飛塲 GRAND jeté

第1期 PHASE 1 | 售樓說明書 SALES BROCHURE

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。

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

10.表達購樓意向

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

11.委託地產代理

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

12.委聘律師

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

適用於一手未落成住宅物業

13.預售樓花同意書

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

14.示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15.預計關鍵日期及收樓日期

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

適用於一手已落成住宅物業

16.賣方資料表格

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

17.參觀物業

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

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

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
2021年7月

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
  - □ whether there is a section on "relevant information" in the sales

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

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

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

brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- □ the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- □ interior and exterior fittings and finishes and appliances;
- □ the basis on which management fees are shared;
- □ whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- □ whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential

property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
July 2021

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

發展項目期數名稱（「期數」）：
飛揚第1期

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數：
青山公路大欖段170號 *
* 此臨時門牌號數有待期數建成時確認。

期數包含2幢多單位建築物

每幢多單位建築物的樓層的總數：
第1座及第2座 — 20層
(以上不包括低層地下、天台、上層天台及頂層天台)

期數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 — 低層地下、地下、1樓至3樓、5樓至12樓、15樓至22樓
第2座 — 低層地下、地下、1樓至3樓、5樓至12樓、15樓至22樓

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

每幢多單位建築物內的庇護層（如有的話）：
不適用

由期數認可人士提供的期數的預計關鍵日期：
2024年3月31日

上述預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的（根據批地文件，進行該買賣，需獲地政總署同意），在不局限任何其他可用以證明該期數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，即為該期數已落成或當作已落成（視屬何情況而定）的確證。

註：「關鍵日期」指批地文件的條件就期數而獲符合的日期。

NAME OF THE PHASE OF THE DEVELOPMENT (THE "PHASE"):
Grand Jeté Phase 1

THE NAME OF THE STREET AT WHICH THE PHASE IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE PHASE:
170 Castle Peak Road, Tai Lam*
* The provisional street number is subject to confirmation when the Phase is completed.

THE PHASE CONSISTS OF 2 MULTI-UNIT BUILDINGS

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING:
Tower 1 and Tower 2 - 20 storeys
(The above excludes Lower Ground Floor (LG/F), roof, upper roof and top roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE PHASE:
Tower 1 - Lower Ground Floor, Ground Floor, 1/F - 3/F, 5/F - 12/F, 15/F - 22/F
Tower 2 - Lower Ground Floor, Ground Floor, 1/F - 3/F, 5/F - 12/F, 15/F - 22/F

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

REFUGE FLOORS (IF ANY) OF EACH MULTI-UNIT BUILDING:
Not applicable

THE ESTIMATED MATERIAL DATE FOR THE PHASE AS PROVIDED BY THE AUTHORIZED PERSON FOR THE PHASE:
31st March 2024

The above estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

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

Note: "material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

賣方及有參與期數的其他人的資料 Information on vendor and others involved in the Phase

賣方	：1. 日龍有限公司及 2. 嘉麗好投資有限公司	**VENDOR**	**：** 1. New Dragon Limited and 2. Galaxy Power Investment Limited
賣方之控權公司	：1. Galapas International Limited 及 新鴻基地產發展有限公司 2. Flextop Limited、Legend Spring Limited、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited 及 長江實業集團有限公司	**HOLDING COMPANIES OF THE VENDOR**	**：** 1. Galapas International Limited and Sun Hung Kai Properties Limited 2. Flextop Limited, Legend Spring Limited, Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited
期數的認可人士	：劉鏡釗先生	**AUTHORIZED PERSON FOR THE PHASE**	**：** Mr. Henry Lau King-Chiu
期數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	：劉榮廣伍振民建築師有限公司	**THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE PHASE IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY**	: DLN Architects Limited
期數的承建商	：精進建築工程有限公司	**BUILDING CONTRACTOR FOR THE PHASE**	**：** Aggressive Construction Engineering Limited
就期數中的住宅物業的出售而代表擁有人行事的律師事務所	：胡關李羅律師行	**FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE PHASE**	**：** Woo Kwan Lee & Lo
已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構	：香港上海滙豐銀行有限公司	**AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE PHASE**	**：** The Hongkong and Shanghai Banking Corporation Limited
已為期數的建造提供貸款的其他人	：Sun Hung Kai Properties Holding Investment Limited 及 CK Property & Asset Holdings Limited	**OTHER PERSONS WHO HAVE MADE A LOAN FOR THE CONSTRUCTION OF THE PHASE**	**：** Sun Hung Kai Properties Holding Investment Limited and CK Property & Asset Holdings Limited

有參與期數的各方的關係 Relationship between parties involved in the Phase

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	不適用
(b) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬個人，並屬就該期數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) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) 賣方或該期數的承建商屬法團，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期數的承建商屬私人公司，而該期數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期數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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬合夥，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期數的承建商屬私人公司，而就該期數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期數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) 賣方或該期數的承建商屬法團，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) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

(a) the Vendor or a building contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Phase;	Not Applicable
(b) the Vendor or a building contractor for the Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase;	Not Applicable
(h) the Vendor or a building contractor for the Phase 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 Phase;	Not Applicable
(i) the Vendor or a building contractor for the Phase 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 Phase, is a private company, and an authorized person for the Phase, 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 Phase, 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 Phase 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 Phase 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 Phase, 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 Phase 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 Phase, 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 Phase 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 Phase 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 Phase is a corporation, and the corporation of which an authorized person for the Phase 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 Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

期數將會有構成圍封牆的一部分的非結構的預製外牆。
There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

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

每幢建築物的非結構的預製外牆的厚度範圍(毫米) The Range of Thickness of the Non-structural Prefabricated External Walls of Each Block (mm)	
第1座 Tower 1	150
第2座 Tower 2	150

期數沒有構成圍封牆的一部分的幕牆。
There will be no curtain walls forming part of the enclosing walls of the Phase.

