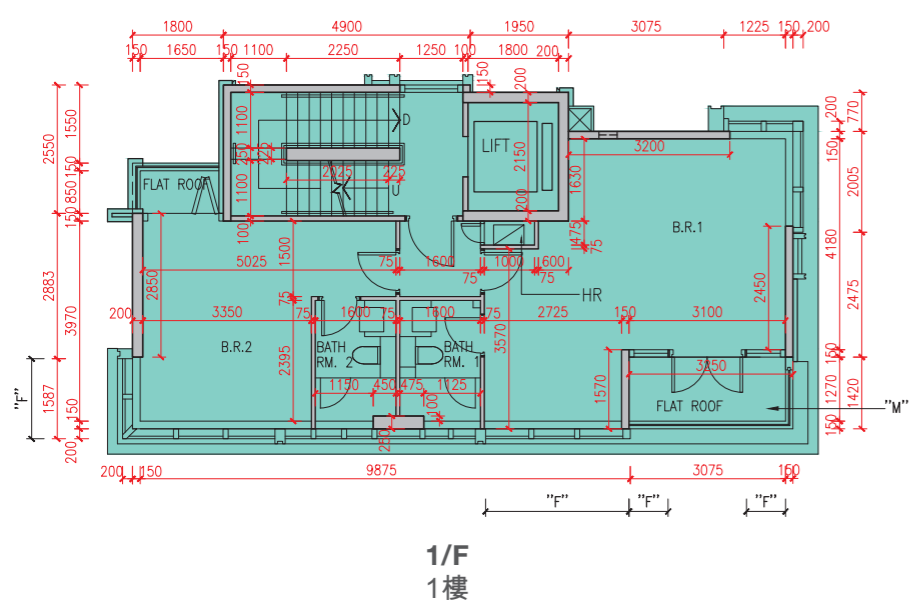
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
3. 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

House 4

洋房4



House 洋房	Floor 樓層	Thickness of the floor slabs (excluding plaster)(mm) 樓板(不包括灰泥)的厚度 (毫米)	Floor-to-floor height (mm) 層與層之間的高度(毫米)
House 4 洋房4	B1/F 地庫1層	200	6450
	LG/F 地下下層	150	1668, 3062, 5850
	UG/F 地下上層	125, 150, 175	3750, 4000, 4500
	1/F 1樓	125, 150	2900, 3150
	2/F 2樓	125, 150	3375, 3500, 3850
	Roof 天台	Not Applicable 不適用	Not Applicable 不適用

Notes:

- The dimensions in the floor plan are all structural dimensions in millimeter.
- 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.
- Please refer to page 21 of this Sales Brochure for legend of the terms and abbreviations used on the floor plan above and the explanatory notes that are applicable thereto.

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 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。
- 樓面平面圖中所使用名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第21頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米(平方呎)									
Tower 座	Floor 樓層	Unit 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	Ground Floor 地下	A	143.769 (1,548) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	-	49.420 (532)	-	-	-	-	-
		B	134.080 (1,443) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	-	43.296 (466)	-	-	-	-	-
	1/F-3/F, 5/F-10/F 1樓至3樓、 5樓至10樓	A	123.890 (1,334) Balcony 露台: 4.329 (47) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	124.236 (1,337) Balcony 露台: 4.225 (45) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	94.687 (1,019) Balcony 露台: 3.225 (35) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	95.960 (1,033) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		E	95.960 (1,033) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		F	94.671 (1,019) Balcony 露台: 3.225 (35) Utility Platform 工作平台: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:

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

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

備註：

- 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數，平方呎與平方米之數字可能有些微差異。
- 2. 發展項目的住宅物業不設陽台。
- 3. 不設4樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米(平方呎)									
Tower 座	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	11/F & Roof 11樓及天台	A	143.210 (1,542) Balcony 露台: - (-) Utility Platform 工作平台: 1.500 (16)	-	-	-	66.683 (718)	-	-	-	-	-	-
		B	124.414 (1,339) Balcony 露台: 4.225 (45) Utility Platform 工作平台: 1.500 (16)	-	-	-	76.825 (827)	-	-	-	3.840 (41)	-	-
		C	94.688 (1,019) Balcony 露台: 3.225 (35) Utility Platform 工作平台: 1.500 (16)	-	-	-	28.243 (304)	-	-	-	-	-	-
		D	95.934 (1,033) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.500 (16)	-	-	-	76.499 (823)	-	-	-	3.640 (39)	-	-
		E	132.737 (1,429) Balcony 露台: 3.180 (34) Utility Platform 工作平台: 1.500 (16)	-	-	-	38.993 (420)	-	-	-	-	-	-
		F	94.608 (1,018) Balcony 露台: 3.225 (35) Utility Platform 工作平台: 1.500 (16)	-	-	-	44.057 (474)	-	-	-	-	-	-

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

Notes:

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

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

備註：

- 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數，平方呎與平方米之數字可能有些微差異。
- 2. 發展項目的住宅物業不設陽台。
- 3. 不設4樓。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台·工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq.metre (sq.ft.) 平方米(平方呎)									
House 洋房		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 洋房1	320.342 (3,448) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - (-)	-	-	-	75.851 (816)	135.825 (1,462)	-	-	-	-	-
House 2 洋房	319.774 (3,442) Balcony 露台: 6.000 (65) Utility Platform 工作平台: - (-)	-	-	-	75.851 (816)	135.904 (1,463)	-	-	-	-	-
House 3 洋房3	265.522 (2,858) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	64.655 (696)	120.748 (1,300)	-	-	-	-	-
House 4 洋房4	261.384 (2,814) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-	-	63.524 (684)	102.445 (1,103)	-	-	-	-	-

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

Notes:

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

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

備註：

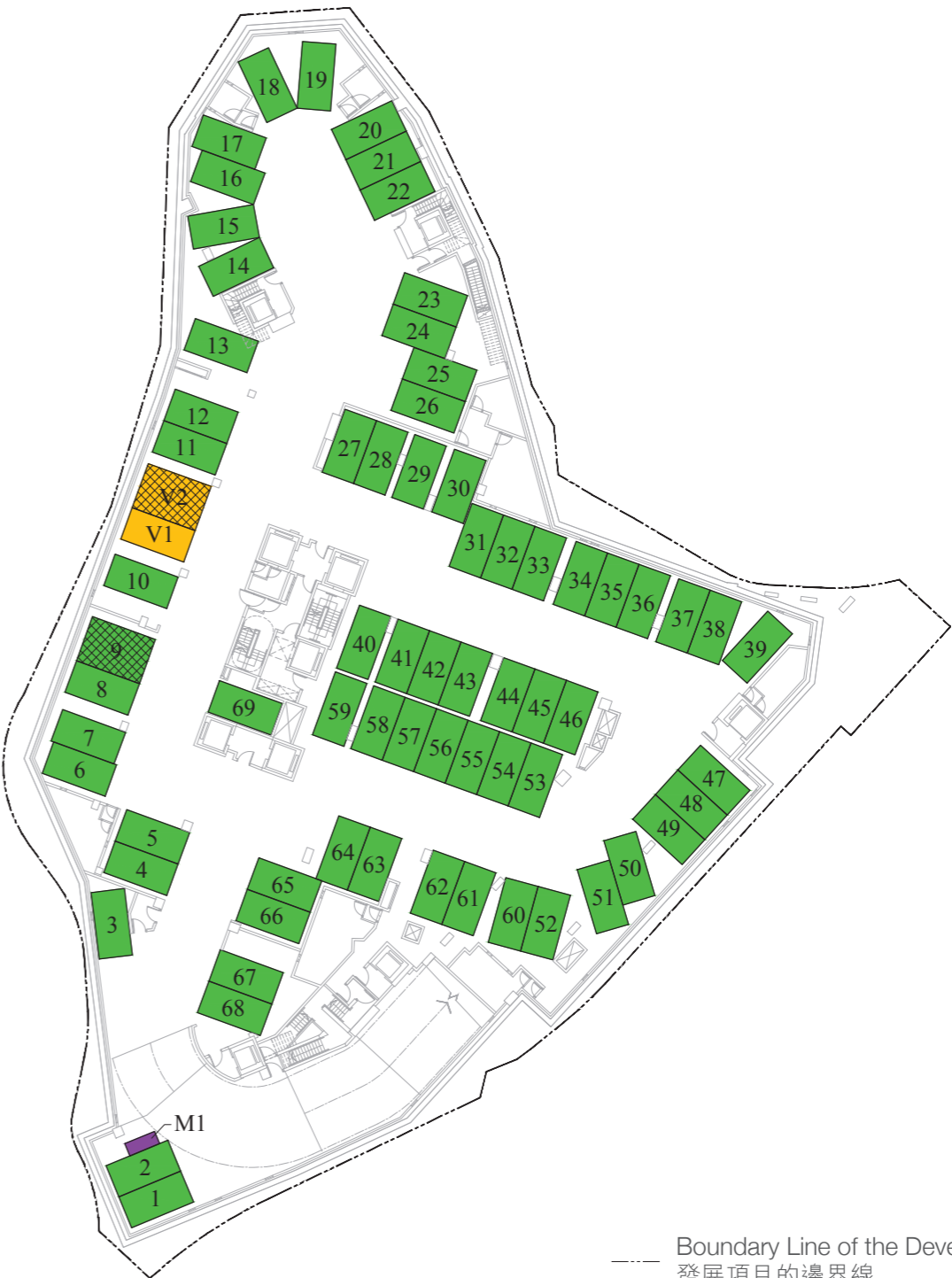
- 1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數，平方呎與平方米之數字可能有些微差異。
- 2. 發展項目的住宅物業不設陽台。
- 3. 不設4樓。

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

Ground Floor
地下









B1/F
地庫1層



----- Boundary Line of the Development
發展項目的邊界線

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

Type of Parking Spaces 停車位類別		Location 位置	Number 數目	Dimensions of Each Parking Space (LxW) (m.) 每個停車位尺寸(長×闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位面積(平方米)
	Residential Parking Space 住宅停車位	B1/F 地庫1層	68	5.0 x 2.5	12.5
	Visitors' Parking Space 訪客停車位		1	5.0 x 2.5	12.5
	Residential Parking Space for the Disabled Person 住宅傷殘人士停車位		1	5.0 x 3.5	17.5
	Visitors' Parking Space for the Disabled Person 訪客傷殘人士停車位		1	5.0 x 3.5	17.5
	Motor Cycle Parking Space 電單車停車位		1	2.4 x 1.0	2.4
	Loading and Unloading Space 上落客貨停車位	Ground Floor 地下	1	11.0 x 3.5	38.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (that "preliminary agreement");
- 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. 在簽署臨時買賣合約(「該臨時合約」)時須支付款額為5%的臨時訂金；
- 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。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. Common parts of the Development

1. **“Common Areas and Facilities”** means all of the Common Areas and all of the Common Facilities; **“Common Areas”** means all of the Development Common Areas, Residential Common Areas, House Common Areas, Tower Common Areas and Car Park Common Areas; **“Common Facilities”** means all of the Development Common Facilities, Residential Common Facilities, House Common Facilities, Tower Common Facilities and Car Park Common Facilities.
2. **“Development Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) for the common use and benefit of the Owners and occupiers of the Units and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned to or for the exclusive use of the Owner of any individual Unit and which include, without limiting the generality of the foregoing: -
 - (a) boundary wall(s) of the Development (excluding the internal finishes of any part of the boundary wall(s) enclosing and facing a House, which internal finishes shall form part of the House);
 - (b) external wall(s) of the House(s) (excluding those forming part of (i) the House; (ii) the Residential Common Areas; and (iii) the Car Park Common Areas);
 - (c) fence walls (excluding those parts of the fence walls forming part of (i) the Residential Common Areas or the Tower Common Areas; and (ii) a House or a Flat);
 - (d) the Slopes and Retaining Walls which are located within the Land;
 - (e) the Transformer Room(s);
 - (f) the foundations of the Development;
 - (g) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (h) the Greenery Areas (excluding those forming part of the Residential Common Areas);
 - (i) the Owners’ Committee Office;
 - (j) lift(s) (excluding those forming part of the Residential Units), fresh water & flushing water pump room, driveway(s), stair(s) (excluding those forming part of the Residential Units), sludge holding tank, A.D. (air duct(s)), ELE RM. (electrical room), TBE room (telecommunications and broadcasting equipment room), EV charger room (electric vehicles charger room), ELV. room (extra low-voltage room), water meter room, WMC (water meter cabinet(s)), F.S. and sprinkler pump room (fire services and sprinkler pump room), F.S. and S.F.H. pump room (fire services and street fire hydrant pump room), sprinkler tank, sewage treatment plant room (sewage treatment plant room), R.S. & M.R.R. (refuse storage and material recovery room), fan room, caretaker quarter provided in the Development in accordance with Special Condition No.(17)(a) of the Government Grant, caretaker office provided in the Development in accordance with Special Condition No.(16)(a) of the Government Grant, upper part of caretaker office, S.F.H. water tank (street fire hydrant water tank), F.S. control room (fire services control room), R.S. & M.R.C.

(refuse storage and material recovery chamber), main switch room, accessible LAV. (accessible lavatory(ies)), sprinkler control valve & F.S. control panel (sprinkler control valve and fire services control panel), sprinkler control valve cabinet, P.D. (pipe duct(s)), pantry, emergency generator room, SMATV equipment room, lift machine room, cleansing water tank room; and

- (k) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Residential Common Areas, House Common Areas, Tower Common Areas and Car Park Common Areas.

Development Common Areas are for the purpose of identification shown coloured Indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Development Common Facilities” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including but not limited to lighting systems, lighting conduits and fittings, subsoil drainage system, drains passing through or within the Land which serve the Slopes and Retaining Walls, electrical cable trenches, gutters, channels, sewers, meters, transformers and ancillary installations and facilities, lighting fixtures, control panels, pipes, ducts, wires, cables, valves, switches, fire service installations in the Residential Units and the Car Parks and other facilities whether ducted or otherwise through which fresh or salted water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Development, pumps, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus.

3. **“Residential Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Residential Units and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned to or for the exclusive use of the Owner of any individual Residential Unit and which, without limiting the generality of the foregoing, include: -
 - (a) external wall(s) of the House(s) (excluding those forming part of (i) the House; (ii) the Development Common Areas; and (iii) the Car Park Common Areas);
 - (b) the Recreational Facilities and the external walls of the Recreational Facilities on the Ground Floor, First Floor and Second Floor of the Development;
 - (c) the Visitors’ Parking Space No. V1 and the Visitors’ Parking Space No. V2 (serving as a Parking Space for the Disabled Persons);
 - (d) the Parking Space for the Disabled Persons No.9;
 - (e) the Greenery Areas (excluding those forming part of the Development Common Areas);
 - (f) the Covered Landscape Areas;
 - (g) driveway(s), W.M.C. (water meter cabinet), fence wall(s) separating the Garden Flats from the Residential Common Areas, fireman’s lift lobby(ies), lift(s) (excluding those forming part of the

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

Residential Units), lift pit, stair(s) (excluding those forming part of the Residential Units), P.D. (pipe duct(s)), P.A. (planter(s)), flat roof(s), Loading and Unloading Space, emergency vehicular access; and

- (h) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas, House Common Areas, Tower Common Areas and Car Park Common Areas.

Residential Common Areas are for the purpose of identification shown coloured Yellow, Yellow hatched Black, and Yellow stippled Black on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“**Residential Common Facilities**” means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Residential Units and not for the exclusive use or benefit of any individual Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include but not limited to lighting systems, lighting conduits and fittings, lighting fixtures, drains (including any road drainage system passing through the Land), electrical cable trench, gutters, watercourses, channels, sewers, meters, control panels, pipes (including the external drainage pipes enclosed by architectural features), ducts, wires, cables, gas valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Residential Common Areas, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus, lift, recreational and other facilities in Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

4. “**House Common Areas**” means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of Houses and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual House and is not otherwise specifically assigned to or for the exclusive use of the Owner of any individual House and which, without limiting the generality of the foregoing, include:-

- (a) W.M.C. (water meter cabinet); and

- (b) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas, Residential Common Areas, Tower Common Areas and Car Park Common Areas.

House Common Areas are for the purpose of identification shown coloured Green on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“**House Common Facilities**” means all those installations 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 a House or the Development as a whole and which, without limiting the generality of the foregoing, include but not limited to W.M.C. (water meter cabinet).

5. “**Tower Common Areas**” means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC

for common use and benefit of the Owners and occupiers of Flats and is not given or reserved by the DMC or otherwise to the First Owner or the Owner of any individual Flat and is not otherwise specifically assigned to or for the exclusive use of the Owner of any individual Flat and which, without limiting the generality of the foregoing, include:-

- (a) external walls of the Tower including:-

- (i) non-structural prefabricated external walls; and

- (ii) curtain walls;

but excluding:-

- (i) any internal finishes of the external walls enclosing and facing a Flat (which internal finishes shall form part of the Flat);

- (ii) any internal finishes of the curtain walls (if any) of the Tower facing the Flat (which internal finishes shall form part of the Flat); and

- (iii) windows and window frames solely and exclusively attached to a Flat (which shall form part of the Flat);

- (b) parapet walls which enclose those flat roof(s) and/or roof(s) forming part of the Tower Common Areas);

- (c) lifts (excluding those forming part of the Residential Units);

- (d) acoustic fins (being part of the Approved Noise Mitigation Measures);

- (e) flat roofs (excluding those forming part of the Residential Units) and roof (excluding those forming part of the Residential Units);

- (f) balustrades enclosing a flat roof (if any) and/or a roof (if any) (excluding those forming part of a House);

- (g) fireman's lift lobby(ies), entrance lobby(ies), A/C plant room (air conditioner plant room), L.W.(s) (light well(s)), P.W. (pipe well), E.M.R. (electric meter room(s)), lift pit(s), stair(s) (excluding those forming part of the Residential Units), W.M.C. (water meter cabinet(s)), F.S. inlet, HR (hose reel(s)), P.D. (pipe duct(s)), lightwell(s) above, flat roof(s) on 1/F only, drainage(s), pipe(s), AF (architectural feature(s)), line(s) of transfer plate (1/F only), RSMRR (refuse storage and material recovery room(s)), TRS (temporary refuge space(s)), A/C grille (air-conditioning grille(s)), canopy(ies), lift machine room(s), top of acoustic fin(s) and top of C.W. (top of curtain wall);

- (h) (if any) access to access opening for operating CCTV imaging device for drainage inspection and working space for maintenance;

- (i) waterproofing membrane(s) underneath any flat roof and/or any roof of the Tower; and

- (j) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas, Residential Common Areas, House Common

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Areas and Car Park Common Areas.

Tower Common Areas are for the purpose of identification shown coloured Orange on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Tower Common Facilities” means all those installations and facilities in the Tower Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Flats and not for the exclusive use or benefit of any individual Owner of a Flat or the Development as a whole and which, without limiting the generality of the foregoing, include but not limited to lighting systems, lighting conduits and fittings, lighting fixtures, drains, gutters, watercourses, channels, sewers, meters, control panels, pipes (including the external drainage pipes enclosed by architectural features), ducts, wires, cables, gas valves, switches and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity, air-conditioning, mechanical ventilation and other services are supplied to the Flats, pumps, sanitary fittings, electrical installations, refuse disposal equipment, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, sprinkler system, security systems and apparatus.

6. **“Car Park Common Areas”** means all those areas or parts of the Land and the Development, the right to the use of which is designated by the First Owner in accordance with the provisions of the DMC for the common use and benefit of the Car Parks, the Visitors’ Parking Spaces and the Parking Spaces for the Disabled Persons and which is not otherwise specifically assigned to or for the exclusive use of the Owner of any individual Car Park and which include, without limiting the generality of the foregoing,
- (a) external wall(s) of the House(s) on the Basement 1 Floor (excluding those forming part of (i) the House; (ii) the Development Common Areas; and (iii) the Residential Common Areas);
 - (b) by pass lobby, driveway(s), fan room, EMR room (EV charger) (electric meter room (EV charger)), stair(s) (excluding those forming part of the Residential Units); and
 - (c) such areas within the meaning of “common parts” as defined in Section 2 of the Ordinance but shall exclude the Development Common Areas, Residential Common Areas, House Common Areas and Tower Common Areas.

Car Park Common Areas are for the purpose of identification shown coloured Violet on the plan(s) (certified as to their accuracy by the Authorized Person) annexed to the DMC.

“Car Park Common Facilities” means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Car Parks, the Visitors’ Parking Spaces and the Parking Spaces for the Disabled Persons and not for the exclusive use or benefit of any individual Owner of the Car Park or the Development as a whole and, without limiting the generality of the foregoing, including but not limited to car park control gates and panels, smoke vents and ducts, columns, walls and beams and all the water pipes, drains, wires, cables, lighting, car park mechanical ventilation systems including ducts and jet fans, and false ceiling.

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

House	No. of Undivided Shares allocated to each House
1	342
2	341
3	284
4	278

Tower	Floor	Flat	No. of Undivided Shares allocated to each Flat
Tower 1	Ground Floor	Unit A	149
		Unit B	138
	1/F - 10/F	Unit A	124
		Unit B	124
		Unit C	95
		Unit D	96
		Unit E	96
		Unit F	95
	11/F and R/F	Unit A	150
		Unit B	132
		Unit C	98
		Unit D	104
		Unit E	137
		Unit F	99

Note: There is no designation of 4/F in Tower 1.

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

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

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

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

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the

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Development. Part A shall cover the estimated management expenses which in the opinion of the Manager are attributable to the management and maintenance of the Development Common Areas, the Development Common Facilities, the Green Hatched Black Area and the Maintenance Works and any works as required under Special Condition No. (38) of the Government Grant or for the benefit of all the Owners (excluding those estimated management expenses contained in Part B, Part C, Part D and Part E of the Management Budget hereinafter mentioned);

- (b) Each Owner in addition to the amount payable under (a) shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities, the Visitors' Parking Space No. V1, the Visitors' Parking Space No. V2 (serving as a Parking Space for the Disabled Persons) and the Parking Space for the Disabled Persons No. 9 but excluding, for the avoidance of doubt, parts of the estimated management expenses in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Owners' Committee Office which shall be treated as falling within Part E of the annual Management Budget. For the avoidance of doubt, Part B shall also contain such parts of the estimated management expenses 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 Space No. V1, the Visitors' Parking Space No. V2 (serving as a Parking Space for the Disabled Persons) and the Parking Space for the Disabled Persons No. 9; and
- (c) Each Owner in addition to the amount payable under (a) shall in respect of each House of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his 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 expenses 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; and
- (d) Each Owner in addition to the amount payable under (a) shall in respect of each Flat of which he is the Owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to his Flat bears to the total number of the Management Shares allocated to all Flats of and in the Development. Part D shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Tower Common Areas and the Tower Common Facilities or solely for the benefit of all the Owners of the Flats; and
- (e) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Park of which he is the owner contribute to the amount assessed under Part E of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of Management Shares allocated to all Car Parks of and in the Development. Part E shall contain the estimated management expenses which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parks excluding for the avoidance of doubt, parts of the estimated management expenses 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 Space No. V1, the Visitors' Parking Space No. V2 (serving as a Parking Space for the Disabled Persons) and the Parking Space for the Disabled Persons No. 9 which shall be treated as falling within Part B of the annual Management Budget. For the avoidance of doubt, Part E shall also contain such parts of the estimated management expenses in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Owners' Committee Office.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to 3 months' monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

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

Not applicable.

Notes:

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

1. 「**公用地方及設施**」指所有公用地方及所有公用設施；「**公用地方**」指所有發展項目公用地方、住宅公用地方、洋房公用地方、大廈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、住宅公用設施、洋房公用設施、大廈公用設施及停車場公用設施。

2. 「**發展項目公用地方**」指第一業主按公契及管理協議(「公契」)規定指定供單位業主及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別單位業主和並非特別轉讓予任何個別單位業主或供任何個別單位業主專用的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：

(a) 發展項目的邊界牆(圍封及朝向洋房的邊界牆的任何部分之內部裝修物料除外，該內部裝修物料構成洋房之部分)；

(b) 洋房的外牆(構成(i)洋房；(ii)住宅公用地方；及(iii)停車場公用地方之部分除外)；

(c) 圍牆(構成(i)住宅公用地方或大廈公用地方;及(ii)洋房或大廈單位之部分的圍牆除外)；

(d) 該土地內的斜坡及護土牆；

(e) 變壓器房；

(f) 發展項目的地基；

(g) 用以安裝或使用無線廣播分導或電訊網絡設施的區域；

(h) 綠化地區(構成住宅公用地方之部分除外)；

(i) 業主委員會辦事處；

(j) 升降機(構成住宅單位之部分除外)、食水及鹹水泵房、車道、樓梯(構成住宅單位之部分除外)、污泥池、A.D.(氣槽)、ELE RM.(電力房)、TBE room(電訊及廣播設備室)、EV charger room(電動車充電器房)、ELV. room(超低電壓房)、水錶房、WMC(水錶櫃)、F.S. and sprinkler pump room(消防及花灑泵房)、F.S. and S.F.H. pump room(消防及街道消防栓水泵房)、花灑水箱、sewage treatment plant room(污水處理機房)、R.S. & M.R.R.(垃圾存放及物料回收房)、通風機房、根據政府批地文件特別條款第(17)(a)條在發展項目中提供的管理員宿舍、根據政府批地文件特別條款第(16)(a)條在發展項目中提供的管理員辦公室、管理員辦公室上面部份、S.F.H.water tank(街道消防栓水箱)、F.S. control room(消防控制室)、R.S. & M.R.C.(垃圾存放及物料回收室)、總電掣房、accessible Lav.(暢通易達洗手間)、sprinkler control valve & F.S. control panel(灑水器控制閥及消防控制箱)、灑水器控制閥櫃、P.D.(管道槽)、茶水間、緊急發電機房、衛星電視公共天線設備房、升降機房、清潔水缸房；和

(k) 符合條例第2條中「公用部分」釋義的區域，但不包括住宅公用地方、洋房公用地方、大廈公用地方、及停車場公用地方。

發展項目公用地方已在公契夾附的圖則(經認可人士核實為準)上以靛藍色顯示，以作識別之用。

「**發展項目公用設施**」指在發展項目公用地方內供發展項目的單位業主及佔用人作為便利設施共同使用與享用，而並非供個別單位的任何個別業主獨家享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括但不限於照明系統、照明導管及裝置、地下排水系統、穿過或位於該土地並供斜坡及

護土牆使用的排水渠、電纜槽、明渠、渠道、污水渠、儀錶、變壓器和輔助裝置及設施、照明裝置、控制板、管道、槽、電線、電纜、閘、開關、在住宅單位和停車位內的消防裝置和將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送給發展項目的其他設施(不論有否套上套管)、泵、衛生裝置、電力裝置、固定物、設備及器具、防火及滅火設備及裝置、保安系統及裝置。

3. 「**住宅公用地方**」指第一業主按公契規定指定供住宅單位業主及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別住宅單位業主和並非特別轉讓予任何個別住宅單位業主或供任何個別住宅單位業主專用的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：

(a) 洋房的外牆(構成(i)洋房；(ii)發展項目公用地方；及(iii)停車場公用地方之部分除外)；

(b) 發展項目地下、1樓及2樓的康樂設施和康樂設施的外牆；

(c) 訪客停車位V1號及訪客停車位V2號(作為傷殘人士停車位)；

(d) 傷殘人士停車位9號；

(e) 綠化地區(構成發展項目公用地方之部分除外)；

(f) 有蓋園景區；

(g) 車道、W.M.C.(水錶櫃)、分隔花園單位與住宅公用地方的圍牆、消防員升降機大堂、升降機(構成住宅單位之部分除外)、升降機井底坑、樓梯(構成住宅單位之部分除外)、P.D.(管道槽)、P.A.(花槽)、平台、上落客貨停車位、緊急車輛通道；及

(h) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方、洋房公用地方、大廈公用地方及停車場公用地方。

住宅公用地方已在公契夾附的圖則(經認可人士核實為準)上以黃色、黃色加黑斜線及黃色加黑點顯示，以作識別之用。

「**住宅公用設施**」指住宅公用地方內供住宅單位業主及佔用人共同使用與享用，而並非供個別住宅單位的任何個別業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限於上述一般適用範圍下，包括但不限於照明系統、照明導管及裝置、照明附著物、排水渠(包括穿過該土地的任何道路排水系統)、電纜槽、明渠、水道、渠道、污水渠、儀錶、控制板、管道(包括用建築裝飾圍封的室外排水管)、槽、電線、電纜、煤氣閘、電掣和將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送給住宅公用地方的其他設施(不論有否套上套管)、泵、衛生裝置、電力裝置、垃圾處理設備、裝置、設備及器具、消防及滅火設備及裝置、花灑系統、保安系統及裝置、升降機、康樂設施內的康樂及其他設施及其他服務設施裝置(不論有否套上套管)。

4. 「**洋房公用地方**」指第一業主按公契規定指定供洋房業主及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別洋房業主和並非特別轉讓予任何個別洋房業主或供任何個別洋房業主專用的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：

(a) W.M.C.(水錶櫃)；及

(b) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方、住宅公用地方、大廈公用地方及停車場公用地方。

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洋房公用地方已在公契夾附的圖則(經認可人士核實為準)上以綠色顯示，以作識別之用。

「**洋房公用設施**」指洋房公用地方內供洋房業主及佔用人共同使用與享用，而並非供個別洋房的任何個別業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括但不限於W.M.C.(水錶櫃)。

5. 「**大廈公用地方**」指第一業主按公契規定指定供大廈單位業主及佔用人共同使用與享用，而非通過公契或其他規定給予或保留給第一業主或任何個別大廈單位業主和並非特別轉讓予任何個別大廈單位業主或供任何個別大廈單位業主專用的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
- (a) 大廈外牆，包括：
 - (i) 非結構預製外牆；及
 - (ii) 幕牆；但不包括：
 - (i) 任何圍封及朝向大廈單位的外牆之內部裝修物料(該內部裝修物料構成大廈單位的一部分)；
 - (ii) 任何朝向大廈單位的大廈幕牆(如有)的內部裝修物料(該內部裝修物料構成大廈單位之一部分)；及
 - (iii) 單獨及專門附於大廈單位的窗戶及窗框(該等構成大廈單位之一部分)；
 - (b) 圍封構成大廈公用地方之部分的平台及/或天台的護牆；
 - (c) 升降機(構成住宅單位之部分除外)；
 - (d) 隔音簷(屬於經批准噪音緩解措施之一部分)；
 - (e) 平台(構成住宅單位之部分除外)及天台(構成住宅單位之部分除外)；
 - (f) 平台(如有)及/或天台(如有)之圍欄(構成洋房之部分除外)；
 - (g) 消防員升降機大堂、入口大堂、A/C plant room (空調機房)、L.W.(s)(天井)、P.W. (管道井)、E.M.R (電錶房)、升降機井底坑、樓梯(構成住宅單位部分除外)、W.M.C. (水錶櫃)、消防入水掣、HR (消防喉輦)、P.D. (管道槽)、天井之上、僅位於1樓之平台、排水渠、管道、AF (建築裝飾)、轉換層之線(僅1樓)、RSMRR (垃圾存放及物料回收房)、TRS (臨時庇護空間)、A/C grille (空調機柵格)、簷篷、升降機房、減音簷之頂部及top of C.W. (幕牆之頂部)；
 - (h) (如有)為操作用以檢查排水渠的閉路電視裝置以及維修工作空間而設的通道；
 - (i) 大廈任何平台及/或天台下面的防水膜；及
 - (j) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方、住宅公用地方、洋房公用地方及停車場公用地方。

大廈公用地方已在公契夾附的圖則(經認可人士核實為準)上以橙色顯示，以作識別之用。

「**大廈公用設施**」指大廈公用地方內供大廈單位業主及佔用人共同使用與享用，而並非供個別大廈單位的任何個別業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括但不限於照明系統、照明管道及裝置、照明附著物、排水渠、明渠、水道、渠道、污水渠、儀錶、控制板、管道(包括用建築裝飾圍封的室外排水管道)、槽、電線、電纜、煤氣閥、電掣和將食水或鹹水、污水、煤氣、電力、空調、機械通風及其他服務輸送給大廈單位的其他設施(不論有否套上套管)、泵、衛生裝置、電力裝置、垃圾處理設備、裝置、設備及器具、消防及滅火設備及裝置、花灑系統、保安系統及裝置。

6. 「**停車場公用地方**」指第一業主按公契規定指定供停車位、訪客停車位及傷殘人士停車位共同使用與享用，而並非特別轉讓予任何個別停車位業主或供任何個別停車位業主專用的該土地及發展項目的所有該等區域或部分，在不限於上述一般適用範圍下，包括：
- (a) 洋房於地庫一層的外牆(構成(i)洋房；(ii)發展項目公用地方；及(iii)住宅公用地方之部分除外)；
 - (b) 繞道大堂、車道、通風機房、EMR room (EV charger) (電錶房(電動車充電器房))、樓梯(構成住宅單位之部分除外)；及
 - (c) 符合條例第2條中「公用部分」釋義的區域，但不包括發展項目公用地方、住宅公用地方、洋房公用地方及大廈公用地方。

停車場公用地方已在公契夾附的圖則(經認可人士核實為準)上以紫色顯示，以作識別之用。

「**停車場公用設施**」指停車場公用地方內供停車位、訪客停車位及傷殘人士停車位共同使用與享用，而並非供任何個別停車位業主獨家享用或整個發展項目享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括但不限於停車場控制閘及控制板、排煙槽及管道、支柱、牆及橫樑及一切水管、排水渠、電線、電纜、照明、停車場機械通風系統包括槽及通風扇及假天花。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

洋房	分配予每幢洋房的不分割份數的數目
1	342
2	341
3	284
4	278

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

大廈	樓層	大廈單位	分配予每個大廈單位的不分割份數的數目
第1座	地下	A單位	149
		B單位	138
	1樓至10樓	A單位	124
		B單位	124
		C單位	95
		D單位	96
		E單位	96
		F單位	95
	11樓至天台	A單位	150
		B單位	132
		C單位	98
		D單位	104
		E單位	137
		F單位	99

備註：第1座內的樓層編號不設4樓。

C. 有關發展項目的管理人的委任年期

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

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人將按下列原則決定每個業主須分擔管理開支的款額：

- (a) 發展項目每個單位業主須按他的單位獲分配的管理份數數目對發展項目所有單位的管理份數總數之比例分擔年度管理預算A部分評估的款項。A部分須涵蓋管理人認為歸屬發展項目公用地方、發展項目公用設施、綠色加黑斜線區域及根據政府批地文件特別條款第(38)條規定要求的維修工程及任何要求的工程的管理與保養或供所有業主享用的預計管理開支(下文提述管理預算B部分、C部分、D部分及E部分涵蓋的預計管理開支除外)；
- (b) 每個業主除了按(a)款應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數數目對發展項目所有住宅單位的管理份數總數之比例分擔年度管理預算B部分評估的款項。B部分須涵蓋管理人認為歸屬住宅公用地方及住宅公用設施的管理與保養或供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施、訪客停車位V1號，訪客停車位V2號(作為傷殘人士停車位)和傷殘人士停車位9號的操作、保養、維修、清潔、照明及保安的開支，但不包括，為免存疑，住宅公用地方及住宅公用設施的預計管理開支中管理人合理認為歸屬使用業主委員會辦事處的部分，該部分納入年度管理預算E部分內。為免存疑，B部分還涵蓋停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬使用訪客停車位V1號，訪客停車位V2號(作為傷殘人士停車位)及傷殘人士停車位9號的部分；及
- (c) 每個業主除了按(a)款應付的款項外，還須就他作為業主擁有的每幢洋房按他的洋房獲分配的管理份數數目對發展項目所有洋房的管理份數總數之比例分擔年度管理預算C部分評估的款項。C部分須涵蓋管理人認為僅歸屬洋房公用地方及洋房公用設施的管理與保養或僅供所有洋房業主享用的預計管理開支；及

- (d) 每個業主除了按(a)款應付的款項外，還須就他作為業主擁有的每個大廈單位按他的大廈單位獲分配的管理份數數目對發展項目所有大廈單位的管理份數總數之比例分擔年度管理預算D部分評估的款項。D部分須涵蓋管理人認為僅歸屬大廈公用地方及大廈公用設施的管理與保養或僅供所有大廈單位業主享用的預計管理開支；及
- (e) 每個業主除了按(a)款應付的款項外，還須就他作為業主擁有的每個停車位按他的停車位獲分配的管理份數數目對發展項目所有停車位的管理份數總數之比例分擔年度管理預算E部分評估的款項。E部分須涵蓋管理人認為僅歸屬停車場公用地方及停車場公用設施的管理與保養或僅供所有停車位業主享用的預計管理開支，為免存疑，不包括停車場公用地方及停車場公用設施的預計管理開支中管理人合理認為歸屬使用訪客停車位V1號，訪客停車位V2號(作為傷殘人士停車位)及傷殘人士停車位9號的部分，該部分納入年度管理預算B部分內；及為免存疑，E部分須涵蓋住宅公用地方及住宅公用設施的預計管理開支中管理人合理認為歸屬使用業主委員會辦事處的部分。

E. 計算管理費按金的基準

管理費按金金額相等於每個單位應付的第一年預算管理開支之每月分擔款項的3個月款項。該款項不能用作抵銷管理開支的每月分擔款項或任何其他分擔款項。該款項不能退還，但可以轉讓。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用

備註：

- 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同意義。
- 請查閱公契的最新擬稿以了解全部詳情。公契的最新擬稿已備存於售樓處，於開放時間可供免費查閱，並可在支付必要之影印費後取得公契的最新擬稿之副本。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Sha Tin Town Lot No.610 (“the lot”) which is held under the Agreement and Conditions of Sale registered in the Land Registry as New Grant No.22305 (“the Land Grant”).
 2. The lot is granted for a term of 50 years commencing from 14th April 2016.
 3. General Condition No.7 of the Land Grant stipulates that:
 - (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands (hereinafter referred to as “the Director”). In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
 4. Special Condition No.(3) of the Land Grant stipulates that:
 - (a) The Purchaser shall:
 - (i) on or before the 31st day of December 2020* or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (l) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (hereinafter referred to as “the Green Area”); and
 - (ll) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (ii) on or before the 31st day of December 2020* or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction
- of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(4) of the Land Grant.
- (b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition by the date specified therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.
 - (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
5. Special Condition No.(4) of the Land Grant stipulates that:

For the purpose only of carrying out the necessary works specified in Special Condition No.(3) of the Land Grant, the Purchaser shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) of the Land Grant or otherwise.
6. Special Condition No.(5) of the Land Grant stipulates that:

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3) of the Land Grant.
7. Special Condition No.(6) of the Land Grant stipulates that:

The Purchaser shall at all reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area.
8. Special Condition No.(7) of the Land Grant stipulates that:

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2020*.
9. Special Condition No.(8) of the Land Grant stipulates that:

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

SUMMARY OF LAND GRANT

批地文件的摘要

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

- (a) Subject to Special Condition No.(11) of the Land Grant and except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink stippled black stippled red on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Stippled Black Stippled Red Area”) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Stippled Black Stippled Red Area to a height of 15 metres. For the purpose of this sub-clause (a), the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Purchaser.
- (b) Subject to Special Condition No.(11) of the Land Grant and except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink hatched black stippled red on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Hatched Black Stippled Red Area”) at the ground level or levels or within the air space extending upwards from the ground level or levels of the Pink Hatched Black Stippled Red Area to a height of 5 metres. For the purpose of this sub-clause (b), the decision of the Director as to what constitutes the ground level or levels shall be final and binding on the Purchaser.