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

大廈名稱 Block Name	樓層 Floor	單位 Flat	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 Non-Structural Prefabricated External Walls of Each Residential Property (sq.m)
第1座 Tower 1	地下 G/F	A	3.295
		B	1.464
		C	0.677
		D	0.695
		E	1.951
		F	1.179
		G	0.641
		H	0.489
		J	1.095
		K	2.144
	1樓至3樓、 5樓至12樓、 15樓至22樓 1/F-3/F, 5/F-12/F, 15/F-22/F	A	3.295
		B	1.464
		C	0.677
		D	0.695
		E	1.951
		F	1.349
		G	0.812
		H	0.652
		J	1.266
		K	2.314
第2座 Tower 2	地下 G/F	A	2.244
		B	1.464
		C	0.677
		D	0.695
		E	3.243
		F	0.927
		G	0.517
		H	0.489
		J	1.095
		K	1.788
	1樓至3樓、 5樓至12樓、 15樓至22樓 1/F-3/F, 5/F-12/F, 15/F-22/F	A	2.244
		B	1.464
		C	0.677
		D	0.695
		E	3.243
		F	1.097
		G	0.688
		H	0.652
		J	1.266
		K	1.957

備註：住宅樓層不設4樓、13樓、14樓及I單位。
Remark: Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

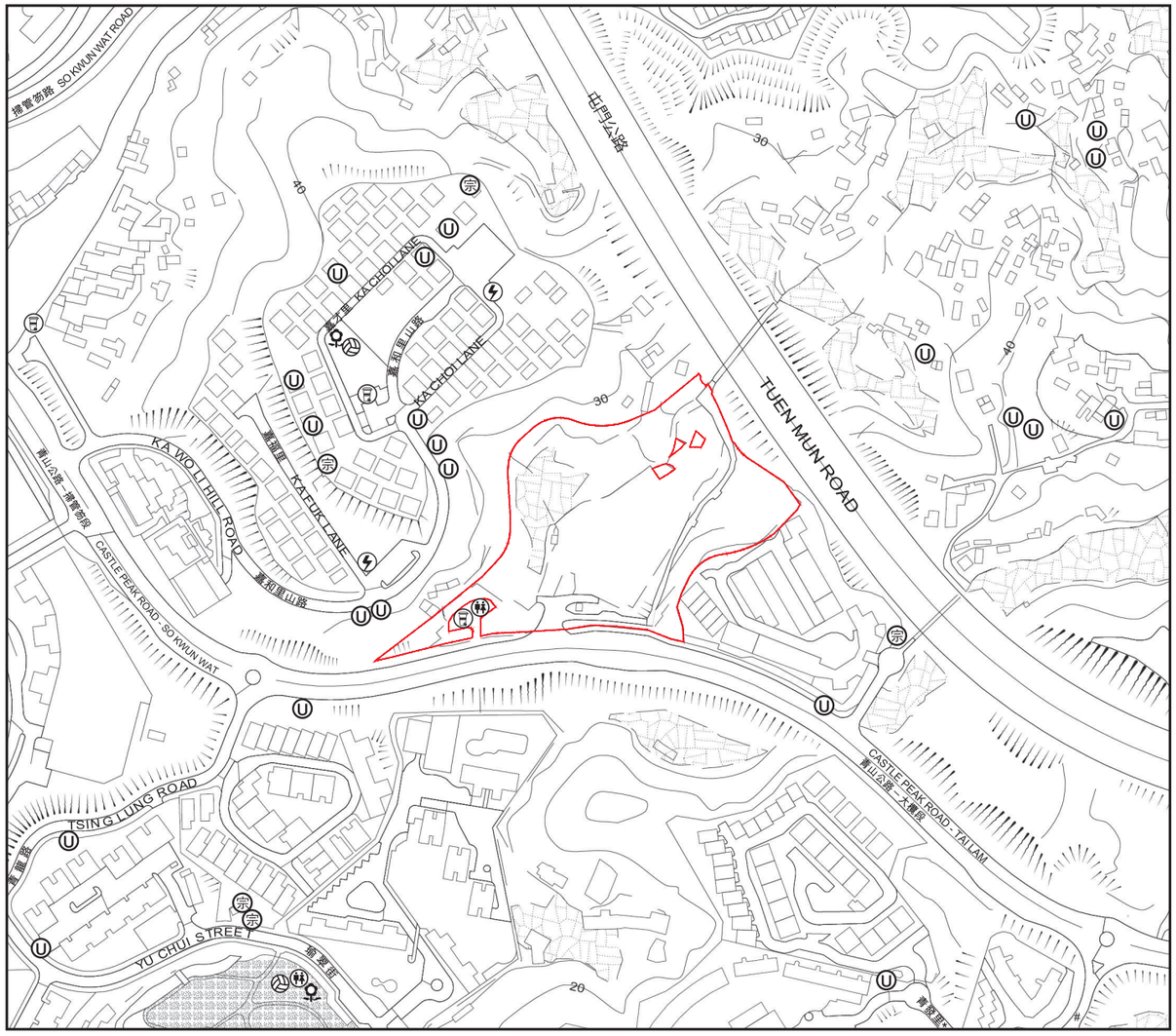
根據有關公契的最新擬稿，獲委任為期數的管理人的人：

港基物業管理有限公司

THE PERSON APPOINTED AS THE MANAGER OF THE PHASE UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT :