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

Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure or support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the area shown coloured pink stippled red on the plan annexed to the Land Grant (hereinafter referred to as “the Pink Stippled Red Area”), the Pink Hatched Black Stippled Red Area and the Pink Stippled Black Stippled Red Area except:

- (a) boundary walls or fences or both within the Pink Stippled Red Area; and
- (b) one or more basement floor or floors within the Pink Stippled Red Area, the Pink Hatched Black Stippled Red Area and the Pink Stippled Black Stippled Red Area provided that such basement floor or floors shall only be used for the purpose of parking of motor vehicles.

For the purpose of this Special Condition, the decision of the Director as to what constitutes basement floor or floors shall be final and binding on the Purchaser.

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

- (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No.(9)(c) of the Land Grant, subject to Special Condition No.(49)(d) of the Land Grant, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which 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.(21)(a)(v) of the Land Grant;
 - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

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

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

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

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

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

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

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for

SUMMARY OF LAND GRANT
批地文件的摘要

watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

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

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

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

- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

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

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

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

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

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

No building shall be erected on the lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.

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

- (a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at the following rates:
 - (I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 17.5 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 10 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.3 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.3 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.9 residential unit or part thereof
Not less than 160 square metres	One space for every 0.7 residential unit or part thereof

- (II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the lot, at the following rates:
 - (A) one space for each such house where its gross floor area is less than 160 square metres;
 - (B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and
 - (C) two spaces for each such house where its gross floor area is not less than 220 square metres.

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

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:
 - (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(9)(c) of the Land Grant; and

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(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No.(9)(c) of the Land Grant (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential
Common Area

x

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

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

(iii) Additional spaces 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 4 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), detached, semi-detached and terraced houses which are 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) (as may be varied under Special Condition No. (26) of the Land Grant), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (26) of the Land Grant) 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) (as may be respectively varied under Special Condition No. (26) of the Land Grant) of this Special Condition, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for the Disabled Persons”) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) of the Land Grant) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) (as may be varied under Special Condition No. (26) of the Land Grant) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for

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

- (c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of one space for every 150 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. 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), detached, semi-detached and terraced houses which are 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. (26) of the Land Grant) 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 the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (26) of the Land Grant), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (26) of the Land Grant) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (26) of the Land Grant) 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.

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

- (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), detached, semi-detached and terraced houses which are 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.

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- (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.

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

- (a) Notwithstanding Special Conditions Nos. (24)(a)(i)(I), (24)(a)(iii) and (24)(c)(i) of the Land Grant, 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. (24)(a)(i)(I) and (24)(c)(i) of the Land Grant (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

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

- (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
 - (i) assigned except:
 - (I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot

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

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons.

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

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

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

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

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

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

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(32) of the Land Grant.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 provided in the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

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

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

Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director

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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.

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

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

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

- (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 to the Land Grant (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 agreed to be granted by the Land Grant, 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 agreed to be granted by the Land Grant, 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 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.

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

- (a) The Purchaser hereby acknowledges that the lot may be affected by landslide and boulder fall hazards arising from areas within the lot and those areas outside the lot respectively shown coloured green cross-hatched black and green cross-hatched black stippled red on the plan annexed to the Land Grant (hereinafter referred to as “the Green Cross-hatched Black Area” and “the Green Cross-hatched Black Stippled Red Area” respectively) due to the nature of natural terrain.
- (b) The Purchaser shall within eighteen calendar months from the date of the Land Grant (or such other period as may be approved by the Director) at his own expense carry out and complete in all respects to the satisfaction of the Director a geotechnical investigation (hereinafter referred to as “the Investigation”) within the lot and the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area for the purpose of studying the landslide and boulder fall hazards. The findings of the Investigation shall include a proposal for carrying out, completing and maintaining all necessary mitigation and stabilisation works and associated works to be constructed within the lot and on the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area together with access provisions for the subsequent maintenance of the completed mitigation and stabilisation works 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”) so as to protect any buildings or structures erected or to be erected on the lot and the residents or occupiers therein and their bona fide guests, visitors and invitees from landslide and boulder fall hazards arising from the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area. No maintenance access outside the lot shall be permitted except with the prior written approval of the Director. Any maintenance access outside the lot approved by the Director and any maintenance access within the lot (hereinafter collectively referred to as “Maintenance Access”) shall become part of the Approved Mitigation Proposal. The Director has the absolute discretion by notice in writing to require the Purchaser at his own expense to relocate or remove the Maintenance Access outside the lot at any time during the term agreed to be granted by the Land Grant. No ground investigation works, mitigation and stabilisation works and associated works, and works for constructing the Maintenance Access shall be carried out on any Government land without the prior written consent of the Director.
- (c) The Purchaser shall, at his own expense on or before 31st day of December 2020* (or such date or dates as may be approved by the Director), carry out and complete in all respects to the satisfaction of the Director such mitigation and stabilisation works and associated works within the lot (hereinafter collectively referred to as “Inside Works”) and on the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area (hereinafter collectively referred to as “Outside Works”) and the Maintenance Access for the subsequent maintenance of the completed mitigation and stabilisation works in accordance with the Approved Mitigation Proposal as the Director in his absolute discretion shall approve or require.
- (d) The Purchaser hereby acknowledges and agrees that no Outside Works shall be allowed unless the Purchaser shall have demonstrated in all respects to the satisfaction of the Director that those works are strictly necessary and unavoidable for technical reasons including but not limited to geotechnical and safety grounds. The Director may, at his sole discretion, approve such works subject to such terms and conditions as he sees fit.
- (e) The Purchaser hereby acknowledges and agrees that the Investigation and the Outside Works so carried out, as respectively defined in sub-clauses (b) and (c) of this Special Condition are one-off and no part of any building erected on the lot or any area within the lot affected by landslide and boulder

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fall hazards shall be occupied or used before completion of such works.

- (f) The Purchaser shall, at all times during the term agreed to be granted by the Land Grant, maintain at his own expense the Inside Works and the Outside Works (including the Maintenance Access) in good and substantial repair and condition in all respects to the satisfaction of the Director so as to ensure that the Inside Works and the Outside Works shall continue to perform their designed functions (such maintenance works are hereinafter referred to as “the Maintenance Works”). The Maintenance Works shall include but shall 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 (g) of this Special Condition. 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 provided in the Land Grant, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out such maintenance works within a period as the Director shall in his absolute discretion deem fit. If the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out the required maintenance works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges. The cost together with the administrative and professional fee and charges shall be as determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (g) The Purchaser shall at his own expense register at the Land Registry against the lot a plan approved by the Director indicating the locations, nature and scope of the Inside Works and the Outside Works and the Maintenance Access and the location and extent of the areas of the lot and the Government land on which the Purchaser may require or be required to carry out the Maintenance Works, including the areas of the lot and the Government land where the Purchaser may require or be required by the Director to carry out clearance of landslide debris or boulders under sub-clause (f) of this Special Condition and the Maintenance Access (which plan is hereinafter referred to as “the Natural Terrain Hazard Mitigation and Stabilization Works Plan”).
- (h) The Investigation, the Inside Works and the Outside Works shall in all respects comply with the Buildings Ordinance, any regulations made thereunder, any amending legislation and any other relevant legislation.
- (i) For the purpose only of carrying out the Investigation, the carrying out and completing, inspecting and maintaining the Inside Works and the Outside Works, the Purchaser shall have the right of ingress and egress to and from any Government land inside the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area where he may require or be required to carry out the Maintenance Works, including clearance of landslide debris or boulders fallen onto the Inside Works or the Outside Works subject to such terms and conditions as may be imposed by the Director at his sole discretion.
- (j) In the event that as a result of or arising out of carrying out the Investigation or as a result of or arising out of carrying out, inspecting and maintaining the Inside Works or the Outside Works, any damage is done to the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area, any other Government land or any land outside the lot, the Purchaser shall make good such damage at his own expense within such time limit as shall be determined by the Director and in all respects to the satisfaction of the Director.
- (k) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings 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.

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

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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.

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

- (a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of

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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.

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

The Purchaser acknowledges that as at the date of the Land Grant there are existing uncharted drains or culverts or natural streams within the lot (such drains or culverts or natural streams are hereinafter referred to as “the Uncharted Drains”). 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, claims, losses, damages, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence, use, demolition, removal, diversion, renovation, alteration of or addition to any part or parts of the Uncharted Drains.

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant (or such other period as may be approved by the Director), at 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 and site formation works (other than the demolition and removal works as referred to in Special Condition No.(2) of the Land Grant and ground investigation) shall be commenced on the lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No.5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved DIA 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.

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant (or such other period

as may be approved by the Director), at 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 impact 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 the demolition and removal works as referred to in Special Condition No.(2) of the Land Grant, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
- (e) For the avoidance of doubt and without prejudice to the generality of General Condition No.5 of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA 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.

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

- (a) The Purchaser shall within six calendar months from the date of the Land Grant (or such other period as may be approved by the Director), at 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 (hereafter 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 the demolition and removal works as referred to in Special Condition No.(2) of the Land Grant, ground investigation and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.
- (d) The Government and its officers shall 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

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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 of the Land Grant, 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.

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

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner of Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;
- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other 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 the 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 and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;
- (l) neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the 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.

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

- (a) Except with the prior written consent of the Director of Water Supplies and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as it may require, no blasting, drilling or piling shall be permitted within the Green Cross-hatched Black Stippled Red Area.
- (b) No well shall be sunk on the Green Cross-hatched Black Stippled Red Area.
- (c) The Purchaser shall before carrying out any excavation work within the Green Cross-hatched Black Stippled Red Area submit his proposals for such excavation work in writing to the Director of Water Supplies for approval. The Purchaser shall not carry out any excavation work whatsoever until the Director of Water Supplies shall have given his written approval to such proposals and shall at his own expense comply with any requirements to be imposed by the Director of Water Supplies when

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granting the approval of such proposals.

- (d) In the event that as a result or arising out of any development of the lot or any part thereof any subsidence of the ground occurs at any time, 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 any damage or nuisance to private property caused by such subsidence.

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

- (a) The Purchaser hereby acknowledges that the High Island Main Tunnel as shown by blue broken lines and marked HIGH ISLAND MAIN TUNNEL on the plan annexed to the Land Grant (hereinafter referred to as “the Tunnel”) is in proximity to the lot. The Purchaser shall at his own expense ensure that the maximum particle velocity and the maximum amplitude of ground movement at the Tunnel due to blasting, pile driving operations or any other construction activities shall not exceed 13 millimetres per second and 0.1 millimetre respectively as shall be measured by a vibrograph. The decision of the Director of Water Supplies on how to measure particle velocity and ground movement and as to what constitutes the results of the measurement of particle velocity and ground movement shall be final and binding on the Purchaser.
- (b) Before any blasting work is carried out within the Green Cross-hatched Black Stippled Red Area, the Purchaser shall obtain a blasting permit or any relevant permit to be issued by the relevant Government authority or department. Any blasting shall be carried out by a licensed shot-firer or is otherwise authorised by the relevant Government authority. The Purchaser shall carry out test firing on the Green Cross-hatched Black Stippled Red Area to the satisfaction of the Director of Water Supplies.

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

Wherever in these Conditions it is provided that:

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

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

No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

Remarks:

1. The expression “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of corporation its successors and assigns; and the expression “Government” means the Government of the Hong Kong Special Administrative Region; and “these Conditions” mean and include the General and Special Conditions of the Land Grant.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection

upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

*Note: The dates in Special Conditions Nos.(3)(a)(i), (3)(a)(ii), (7) and (38)(c) have been amended to the 30th day of June 2021 pursuant to the letter from the District Lands Office / Sha Tin of the Lands Department dated 14th September 2020.

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- 發展項目興建於沙田市地段第610號(「該地段」)。該地段根據賣地協議及賣地條件(於土地註冊處登記為新批土地契約第22305號)(「批地文件」)持有。
- 該地段的租期由2016年4月14日起計50年。
- 批地文件一般條款第7條規定：
 - 買方須在整個租契年期期間就根據此等條款已建或重建建築物(該詞語指本一般條款第(b)款所預料的重新發展)：
 - 根據已批准的設計及佈局及任何經批准的建築圖則保養一切建築物，不得對其作出修訂或更改；及
 - 根據此等條款或任何將來的合約修訂保養一切已建或今後可能搭建的一切建築物，使其處於修繕妥當的狀態，並以此狀態於租契年期屆滿或提早終止時交還此等建築物。
 - 倘若在租契年期期間的任何時候拆卸當時在該地段或其中任何部分上面的任何建築物，買方須興建相同類型和不少於原有總樓面面積並且健全及堅固的一幢或多幢建築物或經地政總署署長(下稱「署長」)批准的類型和價值的一幢或多幢建築物作為代替。如果作出上述拆卸，買方須在上述拆卸的一個曆月內向署長申請批准進行該地段的重新發展之建築工程，並在收到上述批准後的三個曆月內展開重新發展所必要的工程，及在署長規定的期限內完成工程，以達至署長滿意程度。
- 批地文件特別條款第(3)條規定：
 - 買方須：
 - 於2020年12月31日*或之前(或署長可能批准的其他日期)根據署長所批准的形式、材料、標準、水平、定線和設計自行出資進行下列工程，並在所有方面令署長滿意：
 - 鋪設及塑造在批地文件附錄的圖則上用綠色顯示未來公共道路之該等部分(下稱「綠色區域」)；及
 - 根據署長全權酌情要求提供和建造橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、人行道、道路或其他構築物(以下統稱「該等構築物」)
 - 令綠色區域可容納建築物、車輛及行人交通；
 - 於2020年12月31日*或之前(或署長可能批准的其他日期)，自行出資以令署長滿意的方式於綠色區域鋪設路面、鋪設路邊石及開水道，及根據署長要求為該區域提供溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記；及
 - 自行出資保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記和植物，以達至署長滿意程度，直至綠色區域的管有權已根據批地文件特別條款第(4)條交還為止。
 - 若買方未能在訂明的日期前履行其在本特別條款第(a)款的責任，政府可進行必要的工程而費用由買方支付，買方須因應政府要求向其支付相等於該等費用的金額，該金額由署長決定(其決定為最終的，且對買方具有約束力)。
 - 政府對買方或其他人士就買方履行本特別條款第(a)款的責任或政府行使本特別條款第(b)款的權力或其他原因所產生或附帶產生而對買方造成或使買方蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，而且買方不能就任何該等損失、損害、滋擾或干擾向政府提出索償。

- 批地文件特別條款第(4)條規定：

僅就進行批地文件特別條款第(3)條指定須進行工程的目的而言，買方於批地文件簽立之日期獲授予綠色區域的管有權。綠色區域須應政府要求交還給政府，和在任何情況下於署長發出函件證明此等條款已履行使其滿意之日被視為已交還給政府。買方須在其管有綠色區域的任何合理時間允許所有政府和公共車輛和行人自由進出及通過綠色區域，亦須確保上述通道不會受根據批地文件特別條款第(3)條規定進行之工程或其他行為干擾或阻礙。

- 批地文件特別條款第(5)條規定：

買方不得在未經署長事先書面批准下使用綠色區域作儲物用途或搭建任何臨時構築物或用作進行批地文件特別條款第(3)條規定指明之工程以外的任何用途。

- 批地文件特別條款第(6)條規定：

買方須在其管有綠色區域期間於任何合理時間允許政府、署長及其人員、承辦商、代理及任何其他獲署長授權之人士進出、返回及通過該地段及綠色區域，以便視察、檢查及監督任何根據批地文件特別條款第(3)(a)條規定進行的工程，及進行、視察、檢查及監督根據批地文件特別條款第(3)(b)條進行的工程及署長認為須在綠色區域內進行的任何其他工程。

- 批地文件特別條款第(7)條規定：

買方須在各方面符合此等條款及香港目前或任何時候生效的所有有關建築、衛生及規劃的法例、附例及規例之規定發展該地段，在該地段上興建一幢或多幢建築物，並於2020年12月31日*或之前竣工和使該一幢或多幢建築物適合佔用。

- 批地文件特別條款第(8)條規定：

該地段或其任何部分或該地段上已建或擬建的建築物或其任何部分除用作私人住宅用途外，不可作任何其他用途。

- 批地文件特別條款第(10)條規定：

(a) 受制於批地文件特別條款第(11)條並除非獲得署長的事先書面批准和符合他施加的任何條件，包括支付他可要求的任何行政費及地價，否則不可在批地文件附錄的圖則上用粉紅色加黑點及紅點顯示的區域(以下簡稱「粉紅色加黑點及紅點區域」)的地面或從粉紅色加黑點及紅點區域的地面起計向上伸展15米的空域內搭建或建造任何建築物、構築物和任何一幢或多幢建築物或任何一個或多個構築物的支撐物或伸展物。就本第(a)款而言，署長對何謂構成地面水平作出的決定為最終的且對買方具有約束力。

(b) 受制於批地文件特別條款第(11)條並除非獲得署長的事先書面批准和符合他施加的任何條件，包括支付他可要求的任何行政費及地價，否則不可在批地文件附錄的圖則上以粉紅色加黑斜線及紅點顯示的區域(以下簡稱「粉紅色加黑斜線及紅點區域」)的地面或從粉紅色加黑斜線及紅點區域的地面起向上伸展5米的空域內搭建或建造任何建築物、構築物和任何一幢或多幢建築物或任何一個或多個構築物的支撐物或伸展物。就本第(b)款而言，署長對何謂構成地面水平作出的決定為最終的且對買方具有約束力。

- 批地文件特別條款第(11)條規定：

除非獲得署長的事先書面批准和符合他施加的任何條件，包括支付他可要求的任何行政費及地價，否則

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不可在批地文件附錄的圖則上以粉紅色加紅點顯示的區域（以下簡稱「粉紅色加紅點區域」）、粉紅色加黑斜線及紅點區域、粉紅色加黑點及紅點區域內搭建或興建任何建築物、構築物和任何一幢或多幢建築物或任何一個或多個構築物的支撐物或伸展物，以下除外：

(a) 在粉紅色加紅點區域內的邊界牆或圍牆或兩者；及

(b) 在粉紅色加紅點區域、粉紅色加黑斜線及紅點區域及粉紅色加黑點及紅點區域內的一層或多層地庫，且該一層或多層地庫只用作停泊車輛的用途。

就本特別條款而言，署長對何謂構成一層或多層地庫的決定是最終的，且對買方具有約束力。

12. 批地文件特別條款第(13)條規定：

(a) 買方可在該地段內搭建、建造及提供署長書面批准的康樂設施及其輔助設施(下稱「該等設施」)。該等設施的類型、大小、設計、高度及佈局須經署長的事先書面批准。

(b) 為了計算批地文件特別條款第(9)(c)條規定的總樓面面積，並受制於批地文件特別條款第(49)(d)條的規定，若根據本特別條款第(a)款在該地段內提供的該等設施任何部分乃供該地段上已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客共同使用和享用的，該等設施的該等部分將不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。

(c) 倘若該等設施的任何部分根據本特別條款第(b)款獲豁免列入總樓面面積的計算(下稱「獲豁免設施」)：

- (i) 獲豁免設施須被指定為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分；
- (ii) 買方須自行出資保養獲豁免設施，使其保持修繕妥當及堅固的狀態，並須操作獲豁免設施，以達至署長滿意程度；及
- (iii) 獲豁免設施只能供在該地段已建或擬建的一幢或多幢住宅大廈之住客及其真正訪客使用，任何其他人士不得使用。

13. 批地文件特別條款第(14)條規定：

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

14. 地文件特別條款第(15)條規定：

(a) 買方須自行出資向署長提交一份園景美化規劃圖，列明根據本特別條款第(b)款的規定擬在該地段內進行園景美化工程的位置、佈局及平面圖，供署長審批。

(b) (i) 該地段中不少於20%的範圍須種植樹木、灌木或其他植物。
(ii) 從本特別條款第(b)(i)款提及的20%中保留不少於50%範圍(下稱「綠化區域」)在署長全權酌情決定的位置或水平提供，以便行人可看見或進入該地段的任何人士可接近該綠化區域。
(iii) 署長對任何買方建議的園景美化工程是否構成本特別條款第(b)(i)款提及的20%之決定為最終的，且對買方具有約束力。
(iv) 署長可全權酌情接受買方建議的非種植裝飾代替種植樹木、灌木或其他植物。

(c) 買方須根據已批准的園景美化規劃圖自行出資美化該地段，在一切方面達至署長滿意的程度。未經署長的事先書面批准，不得對已批准的園景美化規劃圖作出修訂、更改、改變、變更或取代。

(d) 買方須在其後自行出資保養及保持園景美化工程，使其處於安全、清潔、井然、整齊及健康狀態，在一切方面達至署長滿意的程度。

(e) 根據本特別條款進行園景美化的區域須被指定為並構成批地文件特別條款第(21)(a)(v)條所指的公用地方之一部分。

15. 批地文件特別條款第(16)(a)條規定：

受以下條件約束，可在該地段設置供看守員或管理員或兩者一併使用的辦公設施：

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

就本第(a)款而言，辦公設施不得設置於該地段內任何擬作或經修改作為單一家庭住宅的建築物內。署長對建築物是否構成或擬用作單一家庭住宅之決定為最終的，且對買方具有約束力。

16. 批地文件特別條款第(17)(a)條規定：

受以下條件約束，可在該地段設置供看守員或管理員或兩者一併使用的宿舍：

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

就本第(a)款而言，宿舍不得設置於該地段內任何擬作或經修改作為單一家庭住宅的建築物內。署長對建築物是否構成或擬用作單一家庭住宅之決定為最終的，且對買方具有約束力。

17. 批地文件特別條款第(18)(a)條規定：

該地段內可設置一個供業主立案法團或業主委員會使用的辦事處，但前提是：

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

18. 批地文件特別條款第(19)條規定：

不得在該地段興建類型為根據《建築物條例(新界適用)條例》、其下的任何規例及任何修訂法例而不受《建築物條例》、其下的任何規例及任何修訂法例規限的建築物。

19. 批地文件特別條款第(24)條規定：

(a) (i) 在該地段內須按以下比率提供車位，用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並屬於居於該地段已建或擬建的一幢或多幢建築物的住戶及其真正來賓、訪客或被邀請者的車輛(下稱「住宅停車位」)以達至署長滿意的程度：

- (I) 如該地段內提供一幢或多幢住戶單位大廈(用作或擬作單一家庭住宅的獨立屋、半獨立屋或排屋除外)，除非署長批准採用有別於以下列表的比率或數目，否則必須根據以下列表列明該地段已建或擬建住宅單位的分別面積計算：

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批地文件的摘要

每個住宅單位面積	提供住宅停車位的數目
少於40平方米	每17.5個住宅單位或其部分設置一個停車位
不少於40平方米但少於70平方米	每10個住宅單位或其部分設置一個停車位
不少於70平方米但少於100平方米	每3.3個住宅單位或其部分設置一個停車位
不少於100平方米但少於130平方米	每1.3個住宅單位或其部分設置一個停車位
不少於130平方米但少於160平方米	每0.9個住宅單位或其部分設置一個停車位
不少於160平方米	每0.7個住宅單位或其部分設置一個停車位

(II) 如該地段內提供用作或擬作單一家庭住宅的獨立屋、半獨立屋或排屋，則按以下比率：

(A) 每間總樓面面積少於160平方米的上述房屋提供一個車位；

(B) 每間總樓面面積不少於160平方米但少於220平方米的上述房屋提供1.5個車位；但前提是若根據本第(a)(i)(II)(B)款須提供的車位數目含有小數，該數目須進位至下一個整數；及

(C) 每間總樓面面積不少於220平方米的上述房屋提供2個車位。

就本第(a)(i)款而言，署長對何謂構成獨立屋、半獨立屋或排屋或該等房屋是否構成或擬作單一家庭住宅所作之決定為最終的，且對買方具有約束力。

(ii) 就本特別條款第(a)(i)(I)款而言，須根據本特別條款第(a)(i)(I)款提供之住宅停車位總數目應為根據本特別條款第(a)(i)(I)款列表依據各住宅單位面積而計算出來的住宅停車位數目之總和。為此等條款的目的，「每個住宅單位面積」就總樓面面積而言為下列(I)及(II)之和：

(I) 一個住宅單位供該單位住戶獨有使用及享用之總樓面面積，須由該單位之圍牆或護牆外面起量度。但若圍牆分隔兩個毗連單位，在這情況下須由該等牆壁之中間部分起量度，並包括單位內的內部間隔及支柱，但為免存疑，不包括該單位中沒有納入根據批地文件特別條款第(9)(c)條計算總樓面面積的所有樓面面積；及

(II) 按比例分配予該住宅單位之住宅公用地方(根據下文界定)總樓面面積，即在各個住宅單位圍牆之外，供該地段已建或擬建的一幢或多幢建築物之住戶共同使用及享用的住宅公用地方(該住宅公用地方下稱「住宅公用地方」)的總樓面面積，為免存疑，不包括沒有納入根據批地文件特別條款第(9)(c)條計算總樓面面積的所有樓面面積，在計算時根據以下公式分配予每一間住宅單位：

住宅公用地方之全部總樓面面積

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根據本特別條款第(a)(ii)(I)款所計出之該住宅單位之總樓面面積

根據本特別條款第(a)(ii)(I)款所計出之所有住宅單位之全部總樓面面積

(iii) 該地段內須提供達至署長滿意程度的額外車位，以供該地段已建或擬建的一幢或多幢建築物的住戶的真正來賓、訪客或被邀請者停泊他們所擁有根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的車輛。額外車位須以該地段每幢超過75個住宅單位的已建或擬建住宅單位大廈提供4個車位的比率或經署長批准的其他比率提供，惟最少須為該地段每幢已建或擬建住宅單位大廈提供兩個車位。就本第(a)(iii)款，任何擬作單一家庭構成住宅的獨立屋、半獨立屋及排屋均不被視為一幢住宅單位大廈。署長對何謂構成獨立屋、半獨立屋或排屋及該等房屋是否構成或擬作單一家庭作住宅所作之決定為最終的，且對買方具有約束力。

(iv) 根據本特別條款第(a)(i)(I)款(可根據批地文件特別條款第(26)條有所調整)、第(a)(i)(II)款及第(a)(iii)款(可根據批地文件特別條款第(26)條有所調整)提供的車位均不可用作該等條款分別指定的用途以外的任何其他用途，尤其是該等車位不得用作儲存、陳列或展示汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(b)(i) 根據本特別條款第(a)(i)(I)款及第(a)(iii)款(可根據批地文件特別條款第(26)條分別有所調整)提供的車位中，買方須保留及指定按建築事務監督要求及批准的車位數量，供《道路交通條例》、任何其下的規例或任何修訂法例所定義之傷殘人士停泊車輛(如此保留與指定的停車位下稱「傷殘人士停車位」)，惟須在按本特別條款第(a)(iii)款(可根據批地文件特別條款第(26)條有所調整)提供的車位中保留和指定最少一個車位作為傷殘人士停車位，且買方不得保留或指定根據本特別條款第(a)(iii)款(可根據批地文件特別條款第(26)條有所調整)提供的全部車位作為傷殘人士停車位。

(ii) 傷殘人士停車位除用作供根據《道路交通條例》、任何其下的規例及任何修訂法例定義的傷殘人士停泊屬於該地段已建或擬建的一幢或多幢建築物之住戶及其真正來賓、訪客或被邀請者擁有的車輛外，不得用作其他用途，尤其是不得用作儲存、陳列或展示汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(c)(i) 該地段內須提供達至署長滿意程度的車位(下稱「電單車停車位」)，以供該地段已建或擬建的一幢或多幢建築物的住戶及其真正來賓、訪客或被邀請者停泊他們所擁有的根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車，電單車停車位須以每150個在該地段內已建或擬建的建築物內之住宅單位或其部分提供一個電單車停車位的比率或經署長批准的其他比率提供。若根據本第(c)(i)款須提供的車位數目含有小數，該數目須進位至下一個整數。就本第(c)(i)款而言，擬作單一家庭住宅的獨立屋、半獨立屋及排屋均不被視為一個住宅單位；署長對何謂構成獨立屋、半獨立屋或排屋及該等房屋是否構成或作單一家庭住宅之決定為最終的，且對買方具有約束力。

(ii) 電單車停車位(可根據批地文件特別條款第(26)條有所調整)不可用作在本特別條款第(c)(i)款指定的用途以外的任何其他用途，尤其是該等車位不得用作儲存、陳列或展示汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(d)(i) 除傷殘人士停車位外，每個根據本特別條款第(a)(i)(I)款(可根據批地文件特別條款第(26)條有所調整)，第(a)(i)(II)款及第(a)(iii)款(可根據批地文件特別條款第(26)條有所調整)所提供的車位的尺寸須為2.5米闊及5.0米長及最少2.4米淨空高度。

(ii) 每個傷殘人士停車位的尺寸須根據建築事務監督的要求及批准之尺寸。

(iii) 每個電單車停車位(可根據批地文件特別條款第(26)條有所調整)的尺寸須為1.0米闊及2.4米長及最少2.4米淨空高度或署長批准的其他的最低淨空高度。

20. 批地文件特別條款第(25)條規定：

(a) 該地段內須提供達至署長滿意的車位供貨車裝卸貨物，該等車位須以每800個於該地段已建或擬建的一幢或多幢建築物內的住宅單位或其部分一個車位的比率，或按署長批准的其他比率提供，惟最少須為該地段每幢已建或擬建住宅單位大廈提供一個裝卸貨物停車位，而該等裝卸貨物停車位須位於每幢住宅單位大廈旁邊或之內。就本第(a)款而言，擬作單一家庭住宅的獨立屋、半獨立屋及排屋均不被視為一幢住宅大廈；署長對何謂構成獨立屋、半獨立屋或排屋及該等房屋是否構成或作單一家庭住宅之決定為最終的，且對買方具有約束力。

(b) 根據本特別條款第(a)款提供的每個車位的尺寸須為3.5米闊、11.0米長及最少4.7米淨空高度。該等車位不可用作該地段內已建或擬建的一幢或多幢建築物有關的貨車裝卸貨物用途以外之其他用途。

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批地文件的摘要

21. 批地文件特別條款第(26)條規定：

- (a) 即使批地文件特別條款第(24)(a)(i)(I)條、第(24)(a)(iii)條及第(24)(c)(i)條有所規定，買方可增加或減少按該等特別條款所要求提供的各車位數目，幅度不多於5%，前提是如此增加或減少的車位數目總數不得超過50個。
- (b) 除本特別條款第(a)款的規定外，買方可增加或減少根據批地文件特別條款第(24)(a)(i)(I)條及第(24)(c)(i)條提供的各車位數目(不計算根據本特別條款第(a)款計算的車位)，幅度不多於5%。

22. 批地文件特別條款第(28)條規定：

- (a) 即使已履行與遵守此等條款，並達至署長滿意的程度，住宅停車位及電單車停車位不得：
 - (i) 轉讓，除非
 - (I) 是與該地段的不分割份數連同獨家使用和佔用在該地段已建或擬建的一幢或多幢建築物的住宅單位的權利一併轉讓；或
 - (II) 受讓人已經持有該地段的不分割份數連同獨家使用和佔用在該地段已建或擬建的一幢或多幢建築物的住宅單位的權利；或
 - (ii) 出租，除非承租人已經是在該地段已建或擬建的一幢或多幢建築物的住宅單位的住戶。

但是在任何情況下，不得轉讓或出租合共多於三個住宅停車位和電單車停車位給予該地段已建或擬建的一幢或多幢建築物的任何同一個住宅單位的業主或住戶。

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

23. 批地文件特別條款第(29)條規定：

根據批地文件特別條款第(24)(a)(iii)條(可根據批地文件特別條款第(26)條有所調整)及第(25)(a)條在該地段內提供的車位及傷殘人士停車位須指定為並構成公用地方之部分。

24. 批地文件特別條款第(32)條規定：

買方不可分割、移除或後移任何該地段毗鄰或毗連的政府土地或在任何政府土地上進行任何加建或堆填或進行任何類型的斜坡護土工程，除非獲得署長事先書面批准，署長有絕對酌情權，在符合他認為合適的條款及條件下給予批准，包括授予額外政府土地作為延伸該地段及釐定相關地價。

25. 批地文件特別條款第(33)條規定：

- (a) 如果任何土地存在或已經被分割、清除或向後退入或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面批准，亦不論是在該地段內或任何政府土地內，旨在或關連於構建、平整或開發該地段或其中任何部分或買方按此等條款需要進行的任何其他工程或作任何其他用途，買方

須自行出資進行與修建該等斜坡處理工程、護土牆或其他當時或之後必要的支撐物、保護物、排水或附屬或其他工程，以保護與支撐該地段內的任何土地和任何毗鄰或毗連政府土地或出租土地，並避免與防止其後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件批租的年期內自行出資保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物、排水或附屬或其他工程處於修繕妥當的狀態，以達至署長滿意的程度。

- (b) 本特別條款第(a)款不能影響此等條款，特別是批地文件特別條款第(32)條賦予政府的權利。

(c) 無論在任何時候，倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自行出資進行修復或彌補，以達至署長滿意的程度並對上述塌方、山泥傾瀉或地陷造成政府、其代理及承辦商承受、遭受或產生一切費用、收費、損害、要求及索償作出彌償。

(d) 除了批地文件規定對違反此等條款的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物及排水或輔助或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果買方不理會或未能在該通知指定的時期內執行該通知要求，以達至署長滿意的程度，署長可立即執行與進行任何必要工程。買方須應要求時歸還政府因此產生的費用連同任何行政或專業費用及開支。

26. 批地文件特別條款第(34)條規定：

未經署長事先書面批准，不可在該地段內使用碎石機。

27. 批地文件特別條款第(35)條規定：

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

28. 批地文件特別條款第(36)條規定：

(a) 倘若從該地段或任何由該地段的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)被侵蝕、沖刷或傾倒到公共小巷或道路或路渠、前灘或海床、污水渠、雨水渠或明渠或其他政府物業(下稱「政府物業」)，買方須自行出資清理政府物業的廢物並彌補對政府物業造成的任何損壞。買方須對上述侵蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求對政府作出彌償。

(b) 即使本特別條款第(a)款另有規定，署長可以(但沒有責任)在買方要求時清理政府物業的廢物及對政府物業造成的任何損壞作出修復，買方須應要求向政府支付因此產生的費用。

29. 批地文件特別條款第(37)條規定：

(a) 買方須按署長絕對酌情決定的要求時自行出資進行與完成在本批地文件附錄的圖則上以綠色加黑斜線顯示的區域(以下簡稱「綠色加黑斜線區域」)的岩土勘察和斜坡護理，防止山泥傾瀉、緩解及修補工程，以達至署長滿意的程度，並在批地文件批租的年期的所有時間內自行出資保養綠色加黑斜線區域包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，以達至署長滿意的程度。倘若在本批地文件批租的年期的任何時間內綠色加黑斜線區域內發生任何山泥傾瀉、地陷或塌方，買方須自行出資修復與彌補該地方連同署長認為(署長的決定為最終的，且對買方具有約束力)受到影響的任何毗鄰或毗連區域，以達至署長滿意的程度。買方於所有時間須就上述山泥傾瀉、地陷或塌方產生的一切責任、損失、損害、索償、開支、費用、

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收費、要求、訴訟及司法程序彌償政府、其代理及承辦商。買方須確保在任何時候不能對綠色加黑斜線區域進行非法挖掘或堆填。經署長事先書面批准，買方可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。署長除具有對違反此等條款的其他權利或濟助外，可在任何時候經書面通知要求買方進行上述岩土勘測、斜坡護理、防止山泥傾瀉、緩解及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果買方不理會或未能在指定時期遵守該通知，以達至署長滿意的程度，在該日期期滿後，署長可執行與進行要求的工程，買方須應要求償還因此產生的費用給政府。

- (b) 即使本特別條款第(a)款規定，本特別條款規定買方對綠色加黑斜線區域或其中部分的權利與責任將於政府發給買方的相關通知後終止。買方不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的人員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第(a)款規定的任何權利及濟助。

30. 批地文件特別條款第(38)條規定：

- (a) 買方現確認鑒於天然地勢的性質，該地段可能受該地段範圍內及批地文件附錄的圖則上分別以綠色加黑交叉斜線及綠色加黑交叉斜線及紅點顯示作識別的該地段外區域(分別下稱「綠色加黑交叉斜線區域」及「綠色加黑交叉斜線及紅點區域」)的山泥傾瀉及礫石瀉墜的危機所影響。
- (b) 買方須於批地文件之日起計十八個曆月內(或由署長批准之其他時間內)自行出資以全面達至署長滿意的程度的方式，在該地段及綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域內執行和完成土力勘測工程(下稱「勘測工程」)，以研探山泥傾瀉及礫石墜瀉的危險。勘測結果應包括建議以全面達至署長滿意的程度的方式進行、完成和保養在該地段內及綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域內擬建的所有必要的緩解及穩定工程和相關工程及以供日後保養已完成的緩解及穩定工程的通道(經署長批准的建議下稱「獲批准緩解工程建議」)，從而保障該地段任何已建或擬建的多幢建築物或構築物和該處所內的住戶或佔用人和其真正來賓、訪客或被邀請者免受綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域的山泥傾瀉及礫石瀉墜危害。除非獲得署長事先書面批准，否則在該地段外的維修通道將不獲允許。任何經署長批准在該地段外的維修通道及任何在該地段內的維修通道(下統稱為「維修通道」)將成為獲批准緩解工程建議的一部分。在批地文件批租的年期的任何時間，署長具有絕對酌情權以書面通知要求買方自行出資遷移或移除該地段外的維修通道。未經署長事先書面批准，不得在任何政府土地上進行土地勘察，緩解和穩定工程及相關工程，以及建造維修通道的工程。
- (c) 買方須自行出資在2020年12月31日*或之前(或署長批准的其他日期)，以全面達至署長全面滿意的程度，依照署長全權酌情批准或指定並根據獲批准緩解工程建議進行和完成在該地段內緩解及穩定工程和相關工程(以下統稱「內部工程」)及在綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域上的緩解及穩定工程和相關工程(以下統稱「外部工程」)以及維修通道以供日後保養已完成的緩解及穩定工程。
- (d) 買方現確認並接受，除非買方在全面達至署長滿意的程度說明該等工程由於技術原因(包括但不限於岩土和安全理由)是絕對必要和不可避免的，否則不得容許進行外部工程。署長可以其酌情認為合適的條款和條件批准該等工程。
- (e) 買方現確認並接受分別在本特別條款第(b)及(c)款定義的勘察工程及外部工程為一次性工程，而在該等工程完成前，在該地段內或該地段內任何受山泥傾瀉及礫石瀉墜危機影響的區域內已建的任何建築物的任何部分均不應被佔用或使用。
- (f) 買方須在批地文件批租的年期內，自行出資維修內部工程及外部工程(包括維修通道)，以保持其處於修繕妥當的狀態，全面達至署長滿意，以確保內部工程和外部工程可持續履行其指定功能(下稱「維修工程」)。維修工程須包括但不限於清理墜落於內部工程、外部工程或該地段的區域或本特別條款第(g)款所指的天然地形危險緩解及穩定工程圖則所示政府土地上的山泥傾瀉瓦礫或礫石。除批地文件內指明政府可就買方違反維修內部工程及外部工程的責任而行使的任何權利和補償外，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，執行該等維修工程。如買方疏忽或未能於通知指定的期限內執行通知的規定以達至署長滿意的程度，署長可即時執行及進行所需的維修工程，買方須應要求向政府支付相關工程的費用，以及任何行政和專業費用和收費。費用及行政和專業費用和收費的金額由署長決定，其決定是最終的，且對買方具有約束力。

- (g) 買方應自行出資在土地註冊處就該地段登記經署長批准的圖則，顯示內部工程和外部工程及維修通道的位置、性質和範圍以及買方須按規定在該地段及政府土地的範圍上要進行維修工程的位置和規模，包括署長規定或可能規定買方根據本特別條款第(f)款在該地段及政府土地上要進行山泥傾瀉瓦礫及礫石清除工作的地方及維修通道(該圖則下稱"天然地形危險緩解及穩定工程圖則")。
- (h) 勘測工程、內部工程或外部工程應全面遵守建築物條例，任何其下規列、任何修訂法例和任何其他相關法。
- (i) 僅就進行勘測工程及進行、完成、檢查和保養內部工程和外部工程而言，買方有權進出他要求或被要求進行維修工程的綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域內的任何政府土地，包括清除滑落在內部工程或外部工程上的山泥傾瀉瓦礫或礫石，並受限由署長全權酌情決定施加的條款和條件。
- (j) 如因進行勘測工程或進行、檢查及保養內部工程或外部工程而對綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域、其他政府土地或其他位於該地段外的土地造成任何損害，買方應在署長指定的期限內，自行出資修復該等損害以全面達至署長滿意的程度。
- (k) 買方須於所有時間就如因買方遵照本特別條款的規定而正在進行或已進行的任何工程，或因買方進行勘測工程或於設計、建造和保養內部工程或外部工程時的遺漏、疏忽或失責，以致引起或連帶造成任何責任、損失、損害、索償、開支、費用、收費、要求、訴訟及法律程序，包括但不限於任何財物損壞或損失或人身傷亡，向政府作出彌償。

31. 批地文件特別條款第(39)(a)條規定：

買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分之上、上面、之下或毗鄰的任何政府的或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面建議，並於各方面取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須遵守並自行出資履行署長於批准上述建議時對服務設施施加的任何要求，包括任何所需的改道、重鋪或修復的費用。買方必須自行出資在一切方面維修、彌補及修復上述工程對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水喉的修復須由署長進行，買方須應要求時向政府支付該等工程費用)，達至署長滿意的程度。如果買方未能對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程以達至署長滿意的程度，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，買方須應要求時向政府支付該等工程的費用。

32. 批地文件特別條款第(40)條規定：

- (a) 買方須自行出資興建及保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，達至署長滿意的程度，以便截斷並引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，及買方須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並

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向政府及其人員作出彌償。

- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行,但署長毋須就因此產生的任何損失或損害對買方負責,及買方須應要求時向政府支付上述連接工程的費用。另外,該等連接工程亦可由買方自行出資進行,達至署長滿意的程度,在此種情況下,上述連接工程的任何一段若在政府土地內修建,須由買方自行出資保養,直至被要求時由買方交還給政府,由政府出資負責其後的保養及買方須在被要求時向政府支付有關上述連接工程的技術檢查之費用。若買方未能保養上述興建在政府土地上的連接工程任何部分,署長可進行其認為所需的該等保養工程,買方應要求時向政府支付該等工程的費用。

33. 批地文件特別條款第(41)條規定:

買方現確認於批地文件之日,該地段內有現存的未經測定排水渠、下水道或天然河溪(該排水渠或下水道或天然河溪下稱「未經測定排水渠」)。倘因未經測定排水渠的存在令買方招致或蒙受任何損害、滋擾或干擾,政府一概不承擔任何義務或責任。買方須在所有時間就因未經測定排水渠任何一個或多個部分的存在、使用、拆卸、移除、改道、翻新、更改或加裝而直接或間接引起或造成的任何責任、索償、損失、損害、費用、開支、收費、要求、訴訟及法律程序向政府作出彌償。

34. 批地文件特別條款第(42)條規定:

- (a) 買方須在批地文件之日起的六個曆月內(或署長批准的其他時間內)自行出資提交或安排他人提交一份渠務影響評估(下稱「渠務影響評估」)給渠務署署長作書面審批,在一切方面使渠務署署長滿意。渠務影響評估須包含渠務署署長可要求的資料及詳情,包括但不限于因開發該地段所引起的一切負面渠務影響及所作出緩解措施、改善工程及其他措施及工程的建議。
- (b) 買方須自行出資在渠務署署長指定的期限內在該地段進行與實施經渠務署署長批准渠務影響評估中的建議,以全面達至渠務署署長滿意的程度。
- (c) 渠務影響評估的技術方面須由香港工程師學會的成員(土木工程為其專業)或執業土木工程師負責。
- (d) 在渠務署署長對渠務影響評估發出書面批准前,不得在該地段或其任何部分展開建築工程及地盤平整工程(批地文件特別條款第(2)條規定下之清拆及移除工程及土地勘察除外)。
- (e) 為免存疑和在不影響批地文件一般條款第5條的一般適用範圍下,買方特此明示確認及同意他須獨自負責自行出資進行和實施經批准的渠務影響評估中的建議,以全面達至渠務署署長滿意的程度。政府及其人員對買方因履行本特別條款或其他條款的責任所引起或附帶所引起而對買方造成或使其蒙受的任何開支、損害或損失毋須承擔任何責任、義務或法律責任。買方亦無權就上述開支、損害或損失向政府或其人員作出索償。

35. 批地文件特別條款第(43)條規定:

- (a) 買方須在批地文件之日起的六個曆月內(或署長批准的其他時間內)自行出資提交或安排他人提交一份排污影響評估(下稱「排污影響評估」)給環境保護署署長作書面審批,在一切方面使環境保護署署長滿意。排污影響評估須包含環境保護署署長可要求的資料及詳情,包括但不限于因開發該地段所引起的一切負面排污影響及所作出緩解措施、改善工程及其他措施及工程的建議。
- (b) 買方須自行出資在環境保護署署長指定的期限內在該地段進行與實施經環境保護署署長批准排污影響評估中的建議,以全面達至環境保護署署長滿意的程度。
- (c) 排污影響評估的技術方面須由香港工程師學會的成員(土木工程為其專業)或執業土木工程師負責。

- (d) 在環境保護署署長對排污影響評估發出書面批准前,不得在該地段或其任何部分展開建築工程(批地文件特別條款第(2)條規定下之清拆及移除工程、土地勘察及地盤平整工程除外)。

- (e) 為免存疑和在不影響批地文件一般條款第5條的一般適用範圍下,買方特此明示確認及同意他須獨自負責自行出資進行和實施經批准的排污影響評估中的建議,以全面達至環境保護署署長滿意的程度。政府及其人員對買方因履行本特別條款或其他條款的責任所引起或附帶所引起而對買方造成或使其蒙受的任何開支、損害或損失毋須承擔任何責任、義務或法律責任。買方亦無權就上述開支、損害或損失向政府或其人員作出索償。

36. 批地文件特別條款第(44)條規定:

- (a) 買方須在批地文件之日起的六個曆月內(或署長批准的其他時間內),自行出資提交或安排他人提交一份發展該地段的噪音影響評估(下稱「噪音影響評估」)給署長作書面審批,以全面達至署長滿意的程度,噪音影響評估須包含署長要求的資料及詳情,包括但不限于所有對發展該地段一切負面的噪音影響,並作出適當的噪音緩解措施的建議(下稱「噪音緩解措施」)。
- (b) 買方須自行出資在署長指定的期限內進行與實施噪音影響評估中所建議並經署長批准的噪音緩解措施(下稱「獲批准噪音緩解措施」),以全面達至署長滿意的程度。
- (c) 在署長對噪音影響評估發出書面批准前,不可在該地段或其任何部分展開建築工程(批地文件特別條款第(2)條規定下之清拆及移除工程、土地勘察及地盤平整工程除外)。
- (d) 政府及其人員對買方因履行本特別條款或其他條款的責任所引起、或附帶引起而對買方造成或使之蒙受的任何費用、損害或損失毋須承擔任何責任、義務或法律責任。買方亦無權就上述費用、損害或損失向政府及其人員作出索償。
- (e) 為免存疑和在不影響批地文件一般條款第5條的一般適用範圍下,買方特此明示確認及同意他須獨自負責自行出資進行和實施獲批准噪音緩解措施,以全面達至署長及環境保護署署長滿意的程度。

37. 批地文件特別條款第(45)條規定:

倘若獲批准噪音緩解措施中包括在該地段架設或興建一個或多個隔音屏障並伸延至超出該地段的地界至任何毗鄰政府土地任何部分之上或上方(下稱「隔音屏障」),以下條件將適用:

- (a) 買方須自行出資按照獲建築事務監督批准的圖則設計、架設及興建隔音屏障,並須在所有方面符合《建築物條例》、其下的任何規例及任何修訂法例;
- (b) 不得在任何該地段毗鄰的政府土地之上、上面或下面架設隔音屏障的基座或承托物;
- (c) 未經署長的事先書面批准,不可對隔音屏障或其部分作出任何改動、增建、更換或附加附屬裝置;
- (d) 買方須在任何時間自行出資維護、保養和維修隔音屏障或(如獲署長批准)任何替代隔音屏障,使其在各方面達至修繕妥當的狀態,達至署長滿意的程度,如為進行本第(d)款規定的任何工程而需臨時封閉交通或改道,須得到運輸署署長對臨時交通安排的書面同意才可開展任何工程;
- (e) 隔音屏障只可用作阻隔噪音用途,未經署長的事先書面批准,買方不得使用或容受或允許隔音屏障或其部分用作廣告宣傳用途或展示任何標誌、通告或任何海報;
- (f) 在得到署長事先書面批准的前提下,買方及其承辦商、工人或買方授權的任何其他人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)可獲允許進入該地段毗鄰的政府土地,旨在按本特別條款架

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設、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；

(g) 政府對買方或任何其他人士就本特別條款第(f)款所述的進入或進行工程所引起或附帶引起而對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾毋須承擔任何義務或責任，以及買方或任何其他人士無權就任何上述損失、損害、滋擾或干擾向政府提出索償；

(h) 買方須在任何時間採取所需的預防措施，以防止對任何該地段毗鄰的政府土地及隔音屏障或對任何因架設、建造、維修、保養、更改、使用、拆除或移除隔音屏障而進入或使用任何該地段毗鄰的政府土地及隔音屏障的人士或車輛造成任何損害或傷害；

(i) 署長有權於任何時間行使其絕對酌情權向買方送達書面通知，要求買方於書面通知之日起的六個月內拆除及移除跨越政府土地的部分隔音屏障，並不得作出替換，而買方須於收到該書面通知規定的期限內自行出資拆除及移除上述隔音屏障的部分，在各方面使署長滿意；

(j) 如果買方未能履行在本特別條款的任何責任，署長可進行他認為必要的工程，買方須應要求向政府支付該等工程的費用；

(k) 買方須在任何時間允許署長、其人員、承辦商、他們之工人和任何獲署長授權的其他人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)自由及不受阻礙地進出、返回及通過該地段或其任何部分及任何於該地段已建或擬建的建築物，以視察、檢查和監督任何根據本特別條款第(a)款、第(d)款和第(i)款進行的任何工程及根據本特別條款第(j)款進行的任何工程或署長認為需要的任何其他工程；

(l) 政府或署長對因買方或任何其他人士在履行本特別條款的責任、署長行使本特別條款第(k)款的進入權或按本特別條款第(j)款進行的任何工程所引起或附帶所引起而對買方或任何其他人士造成或使之蒙受的任何損失、損害、滋擾或干擾毋須承擔任何法律責任。買方無權就上述損失、損害、滋擾或干擾向政府或署長或其授權的人員提出任何申索或索償；及

(m) 買方須於任何時間對政府、署長、其人員和工人就架設、建造、展示、維修、保養、更改、使用、拆除或移除隔音屏障或進行本特別條款第(j)款的相關工程所引起(無論是直接或間接)或附帶所引起的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及司法程序對其作出彌償並確保其獲得彌償。

38. 批地文件特別條款第(46)條規定：

(a) 除非經水務署署長的事先書面批准及遵照其施加的任何條件，包括支付其要求的任何行政費和地價，否則不得在綠色加黑交叉斜線及紅點區域內容許爆破、鑽孔或打樁。

(b) 在綠色加黑交叉斜線及紅點區域內不得挖掘水井。

(c) 買方須在開始任何於綠色加黑交叉斜線及紅點區域內的挖掘工程前，就該挖掘工程向水務署署長提交書面計劃待其批准。在水務署署長就計劃作出書面批准前，買方不得進行任何挖掘工程，並須自行出資遵守水務署署長作出批准時施加的任何要求。

(d) 如果於任何時間因該地段或其任何部分的任何發展而引起或造成地面地陷，買方須於所有時間就該地陷引致對私人財產的損害或滋擾所帶來的一切法律責任、損失、損害、索償、費用、開支、收費、要求、訴訟及司法程序對政府作出彌償。

39. 批地文件特別條款第(47)條規定：

(a) 買方特此確認在批地文件附錄的圖則以藍色虛線顯示並標示為「HIGH ISLAND MAIN TUNNEL」的萬宜主輸水隧道(下稱「隧道」)位於該地段附近。買方須自行出資以確保因爆破、打樁或任何其他建築工程導致的最高粒子速度及隧道地面移動最高振幅，用震動計量度分別不得超過每秒13 毫米及0.1毫米。水務署署長就如何量度粒子移動速度及地面移動和何謂構成量度粒子移動速度及地面移動的結果的決定為最終的，且對買方具有約束力。

(b) 在綠色加黑交叉斜線及紅點區域內進行任何爆破工程之前，買方應獲得爆破許可證或由相關政府機構或部門發出的任何相關許可證。任何爆破應由持牌引爆手進行，或由相關政府機構另行授權。買方須在綠色加黑交叉斜線及紅點區域進行試爆，以達至水務署署長滿意的程度。

4. 批地文件特別條款第(48)條規定：

凡在此等條款有下述規定：

(a) 凡規定政府或其獲授權的人員將會或可在該地段或其任何部分之上或該地段以外進行任何型式的工程(不論是代替買方或基於買方未能進行此類工程或其他原因)，費用由買方負擔，或買方須應要求向政府或其獲授權人員支付或償還上述工程費用，該費用包括政府或其獲授權的人員所釐定的監督費用及經常性支出；或

(b) 凡規定必須取得政府或其獲授權的人員事先的批准或同意，政府或其獲授權的人員有絕對酌情權以他們認為合適的有關條款及條件發出批准或同意或拒絕批准或同意。

41. 批地文件特別條款第(50)條規定：

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

備註：

1. 本節中提述「買方」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人及承讓人及(如為法團)其繼承人及承讓人；本節中提述「政府」一詞指香港特別行政區政府，及「此等條款」是指並包括批地文件的一般條款和特別條款。
2. 欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可支付必要的影印費用獲取「批地文件」影印副本。

*註：依據地政總署沙田區地政處日期為2020年9月14日的信函，特別條款第(3)(a)(i)，(3)(a)(ii)，(7)及(38)(c)條中所述的日期已修訂為2021年6月30日。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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

1. Description
 - (a) The Green Area and the Structures both as referred to in Special Condition No. (3) of the Land Grant.
 - (b) The Green Hatched Black Area as referred to in Special Condition No. (37) of the Land Grant.
2. General Public's Right to Use
 - (a) The general public has the right to use the Green Area and the Structures in accordance with the Land Grant.
 - (b) Section 16(4) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Green Hatched Black Area.

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

1. Description

The Green Area and the Structures both as referred to in Special Condition No. (3) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Land Grant).
2. The general public has the right to use the facilities in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
4. Those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not Applicable.

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

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

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

(I) The Green Area and the Structures

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

“(a) The Purchaser shall:

- (i) on or before the 31st day of December 2020* or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Area”); and
- (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

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

- (ii) on or before the 31st day of December 2020* or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No.(4) hereof.

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

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

*Note: The dates in Special Conditions Nos.(3)(a)(i) and (3)(a)(ii) have been amended to the 30th day of June 2021 pursuant to the letter from the District Lands Office / Sha Tin of the Lands Department dated 14th September 2020.

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

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“For the purpose only of carrying out the necessary works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise.”

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

“The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof.”

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

“The Purchaser shall at all reasonable times while he is in possession of the Green Area permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Area.”

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

“The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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.”

- (II) The Green Hatched Black Area

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

“(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 landslide, 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 landslide, 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, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, 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 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. Special Condition No. (39)(a) of the Land Grant stipulates that:

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“The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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.”

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

Note: Unless otherwise provided, capitalized terms below shall have the same meaning given to them under the Deed of Mutual Covenant incorporating a Management Agreement in respect of the Development (“Deed”).

(I) The Green Area and the Structures

Not applicable

(II) The Green Hatched Black Area

Section I:

“In this Deed, the following words and expressions shall have the following meanings ascribed to them:

“**Green Hatched Black Area**” means the Green Hatched Black Area as defined in Special Condition No.(37)(a) of the Government Grant.

“**Slopes and Retaining Walls**” as defined in Clause 58(a).”

Clause 58:

- “(a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of any and all slopes, slope treatment works, retaining walls and other structures within or outside the Land, including but not limited to the Green Hatched Black Area, the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area (collectively “the Slopes and Retaining Walls”) as shown edged with Black broken lines and hatched Black on the slope plan(s) certified as to its/their accuracy by the Authorized Person and attached to this Deed as required by the Government Grant and in accordance with the Geoguide 5-Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual for the Slopes and Retaining Walls (“the Slope Maintenance Manual”) prepared in accordance with such Geoguide 5.
- (b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls. For the purpose of this sub-clause, the reference to “the Manager” includes the Owners’ Corporation, if formed.
- (c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.
- (d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.
- (e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.”

Clause 111:

“The Manager shall have the right and power to require each Owner to pay a proportionate part of all the expenditure lawfully incurred or to be incurred for the provision, operation, necessary repair, decoration, renovation, improvement, management, upkeep and maintenance of the Slopes and Retaining Walls and related structure and the Common Areas and Facilities as provided in this Deed Provided that prior approval by a resolution of the Owners at an Owners’ meeting convened under this Deed is required for any improvement works of facilities, services or the Common Areas and Facilities which involves expenditure in excess of 10% of the current annual Management Budget.”

Proviso to Clause 123:

“Provided however that notwithstanding any provisions to the contrary herein contained no Owner may be called upon to pay more than his appropriate share of the management expenses. The First Owner shall make payments and contributions towards the management expenses which are of a recurrent nature in respect of those Units and Undivided Shares unsold provided that it

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shall not be obliged to make the payments and contributions aforesaid in respect of the Units and Undivided Shares allocated to any separate building of the Development the construction of which has not been completed except to the extent that such uncompleted separate building benefits from the provisions of this Deed as to management and maintenance (e.g. as to the costs of managing and maintaining slopes or as to security etc. provided by the management of the completed parts) of the Development.”

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A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 描述

- (a) 批地文件特別條款第(3)條提及的綠色區域及該等構築物。
- (b) 批地文件特別條款第(37)條提及的綠色加黑斜線區域。

2. 公眾的使用權

- (a) 公眾有權按照批地文件使用綠色區域及該等構築物。
- (b) 《一手住宅物業銷售條例》(第621章)附表1第1部第16(4)條不適用於綠色加黑斜線區域。

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

1. 描述

批地文件特別條款第(3)條提及的綠色區域及該等構築物(直至綠色區域的管有權已根據批地文件特別條款第(4)條交還政府為止)。

2. 公眾有權按照批地文件使用該等設施。

3. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。

4. 該等擁有人按規定須以有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

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

不適用。

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

不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節末附錄的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

(I) 綠色區域及該等構築物

1. 批地文件特別條款第(3)條規定：

"(a) 買方須：

- (i) 於2020年12月31日*或之前(或署長可能批准的其他日期)根據署長所批准的形式、材料、標準、水平、定線和設計自行出資進行下列工程，並在所有方面令署長滿意：

(I) 鋪設及塑造本文件附錄的圖則上用綠色顯示未來公共道路之該等部分(下稱「綠色區域」)；及

(II) 根據署長全權酌情要求提供和建造橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、人行道、道路或其他構築物(以下統稱「該等構築物」)

令綠色區域可容納建築物、車輛及行人交通；

- (ii) 於2020年12月31日*或之前(或署長可能批准的其他日期)，自行出資以令署長滿意的方式於綠色區域鋪設路面、鋪設路邊石及開水道，及根據署長要求為該區域提供溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記；及

- (iii) 自行出資保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記和植物，以達至署長滿意程度，直至綠色區域的管有權已根據本文特別條款第(4)條交還為止。

- (b) 若買方未能在訂明的日期前履行其在本特別條款第(a)款的責任，政府可進行必要的工程而費用由買方支付，買方須因應政府要求向其支付相等於該等費用的金額，該金額由署長決定(其決定為最終的，且對買方具有約束力)。

- (c) 政府對買方或其他人士就買方履行本特別條款第(a)款的責任或政府行使本特別條款第(b)款的權力或其他原因所產生或附帶產生而對買方造成或使買方蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，而且買方不能就任何該等損失、損害、滋擾或干擾向政府提出索償。"

*註：依據地政總署沙田區地政處日期為2020年9月14日的信函，特別條款第(3)(a)(i)及(3)(a)(ii)條中所述的日期已修訂為2021年6月30日。

2. 批地文件特別條款第(4)條規定：

"僅就進行本文特別條款第(3)條指定須進行工程的目的而言，買方於本協議簽立之日期獲授予綠色區域的管有權。綠色區域須應政府要求交還給政府，和在任何情況下於署長發出函件證明該此等條款已履行使其滿意之日被視為已交還給政府。買方須在其管有綠色區域的任何合理時間允許所有政府和公共車輛和行人自由進出及通過綠色區域，亦須確保上述通道不會受根據本文特別條款第(3)條規定進行之工程或其他行為干擾或阻礙。"

3. 批地文件特別條款第(5)條規定：

"買方不得在未經署長事先書面批准下使用綠色區域作儲物用途或搭建任何臨時構築物或用作進行本文特別條款第(3)條規定指明之工程以外的任何用途。"

4. 批地文件特別條款第(6)條規定：

"買方須在其管有綠色區域期間於任何合理時間允許政府、署長及其人員、承辦商、代理及任何其他獲署長授權之人士進出、返回及通過該地段及綠色區域，以便視察、檢查及監督任何根據本文

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特別條款第(3)(a)條規定進行的工程，及進行、視察、檢查及監督根據本文特別條款第(3)(b)條進行的工程及署長認為須在綠色區域內進行的任何其他工程。"

5. 批地文件特別條款第(39)(a)條規定：

"買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分之上、上面、之下或毗鄰的任何政府的或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面建議，並於各方面取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須遵守並自行出資履行署長於批准上述建議時對服務設施施加的任何要求，包括任何所需的改道、重鋪或修復的費用。買方必須自行出資在一切方面維修、彌補及修復上述工程對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水喉的修復須由署長進行，買方須應要求時向政府支付該等工程費用)，達至署長滿意的程度。如果買方未能對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程以達至署長滿意的程度，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，買方須應要求時向政府支付該等工程的費用。"

(II) 綠色加黑斜線區域

1. 批地文件特別條款第(37)條規定：

"(a) 買方須按署長絕對酌情決定的要求時自行出資進行與完成在本文件附錄的圖則上以綠色加黑斜線顯示的區域(以下簡稱「綠色加黑斜線區域」)的岩土勘察和斜坡護理，防止山泥傾瀉、緩解及修補工程，以達至署長滿意的程度，並在本文件同意批租的年期的所有時間內自行出資保養綠色加黑斜線區域包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，以達至署長滿意的程度。倘若在本文件批租的年期內的任何時間內綠色加黑斜線區域內發生任何山泥傾瀉、地陷或塌方，買方須自行出資修復與彌補該地方連同署長認為(署長的決定為最終的，且對買方具有約束力)受到影響的任何毗鄰或毗連區域以達至署長滿意的程度。買方於所有時間須就上述山泥傾瀉、地陷或塌方產生的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及司法程序彌償政府、其代理及承辦商。買方須確保在任何時候不能對綠色加黑斜線區域進行非法挖掘或堆填。經署長事先書面批准，買方可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。署長除具有對違反此等條款的任何其他權利或濟助外，可在任何時候經書面通知要求買方進行上述岩土勘測、斜坡護理、防止山泥傾瀉、緩解及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果買方不理會或未能在指定時期遵守該通知，以達至署長滿意的程度，在該日期期滿後，署長可執行與進行要求的工程，買方須應要求償還因此產生的費用給政府。"

(b) 即使本特別條款第(a)款規定，本特別條款規定買方對綠色加黑斜線區域或其中部分的權利與責任將於政府發給買方的相關通知後終止。買方不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的人員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第(a)款規定的任何權利及濟助。"

2. 批地文件特別條款第(39)(a)條規定：

"買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色區域、綠色加黑斜線

區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分之上、上面、之下或毗鄰的任何政府的或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面建議，並於各方面取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須遵守並自行出資履行署長於批准上述建議時對服務設施施加的任何要求，包括任何所需的改道、重鋪或修復的費用。買方必須自行出資在一切方面維修、彌補及修復上述工程對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水喉的修復須由署長進行，買方須應要求時向政府支付該等工程費用)，達至署長滿意的程度。如果買方未能對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程以達至署長滿意的程度，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，買方須應要求時向政府支付該等工程的費用。"

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

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

(I) 綠色區域及該等構築物

無。

(II) 綠色加黑斜線區域

第一節

"在本公契中，下列字及詞具有下述所給予它們的涵意：
「**綠色加黑斜線區域**」指批地文件特別條款第(37)(a)條界定的綠色加黑斜線區域。
「**斜坡及護土牆**」按第(58)(a)條之定義。"

第58條

"(a) 業主須按土力工程處印發的「岩土指南第五冊—斜坡維修指南」(以其不時修訂或取代為準)和按岩土指南第五冊編製的斜坡及護土牆保養手冊(「斜坡保養手冊」)自行出資按政府批地文件要求維修該土地之內或之外的一切斜坡、斜坡護理工程、護土牆及其他構築物，包括但不限於綠色加黑斜線區域、綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域(統稱「斜坡及護土牆」，在公契夾附的斜坡圖則(經認可人士核實為準)上以黑色虛線圍邊並以黑斜線顯示)處於修繕妥當狀態及進行有關的一切工程，以達至地政總署署長滿意的程度。"

(b) 管理人獲業主充分授權，聘請適當及合資格人士按斜坡保養手冊及政府主管部門不時對保養斜坡及護土牆發出的一切指引視察、保持及妥善保養斜坡及護土牆和進行有關的一切工程，以符合政府批地文件的規定。在本款中，「管理人」一詞包括業主立案法團(如成立)。

(c) 所有業主須向管理人支付管理人就斜坡及護土牆進行保養、維修及任何其他工程所合法支出或將支出的一切費用。

(d) 如果管理人盡了一切合理努力，但未能向全體業主收取所需工程的費用，管理人不應就履行政府批地文件對斜坡及護土牆的任何要求承擔個人責任，該責任仍由業主承擔。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(e) 第一業主必須在公契之日期後一個月內在發展項目的管理處備存一整套斜坡保養手冊，供所有業主免費查閱，並在業主繳付合理收費後提供其副本，因此收到的一切收費須撥入特別基金。"

第111條

"管理人有權利及權力要求每位業主支付按本公契提供、操作、必要維修、裝修、修復、改善、管理、保持及保養斜坡及護土牆及有關構築物和公用地方及設施已經或將會合法招致的一切開支的按比例的部分，但是如果設施、服務或公用地方及設施的改善工程開支超過當時年度管理預算的10%，必須事先經業主按本公契召開的業主大會通過決議批准。"

第123條的但書

"但即使本條款載有相反規定，不得要求業主支付超過其適當部分的管理費用。第一業主須支付及分擔有關尚未出售的單位及不分割份數的管理開支，第一業主無須就發展項目內分配至建築工程尚未完結之獨立建築物的單位及不分割份數作出任何上述支付及分擔，除非根據本公契條文發展項目建築工程尚未完結之獨立建築物在管理及保養方面獲益的(例如開支是用於管理和保養斜坡或於完工部分等提供保安服務)則屬例外。"

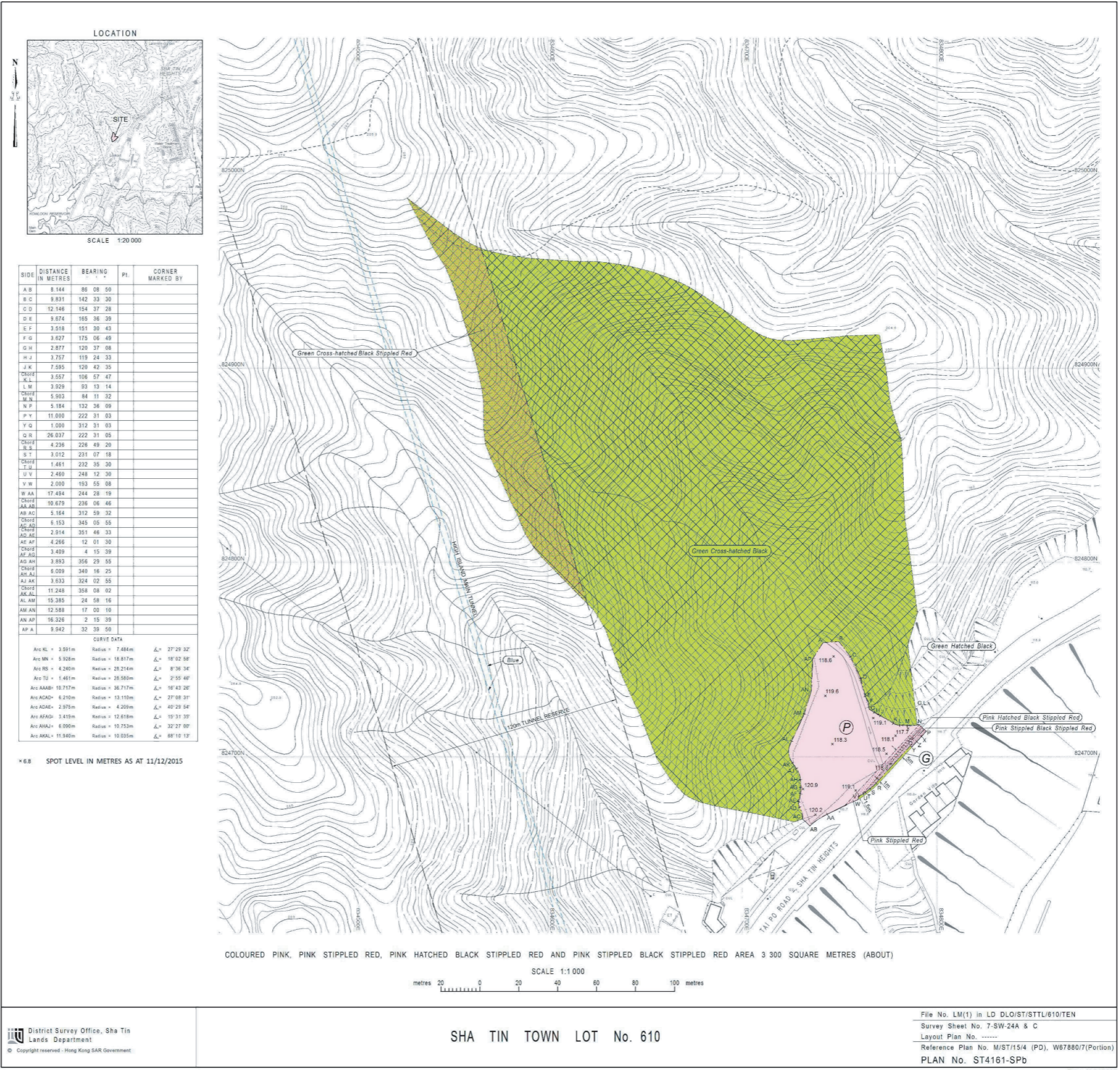
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

Legend 圖例

-  PINK STIPPLED RED
粉紅色加紅點
-  PINK HATCHED BLACK STIPPLED RED
粉紅色加黑斜線及紅點
-  PINK STIPPLED BLACK STIPPLED RED
粉紅色加黑點及紅點
-  GREEN 綠色
-  GREEN HATCHED BLACK
綠色加黑斜線
-  GREEN CROSS HATCHED BLACK
綠色加黑交叉斜線
-  GREEN CROSS HATCHED BLACK STIPPLED RED
綠色加黑交叉斜線及紅點
- G.L. GOVERNMENT LAND
政府土地

POINTS X, Y, Z點

- Notes:
- This plan is a reproduction of the plan as annexed to the Land Grant and is the plan referred to in Paragraph E of this Section.
 - This plan is for showing the location of the Green Area and the Green Hatched Black Area only. Other matters shown in this plan may not reflect their latest condition.