Citybase Property Management Limited

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



發展項目的所在位置
Location of the Development

Scale 比例
0M(米) 250M(米)

N

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

* 青發里	# 青發街
TSING FAT LANE	TSING FAT STREET

NOTATION 圖例

- 發電廠（包括電力分站）
  A Power Plant (including Electricity Sub-stations)
- 公用事業設施裝置
  A Public Utility Installation
- 體育設施（包括運動場及游泳池）
  Sports Facilities (including a Sports Ground and a Swimming Pool)
- 公廁
  A Public Convenience
- 公園
  A Public Park
- 宗教場所（包括教堂、廟宇及祠堂）
  A Religious Institution (including a church, a temple and a Tsz Tong)
- 垃圾收集站
  A Refuse Collection Point

此位置圖是由賣方參考地政總署測繪處於2022年4月28日出版之數碼地形圖擬備，圖幅編號為6-SW-C，有需要處經修正處理。
This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. 6-SW-C dated 28 April 2022 available from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

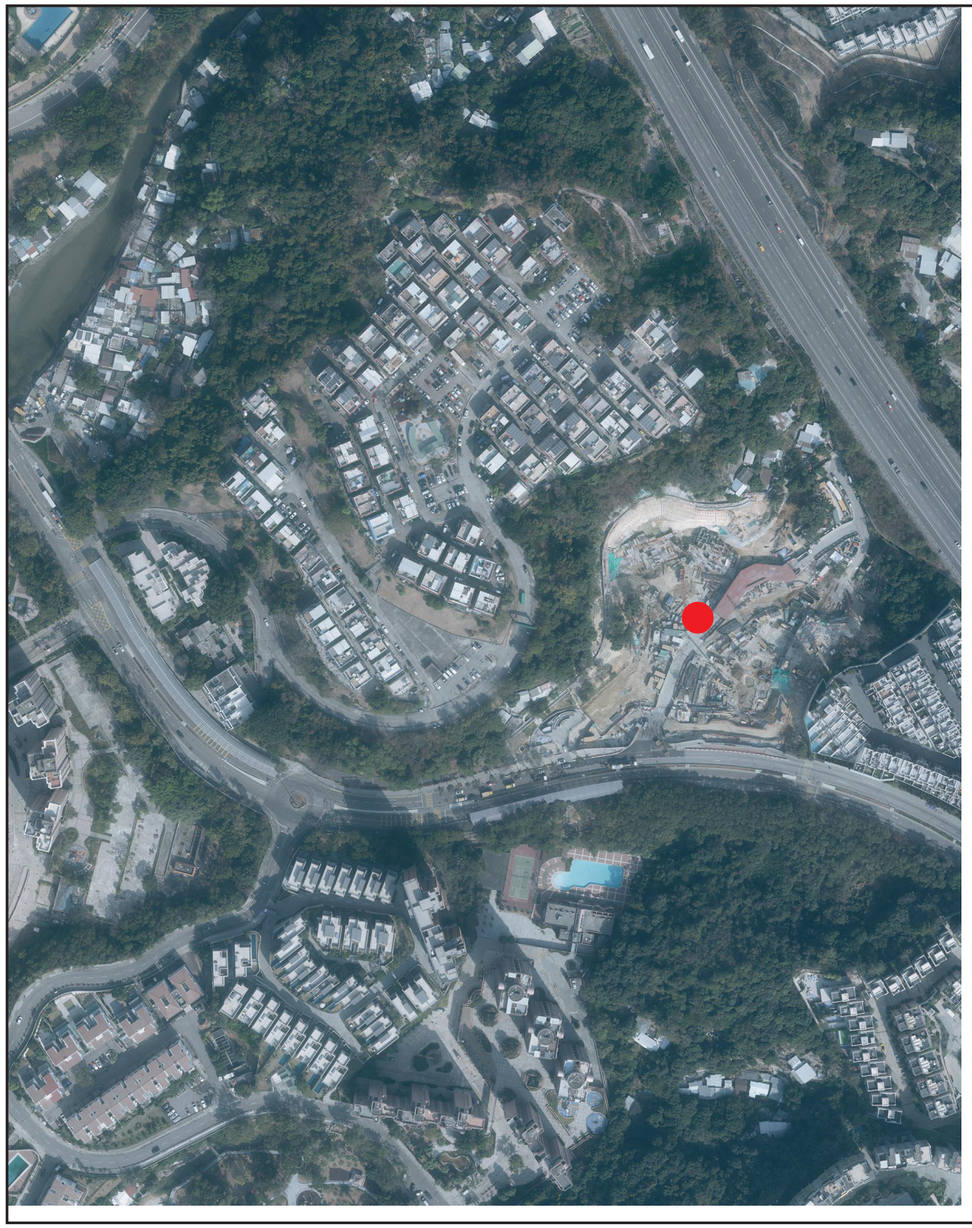
香港特別行政區政府為數碼地圖之知識產權擁有人。
Intellectual property rights of the Digital Map are owned by the Government of the HKSAR.