- 備註：
- 本圖則是附錄於批地文件的圖則的複製本，亦是本章E段提及的圖則。
 - 本圖則僅作顯示該綠色區域及綠色加黑斜線區域的位置。本圖中所示的其他事項未必能反映其最新狀況。

WARNING TO PURCHASERS

對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
- (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

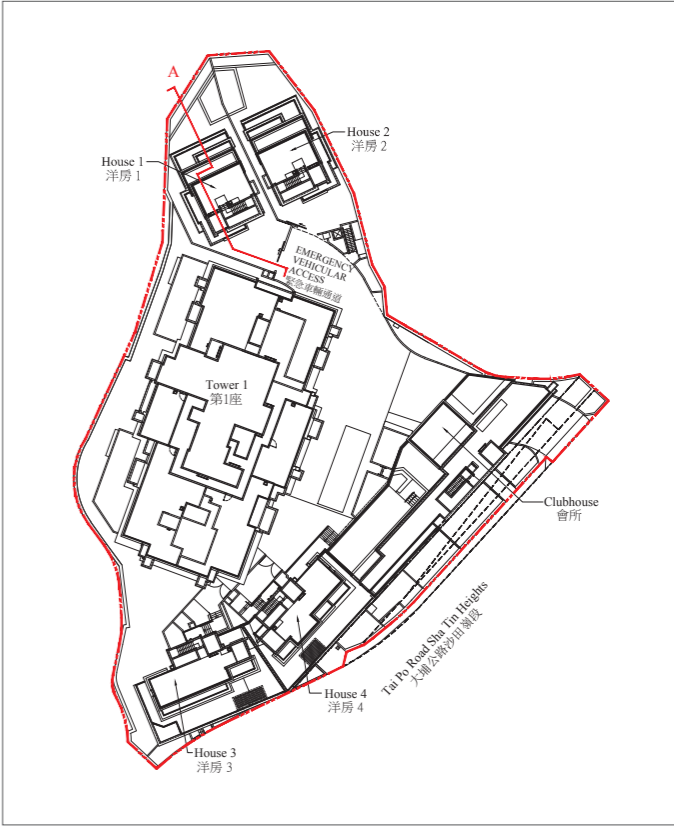
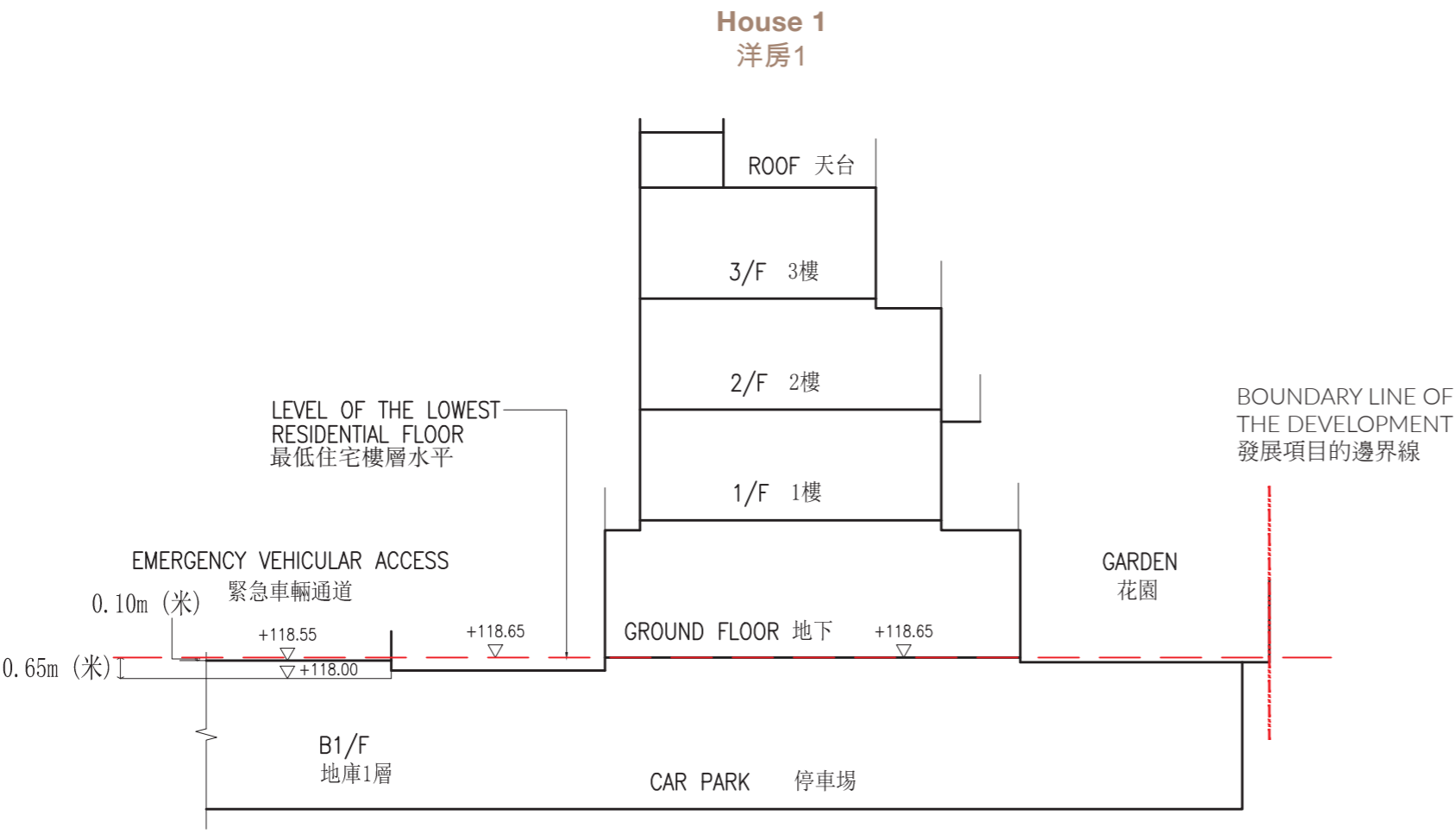
- (a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突——
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-Section Plan A 橫截面圖 A

Key Plan 索引圖

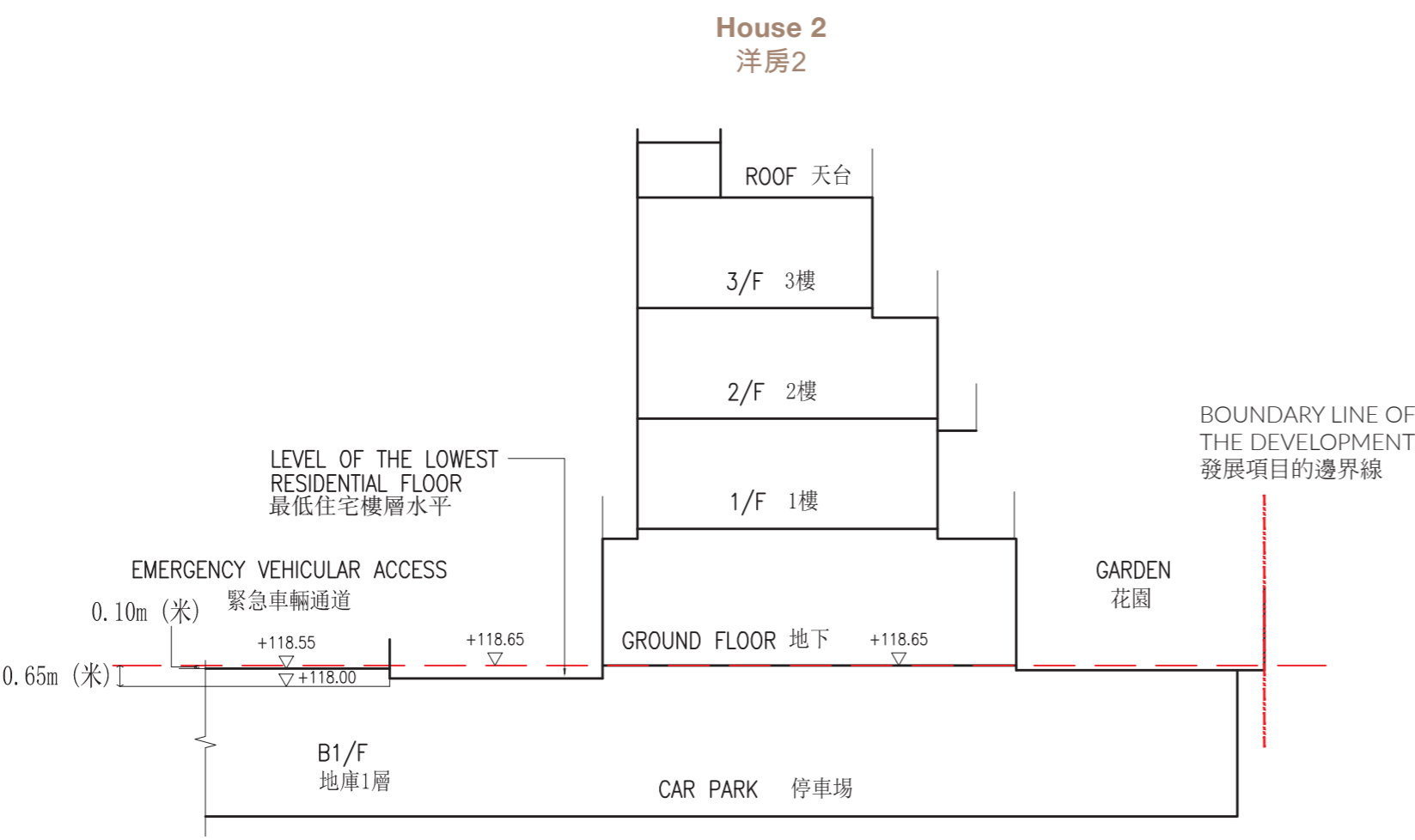


1. The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.55 metres above the Hong Kong Principal Datum.
 2. — — — Red dotted line denotes the level of the lowest residential floor.
 3. - - - - - Boundary line of the Development.
 4. ▽ Denotes height (in metres) above Hong Kong Principal Datum.
1. 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.55米。
 2. — — — 紅色虛線為最低住宅樓層水平。
 3. - - - - - 發展項目的邊界線。
 4. ▽ 為香港主水平基準以上高度（以米訂算）。

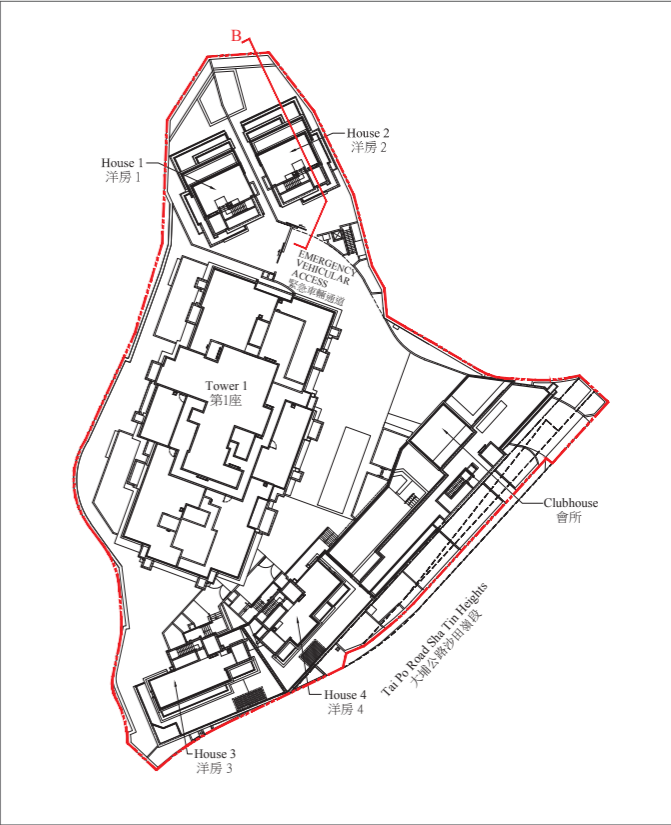
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-Section Plan B 橫截面圖 B



Key Plan 索引圖

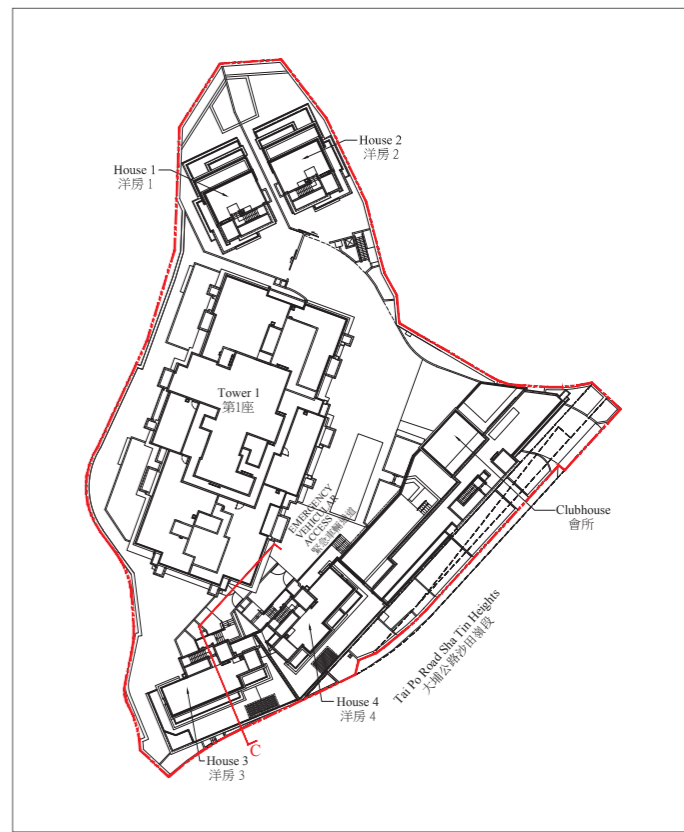
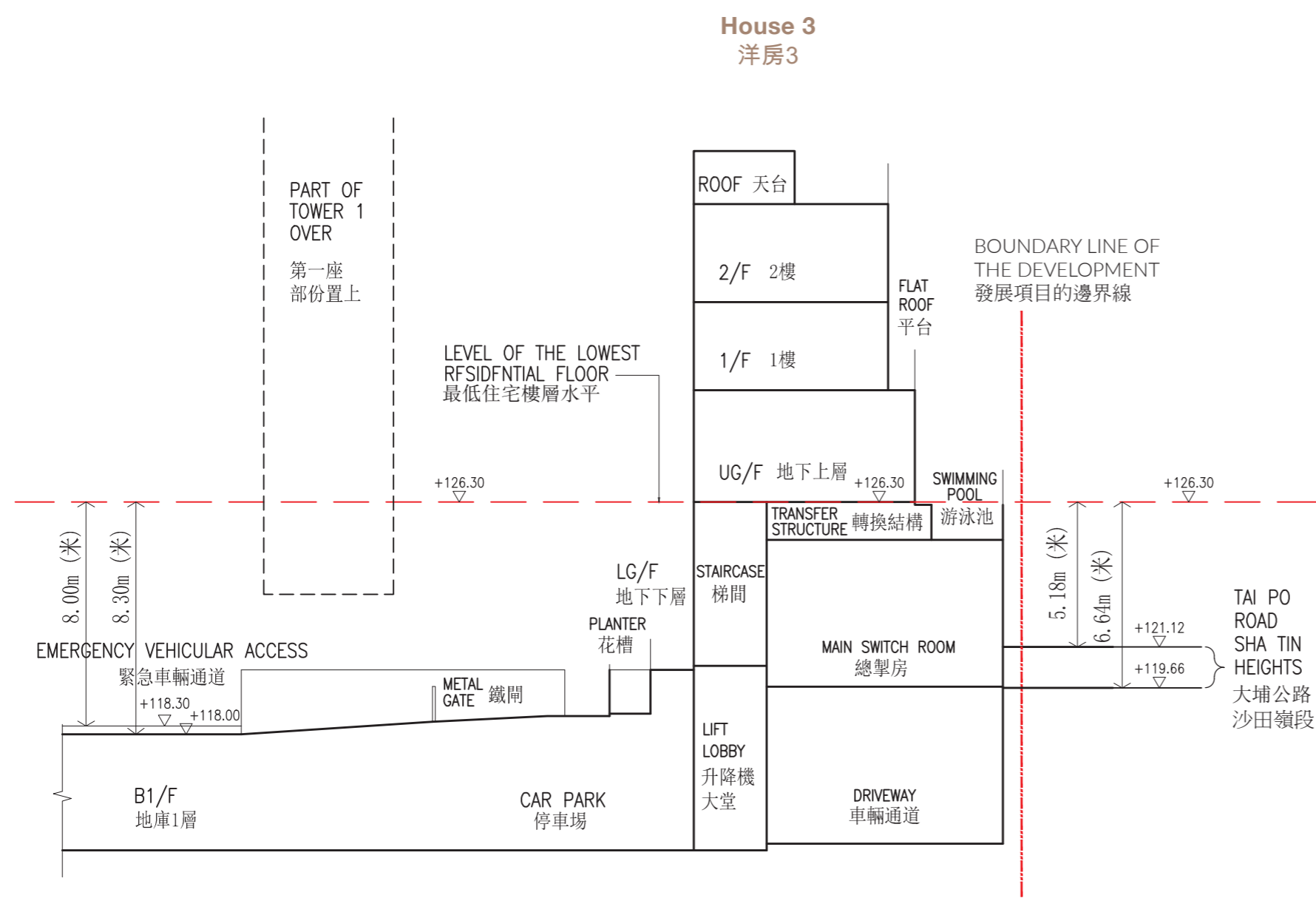


1. The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.55 metres above the Hong Kong Principal Datum.
 2. — — — Red dotted line denotes the level of the lowest residential floor.
 3. - - - - - Boundary line of the Development.
 4. ▽ Denotes height (in metres) above Hong Kong Principal Datum.
1. 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.55米。
2. — — — 紅色虛線為最低住宅樓層水平。
3. - - - - - 發展項目的邊界線。
4. ▽ 為香港主水平基準以上高度（以米訂算）。

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

Cross-Section Plan C 橫截面圖 C

Key Plan 索引圖

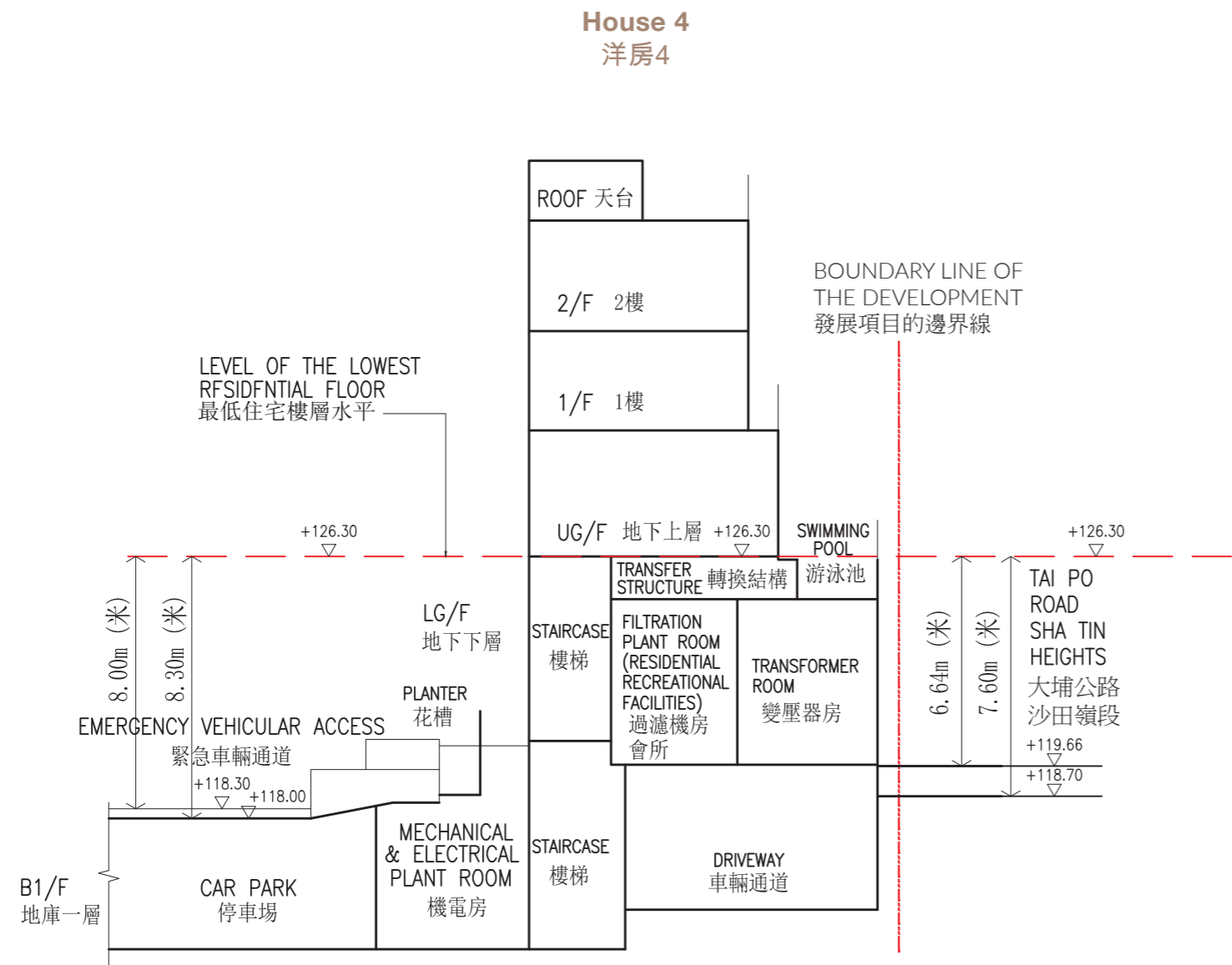


1. The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.30 metres above the Hong Kong Principal Datum.
 2. The part of Tai Po Road Sha Tin Heights adjacent to the building is 119.66 metres to 121.12 metres above the Hong Kong Principal Datum.
 3. ——— Red dotted line denotes the level of the lowest residential floor.
 4. ——— Boundary line of the Development.
 5. ▽ Denotes height (in metres) above Hong Kong Principal Datum.
1. 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.30米。
 2. 毗連建築物的一段大埔公路沙田嶺段為香港主水平基準以上119.66米至121.12米。
 3. ——— 紅色虛線為最低住宅樓層水平。
 4. ——— 發展項目的邊界線。
 5. ▽ 為香港主水平基準以上高度（以米訂算）。

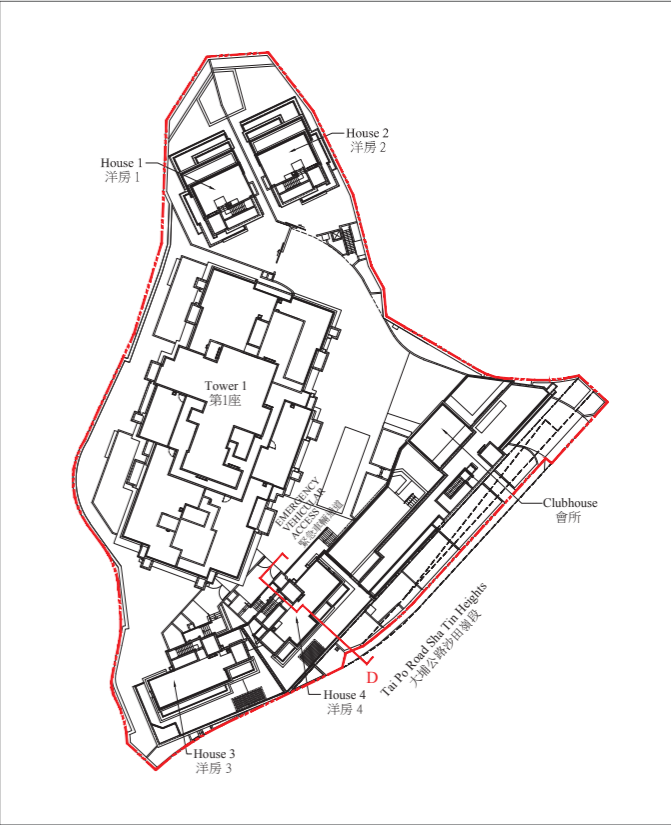
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-Section Plan D 橫截面圖 D



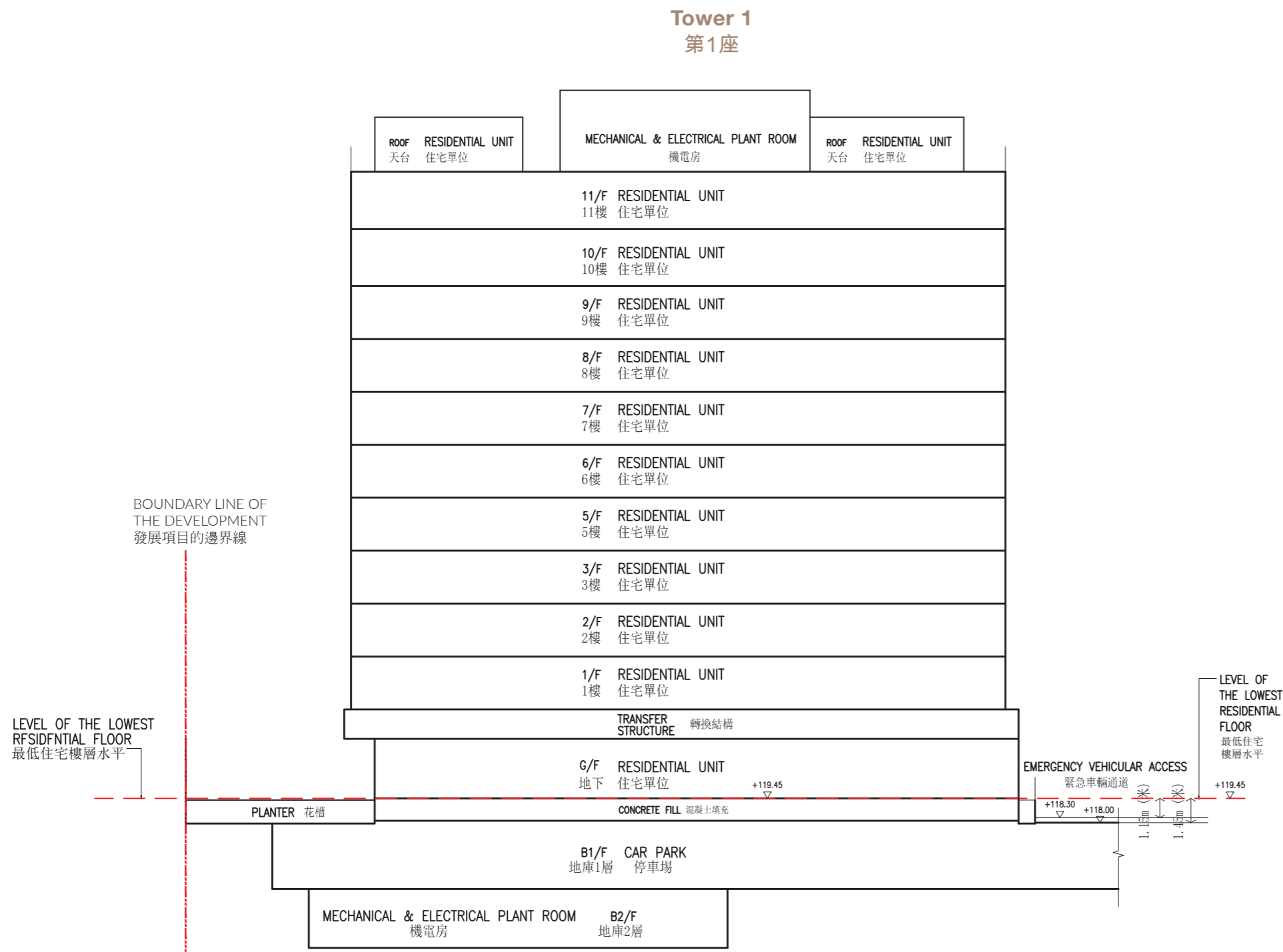
Key Plan 索引圖



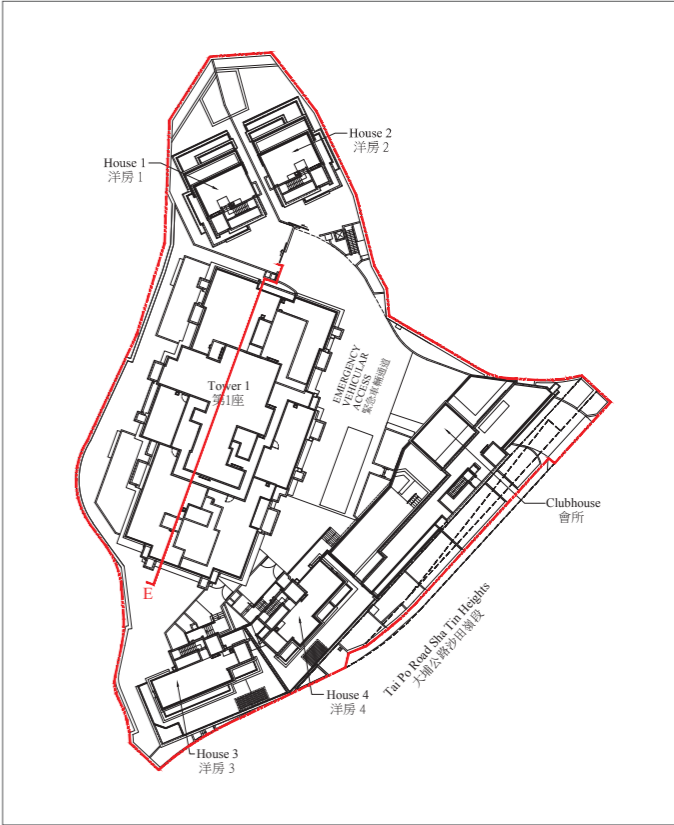
1. The part of Tai Po Road Sha Tin Heights adjacent to the building is 118.70 metres to 119.66 metres above the Hong Kong Principal Datum.
 2. The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.30 metres above the Hong Kong Principal Datum.
 3. ——— Red dotted line denotes the level of the lowest residential floor.
 4. - - - - - Boundary line of the Development.
 5. ▽ Denotes height (in metres) above Hong Kong Principal Datum.
1. 毗連建築物的一段大埔公路沙田嶺段為香港主要水平基準以上118.70米至119.66米。
2. 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.30米。
3. ——— 紅色虛線為最低住宅樓層水平。
4. - - - - - 發展項目的邊界線。
5. ▽ 為香港主水平基準以上高度（以米訂算）。

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

Cross-Section Plan E 橫截面圖 E



Key Plan 索引圖

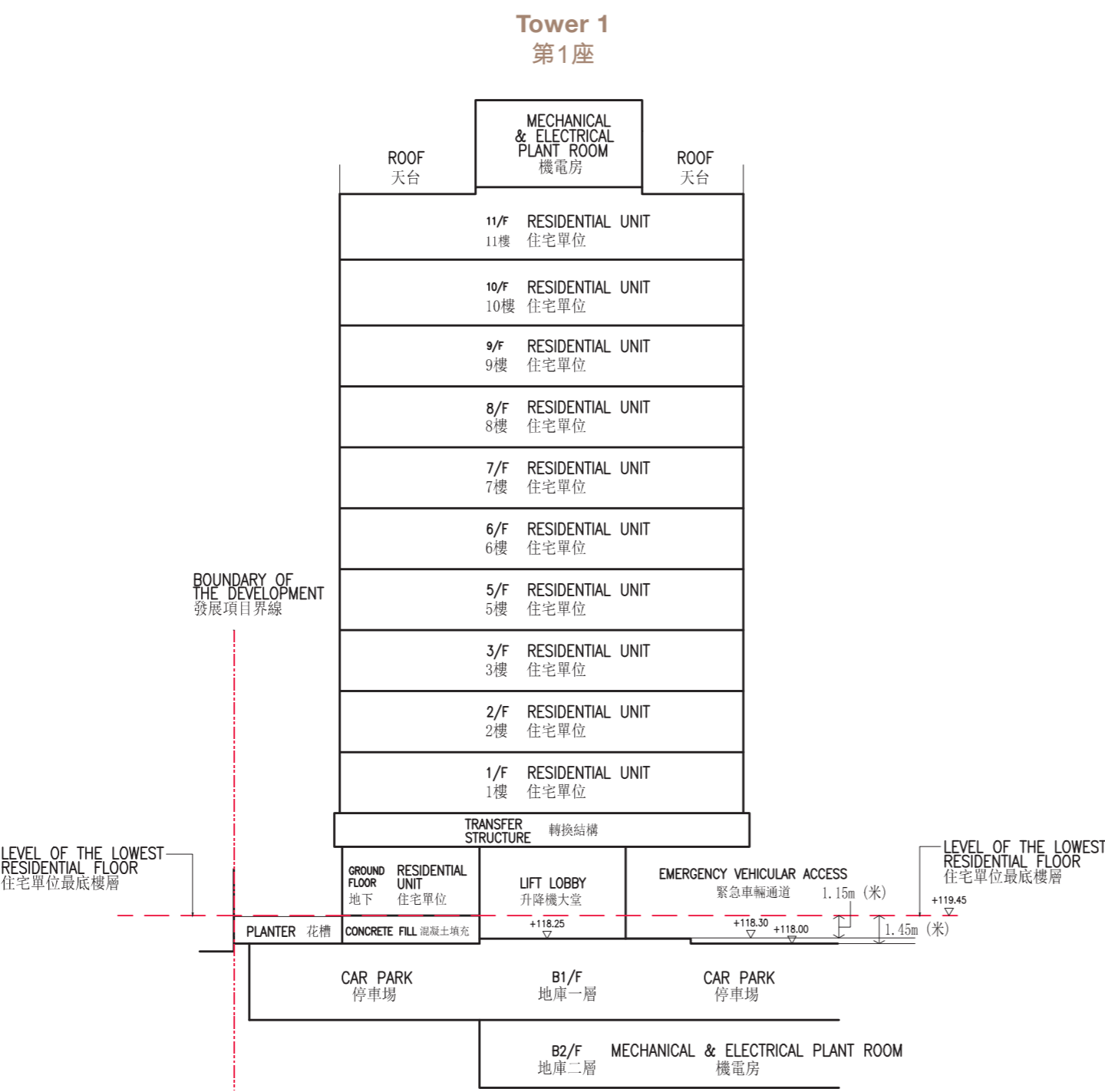


1. The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.30 metres above the Hong Kong Principal Datum.
 2. — — — Red dotted line denotes the level of the lowest residential floor.
 3. - - - - - Boundary line of the Development.
 4. ▽ Denotes height (in metres) above Hong Kong Principal Datum.
1. 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.30米。
 2. — — — 紅色虛線為最低住宅樓層水平。
 3. - - - - - 發展項目的邊界線。
 4. ▽ 為香港主水平基準以上高度（以米訂算）。

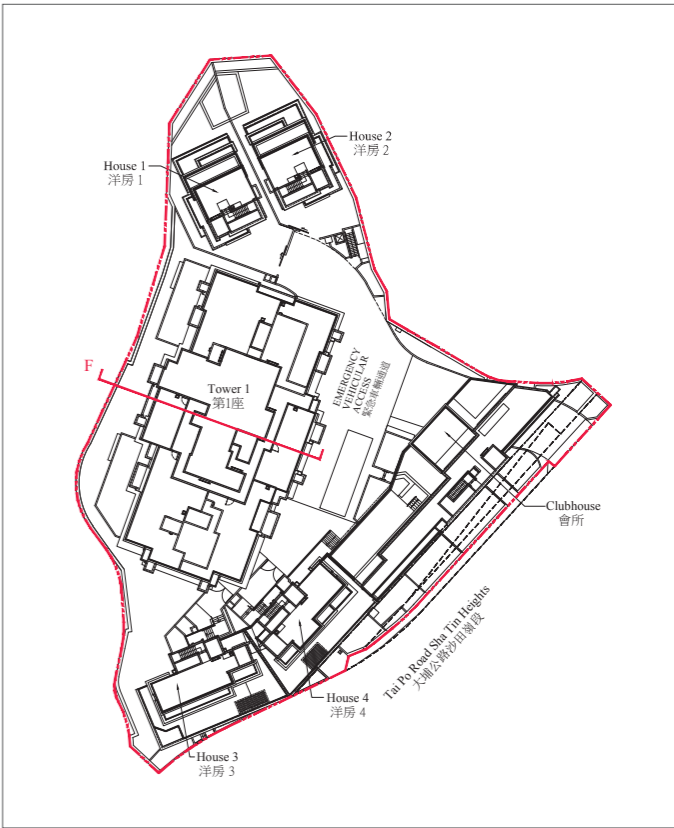
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-Section Plan F 橫截面圖 F



Key Plan 索引圖



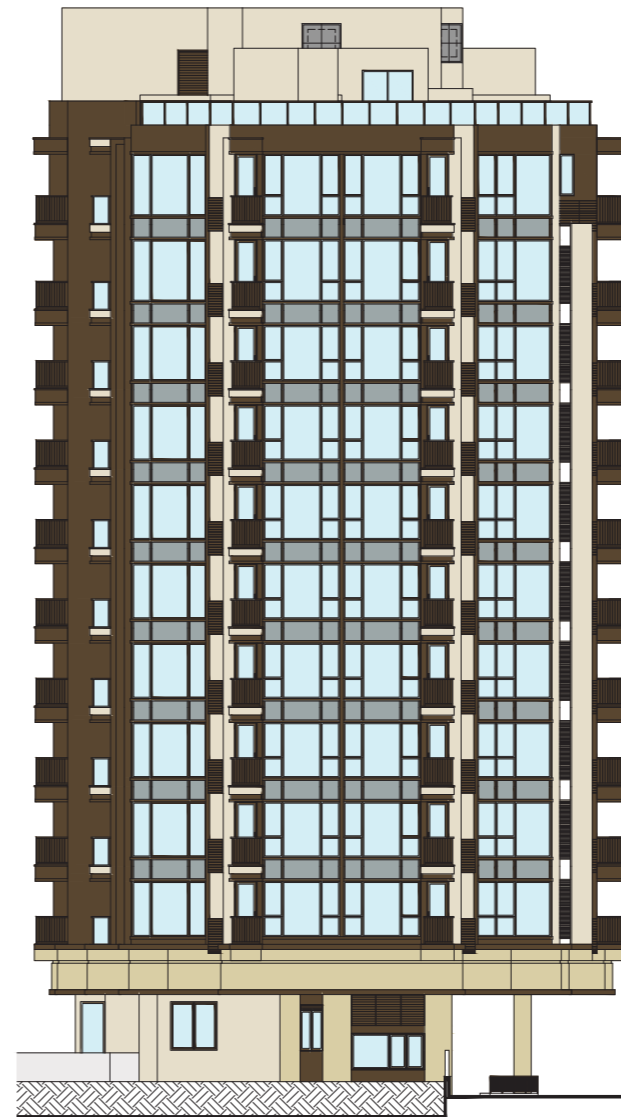
- The part of emergency vehicular access adjacent to the building is 118.00 metres to 118.30 metres above the Hong Kong Principal Datum.
 - Red dotted line denotes the level of the lowest residential floor.
 - Boundary line of the Development.
 - ▽ Denotes height (in metres) above Hong Kong Principal Datum.
- 毗連建築物的一段緊急車輛通道為香港主要水平基準以上118.00米至118.30米。
 - 紅色虛線為最低住宅樓層水平。
 - 發展項目的邊界線。
 - ▽ 為香港主水平基準以上高度（以米訂算）。

ELEVATION PLAN 立面圖

Tower 1 第1座



ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2



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

發展項目的認可人士已經證明上圖顯示的立面：

- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

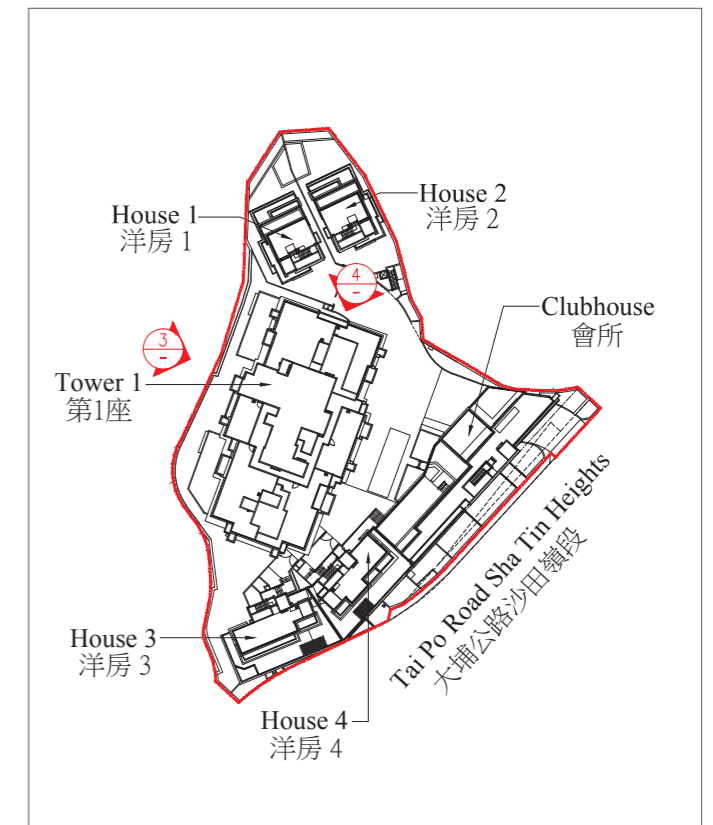
Tower 1 第1座



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4



The Authorized Person for the Development has certified that the elevations shown on the above plan:

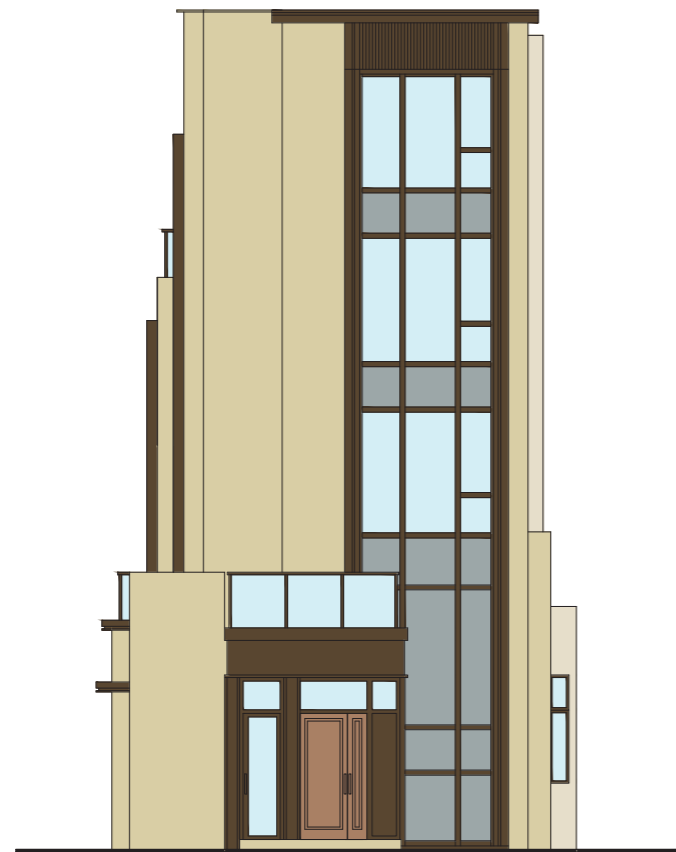
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- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明上圖顯示的立面：

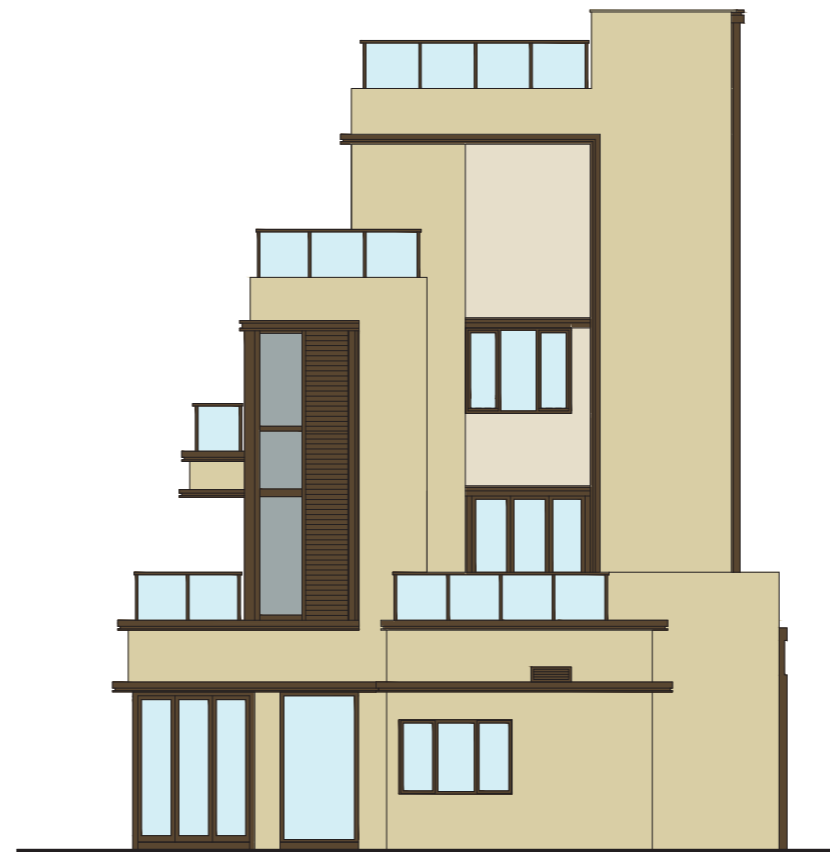
- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

House 1 洋房1

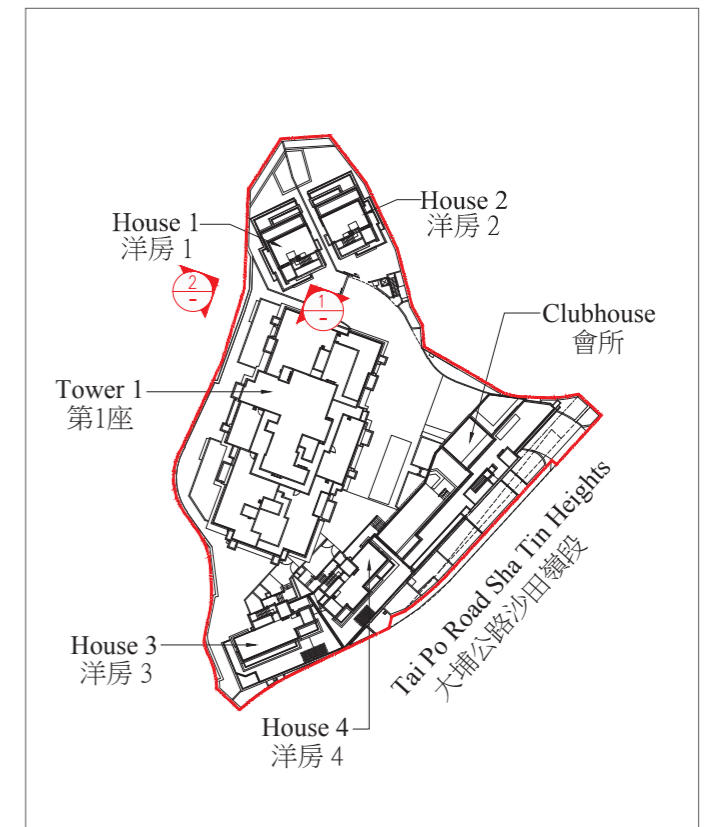


ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

Key Plan 索引圖



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(a) are prepared on the basis of the approved building plans for the Development as of 22nd March 2021; and

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

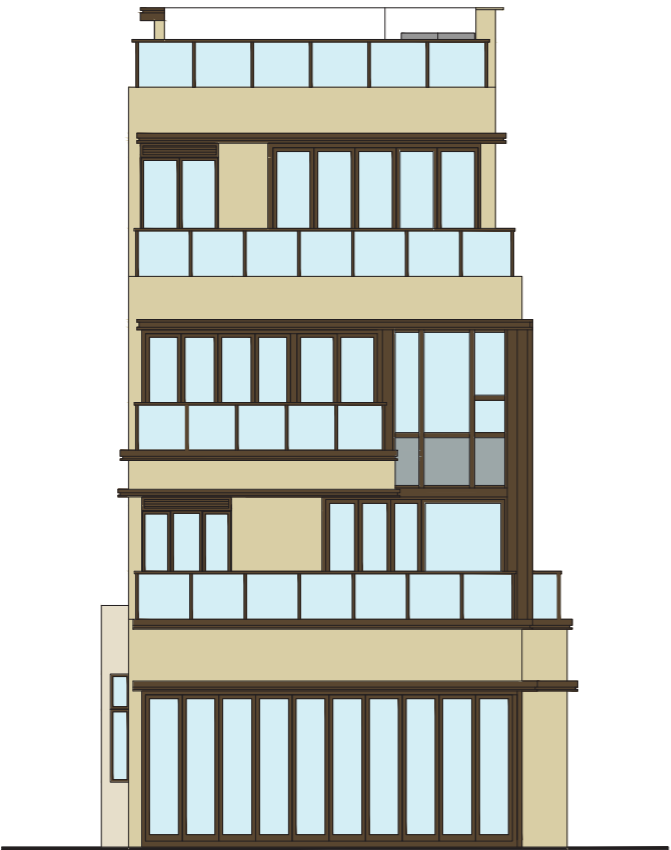
發展項目的認可人士已經證明上圖顯示的立面：

(a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

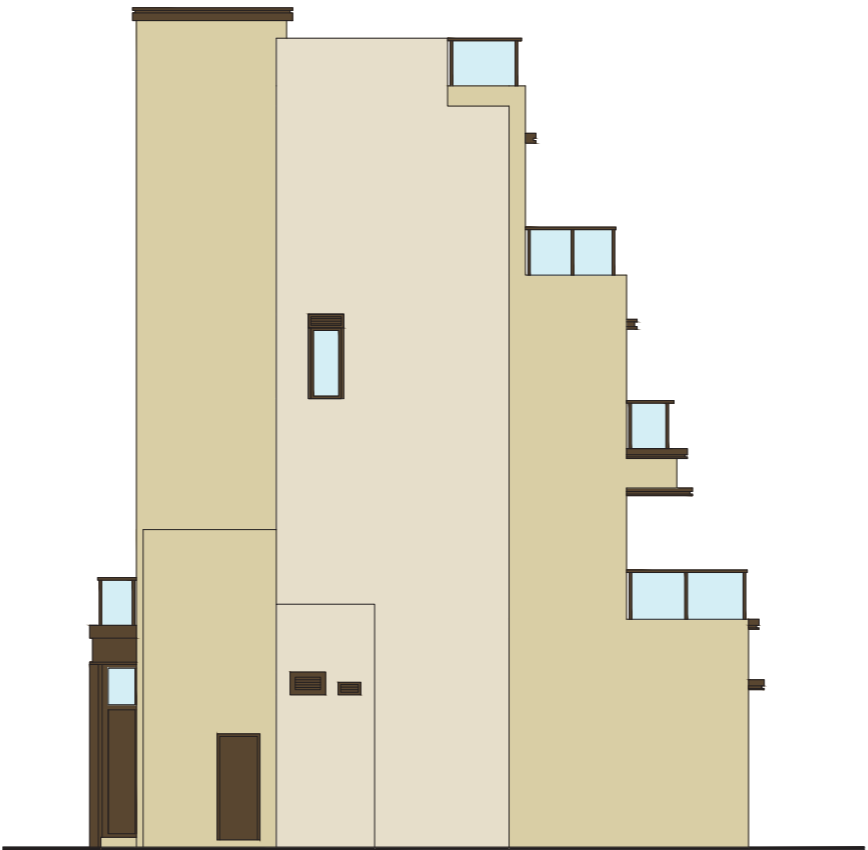
(b) 大致上與發展項目的外觀一致。

ELEVATION PLAN
立面圖

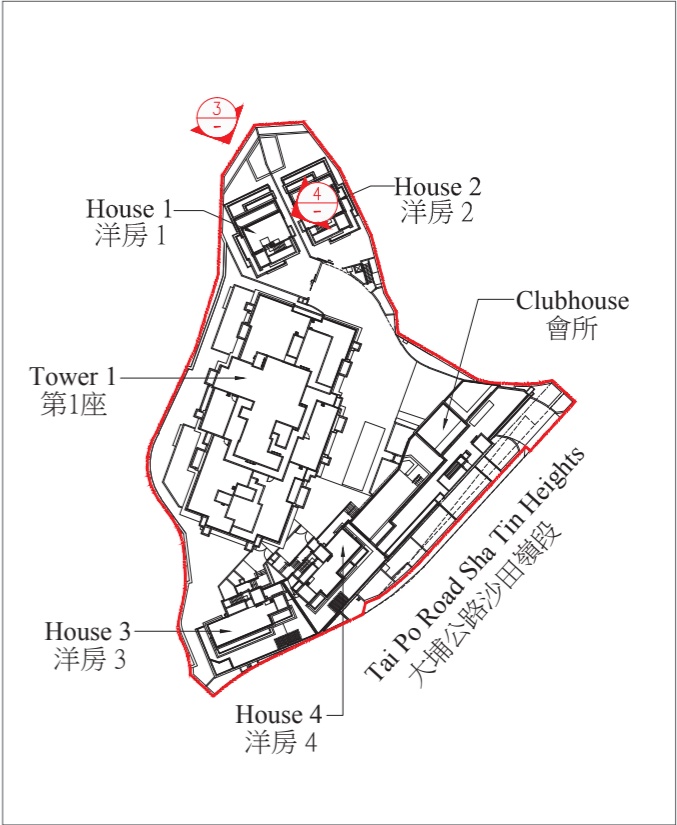
House 1 洋房1



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4



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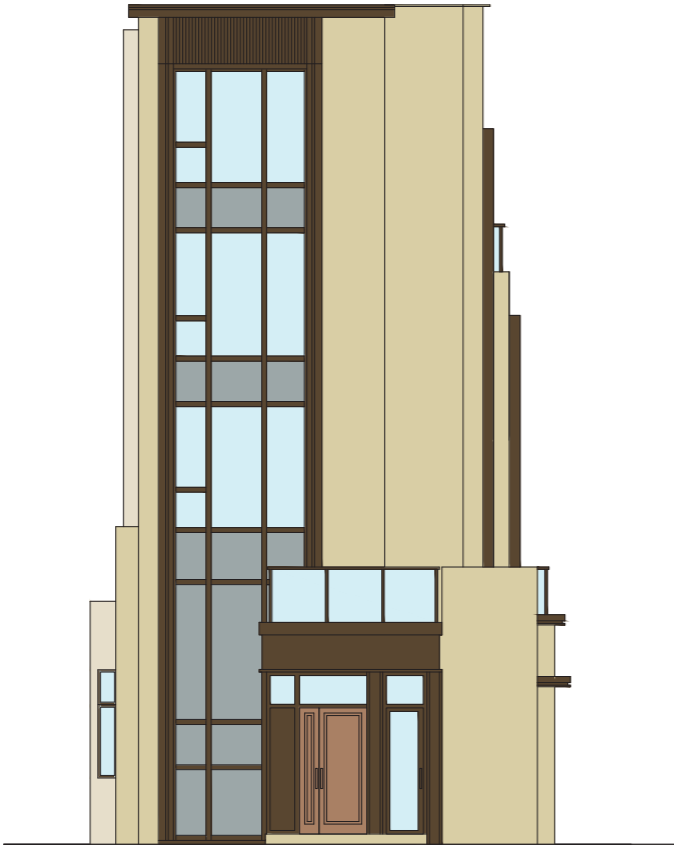
發展項目的認可人士已經證明上圖顯示的立面：

- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

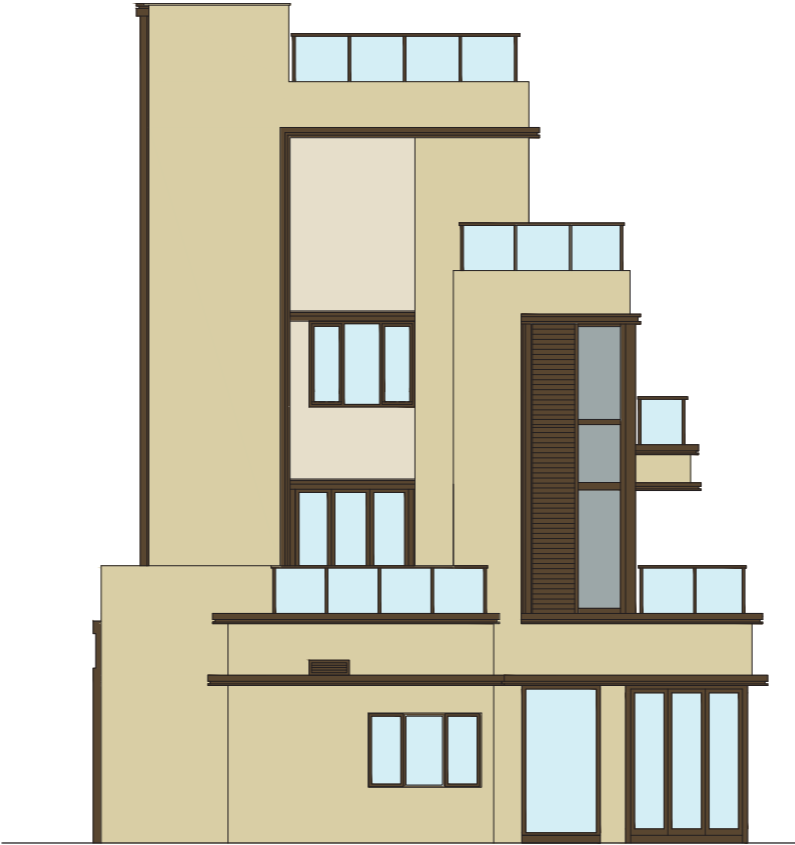
ELEVATION PLAN

立面圖

House 2 洋房2



ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

The Authorized Person for the Development has certified that the elevations shown on the above plan:

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

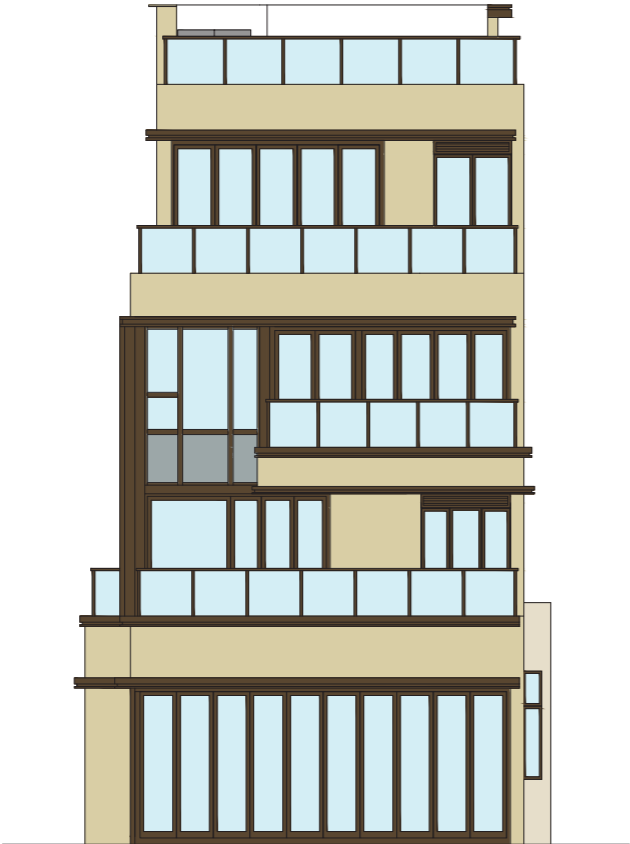
發展項目的認可人士已經證明上圖顯示的立面：

- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

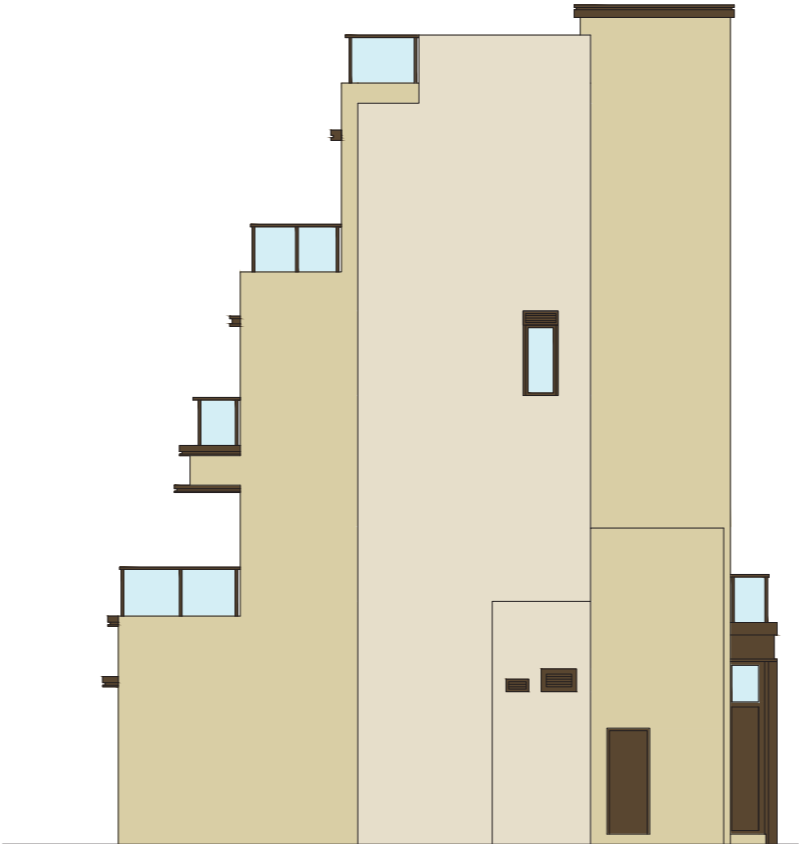
ELEVATION PLAN

立面圖

House 2 洋房2



ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4

The Authorized Person for the Development has certified that the elevations shown on the above plan:

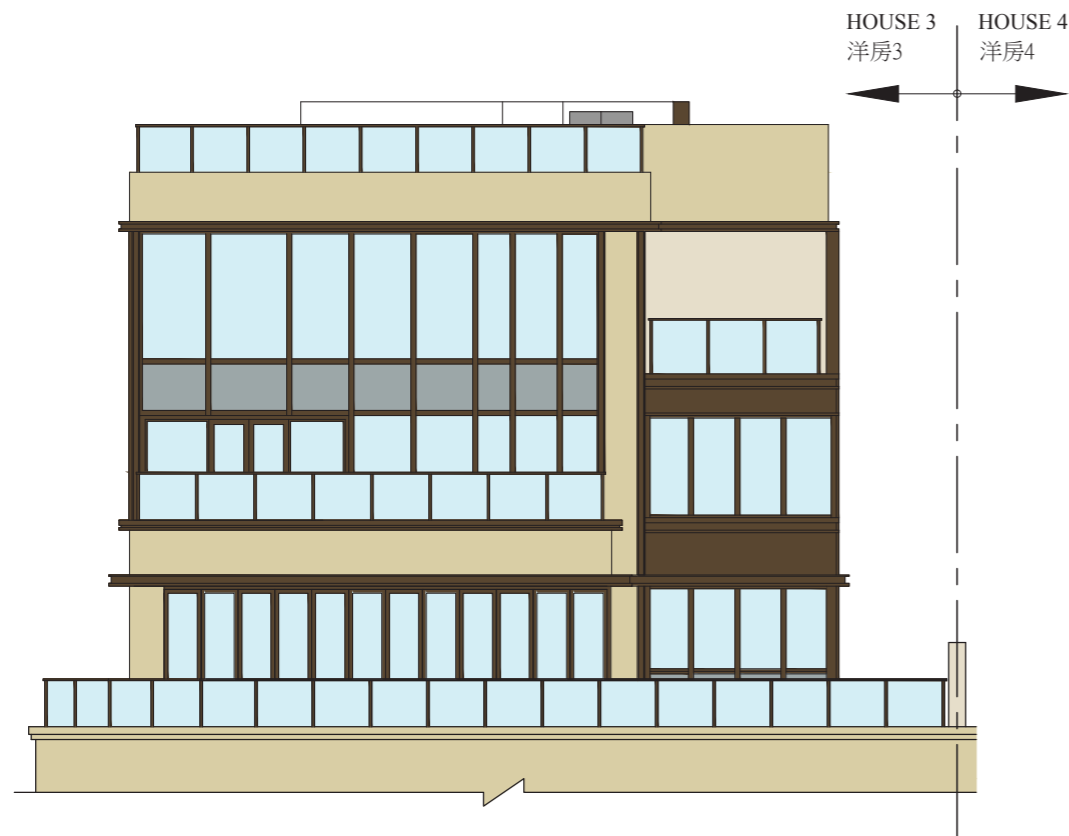
- (a) are prepared on the basis of the approved building plans for the Development as of 22nd March 2021; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明上圖顯示的立面：

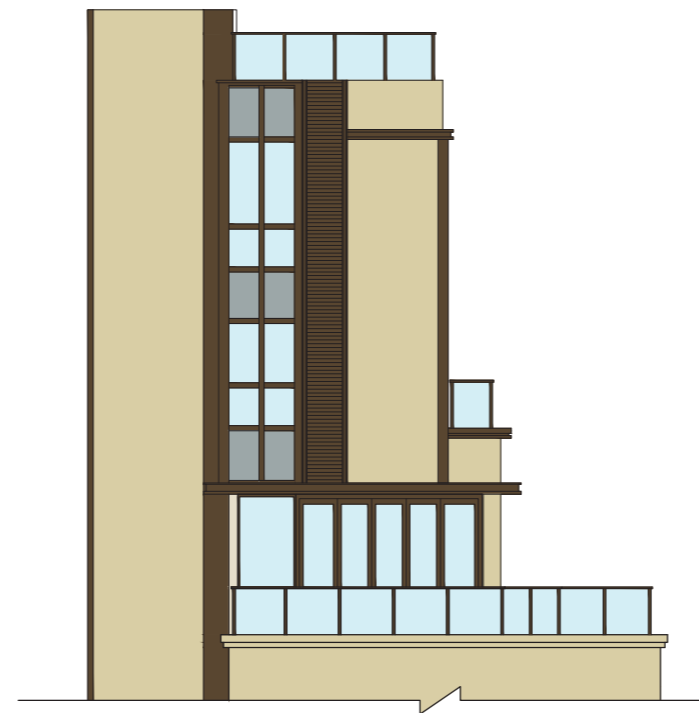
- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

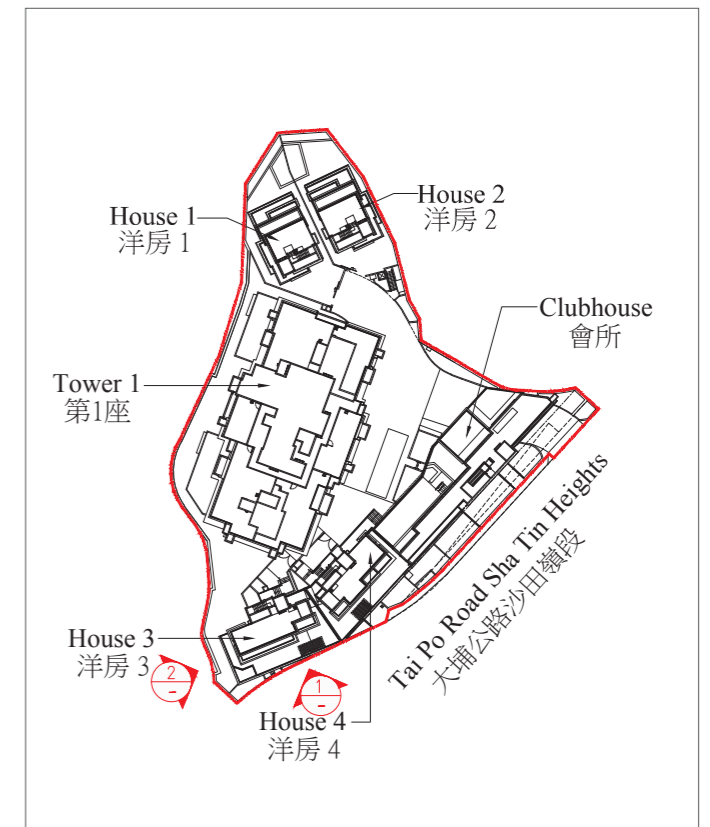
House 3 洋房3



ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2



The Authorized Person for the Development has certified that the elevations shown on the above plan:

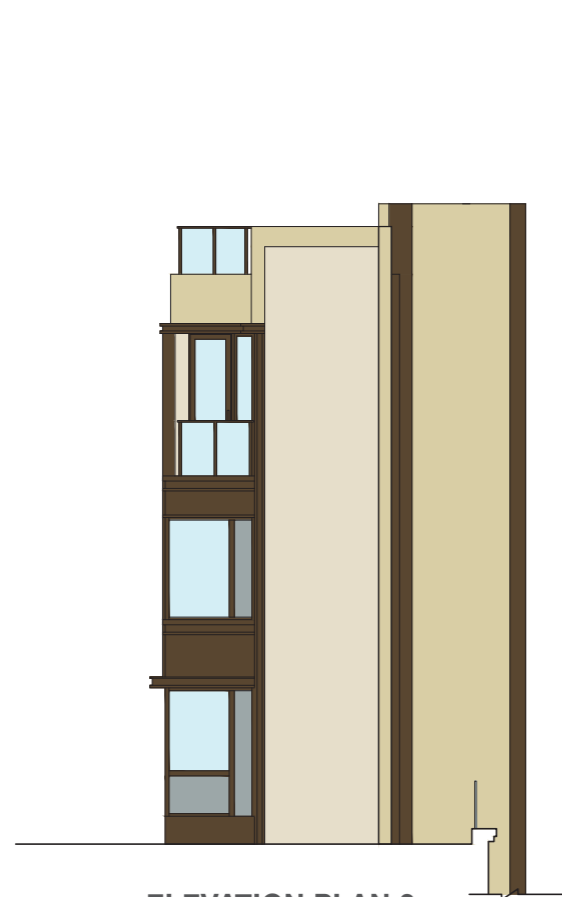
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- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士已經證明上圖顯示的立面：

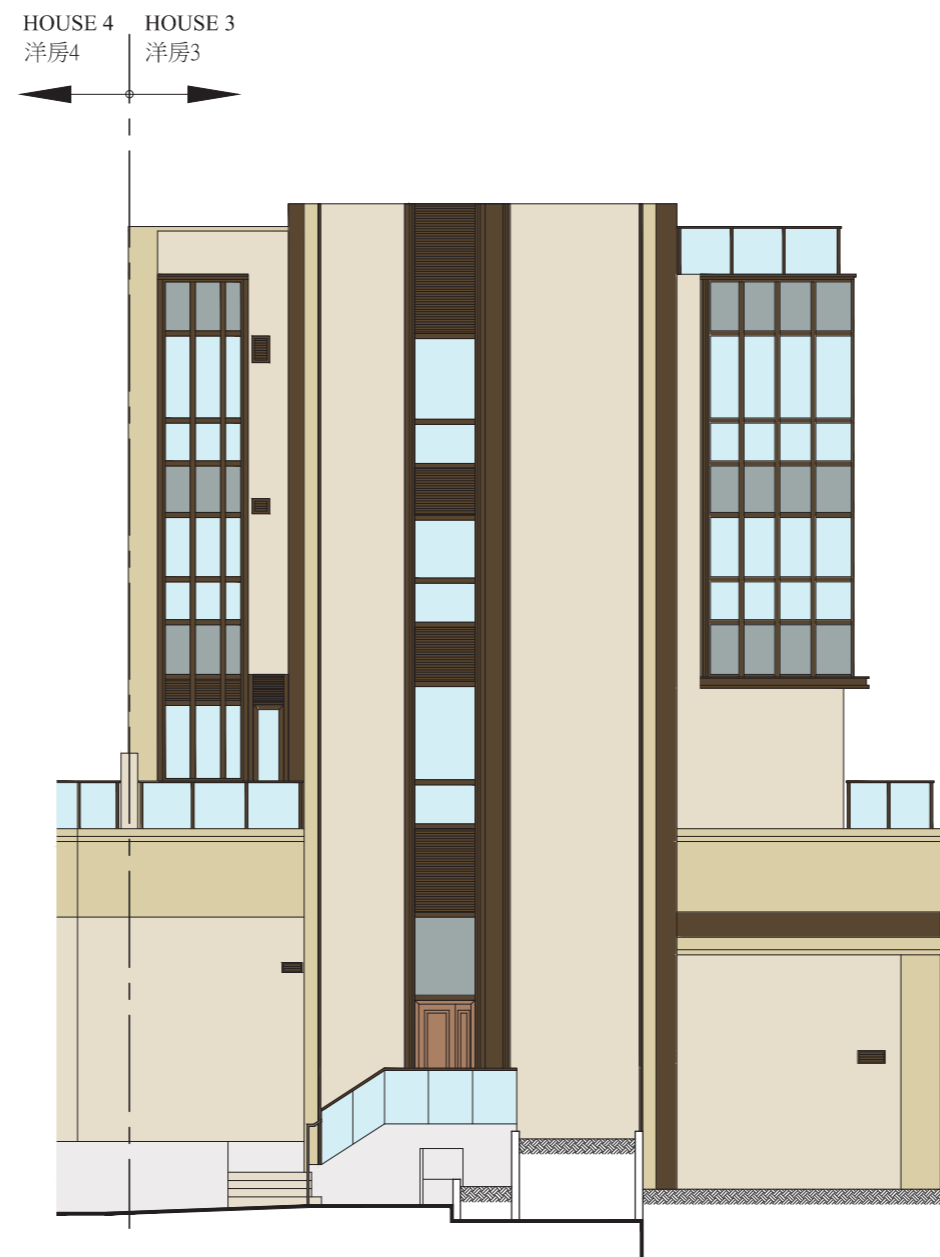
- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

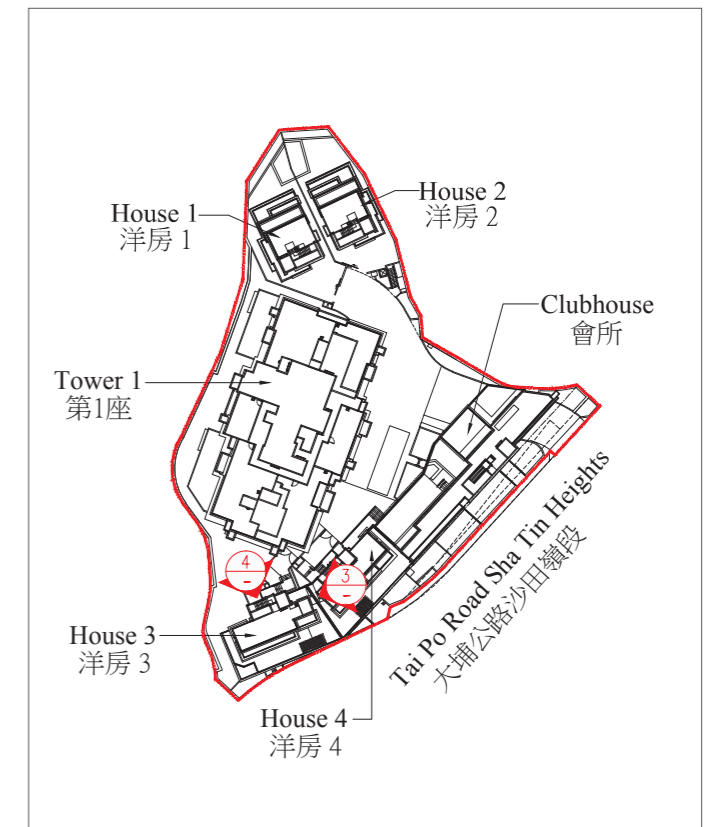
House 3 洋房3



ELEVATION PLAN 3
立面圖 3



ELEVATION 4 PLAN
立面圖 4



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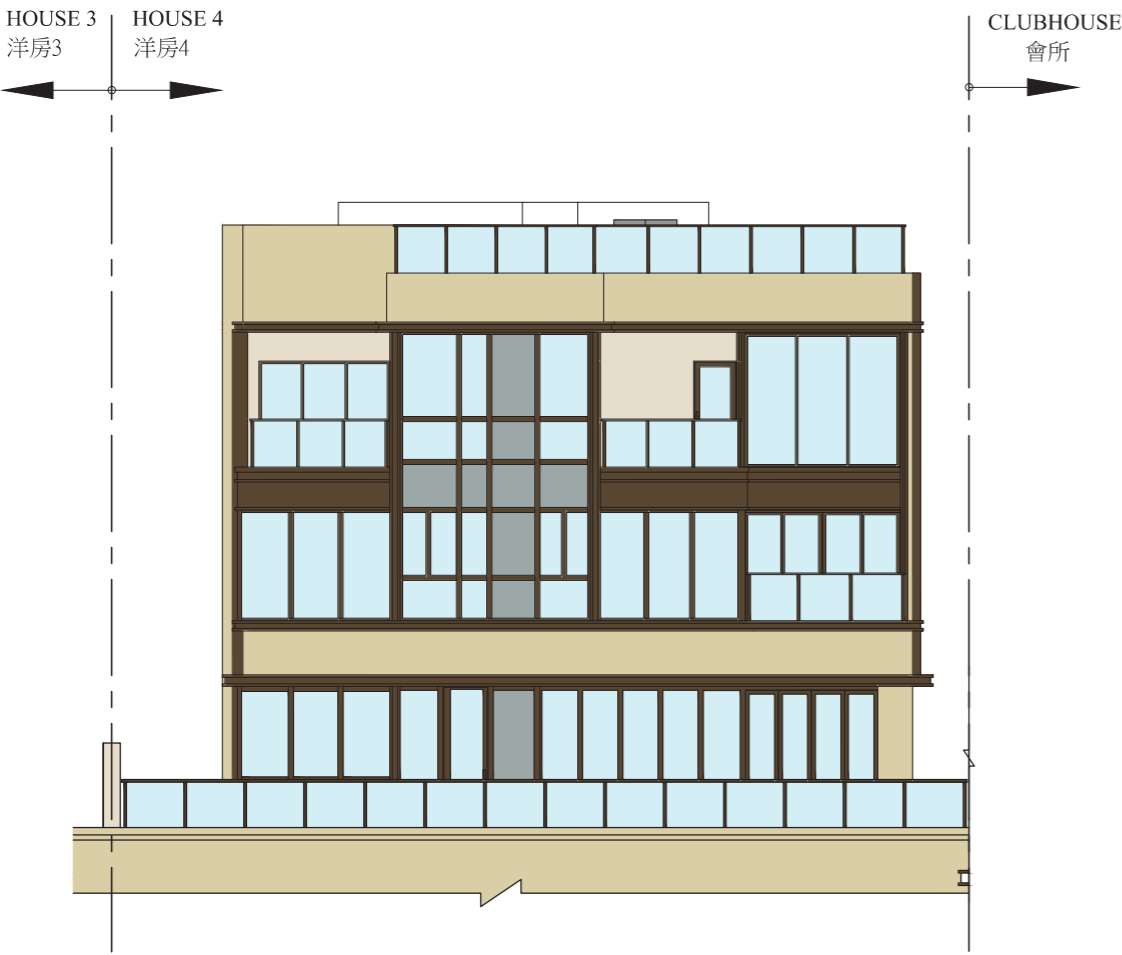
- (a) 以2021年3月22日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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ELEVATION PLAN