備註 Notes：

1. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
   The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding enivornment and the public facilities nearby.

2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要規定的範圍。
   The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

期數的鳥瞰照片 Aerial photograph of the Phase



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

摘錄自地政總署測繪處於2021年1月18日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E127873C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E127873C, dated 18th January 2021.

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● 期數的位置
Location of the Phase

備註 Notes：

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

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

期數的鳥瞰照片 Aerial photograph of the Phase

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



摘錄自地政總署測繪處於2021年1月18日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E127875C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E127875C, dated 18th January 2021.

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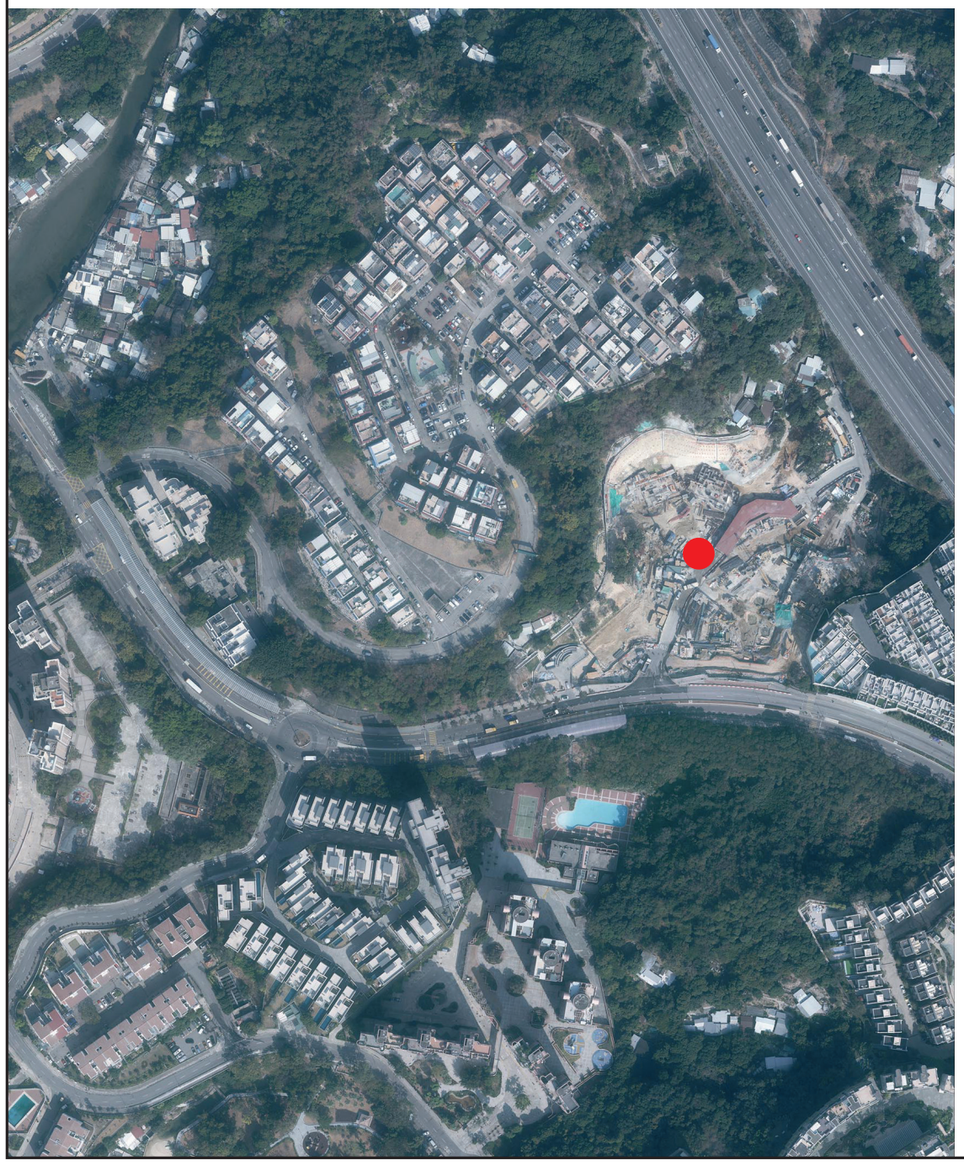
● 期數的位置
Location of the Phase

備註 Notes：

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

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

期數的鳥瞰照片 Aerial photograph of the Phase



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

摘錄自地政總署測繪處於2021年1月18日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E128423C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E128423C, dated 18th January 2021.