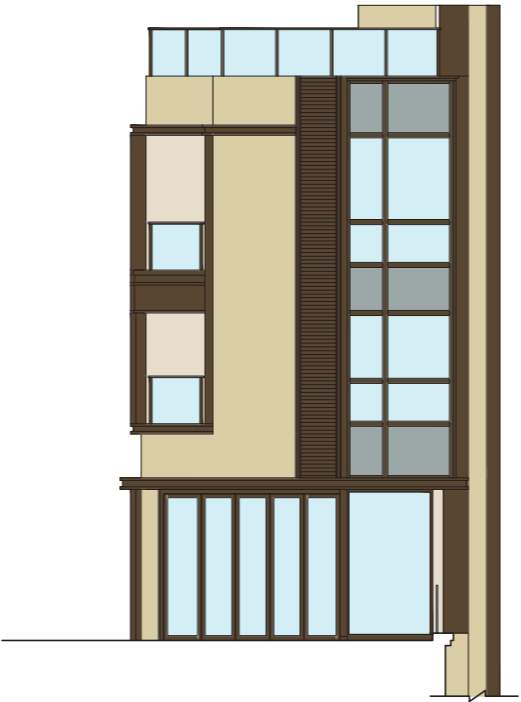
立面圖

House 4 洋房4

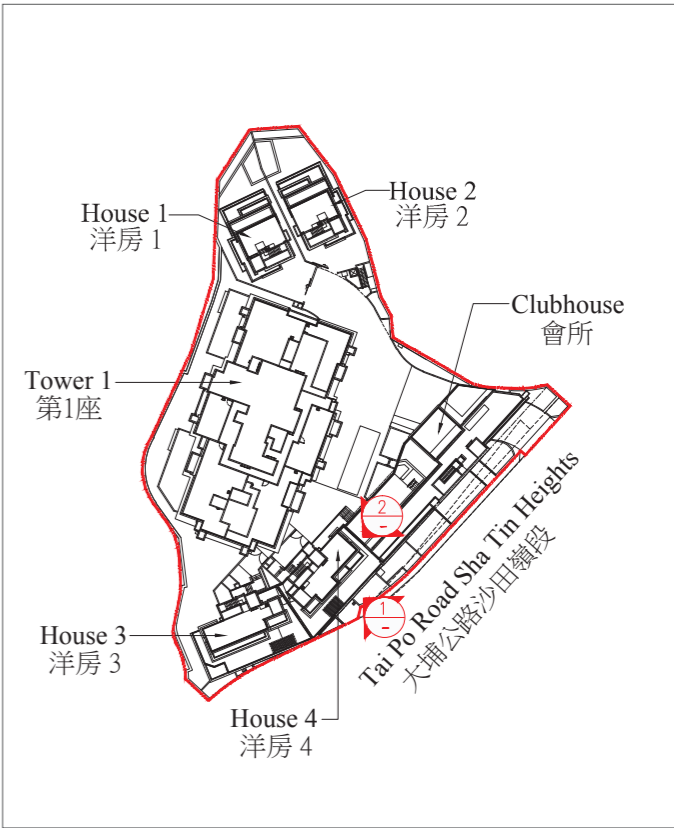
Key Plan 索引圖



ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2



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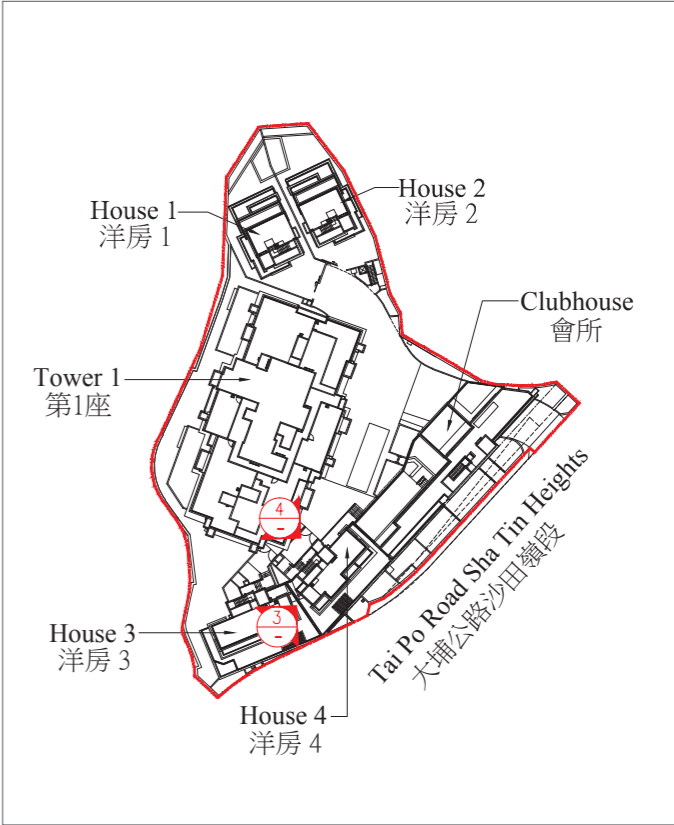
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ELEVATION PLAN 立面圖

House 4 洋房4



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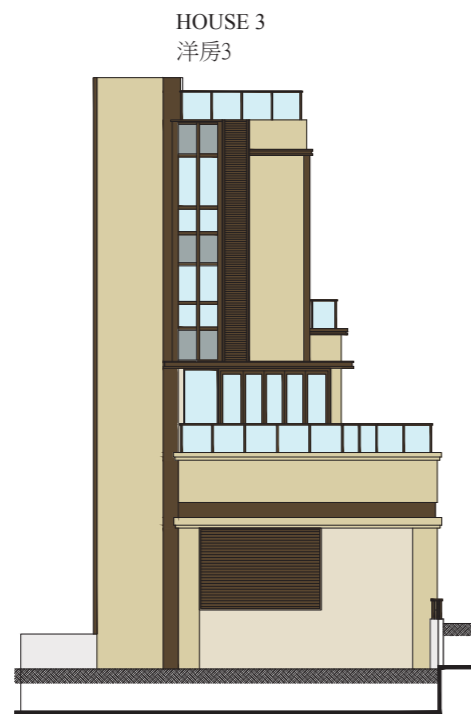
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ELEVATION PLAN 立面圖

House 3, House 4 and Clubhouse 洋房3、洋房4及會所



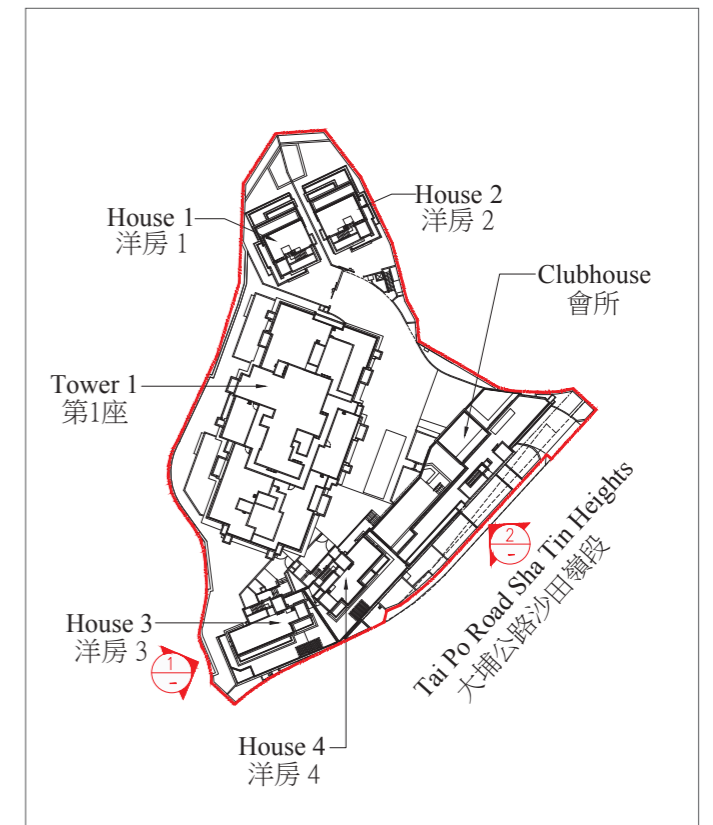
ELEVATION PLAN 1
立面圖 1

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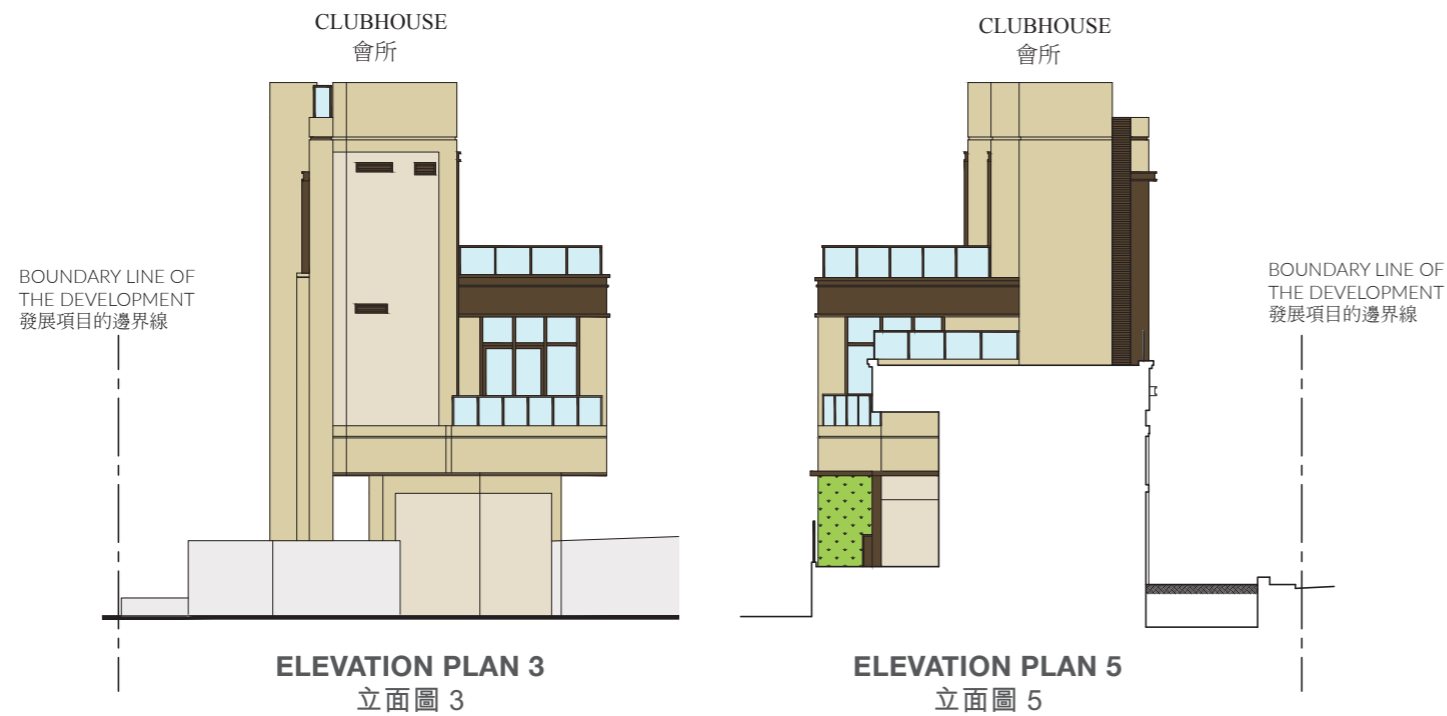


ELEVATION PLAN 2
立面圖 2

ELEVATION PLAN 立面圖

House 3, House 4 and Clubhouse 洋房3、洋房4及會所

Key Plan 索引圖

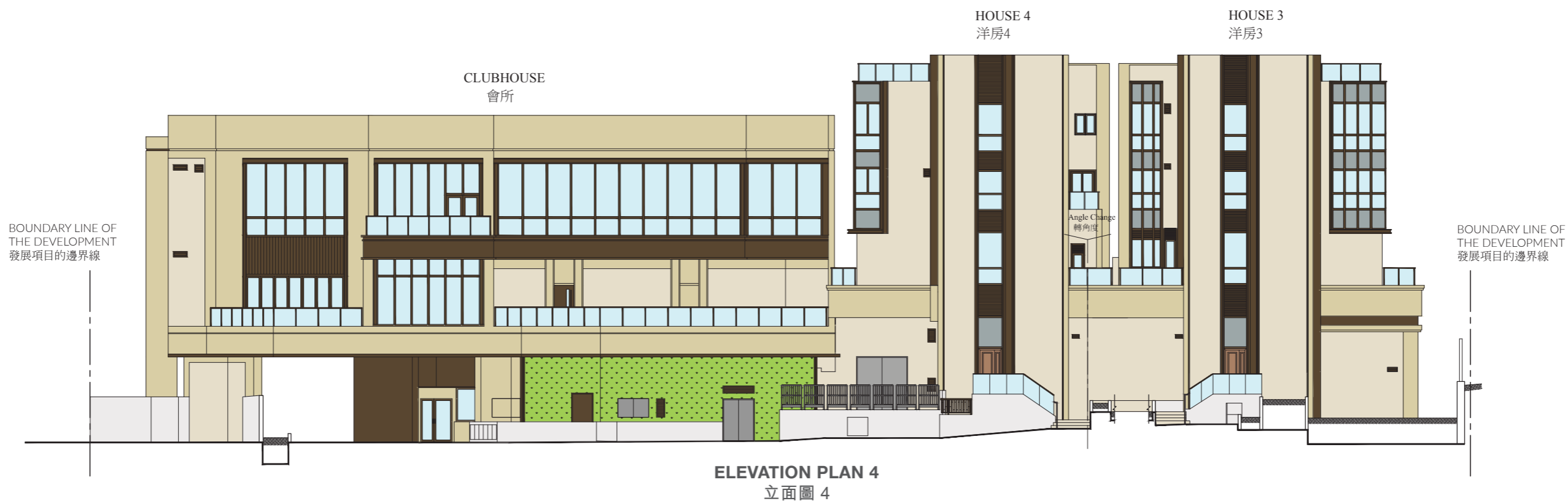
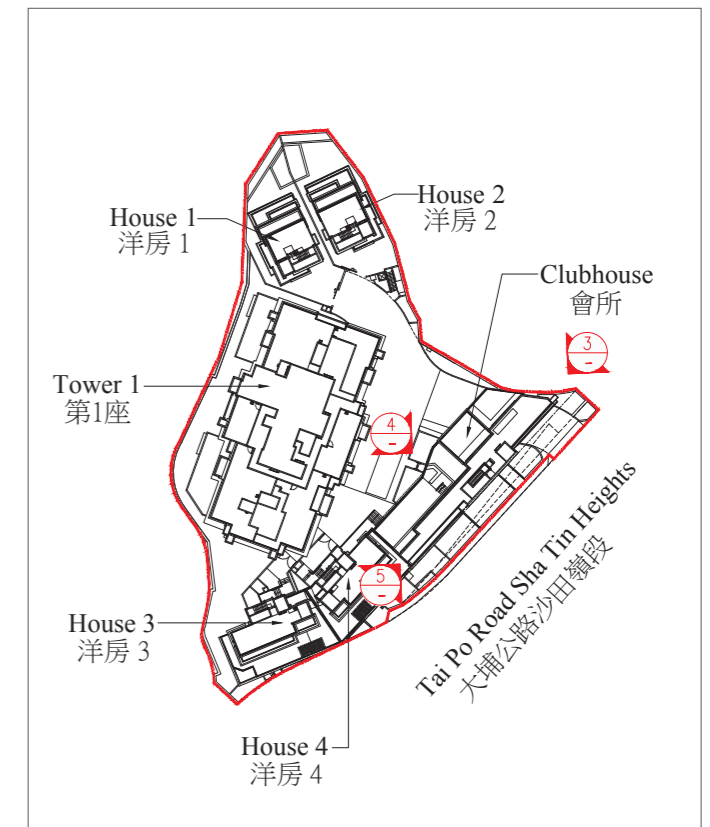


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INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of common facilities 公用設施的類別		Covered 有上蓋遮蓋	Uncovered 沒有上蓋遮蓋	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq.ft. 平方呎	4417	3115	7533
	sq.m. 平方米	410.374	289.428	699.802
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	1845	7306	9151
	sq.m. 平方米	171.379	678.737	850.116

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer, which may be slightly different from that shown in square metre.

備註：
以平方呎顯示之面積均依據 1 平方米=10.764平方呎換算，並以四捨五入至整數，平方呎與平方米之數字可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

- The address of the website on which a copy of the Outline Zoning Plans relating to the Development is available: www.ozp.tpb.gov.hk.
- (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

- 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為: www.ozp.tpb.gov.hk。
- (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1.Exterior Finishes (Tower 1)		
Item	Description	
(a) External wall	Type of finishes	Natural stone, aluminium cladding, aluminium louvre, metal grille, tiles, curtain wall and paint
(b) Window	Material of Frame	Aluminium window frames with fluorocarbon coating
	Material of Glass	Insulated Glass Unit (IGU) glass panels with low-emissivity coating, frosted tempered glass (not applicable to Units A and B on Ground Floor and Unit C on 1/F-3/F, 5/F-10/F & 11/F and Roof) and clear tempered glass
(c) Bay window	Material	Not applicable
	Finishes of Window Sill	Not applicable
(d) Planter	Type of Finishes	Natural stone
(e) Verandah or balcony	Type of Finishes	Balconies are fitted with laminated glass balustrade with aluminum top rail, aluminium cladding and vertical posts
		Balcony floor: Tile
		Balcony wall: Tile and aluminium cladding (only applicable to Unit E on 1/F-3/F, 5/F-10/F & 11/F and Roof)
		Balcony ceiling: Aluminium false ceiling
	Whether it is Covered	All balconies are covered
	Verandah	No verandah
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料（第1座）		
細項	描述	
(a) 外牆	裝修物料的類型	天然石材、鋁面板、鋁百葉、金屬格柵、瓷磚、玻璃幕牆及油漆
(b) 窗	框的用料	氟化碳噴塗層鋁質窗框
	玻璃的用料	雙層中空玻璃片配低輻射鍍膜、強化磨砂玻璃(不適用於地下A單位及B單位及1樓至3樓、5樓至10樓及11樓及天台C單位)及強化清玻璃
(c) 窗台	用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	天然石材
(e) 陽台或露台	裝修物料的類型	露台裝設夾層玻璃欄杆配以鋁質頂欄、鋁面板及企柱
		露台地台：瓷磚
		露台牆身：瓷磚及鋁面板(只適用於1樓至3樓、5樓至10樓及11樓及天台E單位)
		露台天花：鋁假天花
	是否有蓋	所有露台均有上蓋
	陽台	沒有陽台
(f) 乾衣設施	類型	不適用
	用料	不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes (Tower 1)						
Item				Description		
				Wall	Floor	Ceiling
(a) Lobby	Type of finishes	Entrance lobby on Ground Floor	Natural stone, glass, timber veneer, stainless steel and upholstery finishes	Natural stone and stainless steel	Gypsum board in paint finish and stainless steel	
		Private lift lobby on residential floor (1/F-3/F, 5/F-11/F)	Mirror, glass, timber veneer and stainless steel (Only applicable to Units A, B, C, D, E & F at 1/F-3/F, 5/F-10/F & 11/F and Roof)	Natural stone (Only applicable to Units A, B, C, D, E & F at 1/F-3/F, 5/F-10/F & 11/F and Roof)	Gypsum board in paint finish (Only applicable to Units A, B, C, D, E & F at 1/F-3/F, 5/F-10/F & 11/F and Roof)	
		Common lift lobby (B2/F, B1/F, 1/F-3/F and 5/F-11/F)	Paint	Tile	Gypsum board in paint finish	
		Lift Lobby on B1/F (Lift 1, 2, 3 & 4)	Mirror, timber veneer and stainless steel	Tile	Gypsum board in paint finish	
					Wall	
(b) Internal wall and ceiling	Type of finishes	Living room / Dining room	Paint		Paint and gypsum board in paint finish	
		Bedroom	Paint		Paint and gypsum board in paint finish	
				Floor		Skirting
(c) Internal floor	Material	Living room / Dining room	Engineered timber flooring with natural stone along the edges where doors are provided for access to balconies (if any), utility platforms (if any), flat roofs (if any) and gardens (if any)		Engineered timber skirting	
		Bedroom	Engineered timber flooring with natural stone along the edges where doors are provided for access to balconies (if any), utility platforms (if any), flat roofs (if any) and gardens (if any)		Engineered timber skirting	

2. 室內裝修物料(第1座)					
細項			描述		
			牆壁	地板	天花板
(a) 大堂	裝修物料 的類型	地下住宅入口大堂	天然石材、玻璃、木皮飾面、不銹鋼及布材飾面	天然石材及不銹鋼	石膏板髹油漆及不銹鋼
		住宅層私人升降機大堂(1樓至3樓、5樓至11樓)	鏡、玻璃、木皮飾面及不銹鋼 (只適用於1樓至3樓、5樓至10樓及11樓及天台A、B、C、D、E及F單位)	天然石材 (只適用於1樓至3樓、5樓至10樓及11樓及天台A、B、C、D、E及F單位)	石膏板髹油漆 (只適用於1樓至3樓、5樓至10樓及11樓及天台A、B、C、D、E及F單位)
		公共升降機大堂(地庫2層、地庫1層、1樓至3樓及5樓至11樓)	油漆	瓷磚	石膏板髹油漆
		地庫1層升降機大堂(升降機1、2、3及4)	鏡、木皮飾面及不銹鋼	瓷磚	石膏板髹油漆
					牆壁
(b) 內牆及天花板	裝修物料 的類型	客廳/飯廳	油漆		油漆及石膏板髹油漆
		睡房	油漆		油漆及石膏板髹油漆
			地板	牆腳線	
(c) 內部地板	用料	客廳/飯廳	複合木地板配以天然石材圍邊於露台(如有)、工作平台(如有)、平台(如有)及花園(如有)出入口位置		複合木牆腳線
		睡房	複合木地板配以天然石材圍邊於露台(如有)、工作平台(如有)、平台(如有)及花園(如有)出入口位置		複合木牆腳線

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes (Tower 1)					
Item		Description			
		Wall	Floor	Ceiling	
(d) Bathroom	Type of finishes	Tile Walls behind mirror cabinets are bare concrete. Walls behind basin cabinets are tiles	Tile	Aluminium panels	
	Whether the wall finishes run up to the ceiling	Wall finishes run up to the level of false ceiling			
		Wall	Floor	Ceiling	Cooking Bench
(e) Kitchen	Type of finishes	Tile, glass and stainless steel Walls behind kitchen cabinets finished with tiles	Tile	Aluminium panels	Artificial stone
	Whether the wall finishes run up to the ceiling	Wall finishes run up to the level of false ceiling			

2. 室內裝修物料(第1座)					
細項		描述			
		牆壁	地板	天花板	
(d) 浴室	裝修物料的類型	瓷磚 鏡櫃背牆身為混凝土 洗手盆櫃背牆身鋪砌 瓷磚	瓷磚	鋁板	
	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花高度			
		牆壁	地板	天花板	灶台
(e) 廚房	裝修物料的類型	瓷磚、玻璃及不銹鋼 櫥櫃背牆身鋪砌瓷磚	瓷磚	鋁板	人造石材
	牆壁的裝修物料是否鋪至天花板	牆壁的裝修物料鋪至假天花高度			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (Tower 1)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Main entrance of Residential Unit	Fire-rated solid core timber door	Timber veneer	Door viewer, closer, digital lockset, handle and door stopper
	Private lift lobby to common lift lobby	Fire-rated solid core timber door	Timber veneer	Lockset, handle, closer and door stopper
	Bedroom	Hollow core timber door	Timber veneer	Lockset, handle and door stopper
	Bathroom	Hollow core timber door (timber louvre provided for bathroom without window)	Timber veneer	Lockset, handle and door stopper
	Lavatory 2	Hollow core timber with timber louvre	Timber veneer	Lockset, handle and door stopper
	Kitchen	Fire-rated solid core timber door with stainless steel framed glass vision panel	Timber veneer, glass and stainless steel	Handle, closer and door stopper
	Utility room	Hollow core timber door	Timber veneer	Lockset, handle and door stopper
	Lavatory and Lavatory 1	Aluminium framed glass door with aluminium louver	Powder coated aluminium frame and tempered glass	Lockset and handle
	Balcony	Aluminium framed glass door	Glass and fluorocarbon coated aluminium	Lockset, handle, door stopper and closer (only applicable to Units A, B, E & F on 1/F-11/F)
	Utility platform	Aluminium framed glass door	Glass and fluorocarbon coated aluminium	Lockset, handle and door stopper
	Store room	Hollow core timber door	Timber veneer	Lockset, handle and door stopper
	Flat roof (Only applicable to Units A, B, D & E on 11/F and Roof only)	Aluminium framed glass door	Glass and fluorocarbon coated aluminium	Lockset, handle and door stopper
	Flat roof (Only applicable to Units C & F on 11/F and Roof only)	Stainless steel door	Stainless steel	Latch, handle and door stopper
	Garden	Aluminium framed glass door	Glass and fluorocarbon coated aluminium	Lockset, handle and door stopper

3. 室內裝置 (第1座)				
細項		描述		
		用料	裝修物料	配件
(a) 門	住宅單位入口	防火實心木門	木皮飾面	防盜眼、氣鼓、電子門鎖、門柄及門頂
	私人升降機大堂往公共升降機大堂	防火實心木門	木皮飾面	門鎖、門柄、氣鼓及門頂
	睡房	空心木門	木皮飾面	門鎖、門柄及門頂
	浴室	空心木門 (沒有窗的浴室配有木百葉)	木皮飾面	門鎖、門柄及門頂
	洗手間2	空心木門配木百葉	木皮飾面	門鎖、門柄及門頂
	廚房	防火實心木門配不銹鋼框玻璃視窗	木皮飾面、玻璃及不銹鋼	門柄、氣鼓及門頂
	工作間	空心木門	木皮飾面	門鎖、門柄及門頂
	洗手間及洗手間1	鋁框玻璃門配鋁百葉	噴塗鋁框及強化玻璃	門鎖及門柄
	露台	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄、門頂及氣鼓 (只適用於1樓至11樓A、B、E及F單位)
	工作平台	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄及門頂
	儲物房	空心木門	木皮飾面	門鎖、門柄及門頂
	平台 (只適用於11樓及天台A、B、D及E單位)	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄及門頂
	平台 (只適用於11樓及天台C及F單位)	不銹鋼門	不銹鋼	門鎖、門柄及門頂
	花園	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄及門頂

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (Tower 1)				
Item			Description	
			Type	Material
(b) Bathroom	(i) Type and material of fittings and equipment		Mirror cabinet	Wooden carcase with mirror, stainless steel and plastic laminate finish and glass shelves
			Basin cabinet	Wooden carcase with stainless steel and plastic laminate finish
			Wall cabinet (Only applicable to Units A & E on 11/F and Roof)	Wooden carcase with plastic laminate finish
			Wash basin	Vitreous China
			Shower mixer, shower set and bath tub mixer	Chrome plated
			Toliet paper holder	Chrome plated
			Basin countertop	Natural stone
			Water closet	Vitreous China
	(ii) Type and material of water supply system	Indirect feed water supply system; copper pipes for both hot and cold water supply. uPVC pipes are used for flush water supply system.		
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Bath tub	Steel Enamel
			Shower cubicle (if applicable)	Tempered glass
	(iv) Size of bath tub (if applicable)	1500mm (L) x 750mm (W) x 410mm (D)		

3. 室內裝置 (第1座)			
細項			
		類型	用料
(b) 浴室	(i) 裝置及設備的類型及用料	鏡櫃	木櫃配以鏡、不銹鋼、膠板飾面及玻璃分層板
		洗手盆櫃	木櫃配以不銹鋼及膠板飾面
		牆身櫃 (只適用於11樓及天台A及E單位)	木櫃配以膠板飾面
		洗手盆	玻化陶瓷
		淋浴龍頭、淋浴套裝及浴缸龍頭	鍍鉻
		廁紙架	鍍鉻
		洗手盆枱面	天然石材
		坐廁	玻化陶瓷
	(ii) 供水系統的類型及用料	間接供水系統：冷熱供水系統均採用銅喉。 沖廁水供應系統採用膠喉管。	
	(iii) 淋浴設施 (包括花灑或浴缸，如適用)	浴缸	鋼搪瓷
		淋浴間 (如適用)	強化玻璃
	(iv) 浴缸大小 (如適用)	1500mm (長) x 750mm (闊) x 410mm (高)	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (Tower 1)				
Item		Description		
		Material		
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	Indirect feed water supply system; copper pipes for both hot and cold water supply.		
		Material	Finishes	
	(iii) Kitchen cabinet	Wooden kitchen carcase fitted with wooden door panel and aluminium framed glass door panel	Wooden carcase with plastic laminate	
	(iv) Type of all other fittings or equipment	Chrome plated mixer		
		Fittings	Type	Material
(d) Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe (Only applicable to Units A & B on Ground Floor and Units A, B, D & E on 11/F and Roof)	Wooden wardrobe	Wooden carcase with timber veneer finish and plastic laminate finish
		Built-in wardrobe (Only applicable to Master Bedroom on Unit A on 8/F)	Wooden wardrobe	Wooden carcase with glass, timber veneer, stainless steel and plastic laminate finish
(e) Telephone	Location and number of connection points	Telephone connection points are provided. For the location and number of connection points, please refer to ‘Schedule of Mechanical & Electrical Provisions of Residential Properties’		
(f) Aerials	Location and number of connection points	TV/FM outlets for local TV/FM programs are provided. For the location and number of connection points, please refer to ‘Schedule of Mechanical & Electrical Provisions of Residential Properties’		

3. 室內裝置 (第1座)				
細項		描述		
		用料		
(c) 廚房	(i) 洗滌盆	不銹鋼		
	(ii) 供水系統	間接供水系統；冷熱供水系統均採用銅喉。		
		用料	裝修物料	
	(iii) 廚櫃	木廚櫃配以木門板及鋁框玻璃門板	木櫃配以膠板飾面	
	(iv) 所有其他裝置及設備的類型	鍍鉻龍頭		
		裝置	類型	用料
(d) 睡房	裝置 (包括嵌入式衣櫃)	嵌入式衣櫃 (只適用於地下A及B單位及11樓及天台A、B、D及E單位)	木衣櫃	木櫃配以木皮飾面及膠板飾面
		嵌入式衣櫃 (只適用於8樓A單位之主人睡房)	木衣櫃	木櫃配以玻璃、木皮飾面、不銹鋼及膠板飾面
(e) 電話	接駁點的位置及數目	裝設有電話插座。 有關接駁點的位置及數目，請參閱「住宅物業的機電裝置數目表」		
(f) 天線	接駁點的位置及數目	裝設有接收本地電視節目及電台節目的電視電台插座。 有關接駁點的位置及數目，請參閱「住宅物業的機電裝置數目表」		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (Tower 1)			
Item		Description	
(g) Electrical installations	(i) Electrical fittings (including safety devices)	3-phase electricity supply with miniature circuit breakers distribution board is provided	
	(ii) Whether conduits are concealed or exposed	Conduit is partly concealed in walls and partly exposed. Other than those parts of conduits concealed within concrete, the rest of them are exposed. Exposed conduit are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete wall, pipe ducts or other materials.	
	(iii) Location and number of power points and air-conditioner points	Please refer to 'Schedule of Mechanical & Electrical Provisions of Residential Properties'	
(h) Gas supply	Type	Town gas	
	System	Town gas supply pipes are installed in kitchens of all residential units and connected to gas cooker hob. Gas water heater is installed to supply hot water to kitchen and master bathroom of the following units: - Units A & B on 1/F to 3/F, 5/F to 10/F Gas water heater is installed to supply hot water to kitchen and master bathroom of the following units: - Units A, B, C, D, E & F on 11/F and Roof Gas water heater is installed to supply hot water to kitchens and bathrooms of the following units: - Units A & B on Ground Floor	
	Location	Town gas connection point is located at kitchen	
(i) Washing machine connection point	Location	Water supply and drainage connection points are located at kitchen	
	Design	Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter are provided.	
(j) Water supply	(i) Material of water pipes	Copper pipes are used for hot and cold water supply. uPVC pipes are used for flush water supply system.	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of water pipe concealed within concrete, the rest of them are exposed. Some of the exposed water pipe are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete wall, pipe ducts or other materials.	
	(iii) Whether hot water is available	Hot water is available for kitchen, bathroom and lavatory.	

3. 室內裝置 (第1座)		
細項	描述	
(g) 電力裝置	(i) 供電附件 (包括安全裝置)	三相電力配電箱並裝置有微型斷路器
	(ii) 導管是隱藏或外露	導管是部分隱藏於牆身及部分外露。 除部分隱藏於混凝土內之導管外，其餘部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」
(h) 氣體供應	類型	煤氣
	系統	所有住宅單位之廚房均裝設煤氣管道並接駁至煤氣煮食爐。 以下之單位之煤氣熱水爐以供應熱水至廚房及主人浴室： - 1樓至3樓、5樓至10樓A及B單位 以下單位之煤氣熱水爐以供應熱水至廚房及主人浴室 - 11樓及天台A、B、C、D、E及F單位 以下單位之煤氣熱水爐以供應熱水至廚房及浴室 - 地下A及B單位
	位置	煤氣接駁位置於廚房
(i) 洗衣機接駁點	位置	來去水位接駁位置於廚房
	設計	配備設計為直徑15毫米之來水接駁喉位及設計為直徑40毫米之去水接駁喉位。
(j) 供水	(i) 水管的用料	冷熱水供應採用銅喉管。 沖廁水供應系統採用膠喉管。
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其餘部分的水管為外露。部份外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
	(iii) 有否熱水供應	廚房、浴室及洗手間有熱水供應。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous (Tower 1)				
Item		Description		
(a) Lifts	(i) Brand name and model number	Brand Name	Kone	
		Model Number	MiniSpace	
	(ii) Number and floors served by them	Number of lifts	5	
		Floor served by the lifts	4 serve B1/F, Ground Floor, 1/F-3/F and 5-11/F 1 serves B2/F, B1/F, Ground Floor, 1/F-3/F and 5-11/F	
(b) Letter box	Material	Stainless Steel		
(c) Refuse collection		Refuse storage and material recovery room is provided for storage of refuse at the common area of each residential floor. The refuse is collected and transported by cleaners to the central refuse storage and material recovery chamber provided on Ground Floor for removal.		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter		Separate water meter for each unit is installed in the common Water Meter Cabinet on respective residential floor	Separate electricity meter for each unit is installed in the Electricity Meter Room on respective residential floor	Separate town gas meter is installed in the kitchen of each unit

5. Security facilities (Tower 1)		
Item	Description	
Security system and equipment	Access control and security system	Visitor intercom panel and smart card system are provided at tower entrance lobbies at Ground Floor and connected to the door phone of each unit. Smart card system are provided at clubhouse entrance lobby.
	CCTV	CCTV cameras are provided at car parks, B2/F and B1/F lobbies, Ground Floor entrance lobbies, lifts, clubhouse and garden areas and connected to the estate management office.
Details of built-in provisions and the location	Each residential unit is equipped with a door phone at living room of each residential unit and connected to the entrance lobby at Ground Floor	

6. Appliances (Tower 1)
Description
For brand names and model numbers of appliances, please refer to the "Appliances Schedule"

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

4. 雜項 (第1座)				
細項		描述		
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	通力電梯	
		產品型號	MiniSpace	
	(ii) 升降機的數目及到達的樓層	升降機的數目	5部	
		到達的樓層	4部到達地庫1層、地下、1樓至3樓及5樓至11樓 1部到達地庫2層、地庫1層、地下、1至3樓及5樓至11樓	
(b) 信箱	用料	不銹鋼		
(c) 垃圾收集		每層住宅樓層的公用地方設有垃圾存放及物料回收房供貯存垃圾。由清潔工人收集及運送到地下之中央垃圾存放及物料回收房運走。		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶		每戶單位之獨立水錶安裝於該住宅樓層之公共水錶櫃內	每戶單位之獨立電錶安裝於該住宅樓層之電錶房內	每戶單位均於廚房有獨立煤氣錶

5. 保安設施（第1座）		
細項	描述	
保安系統及設備	入口通道控制及保安系統	訪客對講機及智能咭閱讀器設於地下入口大堂，並連接每戶之對講機。智能咭閱讀器設於會所入口大堂。
	閉路電視	停車場、地庫2層及地庫1層大堂、地下入口大堂、升降機、會所及花園均設有閉路電視系統連接管理處。
嵌入式的裝備的細節及位置	各住宅單位客廳均裝設對講機連接地下住宅入口大堂	

6. 設備（第1座）
描述
有關設備的品牌名稱及產品型號，請參考「設備說明表」

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1.Exterior Finishes (House 1, 2, 3 & 4)		
Item	Description	
(a) External wall	Type of finishes	Natural stone, aluminium cladding, aluminium louvre, metal grille, tiles, curtain wall and paint
(b) Window	Material of Frame	Aluminium window frames with fluorocarbon coating
	Material of Glass	Insulated Glass Unit (IGU) glass panels with low-emissivity coating, frosted monolithic glass (not applicable to House 3 & House 4), clear monolithic glass and clear tempered glass
(c) Bay window	Material	Not applicable
	Finishes of Window Sill	Not applicable
(d) Planter	Type of Finishes	Natural stone
(e) Verandah or balcony	Type of Finishes	Balconies are fitted with laminated glass balustrade with aluminum top rail, aluminium cladding and vertical posts
		Balcony floor: Tile
		Balcony wall: Tile
		Balcony ceiling: Not applicable
	Whether it is Covered	All balconies are not covered
	Verandah	No verandah
(f) Drying facilities for clothing	Type	Not applicable
	Material	Not applicable

1. 外部裝修物料（洋房1、2、3及4）		
細項	描述	
(a) 外牆	裝修物料的類型	天然石材、鋁面板、鋁百葉、金屬格柵、瓷磚、玻璃幕牆及油漆
(b) 窗	框的用料	氟化碳噴塗層鋁窗框
	玻璃的用料	雙層中空玻璃片配低輻射鍍膜、單片磨砂玻璃（不適用於洋房3及洋房4）、單片清玻璃及強化清玻璃
(c) 窗台	用料	不適用
	窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	天然石材
(e) 陽台或露台	裝修物料的類型	露台裝設夾層玻璃欄杆配以鋁質頂欄、鋁面板及企柱
		露台地台：瓷磚
		露台牆身：瓷磚
		露台天花：不適用
	是否有蓋	所有露台均沒有上蓋
	陽台	沒有陽台
(f) 乾衣設施	類型	不適用
	用料	不適用

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes (House 1, 2, 3 & 4)						
Item			Description			
			Wall	Floor	Ceiling	
(a)	Lobby	Type of finishes	Lift lobby on B1/F	Mirror, glass, stainless steel and timber veneer	Tile	Gypsum board in paint finish
			Wall			Ceiling
(b)	Internal wall and ceiling	Type of Finishes	Living room / Dining room	Paint		Paint and gypsum board in paint finish
			Bedroom	Paint		Paint and gypsum board in paint finish
			Floor			Skirting
(c)	Internal floor	Material	Living room / Dining room	Natural stone		Natural stone
			Bedroom	Engineered timber flooring with natural stone along the edges where doors are provided for access to balconies (if any), flat roofs (if any) and gardens (if any)		Engineered timber skirting

2. 室內裝修物料(洋房1、2、3及4)					
細項			描述		
			牆壁	地板	天花板
(a) 大堂	裝修物料 的類型	地庫1層升 降機大堂	鏡、玻璃、不銹鋼和 木皮飾面	瓷磚	石膏板髹油漆
			牆壁		天花板
(b) 內牆及天 花板	裝修物料 的類型	客廳/飯廳	油漆		油漆及石膏板髹油漆
		睡房	油漆		油漆及石膏板髹油漆
			地板		牆腳線
(c) 內部地板	用料	客廳/飯廳	天然石材		天然石材
		睡房	複合木地板配以天然石材圍邊於露台(如有) 、平台(如有)及花園(如有)出入口位置(如 有)		複合木牆腳線

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. Interior Finishes (House 1, 2, 3 & 4)					
Item		Description			
		Wall	Floor	Ceiling	
(d) Bathroom	Type of finishes	Natural stone Walls behind mirror cabinets are bare concrete. Walls behind basin cabinets are tiles	Natural stone	Aluminium panels and gypsum board in paint finish	
	Whether the wall finishes run up to the ceiling	Wall finishes run up to the level of false ceiling			
		Wall	Floor	Ceiling	Cooking Bench
(e) Kitchen	Type of finishes	Natural stone, glass and stainless steel Walls behind kitchen cabinets finished with tiles	Natural stone finish and stone threshold	Aluminium panels	Artificial stone
	Whether the wall finishes run up to the ceiling	Wall finishes run up to the level of false ceiling			