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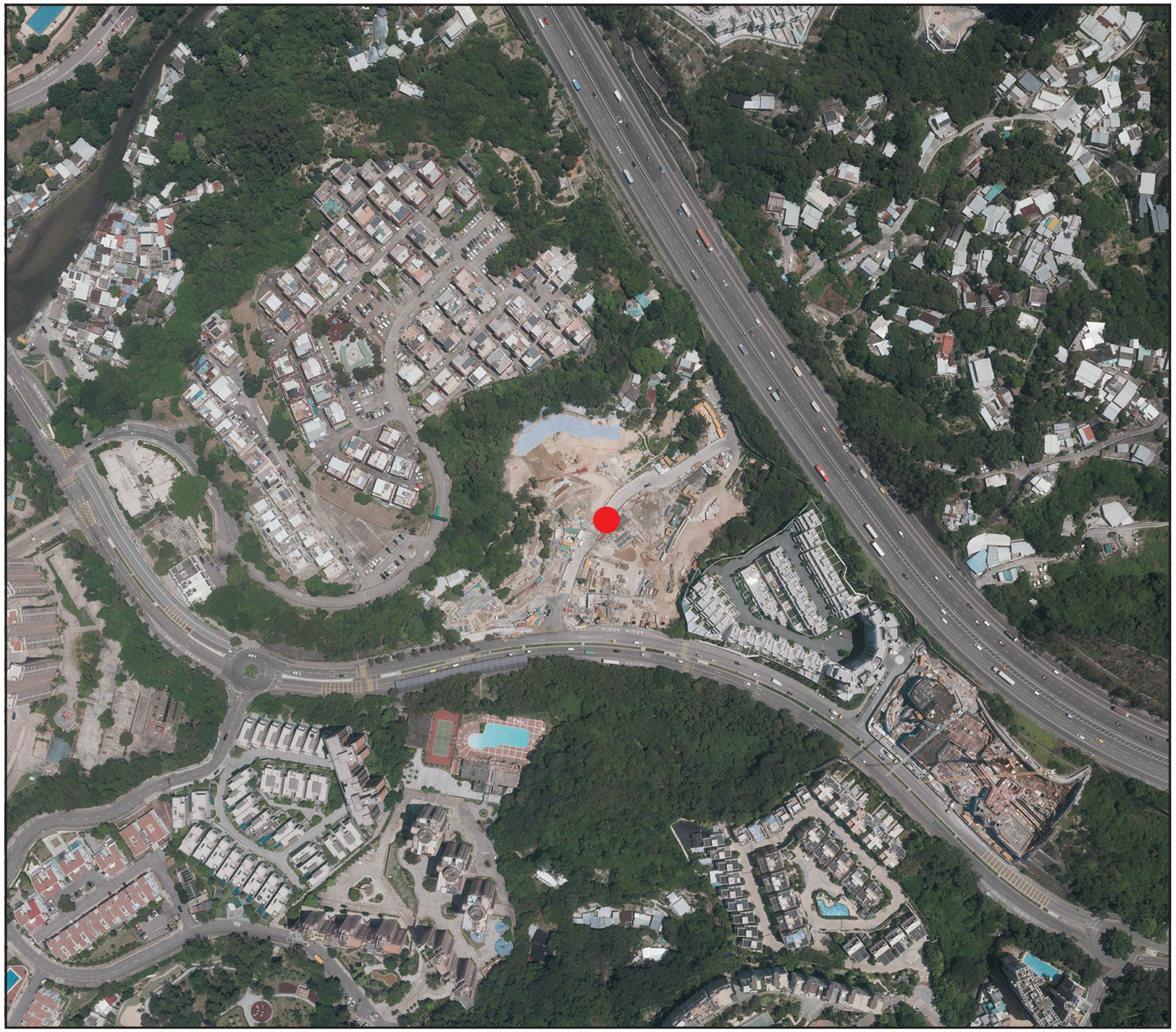
● 期數的位置
Location of the Phase

備註 Notes：

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

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

期數的鳥瞰照片 Aerial photograph of the Phase



摘錄自地政總署測繪處於2020年7月14日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E100328C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet, Photo No. E100328C, dated 14th July 2020.

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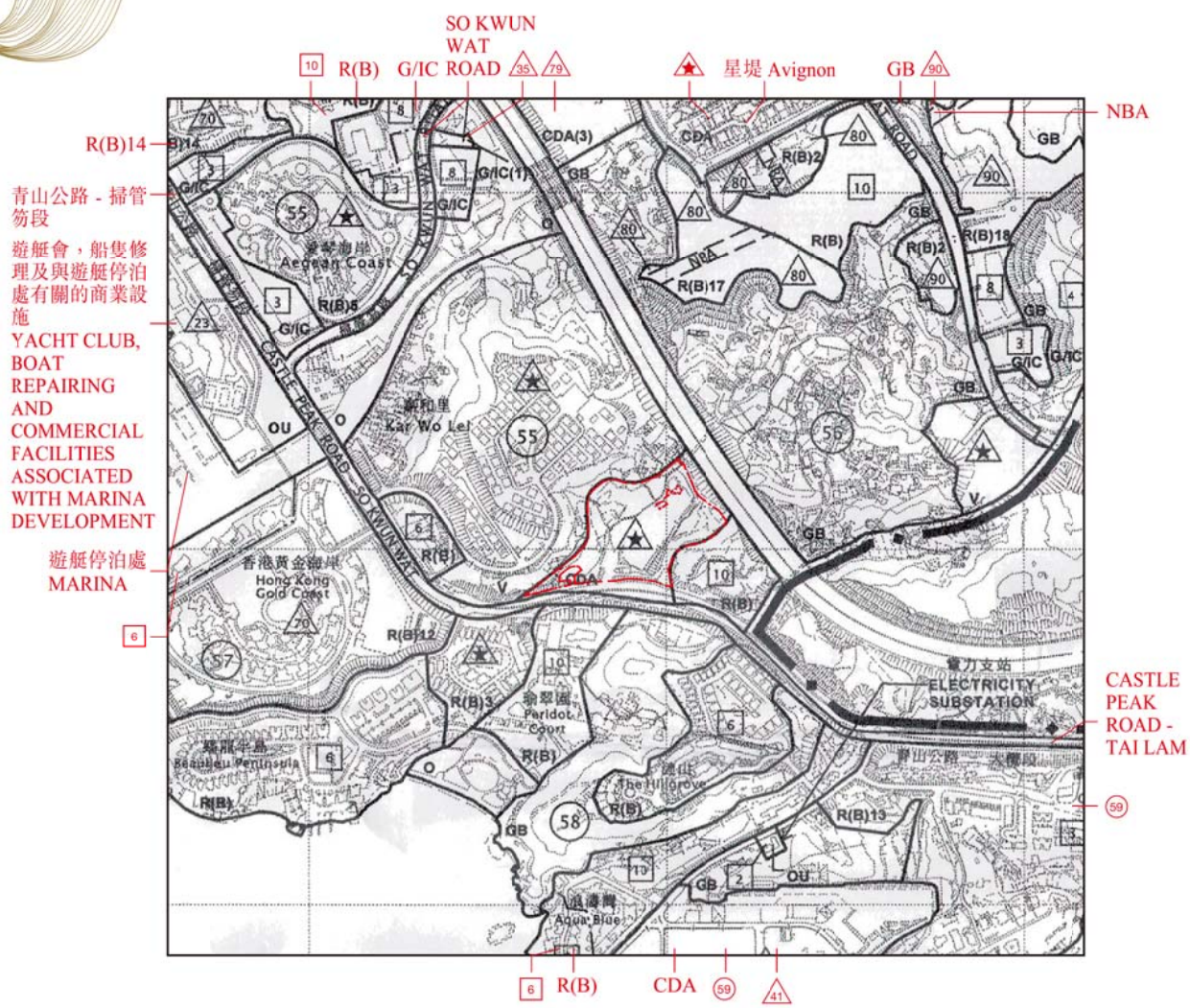
● 期數的位置
Location of the Phase

備註 Notes：

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

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

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



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

0M(米) Scale(比例) 500M(米)

N(北)

摘錄自憲報公佈日期為2018年12月21日之屯門分區計劃大綱核准圖編號S/TM/35。
Extracted from approved Tuen Mun Outline Zoning Plan No. S/TM/35 gazetted on 21st December 2018.

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圖例 NOTATION

地帶		ZONES
商業	C	COMMERCIAL
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
住宅(戊類)	R(E)	RESIDENTIAL (GROUP E)
鄉村式發展	V	VILLAGE TYPE DEVELOPMENT
工業	I	INDUSTRIAL
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
康樂	REC	RECREATION
其他指定用途	OU	OTHER SPECIFIED USES
未決定用途	U	UNDETERMINED
綠化地帶	GB	GREEN BELT
具特殊科學價值地點	SSSI	SITE OF SPECIAL SCIENTIFIC INTEREST

交通		COMMUNICATIONS
鐵路及車站(地下)	車站 STATION	RAILWAY AND STATION (UNDERGROUND)
鐵路及車站(高架)	車站 STATION	RAILWAY AND STATION (ELEVATED)
輕鐵	L R	LIGHT RAIL
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

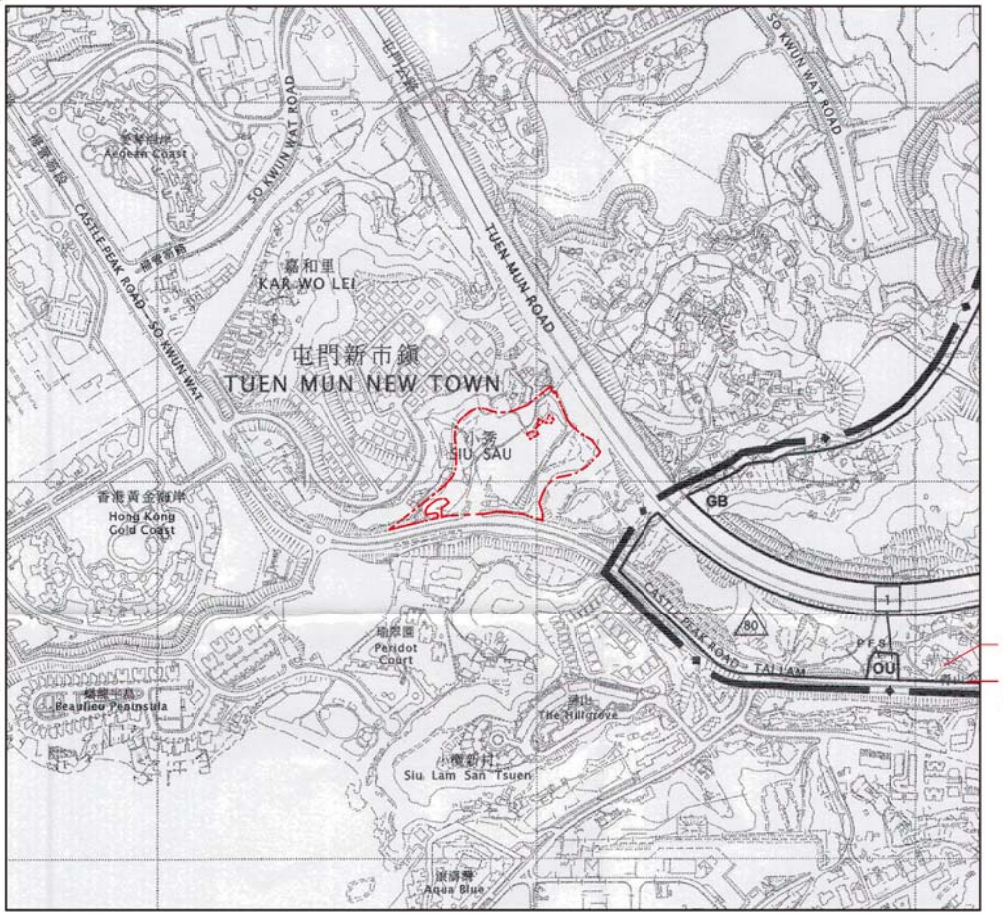
其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
規劃區編號	1	PLANNING AREA NUMBER
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	100	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
《註釋》內訂明最高建築物高度限制	★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
最高建築物高度(樓層數目)	3	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION
非建築用地	NBA	NON-BUILDING AREA