3. Interior Fittings (House 1, 2, 3 & 4)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Main entrance (House 1 and House 2)	Fire-rated metal door	steel	Door viewer, closer, lockset, handle and door stopper
	Main entrance (House 3 and House 4)	Metal door	steel	Door viewer, closer, lockset, handle and door stopper

2. 室內裝修物料(洋房1、2、3及4)					
細項		描述			
		牆壁	地板	天花板	
(d) 浴室	裝修物料的類型	天然石材 鏡櫃背牆身為混凝土 洗手盆櫃背牆身鋪砌瓷磚	天然石材	鋁板及石膏板髹油漆	
	牆壁的裝修物料是否鋪至假天花	牆壁的裝修物料鋪至假天花高度			
		牆壁	地板	天花板	灶台
(e) 廚房	裝修物料的類型	天然石材、玻璃及不銹鋼 櫥櫃背牆身鋪砌瓷磚	天然石材	鋁板	人造石材
	牆壁的裝修物料是否鋪至假天花	牆壁的裝修物料鋪至假天花高度			

3. 室內裝置(洋房1、2、3及4)				
細項		描述		
		用料	裝修物料	配件
(a) 門	單位入口(洋房1及洋房2)	防火金屬門	鋼	防盜眼、氣鼓、門鎖、門柄及門頂
	單位入口(洋房3及洋房4)	金屬門	鋼	防盜眼、氣鼓、門鎖、門柄及門頂

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (House 1, 2, 3 & 4)				
Item		Description		
		Material	Finishes	Accessories
(a) Doors	Bedroom / Family room / Study room / Store room	Hollow core timber door	Timber veneer	Lockset, handle and door stopper
	Bathroom	Hollow core timber door (timber louvre provided for bathroom without window)	Timber veneer	Lockset, handle and door stopper
	Lavatory 2	Hollow core timber with timber louvre	Timber veneer	Lockset, handle and door stopper
	Kitchen	Fire-rated solid core timber door with stainless steel framed glass vision panel	Timber veneer, glass and stainless steel	Handle, closer and door stopper
	Utility room	Fire-rated solid core timber door	Timber veneer	Lockset, handle and door stopper
	Lavatory / Lavatory 1	Aluminium framed glass door with aluminium louver	Powder coated aluminium frame and tempered glass	Lockset and handle
	Balcony	Aluminium framed glass door	Glass and flurocarbon coated aluminium	Lockset, handle and door stopper
	Utility room to garden	Aluminium door	Flurocarbon coated aluminium	Lockset, handle and door stopper
	Lift lobby to common area at B1/F / filtratron plant room	Fire-rated solid core timber door	Timber veneer	Lockset, handle and door stopper
	Flat roof / Garden / Staircase / Staircase to garden	Aluminium framed glass door	Glass and flurocarbon coated aluminium	Lockset, handle and door stopper
		Type		Material
(b) Bathroom	(i) Type and material of fittings and equipment	Mirror cabinet		Wooden carcass with mirror, stainless steel, Timber veneer, glass shelves and plastic laminate
		Basin cabinet		Wooden carcass with stainless steel, timber veneer and plastic laminate

3. 室內裝置(洋房1、2、3及4)				
細項		描述		
		用料	裝修物料	配件
(a) 門	睡房/家庭房/書房/儲物房	空心木門	木皮飾面	門鎖、門柄及門頂
	浴室	空心木門 (沒有窗的浴室配有木百葉)	木皮飾面	門鎖、門柄及門頂
	洗手間2	空心木門配木百葉	木皮飾面	門鎖、門柄及門頂
	廚房	防火實心木門配不銹鋼框玻璃視窗	木皮飾面、玻璃及不銹鋼	門柄、氣鼓及門頂
	工作間	防火實心木門	木皮飾面	門鎖、門柄及門頂
	洗手間/洗手間1	鋁框玻璃門配鋁百葉	噴塗鋁質框及強化玻璃	門鎖及門柄
	露台	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄及門頂
	工作間往花園	鋁門	氟碳塗層鋁	門鎖、門柄及門頂
	地庫1層升降機大堂往公共空間/濾水器機房	防火實心木門	木皮飾面	門鎖、門柄及門頂
	平台/花園/樓梯/樓梯往花園	鋁框玻璃門	玻璃及氟碳塗層鋁	門鎖、門柄及門頂
		類型		用料
(b) 浴室	(i) 裝置及設備的類型及用料	鏡櫃		木櫃配以鏡、不銹鋼、木皮飾面、玻璃分層板及膠板飾面
		洗手盆櫃		木櫃配以不銹鋼、木皮飾面及膠板飾面

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (House 1, 2, 3 & 4)				
Item		Description		
		Type	Material	
(b) Bathroom	(i) Type and material of fittings and equipment	Wash basin	Vitreous China	
		Shower mixer, shower set and bath tub mixer	Chrome plated	
		Toilet paper holder	Chrome plated	
		Basin countertop	Natural stone	
		Water closet	Vitreous China	
	(ii) Type and material of water supply system	Indirect feed water supply system; copper pipes for both hot and cold water supply uPVC pipes are used for flush water system		
	(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Bathtub	Steel Enamel	
		Shower cubicle (if applicable)	Tempered glass	
	(iv) Size of bathtub (if applicable)	1500mm (L) x 750mm (W) x 410mm (D)		
		Material		
(c) Kitchen	(i) Sink unit	Stainless steel		
	(ii) Water supply system	Indirect feed water supply system; copper pipes for both hot and cold water supply		
		Material	Finishes	
	(iii) Kitchen cabinet	Wooden kitchen carcase fitted with wooden door panel and aluminium framed glass door panel	Wooden carcase with timber veneer	
	(iv) Type of all other fittings and equipment	Chrome plated mixer		

3. 室內裝置(洋房1、2、3及4)			
細項		描述	
		類型	用料
(b) 浴室	(i) 裝置及設備的類型及用料	洗手盆	玻化陶瓷
		淋浴龍頭、淋浴套裝及浴缸龍頭	鍍鉻
		廁紙架	鍍鉻
		洗手盆枱面	天然石材
		坐廁	玻化陶瓷
	(ii) 供水系統的類型及用料	間接供水系統；冷熱供水系統均採用銅喉 沖廁水供應系統採用膠喉管	
	(iii) 淋浴設施（包括花灑或浴缸，如適用）	浴缸	鋼搪瓷
		淋浴間（如適用）	強化玻璃
	(iv) 浴缸大小（如適用）	1500mm（長）x 750mm（闊）x 410mm（高）	
		用料	
(c) 廚房	(i) 洗滌盆	不銹鋼	
	(ii) 供水系統	間接供水系統；冷熱供水系統均採用銅喉	
		用料	裝修物料
	(iii) 廚櫃	木廚櫃配以木門板及鋁框玻璃門板	木櫃配以木皮飾面
	(iv) 所有其他裝置及設備的類型	鍍鉻龍頭	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (House 1, 2, 3 & 4)				
Item		Description		
		Fittings	Type	Material
(d) Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe (Only applicable to Master bedroom only)	Wooden wardrobe	Wooden carcass with timber veneer finish and plastic laminate
(e) Telephone	Location and number of connection points	Telephone connection points are provided. For the location and number of connection points, please refer to 'Schedule of Mechanical & Electrical Provisions of Residential Properties'		
(f) Aerials	Location and number of connection points	TV/FM outlets for local TV/FM programs are provided. For the location and number of connection points, please refer to 'Schedule of Mechanical & Electrical Provisions of Residential Properties'		
(g) Electrical installations	(i) Electrical fittings (including safety devices)	3-phase electricity supply distribution board with miniature circuit breakers is provided		
	(ii) Whether conduits are concealed or exposed	Conduit is partly concealed in walls and partly exposed. Other than those parts of conduits concealed within concrete, the rest of them are exposed. Exposed conduit are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete wall, pipe ducts or other materials.		
	(iii) Location and number of power points and air-conditioner points	Please refer to 'Schedule of Mechanical & Electrical Provisions of Residential Properties'		
(h) Gas supply	Type	Town gas		
	System	Town gas supply pipes are installed in kitchens and connected to gas cooker hob. Gas water heater is installed to supply hot water to kitchens and bathroom.		
	Location	Town gas connection point is located at kitchen		
(i) Washing machine connection point	Location	Water supply and drainage connection points are located at kitchen		
	Design	Water supply point of a design of 15mm diameter and drainage point of a design of 40mm in diameter are provided.		

3. 室內裝置(洋房1、2、3及4)				
細項		描述		
		裝置	類型	用料
(d) 睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃(只適用於主人睡房)	木製衣櫃	木櫃配以木皮飾面及膠板飾面
(e) 電話	接駁點的位置及數目	裝設有電話插座。 有關接駁點的位置及數目，請參閱「住宅物業的機電裝置數目表」		
(f) 天線	接駁點的位置及數目	裝設有電視/電台天線插座以供接收本地電視及電台節目。 有關接駁點的位置及數目，請參閱「住宅物業的機電裝置數目表」		
(g) 電力裝置	(i) 供電附件(包括安全裝置)	三相電力配電箱並裝置有微型斷路器		
	(ii) 導管是隱藏或外露	導管是部分隱藏於牆身及部分外露。 除部分隱藏於混凝土內之導管外，其餘部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。		
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(h) 氣體供應	類型	煤氣		
	系統	廚房均裝有煤氣管道並接駁至煤氣煮食爐。 裝有煤氣熱水爐供應熱水到廚房及浴室。		
	位置	煤氣接駁位置於廚房		
(i) 洗衣機接駁點	位置	來去水位接駁位置於廚房		
	設計	配備設計為直徑15毫米之來水接駁喉位及設計為直徑40毫米之去水接駁喉位。		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings (House 1, 2, 3 & 4)			
Item		Description	
(j) Water supply	(i) Material of water pipes	Copper pipes are used for hot and cold water supply. uPVC pipes are used for flush water supply system.	
	(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of water pipe concealed within concrete, the rest of them are exposed. Some of the exposed water pipe are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete wall, pipe ducts or other materials.	
	(iii) Whether hot water is available	Hot water is available for kitchen, bathroom and lavatory.	

4. Miscellaneous (House 1, 2, 3 & 4)				
Item		Description		
		Residential lift		
(a) Lifts	(i) Brand name and model number	Brand Name	Kone	
		Model Number	MonoSpace	
	(ii) Number and floors served by them	Number of lifts	1 for each house	
		Floor served by the lifts	Serve B1/F, Ground Floor, 1/F-3/F (Only applicable to House 1 & 2) Serve B1/F, LG/F, UG/F, 1/F-2/F (Only applicable to House 3 & 4)	
(b) Letter box	Material	Not applicable		
(c) Refuse collection		The refuse is collected and transported to the central refuse storage and material recovery chamber provided on Ground Floor for removal.		
		Water meter	Electricity meter	Gas meter
(d) Water meter, electricity meter and gas meter		Separate water meter for each house is installed in the common Water Meter Cabinet on B1/F	Separate electricity meter for each house is installed in the common Electricity Meter Room on B1/F	Separate town gas meter is installed in the kitchen of each house

3. 室內裝置(洋房1、2、3及4)		
細項		描述
(j) 供水	(i) 水管的用料	冷熱水供應採用銅喉管。 沖廁水供應採用膠喉管。
	(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其餘部分的水管為外露。部份外露的水管以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏。
	(iii) 有否熱水供應	廚房、浴室及洗手間有熱水供應。

4. 雜項(洋房1、2、3及4)				
細項		描述		
		住宅升降機		
(a) 升降機	(i) 品牌名稱及產品型號	品牌名稱	通力電梯	
		產品型號	MonoSpace	
	(ii) 升降機的數目及到達的樓層	升降機的數目	每間洋房1部	
		到達的樓層	地庫1層、地下、1樓至3樓(只適用於洋房1及2) 地庫1層、地下下層、地下上層、1樓至2樓(只適用於洋房3及4)	
(b) 信箱	用料	不適用		
(c) 垃圾收集		垃圾收集及運送到地下之中央垃圾存放及物料回收房運走。		
		水錶	電錶	氣體錶
(d) 水錶、電錶及氣體錶		每間洋房之獨立水錶安裝於地庫1層之公共水錶櫃內	每間洋房之獨立電錶安裝於地庫1層之公共電錶房內	每間洋房均於廚房有獨立煤氣錶

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

5. Security facilities (House 1, 2, 3 & 4)		
Item	Description	
Security system and equipment	Access control and security system	Visitor intercom panel and smart card system are provided at house main entrances on Ground Floor and connected to the door phone of each unit Smart card system are provided at clubhouse entrance lobbies
	CCTV	CCTV cameras are provided at car parks, B1/F lobbies, Ground Floor entrance lobbies, lifts, clubhouse and garden areas and connected to the estate management office
Details of built-in provisions and location	House 1 & 2 are equipped with door phone at the living room and kitchen on Ground Floor connected to the entrance on Ground Floor House 3 & 4 are equipped with door phone at the living room and kitchen on UG/F connected to the entrance on LG/F	

6. Appliances (House 1, 2, 3 & 4)
Description
For brand names and model numbers of appliances, please refer to the "Appliances Schedule"

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

5. 保安設施（洋房1、2、3及4）		
細項	描述	
保安系統及設備	入口通道控制及保安系統	訪客對講機及智能咭閱讀器設於地下入口大堂，並連接每戶之對講機。智能咭閱讀器設於會所入口
	閉路電視	停車場、地庫1層大堂、地下入口大堂、升降機、會所及花園均設有閉路電視系統連接管理處
嵌入式的裝備的細節及位置	洋房1及2地下客廳及廚房均裝設對講機連接地下入口大門 洋房3及4地下上層客廳及廚房均裝設對講機連接地地下層入口大門	

6. 設備（洋房1、2、3及4）
描述
有關設備的品牌名稱及產品型號，請參考「設備說明表」

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表																		
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座														
				Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台						
						A	B	A	B	C	D	E	F	A	B	C	D	E
Living Room, Dining Room, Master Bedroom, Bedroom, Store Room & Utility Room 客廳、飯廳、主人睡房、 睡房、儲物房及工作間	Split Type Air-conditioner Indoor Unit 分體式空調機室內機	Daikin 大金	FTXS50FVMA8	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	
			FTXS71FVMA8	✓	✓	/	/	/	/	/	/	/	/	/	/	/	/	
	Multi-Type Air-conditioner Indoor Unit 多路式空調機室內機		FTXS35EVMA	/	/	✓	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	
			FTXS50FVMA	/	/	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			FTXS60FVMA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	✓	
	VRV (Variable Refrigerant Volume) Indoor Unit 多聯式變頻空調室內機		FXAQ63PVE	✓	✓	/	/	/	/	/	/	✓	/	/	/	✓	/	
Steel Frame For Air-conditioner, Air-conditioning Platform & Top Roof 空調機鋼架、空調機平台及 頂層天台	Split Type Air-conditioner Outdoor Unit 分體式空調機室外機		RXS50FVMA	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	
	Multi-Type Air-conditioner Outdoor Unit 多路式空調機室外機		RXS71FVMA	✓	✓	/	/	/	/	/	/	/	/	/	/	/	/	
			4MXS80EVMA	✓	✓	/	/	/	✓	✓	/	/	/	/	✓	✓	/	
			4MXS115HV2C	/	/	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	/	✓	
	VRV (Variable Refrigerant Volume) Outdoor Unit 多聯式變頻空調室外機		RJZQ5AAV	/	/	/	/	/	/	/	/	✓	/	/	/	✓	/	
			RJZQ6AAV	✓	✓	/	/	/	/	/	/	/	/	/	/	/	/	
Living Room / Dining Room 客廳/飯廳	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Master Bedroom 主人睡房	Refresh Butler 衣物管家	V-ZUG	RB6TWCL (14003)	✓	✓	/	/	/	/	/	/	✓	✓	/	✓	✓	/	
Master Bathroom 主人浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 LCD	/	/	/	/	✓	✓	✓	✓	/	/	/	/	/	/	
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	/	/	/	/	/	/	/	✓	/	/	/	/	
			RS161TM	/	/	/	/	/	/	/	/	✓	/	/	/	✓	/	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	/	/	/	/	/	/	/	/	/	/	/	/	/
			DPT15-34H	/	/	✓	✓	✓	/	/	✓	✓	✓	✓	/	✓	✓	
DPT15-45H			/	/	/	/	/	✓	✓	/	/	/	/	✓	/	/		
Bathroom 1 浴室1	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	✓	✓	✓	✓	/	/	/	/	✓	✓	/	/	✓	/	
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/ 21/24 LCD	/	/	✓	✓	/	/	/	/	/	/	/	/	/	/	
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	/	✓	✓	/	/	/	/	/	✓	/	/	/	/	
			DPT15-34H	/	/	/	/	/	/	/	/	✓	/	/	/	/	/	
			DPT15-45H	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	

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

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

- Notes:
- The symbol “ / ” as shown in the above table denotes "Not applicable".
 - “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.
 - 4/F is omitted.

- 備註：
- 上表 “/” 代表不適用。
 - “✓” 表示此設備於該住宅單位內提供及/或安裝。
 - 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表																	
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	Tower 1 第1座													
				Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台					
				A	B	A	B	C	D	E	F	A	B	C	D	E	F
Bathroom 2 / Bathroom 浴室2/浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 18/ 21/24 LCD	/	/	✓	✓	✓	✓	✓	✓	/	/	/	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	/	/	/	/	/	/	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	/	/	/	✓	/	/	/	✓	/	✓	/	/	/
			DPT15-34H	/	/	/	/	/	/	/	✓	/	/	/	/	/	✓
Lavatory 1 / Lavatory 洗手間1/洗手間	Electrical Storage Water Heater 儲水式電熱水爐	Jenfort 真富	JHC-3.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lavatory 2 洗手間2	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	✓	✓	/	/	/	/	/	/	✓	/	/	/	/	/
Kitchen 廚房	Cooker Hood 抽油煙機	V-ZUG	DFPQSL9 (61038)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Wok Hob 煤氣煮食爐	V-ZUG	GAS411 (31063)	✓	✓	/	/	/	/	/	/	✓	✓	/	✓	✓	/
			GAS311 (31073)	/	/	✓	✓	✓	✓	✓	✓	/	/	✓	/	/	✓
	Double Gas Hob 雙頭煤氣煮食爐	V-ZUG	GAS421 (31064)	✓	✓	/	/	/	/	/	/	✓	✓	/	✓	✓	/
			GAS321 (31074)	/	/	✓	✓	✓	✓	✓	✓	/	/	✓	/	/	✓
	Combi-Steam Oven 二合一蒸焗爐	V-ZUG	Combi-Steam XSL (23065)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	V-ZUG	Prestige T (51081)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	2-in-1 Washer Dryer 2合1洗衣乾衣機	V-ZUG	Adorina CS (11018)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cooler 酒櫃	V-ZUG	Winecooler UCSL60 (51073)	✓	✓	/	/	/	/	/	/	✓	✓	/	✓	✓	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	✓	✓	✓	✓	/	/	/	/	✓	✓	✓	✓	✓	✓
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125B1	/	/	/	/	/	/	/	✓	/	/	/	/	/	✓
			LPK 200A1	/	/	/	/	✓	✓	✓	/	/	/	✓	✓	✓	/
			LPK 200B1	✓	✓	✓	✓	/	/	/	/	✓	✓	/	/	/	/

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

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

- Notes:
- The symbol “ / ” as shown in the above table denotes "Not applicable".
 - “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.
 - 4/F is omitted.

- 備註：
- 上表 “/” 代表不適用。
 - “✓” 表示此設備於該住宅單位內提供及/或安裝。
 - 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表									
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	House 1 洋房1					
				B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Living Room, Dining Room, Master Bedroom, Bedroom, Store Room & Utility Room 客廳、飯廳、主人睡房、 睡房、儲物房及工作間	VRV (Variable Refrigerant Volume) Indoor Unit 多聯式變頻空調室內機	Daikin 大金	FXAQ25PVE	/	✓	/	✓	/	/
			FXAQ32PVE	/	/	✓	✓	/	/
			FXAQ50PVE	/	/	✓	✓	✓	/
			FXAQ63PVE	/	✓	/	/	/	/
Flat Roof 平台	VRV (Variable Refrigerant Volume) Outdoor Unit 多聯式變頻空調室外機		RUXYQ20BA	/	/	/	/	/	✓
Living Room / Dining Room 客廳/飯廳	Wine Cooler 酒櫃	V-ZUG	Winecooler UCSL60 (51073)	/	✓	/	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	✓	/	/	/	/
Master Bedroom 主人睡房	Refresh Butler 衣物管家	V-ZUG	RB6TWCL (14003)	/	/	/	/	✓	/
Master Bathroom 主人浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	/	✓	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	/	✓	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	/	/	✓	/
Bathroom 1 浴室1	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	✓	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	/	✓	/	/
Bathroom 2 浴室2	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	✓	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	✓	/	/	/
Bathroom 3 浴室3	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	/	✓	/	/
Bathroom 4 浴室4	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	✓	/	/	/	/
Lavatory 1 洗手間1	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	✓	/	/	/	/
Lavatory 2 洗手間2	Electric Water Heater 電熱水爐	Jenfort 真富	JHC-3.5	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	✓	/	/	/	/
Kitchen 廚房	Cooker Hood 抽油煙機	V-ZUG	DFPQSL9 (61038)	/	✓	/	/	/	/
	Gas Wok Hob 煤氣煮食爐	V-ZUG	GAS411 (31063)	/	✓	/	/	/	/
	Double Gas Hob 雙頭煤氣煮食爐	V-ZUG	GAS421 (31064)	/	✓	/	/	/	/
	Combi-Steam Oven 二合一蒸焗爐	V-ZUG	Combi-Steam XSL (23065)	/	✓	/	/	/	/
	Refrigerator 雪櫃	V-ZUG	Prestige T (51081)	/	✓	/	/	/	/
	2-in-1 Washer Dryer 2合1洗衣乾衣機	V-ZUG	Adorina CS (11018)	/	✓	/	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	✓	/	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	/	✓	/	/	/	/

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

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

- Notes:
1. The symbol “ / ” as shown in the above table denotes "Not applicable".

2. “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.

- 備註：
1. 上表 “/” 代表不適用。

2. “✓” 表示此設備於該住宅單位內提供及/或安裝。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表									
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	House 2 洋房2					
				B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Living Room, Dining Room, Master Bedroom, Bedroom, Store Room & Utility Room 客廳、飯廳、主人睡房、 睡房、儲物房及工作間	VRV (Variable Refrigerant Volume) Indoor Unit 多聯式變頻空調室內機	Daikin 大金	FXAQ25PVE	/	/	/	✓	/	/
			FXAQ32PVE	/	/	✓	✓	/	/
			FXAQ50PVE	/	/	✓	✓	✓	/
			FXAQ63PVE	/	✓	/	/	/	/
Flat Roof 平台	VRV (Variable Refrigerant Volume) Outdoor Unit 多聯式變頻空調室外機		RUXYQ18BA	/	/	/	/	/	✓
Living Room / Dining Room 客廳/飯廳	Wine Cooler 酒櫃	V-ZUG	Winecooler UCSL60 (51073)	/	✓	/	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	✓	/	/	/	/
Master Bedroom 主人睡房	Refresh Butler 衣物管家	V-ZUG	RB6TWCL (14003)	/	/	/	/	✓	/
Master Bathroom 主人浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	/	✓	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	/	✓	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	/	/	✓	/
Bathroom 1 浴室1	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	✓	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	/	✓	/	/
Bathroom 2 浴室2	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	✓	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	/	✓	/	/	/
Bathroom 3 浴室3	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	/	✓	/	/
Bathroom 4 浴室4	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	✓	/	/	/	/
Lavatory 1 洗手間1	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	✓	/	/	/	/
Lavatory 2 洗手間2	Electric Water Heater 電熱水爐	Jenfort 真富	JHC-3.5	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	✓	/	/	/	/
Kitchen 廚房	Cooker Hood 抽油煙機	V-ZUG	DFPQSL9 (61038)	/	✓	/	/	/	/
	Gas Wok Hob 煤氣煮食爐	V-ZUG	GAS411 (31063)	/	✓	/	/	/	/
	Double Gas Hob 雙頭煤氣煮食爐	V-ZUG	GAS421 (31064)	/	✓	/	/	/	/
	Combi-Steam Oven 二合一蒸焗爐	V-ZUG	Combi-Steam XSL (23065)	/	✓	/	/	/	/
	Refrigerator 雪櫃	V-ZUG	Prestige T (51081)	/	✓	/	/	/	/
	2-in-1 Washer Dryer 2合1洗衣乾衣機	V-ZUG	Adorina CS (11018)	/	✓	/	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJWT221 TFQL	/	✓	/	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	✓	/	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	/	✓	/	/	/	/

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

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

- Notes:
1. The symbol “ / ” as shown in the above table denotes "Not applicable".

2. “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.

- 備註：
1. 上表 “/” 代表不適用。

2. “✓” 表示此設備於該住宅單位內提供及/或安裝。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表									
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	House 3 洋房3					
				B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Living Room, Dining Room, Master Bedroom, Bedroom, Store Room & Utility Room 客廳、飯廳、主人睡房、 睡房、儲物房及工作間	VRV (Variable Refrigerant Volume) Indoor Unit 多聯式變頻空調室內機	Daikin 大金	FXAQ25PVE	/	/	✓	/	/	/
			FXAQ50PVE	/	/	/	✓	/	/
			FXAQ63PVE	/	/	✓	✓	✓	/
Flat Roof 平台	VRV (Variable Refrigerant Volume) Outdoor Unit 多聯式變頻空調室外機		RUXYQ18BA	/	/	/	/	/	✓
Living Room / Dining Room 客廳/飯廳	Wine Cooler 酒櫃	V-ZUG	Winecooler UCSL60 (51073)	/	/	✓	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	/	✓	/	/	/
Master Bedroom 主人睡房	Refresh Butler 衣物管家	V-ZUG	RB6TWCL (14003)	/	/	/	/	✓	/
Master Bathroom 主人浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	/	✓	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	/	✓	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	/	/	✓	/
Bathroom 1 浴室1	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	/	✓	/	/
Bathroom 2 浴室2	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	/	✓	/	/
Lavatory 2 洗手間2	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	✓	/	/	/
Lavatory 1 洗手間1	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	✓	/	/	/
Kitchen 廚房	Cooker Hood 抽油煙機	V-ZUG	DFPQSL9 (61038)	/	/	✓	/	/	/
	Gas Wok Hob 煤氣煮食爐	V-ZUG	GAS411 (31063)	/	/	✓	/	/	/
	Double Gas Hob 雙頭煤氣煮食爐	V-ZUG	GAS421 (31064)	/	/	✓	/	/	/
	Combi-Steam Oven 二合一蒸焗爐	V-ZUG	Combi-Steam XSL (23065)	/	/	✓	/	/	/
	Refrigerator 雪櫃	V-ZUG	Prestige T (51081)	/	/	✓	/	/	/
	2-in-1 Washer Dryer 2合1洗衣乾衣機	V-ZUG	Adorina CS (11018)	/	/	✓	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	✓	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125B1	/	/	✓	/	/	/

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

Notes:

1. The symbol “ / ” as shown in the above table denotes "Not applicable".

2. “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.

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

備註：

1. 上表 “/” 代表不適用。

2. “✓” 表示此設備於該住宅單位內提供及/或安裝。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliances Schedule 設備說明表									
Location 位置	Appliances 設備	Brand Name 品牌名稱	Model No. 產品型號	House 4 洋房4					
				B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Living Room, Dining Room, Master Bedroom, Bedroom, Store Room & Utility Room 客廳、飯廳、主人睡房、 睡房、儲物房及工作間	VRV (Variable Refrigerant Volume) Indoor Unit 多聯式變頻空調室內機	Daikin 大金	FXAQ25PVE	/	/	✓	/	/	/
			FXAQ50PVE	/	/	/	✓	/	/
			FXAQ63PVE	/	/	✓	✓	✓	/
Flat Roof 平台	VRV (Variable Refrigerant Volume) Outdoor Unit 多聯式變頻空調室外機		RUXYQ18BA	/	/	/	/	/	✓
Living Room / Dining Room 客廳/飯廳	Wine Cooler 酒櫃	V-ZUG	Winecooler UCSL60 (51073)	/	/	✓	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	/	✓	/	/	/
Master Bedroom 主人睡房	Refresh Butler 衣物管家	V-ZUG	RB6TWCL (14003)	/	/	/	/	✓	/
Master Bathroom 主人浴室	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	/	✓	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	/	✓	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	/	/	✓	/
Bathroom 1 浴室1	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	✓	/	/
Bathroom 2 浴室2	Thermo-ventilator 暖風機	Dry Master 乾衣寶	DM 168	/	/	/	✓	/	/
	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT15-34H	/	/	/	✓	/	/
Lavatory 2 洗手間2	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	✓	/	/	/
Lavatory 1 洗手間1	Exhaust Fan 抽氣扇	Gelec 通用電器	DPT10-24H	/	/	✓	/	/	/
Kitchen 廚房	Cooker Hood 抽油煙機	V-ZUG	DFPQSL9 (61038)	/	/	✓	/	/	/
	Gas Wok Hob 煤氣煮食爐	V-ZUG	GAS411 (31063)	/	/	✓	/	/	/
	Double Gas Hob 雙頭煤氣煮食爐	V-ZUG	GAS421 (31064)	/	/	✓	/	/	/
	Combi-Steam Oven 二合一蒸焗爐	V-ZUG	Combi-Steam XSL (23065)	/	/	✓	/	/	/
	Refrigerator 雪櫃	V-ZUG	Prestige T (51081)	/	/	✓	/	/	/
	2-in-1 Washer Dryer 2合1洗衣乾衣機	V-ZUG	Adorina CS (11018)	/	/	✓	/	/	/
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221 TFQL	/	/	✓	/	/	/
	Doorphone 對講機	INEX 艾力斯	IN-P7-C313	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	/	/	✓	/	/	/

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

Notes:

1. The symbol “ / ” as shown in the above table denotes "Not applicable".

2. “ ✓ ” means such appliance(s) is/are provided and/or installed in the residential unit.

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

備註：

1. 上表 “/” 代表不適用。

2. “✓” 表示此設備於該住宅單位內提供及/或安裝。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表															
Location 位置	Description 描述	Tower 1 第1座													
		Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台					
		A	B	A	B	C	D	E	F	A	B	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor Air-conditioner 室內空調機開關掣	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/	/	/	/	/	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	4	3	5	5	5	5	5	5	3	4	5	4	3	5
	TV/FM Outlet 電視/電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	2	2	2	2	2	2	1	1	2	1	1	2
	Exhaust Fan Switch 抽氣扇開關掣	2	2	1	1	2	1	1	2	2	1	2	1	1	2
	Switch for Thermo-ventilator 暖風機開關掣	/	/	1	1	1	1	1	1	/	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	/	/	1	1	1	1	1	1	/	/	/	/	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	/	/	/	/	/	/	1	1	1	1	1
	Lighting Switch 燈掣	6	6	6	6	6	6	6	6	7	7	6	6	8	6
	Lighting Point 燈位	6	6	4	4	4	4	4	4	4	4	4	4	5	4
	Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	/	/	2	2	2	2	2	2	/	2	2	2	2	2
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	2	2	2	2	3	1	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	2	2	1	1	2	1	1	2	1	1	2
	Socket Outlet for Refresh Butler 衣物管家插座	1	1	/	/	/	/	/	/	1	1	/	1	1	/
	TV/FM Outlet 電視/電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	1	1	/	/	/	/	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	/	/	/	/	1	1	1	1	/	/	/	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Indoor Air-conditioner 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	2	1
	Lighting Switch 燈掣	2	2	3	3	3	3	3	3	2	3	3	3	2	3
	Lighting Point 燈位	3	3	3	3	3	1	1	3	1	3	3	1	2	3
Utility Platform 工作平台	Lighting Point 燈位	/	/	1	1	1	1	1	1	/	1	1	1	/	1

- Notes:
- “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - The symbol “ / ” as shown in the above table denotes "Not applicable".
 - 4/F is omitted.

- 備註：
- “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 上表 “/” 代表不適用。
 - 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表															
Location 位置	Description 描述	Tower 1 第1座													
		Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台					
		A	B	A	B	C	D	E	F	A	B	C	D	E	F
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	1	2	3	3	1	2	2	1	2	1	1	1	2	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	1	1	2	1	1	2	1	1	2	2	1	2
	TV/FM Outlet 電視/電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Town Gas Water Heater 煤氣熱水爐開關掣	1	1	/	/	/	/	/	/	1	1	/	/	1	/
	Switch for Electric Water Heater 電熱水爐開關掣	/	/	1	1	/	/	/	/	/	/	/	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	1	1	1	1	/	/	/	/	1	1	/	/	1	/
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	/	/	/	/	1	1	/	/	1	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	2	2	2	1	1	1	1	3	2	1	1	3	1
	Lighting Point 燈位	2	2	2	2	1	1	1	1	1	2	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	/	/	/	/	/	/	/	/	1	/	/	/	1	/
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	2	2	2	2	1	2	2	1	3	1	1	2	2	1
	13A Twin Socket Outlet 13安培雙位電插座	1	2	2	2	2	2	2	2	1	1	2	1	1	2
	TV/FM Outlet 電視/電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣	1	1	/	/	/	/	/	/	1	/	/	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	1	1	/	/	/	/	/	/	1	/	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	1	1	/	/	/	/	/	/	1	/	/	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	3	3	1	1	1	1	1	1	2	1	1	1	1	1
	Lighting Point 燈位	2	1	1	1	1	1	1	1	2	1	1	1	1	1
Master Bathroom 主人浴室	13A Single Socket Outlet 13安培單位電插座	1	1	/	/	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	/	/	1	1	/	/	/	/	/	/	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	1	1	1	1	/	/	/	/	1	1	1	1	1	1
	Connection Unit for Thermo-ventilator 暖風機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	1	1	/	/	/	/	1	1	/	/	1	/
	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	/	/	/	/	1	1	1	1	/	/	/	/	/	/
	Lighting Point 燈位	2	2	3	3	3	2	2	2	3	3	3	2	2	2

- Notes:
- “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - The symbol “ / ” as shown in the above table denotes "Not applicable".
 - 4/F is omitted.

- 備註：
- “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 上表 “/” 代表不適用。
 - 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表															
Location 位置	Description 描述	Tower 1 第1座													
		Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台					
		A	B	A	B	C	D	E	F	A	B	C	D	E	F
Bathroom 1 浴室1	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	/	/	/	/	1	1	/	/	1	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	1	1	/	/	/	/	1	1	/	/	1	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	1	1	/	/	/	/	/	/	1	1	/	/	1	/
	Connection Unit for Thermo-ventilator 暖風機接線位	1	1	1	1	/	/	/	/	1	1	/	/	1	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	/	/	/	/	1	/	/	/	/	/
	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	/	/	1	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	2	2	2	2	/	/	/	/	4	2	/	/	2	/
Bathroom / Bathroom 2 浴室/浴室2	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	/	/	1	/	/	1	1	/	/	/	/	1
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	1	1	/	/	/	/	/	/	1	1	1	1	1	1
	Connection Unit for Thermo-ventilator 暖風機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	/	/	/	/	1	1	/	/	/	/
	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	/	/	1	1	1	1	1	1	/	/	/	/	/	/
	Lighting Point 燈位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Store Room 儲物房	13A Single Socket Outlet 13安培單位電插座	1	1	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	1	1	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	1	1	/	/	/	/	/	/	1	/	/	/	1	/
Lift Lobby 升降機大堂	Lighting Point 燈位	/	/	3	3	3	4	4	3	3	3	3	4	4	3
Garden 花園	Lighting Point 燈位	7	7	/	/	/	/	/	/	/	/	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	2	2	/	/	/	/	/	/	/	/	/	/	/	/
Steel Frame For Air-conditioner 空調機鋼架	Air-conditioner Isolator 空調電力開關掣	3	3	/	/	/	/	/	/	/	/	/	/	/	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".
 - 4. 4/F is omitted.

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。
 - 4. 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表															
Location 位置	Description 描述	Tower 1 第1座													
		Ground Floor 地下		1/F-10/F 1樓至10樓						11/F & Roof 11樓及天台					
		A	B	A	B	C	D	E	F	A	B	C	D	E	F
Kitchen 廚房	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Cooker Hood 抽油煙機接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Gas Cooker 煤氣煮食爐接線位	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Connection Unit for Combi-Steam Oven 二合一蒸焗爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Refrigerator 雪櫃電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washing/ Drying Machine Connection Point (Water Inlet & Drainage & Electricity Connection Point) 洗衣/乾衣機接駁點(來去水及供電位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet for Wine Cooler 酒櫃電插座	1	1	/	/	/	/	/	/	1	1	/	1	1	/
	Town Gas Meter 煤氣錶	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	4	4	3	3	3	3	4	4	3
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	3	3	/	/	/	/	/	/	1	1	2	2	2	2
Utility Room 工作間	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Switch 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	/	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	/	1	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory / Lavatory 1 洗手間/洗手間1	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lavatory 2 洗手間2	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	1	1	/	/	/	/	/	/	1	/	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	1	1	/	/	/	/	/	/	1	/	/	/	/	/
	Lighting Point 燈位	1	1	/	/	/	/	/	/	1	/	/	/	/	/
Air-conditioning Platform 空調機平台	Air-conditioner Isolator 空調電力開關掣	/	/	2	2	2	2	2	2	3	2	2	2	3	2
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	/	/	/	3	7	2	3	4	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	/	/	1	1	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	/	/	/	2	2	1	1	2	/
Staircase 樓梯	Lighting Point 燈位	/	/	/	/	/	/	/	/	4	3	/	/	3	/
	Lighting Switch 燈掣	/	/	/	/	/	/	/	/	2	2	/	/	2	/

- Notes:
- “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - The symbol “ / ” as shown in the above table denotes "Not applicable".
 - 4/F is omitted.

- 備註：
- “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 上表 “/” 代表不適用。
 - 不設4樓。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 1 洋房1					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	/	1	/	/	/	/
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor Air-conditioner 室內空調機開關掣	/	3	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	2	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	4	/	/	/	/
	TV/FM Outlet 電視/電台插座	/	2	/	/	/	/
	Telephone Outlet 電話插座	/	2	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	2	/	/	/	/
	Lighting Switch 燈掣	/	5	/	/	/	/
	Lighting Point 燈位	/	6	/	/	/	/
	Socket Outlet for Wine Cooler 酒櫃電插座	/	1	/	/	/	/
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	2	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	2	/
	Socket Outlet for Refresh Butler 衣物管家插座	/	/	/	/	1	/
	TV/FM Outlet 電視/電台插座	/	/	/	/	1	/
	Telephone Outlet 電話插座	/	/	/	/	1	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	/	1	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	1	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	/	1	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	/	1	/
	Lighting Switch 燈掣	/	/	/	/	3	/
	Lighting Point 燈位	/	/	/	/	2	/
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	3	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas water heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/

Notes:

1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.