備註 Notes：

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

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

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



圖例 NOTATION

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

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

其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度（在主水平基準上若干米）	80	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
《註釋》內訂明最高建築物高度限制	★	MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES
最高建築物高度（樓層數目）	1	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION

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

0M(米) Scale(比例) 500M(米)

N(北)

摘錄自憲報公佈日期為2015年12月11日之掃管笏分區計劃大綱核准圖編號S/TM-SKW/13。
Extracted from approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13 gazetted on 11th December 2015.

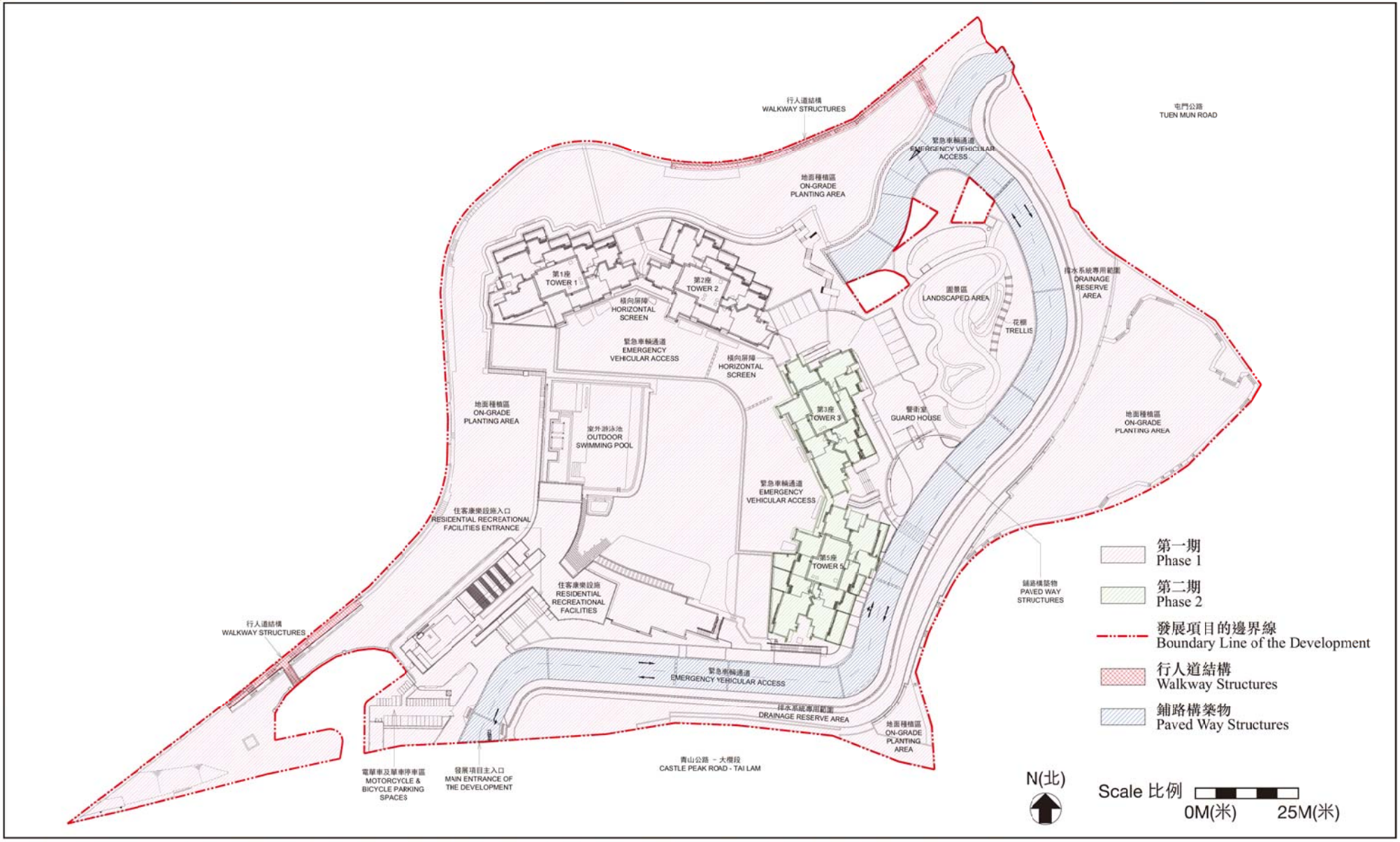
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備註 Notes：