2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

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

備註：

1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。

3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 1 洋房1					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	/	/	2	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	/	/	/
	TV/FM Outlet 電視/電台插座	/	/	1	/	/	/
	Telephone Outlet 電話插座	/	/	1	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	1	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	1	/	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	1	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	1	/	/	/
	Lighting Switch 燈掣	/	/	2	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
Bedroom 3 睡房3	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	2	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Bedroom 4 睡房4	13A Single Socket Outlet 13安培單位電插座	/	2	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	1	/	/	/	/
	TV/FM Outlet 電視/電台插座	/	1	/	/	/	/
	Telephone Outlet 電話插座	/	1	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	1	/	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	1	/	/	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	1	/	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	1	/	/	/	/
	Lighting Switch 燈掣	/	2	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/
Master Bathroom 主人浴室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	1	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	/	1	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	/	1	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	/	1	/
	Lighting Point 燈位	/	/	/	/	4	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	1	/

Notes:

- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
- 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
- 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

備註：

- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
- 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
- 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 1 洋房1					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Bathroom 1 浴室1	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	2	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Bathroom 2 浴室2	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	1	/	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	1	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	1	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
Bathroom 3 浴室3	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Bathroom 4 浴室4	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	1	/	/	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	1	/	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	1	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/
Study Room 書房	13A Single Socket Outlet 13安培單位電插座	/	/	2	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	3	/	/	/
	TV/FM Outlet 電視/電台插座	/	/	2	/	/	/
	Telephone Outlet 電話插座	/	/	2	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	2	/	/	/
	Lighting Switch 燈掣	/	/	2	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 1 洋房1					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Family Room 家庭室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	2	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	2	/	/
	Telephone Outlet 電話插座	/	/	/	2	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	1	/	/
Lavatory 1 洗手間1	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	1	/	/	/	/
	Lighting Point 燈位	/	1	/	/	/	/
Kitchen 廚房	13A Twin Socket Outlet 13安培雙位電插座	/	2	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	2	/	/	/	/
	Fuse Spur Unit for Cooker Hood 抽油煙機接線位	/	1	/	/	/	/
	Fuse Spur Unit for Gas Cooker 煤氣煮食爐接線位	/	2	/	/	/	/
	Connection Unit for Combi-Steam Oven 二合一蒸焗爐接線位	/	1	/	/	/	/
	Socket Outlet for Refrigerator 雪櫃電插座	/	1	/	/	/	/
	Washing / Drying Machine Connection Point (Water Inlet & Drainage & Electricity Connection Point) 洗衣/乾衣機接駁點(來去水及供電位)	/	1	/	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	1	/	/	/	/
	Lighting Point 燈位	/	3	/	/	/	/
	Town Gas Meter 煤氣錶	/	1	/	/	/	/
Utility Room 工作間	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Lighting Switch 燈掣	/	1	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/
	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	/	1	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣	/	1	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	1	/	/	/	/
Lavatory 2 洗手間2	Lighting Point 燈位	/	1	/	/	/	/

Notes:

1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.

2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

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

備註：

1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。

3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 1 洋房1					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Flat Roof accessible from Master Bedroom 由主人睡房進入的平台	Lighting Point 燈位	/	/	/	/	1	/
Flat Roof accessible from Bedroom 2 由睡房2進入的平台	Lighting Point 燈位	/	/	1	/	/	/
Flat Roof accessible from Study Room 由書房進入的平台	Lighting Point 燈位	/	/	4	/	/	/
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	2
	Air-conditioner Isolator 空調電力開關掣	/	/	/	/	/	1
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	2
Filtration Plant Room 濾水器機房	Lighting Point 燈位	2	/	/	/	/	/
	Light Switch 燈掣	1	/	/	/	/	/
	Exhaust Fan Control Panel 抽氣扇控制箱	1	/	/	/	/	/
	Isolator for Swimming Pool Pumps 泳池泵電力開關掣	1	/	/	/	/	/
Lift Lobby 升降機大堂	Lighting Point 燈位	1	/	/	/	/	/
Staircase 樓梯	Lighting Point 燈位	2	3	3	3	2	2
	Lighting Switch 燈掣	2	1	2	2	4	/
	13A Single Socket Outlet 13安培單位電插座	/	/	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	/	1	/	/	/	/
	Isolator for Lift 升降機電力開關掣	/	/	/	/	1	/
Planter / Garden 花槽/花園	Lighting Point 燈位	/	13	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 2 洋房2					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	/	1	/	/	/	/
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor Air-conditioner 室內空調機開關掣	/	3	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	2	/	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	5	/	/	/	/
	TV/FM Outlet 電視/電台插座	/	2	/	/	/	/
	Telephone Outlet 電話插座	/	2	/	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	1	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	3	/	/	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	1	/	/	/	/
	Lighting Switch 燈掣	/	6	/	/	/	/
	Lighting Point 燈位	/	8	/	/	/	/
	Socket Outlet for Wine Cooler 酒櫃電插座	/	1	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	2	/
Master Bedroom 主人睡房	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	2	/
	Socket Outlet for Refresh Butler 衣物管家插座	/	/	/	/	1	/
	TV/FM Outlet 電視/電台插座	/	/	/	/	1	/
	Telephone Outlet 電話插座	/	/	/	/	1	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	/	1	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	1	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	/	1	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	/	1	/
	Lighting Switch 燈掣	/	/	/	/	3	/
	Lighting Point 燈位	/	/	/	/	2	/
	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	3	/	/
Bedroom 1 睡房1	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	3	/	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 2 洋房2					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	/	/	2	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	/	/	/
	TV/FM Outlet 電視/電台插座	/	/	1	/	/	/
	Telephone Outlet 電話插座	/	/	1	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	1	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	1	/	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	1	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	1	/	/	/
	Lighting Switch 燈掣	/	/	2	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
Bedroom 3 睡房 3	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	2	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Master Bathroom 主人浴室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	1	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	/	1	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	1	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	/	1	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	/	1	/
	Lighting Point 燈位	/	/	/	/	4	/
Bathroom 1 浴室1	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	2	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/

- Notes:
- 1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 2 洋房2					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Bathroom 2 浴室2	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	1	/	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	1	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	1	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
Bathroom 3 浴室3	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Bathroom 4 浴室4	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	1	/	/	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	1	/	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	1	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/
Study Room 書房	13A Single Socket Outlet 13安培單位電插座	/	/	2	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	3	/	/	/
	TV/FM Outlet 電視/電台插座	/	/	2	/	/	/
	Telephone Outlet 電話插座	/	/	2	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	2	/	/	/
	Lighting Switch 燈掣	/	/	2	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
Family Room 家庭室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	2	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	2	/	/
	Telephone Outlet 電話插座	/	/	/	2	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	1	/	/
Lavatory 1 洗手間1	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	1	/	/	/	/
	Lighting Point 燈位	/	1	/	/	/	/

- Notes:
- 1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。
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 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 2 洋房2					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Kitchen 廚房	13A Twin Socket Outlet 13安培雙位電插座	/	2	/	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	2	/	/	/	/
	Fuse Spur Unit for Cookerhood 抽油煙機接線位	/	1	/	/	/	/
	Fuse Spur Unit for Gas Cooker 煤氣煮食爐接線位	/	2	/	/	/	/
	Connection Unit for Combi-Steam Oven 二合一蒸焗爐接線位	/	1	/	/	/	/
	Socket Outlet for Refrigerator 雪櫃電插座	/	1	/	/	/	/
	Washing/ Drying Machine Connection Point (Water Inlet & Drainage & Electricity Connection Point) 洗衣/乾衣機接駁點(來去水及供電位)	/	1	/	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	1	/	/	/	/
	Lighting Point 燈位	/	3	/	/	/	/
	Town Gas Meter 煤氣錶	/	1	/	/	/	/
Utility Room 工作間	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Lighting Switch 燈掣	/	1	/	/	/	/
	Lighting Point 燈位	/	2	/	/	/	/
	Fuse Spur Unit for Electric Water Heater 電熱水爐接線位	/	1	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣	/	1	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	1	/	/	/	/
Lavatory 2 洗手間2	Lighting Point 燈位	/	1	/	/	/	/
Flat Roof accessible from Master Bedroom 由主人睡房進入的平台	Lighting Point 燈位	/	/	/	/	1	/
Flat Roof accessible from Bedroom 2 由睡房2進入的平台	Lighting Point 燈位	/	/	1	/	/	/
Flat Roof accessible from Study Room 由書房進入的平台	Lighting Point 燈位	/	/	4	/	/	/
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	2
	Air-conditioner Isolator 空調電力開關掣	/	/	/	/	/	1
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	2
Filtration Plant Room 濾水器機房	Lighting Point 燈位	2	/	/	/	/	/
	Light Switch 燈掣	1	/	/	/	/	/
	Exhaust Fan Control Panel 抽氣扇控制箱	1	/	/	/	/	/
	Isolator for Swimming Pool Pumps 泳池泵電力開關掣	1	/	/	/	/	/

Notes:

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

備註：

1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。

3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 2 洋房2					
		B1/F 地庫1層	Ground Floor 地下	1/F 1樓	2/F 2樓	3/F 3樓	Roof 天台
Lift Lobby 升降機大堂	Lighting Point 燈位	2	/	/	/	/	/
Staircase 樓梯	Lighting Point 燈位	1	3	3	3	2	2
	Lighting Switch 燈掣	2	1	2	2	2	/
	13A Single Socket Outlet 13安培單位電插座	/	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	/	1	/	/	/	/
	Isolator for Lift 升降機電力開關掣	/	/	/	/	1	/
Planter / Garden 花槽/花園	Lighting Point 燈位	/	12	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/

Notes:

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

備註：

1. “1, 2,” 表示提供於該住宅單位內的裝置數量。

2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 3 洋房3					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	/	/	1	/	/	/
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	3	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	3	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	1	/	/
	TV/FM Outlet 電視/電台插座	/	/	1	/	/	/
	Telephone Outlet 電話插座	/	/	1	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	2	/	/	/
	Lighting Switch 燈掣	/	/	6	1	/	/
	Lighting Point 燈位	/	/	5	1	/	/
	Socket Outlet for Wine Cooler 酒櫃電插座	/	/	1	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	3	/
Master Bedroom 主人睡房	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	4	/
	Socket Outlet for Refresh Butler 衣物管家插座	/	/	/	/	1	/
	TV/FM Outlet 電視/電台插座	/	/	/	/	2	/
	Telephone Outlet 電話插座	/	/	/	/	2	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	/	1	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	1	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	/	1	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	/	2	/
	Lighting Switch 燈掣	/	/	/	/	3	/
	Lighting Point 燈位	/	/	/	/	3	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 3 洋房3					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	/	/	/	2	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	2	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	2	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	/	/	/	3	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	1	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Master Bathroom 主人浴室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	1	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	/	1	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	/	1	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	/	1	/
	Lighting Point 燈位	/	/	/	/	4	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	1	/
Bathroom 1 浴室1	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/

- Notes:
- 1. “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2,” 表示提供於該住宅單位內的裝置數量。
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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 3 洋房3					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Bathroom 2 浴室2	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Lavatory 1 洗手間1	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
Kitchen 廚房	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Fuse Spur Unit for Cooker Hood 抽油煙機接線位	/	/	1	/	/	/
	Fuse Spur Unit for Gas Cooker 煤氣煮食爐接線位	/	/	2	/	/	/
	Connection Unit for Combi-Steam Oven 二合一蒸焗爐接線位	/	/	1	/	/	/
	Socket Outlet for Refrigerator 雪櫃電插座	/	/	1	/	/	/
	Washing/ Drying Machine Connection Point (Water Inlet & Drainage & Electricity Connection Point) 洗衣/乾衣機接駁點(來去水及供電位)	/	/	1	/	/	/
	Lighting Point 燈位	/	/	4	/	/	/
	Town Gas Meter 煤氣錶	/	/	1	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	1	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	3	/	/	/
	Switch for Gas water heater 煤氣熱水爐開關掣	/	/	1	/	/	/
Utility Room 工作間	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
	Lighting Switch 燈掣	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	1	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	1	/	/	/
Lavatory 2 洗手間2	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
Flat Roof accessible from Master Bedroom 由主人睡房進入的平台	Lighting Point 燈位	/	/	/	/	1	/
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	3
	Air-conditioner Isolator 空調電力開關掣	/	/	/	/	/	1
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	2

- Notes:
- 1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.
 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 3 洋房3					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Filtration Plant Pit 濾水器機井	Isolator for Swimming Pool Pumps 泳池泵電力開關掣	/	/	1	/	/	/
	Isolator for Rain Water Pumps 雨水泵電力開關掣	/	/	1	/	/	/
Lift Lobby 升降機大堂	Lighting Point 燈位	2	/	/	/	/	/
Store Room 儲物房	Lighting Point 燈位	/	2	/	/	/	/
	Lighting Switch 燈掣	/	1	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Miniature Circuit Breakers Board 總電掣箱	/	1	/	/	/	/
Staircase 樓梯	Lighting Point 燈位	/	5	3	3	3	2
	Lighting Switch 燈掣	/	1	2	2	4	/
	13A Single Socket Outlet 13安培單位電插座	/	1	1	1	1	/
	Isolator for Lift 升降機電力開關掣	/	/	/	/	1	/
Planter / Garden 花槽/花園	Lighting Point 燈位	/	15	4	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/

- Notes:
- “1, 2,” denotes the quantity of such provision(s) provides in the residential unit.
 - The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- “1, 2,” 表示提供於該住宅單位內的裝置數量。
 - 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 4 洋房4					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	/	/	1	/	/	/
Living Room / Dining Room / Corridor 客廳/飯廳/走廊	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	3	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	4	/	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	1	/	/
	TV/FM Outlet 電視/電台插座	/	/	1	/	/	/
	Telephone Outlet 電話插座	/	/	1	/	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	2	/	/	/
	Lighting Switch 燈掣	/	/	6	1	/	/
	Lighting Point 燈位	/	/	6	1	/	/
	Socket Outlet for Wine Cooler 酒櫃電插座	/	/	1	/	/	/
Master Bedroom 主人睡房	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	4	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	3	/
	Socket Outlet for Refresh Butler 衣物管家插座	/	/	/	/	1	/
	TV/FM Outlet 電視/電台插座	/	/	/	/	2	/
	Telephone Outlet 電話插座	/	/	/	/	2	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	/	1	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	/	1	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	/	1	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	/	2	/
	Lighting Switch 燈掣	/	/	/	/	4	/
	Lighting Point 燈位	/	/	/	/	3	/

Notes:

1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.

2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

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

備註：

1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。

3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 4 洋房4					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Bedroom 1 睡房1	13A Single Socket Outlet 13安培單位電插座	/	/	/	3	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	3	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	2	/	/
	Telephone Outlet 電話插座	/	/	/	2	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	2	/	/
	Lighting Point 燈位	/	/	/	3	/	/
Bedroom 2 睡房2	13A Single Socket Outlet 13安培單位電插座	/	/	/	3	/	/
	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	1	/	/
	TV/FM Outlet 電視/電台插座	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	/	1	/	/
	Switch for Thermo-ventilator 暖風機開關掣	/	/	/	1	/	/
	Switch for Gas Water Heater 煤氣熱水爐開關掣	/	/	/	1	/	/
	Switch for Indoor Air-conditioner 室內空調機開關掣	/	/	/	1	/	/
	Lighting Switch 燈掣	/	/	/	3	/	/
	Lighting Point 燈位	/	/	/	3	/	/
Master Bathroom 主人浴室	13A Twin Socket Outlet 13安培雙位電插座	/	/	/	/	1	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	/	1	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	/	1	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	/	1	/
	Lighting Point 燈位	/	/	/	/	4	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	/	/	1	/
Bathroom 1 浴室1	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/

- Notes:
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 - 2. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
 - 3. The symbol “ / ” as shown in the above table denotes "Not applicable".

- 備註：
- 1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。
 - 2. 數目表所顯示的燈掣數量是表示燈掣面板的數量。
 - 3. 上表 “/” 代表不適用。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 4 洋房4					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Bathroom 2 浴室2	13A Single Socket Outlet 13安培單位電插座	/	/	/	1	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	/	1	/	/
	Connection Unit for Thermo-ventilator 暖風機接線位	/	/	/	1	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	/	1	/	/
	Lighting Point 燈位	/	/	/	2	/	/
Lavatory 1 洗手間1	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
Kitchen 廚房	13A Twin Socket Outlet 13安培雙位電插座	/	/	2	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
	Fuse Spur Unit for Cooker Hood 抽油煙機接線位	/	/	1	/	/	/
	Fuse Spur Unit for Gas Cooker 煤氣煮食爐接線位	/	/	2	/	/	/
	Connection Unit for Combi-Steam Oven 二合一蒸焗爐接線位	/	/	1	/	/	/
	Socket Outlet for Refrigerator 雪櫃電插座	/	/	1	/	/	/
	Washing/ Drying Machine Connection Point (Water Inlet & Drainage & Electricity Connection Point) 洗衣/衣機接駁點(來去水及供電位)	/	/	1	/	/	/
	Lighting Point 燈位	/	/	2	/	/	/
	Town Gas Meter 煤氣錶	/	/	1	/	/	/
	Gas Water Heater Temperature Control 煤氣熱水爐恆溫控制器	/	/	1	/	/	/
	Fuse Spur Unit for Gas Water Heater 煤氣熱水爐接線位	/	/	3	/	/	/
	Switch for Gas water heater 煤氣熱水爐開關掣	/	/	1	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/
Utility Room 工作間	Lighting Switch 燈掣	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	/	/	1	/	/	/
	Exhaust Fan Switch 抽氣扇開關掣	/	/	1	/	/	/
	Fuse Spur Unit for Exhaust Fan 抽氣扇接線位	/	/	1	/	/	/
Lavatory 2 洗手間2	Lighting Point 燈位	/	/	1	/	/	/
	Lighting Point 燈位	/	/	1	/	/	/
Flat Roof accessible from Master Bedroom 由主人睡房進入的平台	Lighting Point 燈位	/	/	/	/	1	/

Notes:

1. “1, 2, ……” denotes the quantity of such provision(s) provides in the residential unit.

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備註：

1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表							
Location 位置	Description 描述	House 4 洋房4					
		B1/F 地庫1層	LG/F 地下下層	UG/F 地下上層	1/F 1樓	2/F 2樓	Roof 天台
Flat Roof 平台	Lighting Point 燈位	/	/	/	/	/	3
	Air-conditioner Isolator 空調電力開關掣	/	/	/	/	/	1
	13A Single Socket Outlet 13安培單位電插座	/	/	/	/	/	2
Filtration Plant Pit 濾水器機井	Isolator for Swimming Pool Pumps 泳池泵電力開關掣	/	/	1	/	/	/
Lift Lobby 升降機大堂	Lighting Point 燈位	2	/	/	/	/	/
Store Room 儲物房	Lighting Point 燈位	/	2	/	/	/	/
	Lighting Switch 燈掣	/	1	/	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	1	/	/	/	/
	Miniature Circuit Breakers Board 總電掣箱	/	1	/	/	/	/
Staircase 樓梯	Lighting Point 燈位	/	5	3	3	3	2
	Lighting Switch 燈掣	/	2	2	2	4	/
	13A Single Socket Outlet 13安培單位電插座	/	1	1	1	1	1
	Isolator for Lift 升降機電力開關掣	/	/	/	/	1	/
Planter / Garden 花槽/花園	Lighting Point 燈位	/	11	3	/	/	/
	13A Single Socket Outlet 13安培單位電插座	/	/	1	/	/	/

Notes:

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

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1. “1, 2, ……” 表示提供於該住宅單位內的裝置數量。

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SERVICE AGREEMENTS

服務協議

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

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。

GOVERNMENT RENT

地稅

The Vendor is liable for the Government rent payable for the specified residential property up to and including the date of the respective assignment of the specified residential property to the purchasers.

賣方有法律責任就指明住宅物業繳付直至並包括有關個別指明住宅物業之買方簽署轉讓契之日期為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

Note:

On that delivery, the purchaser is liable to pay to the manager of the Development a debris removal fee under the deed of mutual covenant, and where the owner has paid the debris removal fee, the purchaser shall reimburse the owner for the same.

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

備註：

在交付時，買方須根據公契向發展項目管理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。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

凡任何指明住宅物業或於相關買賣合約列出之裝設於該物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES

斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost.

(a) Terms of the requirement:

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

“(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide 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.(32) 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, landslide 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, landslide 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, landslide 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.”

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

“(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 landslide, 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 landslide, 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, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, 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 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.”

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

“The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red Area or

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any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Green Hatched Black Area, the Green Cross-hatched Black Area, the Green Cross-hatched Black Stippled Red 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.”

(b) Each of the owners is obliged to contribute towards the costs of the maintenance works.

(c) A plan showing the slope and the retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is appended at the end of this section (as shown coloured brown and light brown for identification purpose only).

(d) Clause 58 of the latest draft Deed of Mutual Covenant stipulates that:

“(a) The Owners shall at their own costs and expenses maintain in good substantial repair and condition to the satisfaction of the Director of Lands and carry out all works in respect of any and all slopes, slope treatment works, retaining walls and other structures within or outside the Land, including but not limited to the Green Hatched Black Area, the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Area (collectively “the Slopes and Retaining Walls”) as shown edged with Black broken lines and hatched Black on the slope plan(s) certified as to its/their accuracy by the Authorized Person and attached to this Deed as required by the Government Grant and in accordance with the Geoguide 5-Guide to Slope Maintenance issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual for the Slopes and Retaining Walls (“the Slope Maintenance Manual”) prepared in accordance with such Geoguide 5.

(b) The Manager shall have full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls in compliance with the conditions of the Government Grant and in accordance with the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of slopes and retaining walls. For the purpose of this sub-clause, the reference to “the Manager” includes the Owners’ Corporation, if formed.

(c) All Owners shall pay the Manager all costs lawfully incurred or to be incurred by the Manager in carrying out maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

(d) The Manager shall not be made personally liable for carrying out any such requirements in respect of the Slopes and Retaining Walls under the conditions of the Government Grant, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all Owners.

(e) The First Owner shall deposit a full copy of the Slope Maintenance Manual in the management office of the Development within one month after the date of this Deed for inspection by all Owners free of charge and taking copies upon payment of a reasonable charge. All charges received shall be credited to the Special Fund.”

2. Owner’s undertaking to maintain any slope in relation to the Development at the owner’s own cost

Not applicable

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1. 批地文件規定，發展項目中的住宅物業的擁有人須自行出資維修斜坡

(a) 該規定的條款：

(i) 批地文件特別條款第(33)條規定：

"(a) 如果任何土地存在或已經被分割、清除或向後退入或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面批准，亦不論是在該地段內或任何政府土地內，旨在或關連於構建、平整或開發該地段或其中任何部分或買方按此等條款需要進行的任何其他工程或作任何其他用途，買方須自行出資進行與修建該等斜坡處理工程、護土牆或其他當時或之後必要的支撐物、保護物、排水或附屬或其他工程，以保護與支撐該地段內的任何土地和任何毗鄰或毗連政府土地或出租土地，並避免與防止其後發生任何塌方、山泥傾瀉或地陷。買方須在本文件批租的年期內自行出資保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物、排水或附屬或其他工程處於修繕妥當的狀態，以達至署長滿意的程度。

(b) 本特別條款第(a)款不能影響此等條款，特別是本文件特別條款第(32)條賦予政府的權利。

(c) 無論在任何時候，倘若因為任何構建、平整、開發或買方進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，買方須自行出資進行修復或彌補，以達至署長滿意的程度並對上述塌方、山泥傾瀉或地陷造成政府、其代理及承辦商承受、遭受或產生一切費用、收費、損害、要求及索償作出彌償。

(d) 除了本文件規定對違反此等條款的任何其他權利或濟助外，署長有權發出書面通知要求買方進行、修建及保養該土地、斜坡護理工程、護土牆或其他支撐物、保護物及排水或輔助或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果買方不理會或未能在該通知指定的時期內執行該通知要求，以達至署長滿意的程度，署長可立即執行與進行任何必要工程。買方須應要求時歸還政府因此產生的費用連同任何行政或專業費用及開支。"

(ii) 批地文件特別條款第(37)條規定：

"(a) 買方須按署長絕對酌情決定的要求時自行出資進行與完成在本文件附錄的圖則上以綠色加黑斜線顯示的區域(以下簡稱「綠色加黑斜線區域」)的岩土勘察和斜坡護理，防止山泥傾瀉、緩解及修補工程，以達至署長滿意的程度，並在本文件同意批租的年期的所有時間內自行出資保養綠色加黑斜線區域包括在其內及其上的一切土地、斜坡護理工程、護土構築物、排水渠及任何其他工程處於修繕妥當的狀態，以達至署長滿意的程度。倘若在本文件批租的年期內的任何時間內綠色加黑斜線區域內發生任何山泥傾瀉、地陷或塌方，買方須自行出資修復與彌補該地方連同署長認為(署長的決定為最終的，且對買方具有約束力)受到影響的任何毗鄰或毗連區域，以達至署長滿意的程度。買方於所有時間須就上述山泥傾瀉、地陷或塌方產生的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及司法程序彌償政府、其代理及承辦商。買方須確保在任何時候不能對綠色加黑斜線區域進行非法挖掘或堆填。經署長事先書面批准，買方可搭建圍欄或其他障礙物，以防止上述非法挖掘或堆填。署長除具有對違反此等條款的任何其他權利或濟助外，可在任何時候經書面通知要求買方進行上述岩土勘測、斜坡護理、防止山泥傾瀉、緩解及修補工程並保養、修復及彌補上述山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果買方不理會或未能在指定時期遵守該通知，以達至署長滿意的程度，在該日期期滿後，署長可執行與進行要求的工程，買方須應要求償還因此產生的費用給政府。

(b) 即使本特別條款第(a)款規定，本特別條款規定買方對綠色加黑斜線區域或其中部分的權利與責任將於政府發給買方的相關通知後終止。買方不能就上述決定造成的任何損失、損害或干擾向政府、署長或他們正式授權的人員要求索償。但是上述決定不影響政府對先前違反、不遵守或不履行本特別條款第(a)款規定的任何權利及濟助。"

(iii) 批地文件特別條款第(39)(a)條規定：

"買方須在任何時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分之上、上面、之下或毗鄰的任何政府的或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面建議，並於各方面取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須遵守並自行出資履行署長於批准上述建議時對服務設施施加的任何要求，包括任何所需的改道、重鋪或修復的費用。買方必須自行出資在一切方面維修、彌補及修復上述工程對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，否則明渠、污水渠、雨水渠或總水喉的修復須由署長進行，買方須應要求時向政府支付該等工程費用)，達至署長滿意的程度。如果買方未能對該地段、綠色區域、綠色加黑斜線區域、綠色加黑交叉斜線區域、綠色加黑交叉斜線及紅點區域或其中任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程以達至署長滿意的程度，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，買方須應要求時向政府支付該等工程的費用。"

(b) 每名擁有人均須分擔維修工程的費用。

(c) 顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的護土牆或有關構築物的圖則，已載於本節末頁(以棕色及淺棕色標示，僅作識別用途)。

(d) 公契最新擬稿第58條規定：

"58.

(a) 業主須按土力工程處印發的「岩土指南第五冊—斜坡維修指南」(以其不時修訂或取代為準) 和按岩土指南第五冊編製的斜坡及護土牆保養手冊(「斜坡保養手冊」)自行出資按政府批地文件要求維修該土地之內或之外的一切斜坡、斜坡護理工程、護土牆及其他構築物，包括但不限於綠色加黑斜線區域、綠色加黑交叉斜線區域及綠色加黑交叉斜線及紅點區域(統稱「斜坡及護土牆」，在公契夾附的斜坡圖則(經認可人士核實為準確)上以黑色虛線圍邊並以黑斜線顯示)處於修繕妥當狀態及進行有關的一切工程，以達至地政總署署長滿意的程度。

(b) 管理人獲業主充分授權，聘請適當及合資格人士按斜坡保養手冊及政府主管部門不時對保養斜坡及護土牆發出的一切指引視察、保持及妥善保養斜坡及護土牆和進行有關的一切工程，以符合政府批地文件的規定。在本款中，「管理人」一詞包括業主立案法團(如成立)。

(c) 所有業主須向管理人支付管理人就斜坡及護土牆進行保養、維修及任何其他工程所合法支出或將支出的一切費用。

(d) 如果管理人盡了一切合理努力，但未能向全體業主收取所需工程的費用，管理人不應就履行政府批地文件對斜坡及護土牆的任何要求承擔個人責任，該責任仍由業主承擔。

(e) 第一業主必須在公契之日期後一個月內在發展項目的管理處備存一整套斜坡保養手冊，供所有業主免費查閱，並在業主繳付合理收費後提供其副本，因此收到的一切收費須撥入特別基金。"

2. 擁有人自行出資就發展項目維修任何斜坡的承諾

不適用

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Legend 圖例

- Boundary Line of the Development
發展項目邊界線
- Slope Boundary Line
斜坡界線
- Soil Nail Area With Vegetated Surface
有植被護面的泥釘範圍
- Flexible Barrier
柔性防護網
- Landslide Debris / Boulders Clearance Area
山泥傾瀉所造成之泥石的須清理範圍
- Slope Area
斜坡範圍



MODIFICATION 修訂

No existing application to the Government for a modification of the Land Grant for the Development has been made.

發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION

有關資料

1. Noise mitigation measures

The following measures ("Approved Noise Mitigation Measures") to mitigate road traffic noise impact from Tai Po Road Sha Tin Heights, will be provided in the Development

- a) Fixed window
- b) Acoustic window
- c) Acoustic balcony
- d) Flat roof/ utility platform with self-closing door
- e) Acoustic fins
- f) Maintenance windows

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 21 to 37 for details on the locations of the Approved Noise Mitigation Measures.

Each Owner of a Unit shall:-

- (a) comply with the NIA (as defined in the DMC) in respect of all Approved Noise Mitigation Measures (if any) forming part of his Unit; and
- (b) at his own expense inspect, maintain and carry out all necessary works for the maintenance of all Approved Noise Mitigation Measures (if any) forming part of his Unit in accordance with the NIA.

2. Maintenance windows

Maintenance windows are openable for maintenances only.

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages 21 to 37 for details on the location of maintenance windows.

3. Gondola

During the necessary maintenance of the external wall of the following units arranged by the Manager, the gondola will be operating in the airspace outside windows and above and on the roof / flat roof / garden / the parapet walls thereof of the following units:-

Tower 1 - Unit A, B, C, D, E and F on 11/F & Roof

House 1

4. Floodlights at Outdoor Swimming Pool

Floodlights will be provided for lighting of the outdoor swimming pool of the Development in the evening at the following locations:

5 floodlights reaching a height of +128.4mPD located at clubhouse facade near the outdoor swimming pool.

For location of the floodlights, please refer to the “Layout Plan of the Development” Section of this Sales Brochure on page 19. Prospective purchasers should note the impact (if any) of the illumination of the floodlights on individual residential units.

5. Barbecue Area at Clubhouse

Barbecue Area will be provided at clubhouse outdoor area of the Development.

6. Compensatory Trees at House 1 and House 2

There will be Compensatory Trees located inside the planters of House 1 and House 2, locations of which are shown on the floor plans on pages 30 and 32 of this Sales Brochure. Such Compensatory Trees cannot be removed or interfered with, and Corresponding Owners are required to keep and maintain such compensatory trees.

1. 紓緩噪音措施

發展項目將提供以下措施(「獲批准的紓緩噪音措施」)以緩解大埔公路-沙田嶺段的道路交通噪音影響：

- a) 固定窗戶
- b) 減音窗戶
- c) 減音露台
- d) 配備自掩門的平台/工作平台
- e) 減音鰭
- f) 維修窗戶

有關獲批准的紓緩噪音措施位置的詳情，請參閱本售樓說明書第21至37頁「發展項目的住宅物業的樓面平面圖」一節。

每個單位之業主：

- (a) 須就構成其單位部分的所有獲批准的紓緩噪音之措施(如有)，遵守噪音影響評估（按公契定義）中的規定；及
- (b) 根據噪音影響評估中的規定，自費視察、保養及進行所有必須的工程以保養所有構成其單位部分的所有獲批准的紓緩噪音之措施(如有)。

2. 維修窗戶

維修窗戶只能在作維修時開啟。

有關維修窗戶位置的詳情，請參閱本售樓說明書第21至37頁「發展項目的住宅物業的樓面平面圖」一節。

3. 吊船

在管理人安排以下單位外牆之必要維修期間，吊船將在該等單位之窗戶外及天台/平台/花園/護牆之上及其上空運作。

第1座 - 11樓及天台A、B、C、D、E及F單位

洋房1

4. 室外游泳池之泛光燈

以下位置將提供泛光燈以供發展項目室外游泳池的晚間照明：

5支泛光燈將設置於室外游泳池並懸掛於會所外牆上，燈具之頂部高度達香港主水平基準以上+128.4米。

有關泛光燈的位置，請參閱本售樓說明書第19頁之「發展項目的布局圖」。準買家請注意上述泛光燈之燈光對個別住宅單位造成之影響(如有)。

5. 會所的燒烤場地

發展項目的會所將提供室外燒烤場地。

6. 洋房1及洋房2的補種樹木

部份補種樹木將會栽種在洋房1及洋房2的花槽內，其位置顯示於本售樓說明書第30及32頁之樓面平面圖上。該等補種樹木不能被移除或干擾，相關業主須保養及維修該等補種樹木。

WEBSITE ADDRESS OF THE DEVELOPMENT

發展項目指定的互聯網網站的網址

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.mountarcadia.com.hk

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	Carpark and loading/unloading area excluding public transport terminus	2579.349
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	132.897
2.2 (#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	1376.125
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	10.318
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	144.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	24.530
9.	Utility platform	54.000
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	23.282
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	410.374

Note:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

13.	Covered landscaped and play area	110.271
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	71.984
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	1.440
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	64.142
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall.	N/A
Other Exempted Items		
23. (#)	Refuge floor including refuge floor cum sky garden	N/A
24. (#)	Other projections	N/A
25.	Public transport terminus	N/A
26. (#)	Party structure and common staircase	N/A
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	311.184
28. (#)	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	停車場及上落客貨地方(公共交通總站除外)	2579.349
2.	機房及相類設施	
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或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	132.897
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或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1376.125
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	10.318
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	144.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲緒	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	24.530
9.	工作平台	54.000
10.	隔音屏障	不適用
適意設施		
11.	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	23.282
12.	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	410.374
13.	有上蓋的園景區及遊樂場	110.271
14.	橫向屏障/ 有蓋人行道、花棚	不適用
15.	擴大升降機井道	71.984

備註：

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

16.	煙肉管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	1.440
18.(#)	強制性設施或必要機房所需的管槽、氣槽	64.142
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.(#)	庇護層，包括庇護層兼空中花園	不適用
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	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	311.184
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building

建築物的環境評估

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
UNCLASSIFIED

Application no.: PAU0060/21



HKGBC
香港綠色建築議會

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
不予評級

申請編號: PAU0060/21



HKGBC
香港綠色建築議會

Estimated energy performance or consumption for the common parts of the Development

發展項目的公用部分的預計能量表現或消耗

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

Part I 第 I 部份	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	High performance air conditioner installations and Energy Efficient Lighting Installations 高效空調裝置及高能源效益照明裝置

Part II: The predicted annual energy use of the proposed building / part of building ^(Note:1) 第 II 部份：擬興建樓宇/部份樓宇預計每年能源消耗量 ^(註腳1)					
Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m² / annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit / m² / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m² / annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit / m² / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	4767.2	116.8	N/A	106.7	N/A

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Part III: The following Installation(s) is / are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部份： 以下裝置乃按機電工程署公布的相關實務守則設計			
Type of Installations 裝置類型	Yes 是	No 否	N/A 不適用
Lighting Installations 照明裝置	✓	-	-
Air Conditioning Installations 空調裝置	✓	-	-
Electrical Installations 電力裝置	✓	-	-
Lift & Escalator Installations 升降機及自動梯的裝置	✓	-	-
Performance-based Approach 以總能源為本的方法	-	✓	-

- 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/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
(a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
(b) “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).

3. “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (2015 edition).

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
(a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
(b)樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。

3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2015年版)中的涵義相同。
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INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the “Agreement”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the residential unit or the parking space specified in the Agreement, sub-sell that residential unit or parking space or transfer the benefit of the Agreement of that residential unit or parking space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the residential unit and the parking space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. Information and requirements relating to the Green Area as referred to in Special Conditions Nos. (3), (4), (5) and (6) of the Government Grant are set out in full under the “Summary of Land Grant” and the “Information on Public Facilities and Public Open Spaces” sections of this sales brochure.
 6. Information and requirements relating to the Green Hatched Black Area as referred to in Special Condition No. (37) of the Government Grant are set out in full under the “Summary of Land Grant”, the “Information on Public Facilities and Public Open Spaces” and the “Maintenance of Slopes” sections of this sales brochure.
 7. Information and requirements relating to the Green Cross-hatched Black Area and the Green Cross-hatched Black Stippled Red Areas both as referred to in Special Condition No. (38) of the Government Grant and the Noise Barrier as referred to in Special Condition No. (45) of the Government Grant are set out in full under the “Summary of Land Grant” section of this sales brochure.
1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。
 2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價百份之五(5%)之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。
 3. 賣方將會或已經(視屬何情況而定)支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地稅。
 4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之月份完結時已支出和繳付之總建築費用及總專業費用。
 5. 有關在批地文件特別條款第(3)，(4)，(5)及(6)條提及之「綠色區域」的資料及要求在本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節中詳細列出。
 6. 有關在批地文件特別條款第(37)條提及之「綠色加黑斜線區域」的資料及要求在本售樓說明書的「批地文件的摘要」、「公共設施及公眾休憩用地的資料」及「斜坡維修」三節中詳細列出。
 7. 有關在批地文件特別條款第(38)條提及之「綠色加黑交叉斜線區域」及「綠色加黑交叉斜線及紅點區域」及批地文件特別條款第(45)條提及之「隔音屏障」的資料及要求在本售樓說明書的「批地文件的摘要」一節中詳細列出。



The date on which this Sales Brochure is printed is 5 July 2021.
There may be future changes to the Development and the surrounding areas.

本售樓說明書印製日期為2021年7月5日。
發展項目及其周邊地區日後可能出現改變。