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

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

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



發展項目的認可人士提供的未落成建築物或設施的預計落成日期：第1期 (包括第1及2座及發展項目基座)：2023年6月30日；第2期 (包括第3及5座)：2024年3月31日

THE ESTIMATED DATE OF COMPLETION OF THE UNCOMPLETED BUILDINGS AND FACILITES AS PROVIDED BY THE AUTHORIZED PERSON FOR THE DEVELOPMENT: Phase 1 (including Towers 1 and 2 and the podium of the Development): 30th June 2023; Phase 2 (including Towers 3 and 5): 31st March 2024

備註：本圖僅顯示從上空鳥瞰可見之發展項目布局。不同期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

Remark: This plan shows the layout of the Development from an aerial view only. The boundaries and areas of different phases on different floors could be different from those shown here.

GLOSSARY 詞彙表

1.5M(H) FENCE WALL = 1.5 Metre High Fence Wall = 1.5米高圍牆

A/C PLATFORM = Air-Conditioner Platform = 冷氣機平台

AD = Air Duct = 風管槽

A.W. = Acoustic Window (Baffle Type) = 隔音窗 (擋板式)

A.W. AT 6/F-22/F = Acoustic Window (Baffle Type) at 6/F-22/F = 設於6樓至22樓之隔音窗 (擋板式)

A.W. AT 10/F-22/F = Acoustic Window (Baffle Type) at 10/F-22/F = 設於10樓至22樓之隔音窗 (擋板式)

A.W. AT 11/F-22/F = Acoustic Window (Baffle Type) at 11/F-22/F = 設於11樓至22樓之隔音窗 (擋板式)

A.W. AT 12/F-22/F = Acoustic Window (Baffle Type) at 12/F-22/F = 設於12樓至22樓之隔音窗 (擋板式)

A.W. AT 17/F-22/F = Acoustic Window (Baffle Type) at 17/F-22/F = 設於17樓至22樓之隔音窗 (擋板式)

A.W. AT 18/F-22/F = Acoustic Window (Baffle Type) at 18/F-22/F = 設於18樓至22樓之隔音窗 (擋板式)

A.W. AT 19/F-22/F = Acoustic Window (Baffle Type) at 19/F-22/F = 設於19樓至22樓之隔音窗 (擋板式)

A.W. AT 20/F-22/F = Acoustic Window (Baffle Type) at 20/F-22/F = 設於20樓至22樓之隔音窗 (擋板式)

A.W. AT 21/F-22/F = Acoustic Window (Baffle Type) at 21/F-22/F = 設於21樓至22樓之隔音窗 (擋板式)

ARCHITECTURAL FEATURE = 建築裝飾

BATH = Bathroom = 浴室

BR = Bedroom = 睡房

BR1 = Bedroom 1 = 睡房1

BR2 = Bedroom 2 = 睡房2

COMMON FLAT ROOF = 公共平台

DN = Down = 下

EBS(AF) = External Building Services (Except Drainage Pipes) Enclosed by Architectural Feature = 外部屋宇裝備 (去水渠除外) 被建築裝飾包圍

EDP(AF) = External Drainage Pipes Enclosed by Architectural Feature = 外部去水渠被建築裝飾包圍

ELECTRICAL ROOM = 電線房

ELV = Extra Low Voltage Cabinet = 低電壓櫃

EMC = Electric Meter Cabinet = 電錶櫃

EMR = Electric Meter Room = 電錶房

FH = Fire Hydrant = 消防栓

FLAT ROOF = 平台

HORIZONTAL SCREEN = 橫向屏障

HR = HOSE REEL = 消防喉轆

KIT = Kitchen = 廚房

LIFT 1 / LIFT 2 / LIFT 3 / LIFT 4 = 升降機 1 / 升降機 2 / 升降機 3 / 升降機 4

LIFT LOBBY = 升降機大堂

LIFT OVERRUN = 升降機緩衝

LIV / DIN = Living Room / Dining Room = 客廳 / 飯廳

MAINTENANCE SPACE = Area Dedicated for Access to Maintenance of Common Drainage Pipes (Common Area) = 公共管道維修空間 (公共地方)

MBATH = Master Bathroom = 主人浴室

MBR = Master Bedroom = 主人睡房

M.W. = Maintenance Window = 維修窗

M.W. AT 6/F-22/F = 設於6樓至22樓之維修窗

OKIT = Open Kitchen = 開放式廚房

PART PLAN OF 22/F (TOWER 1) = 22樓 (第1座) 局部平面圖

PART PLAN OF 22/F (TOWER 2) = 22樓 (第2座) 局部平面圖

PD = Pipe Duct = 喉槽

PENUMATIC TANK ROOM = 氣壓缸房

PLANTER = 花槽

POTABLE & FLUSHING WATER PUMP ROOM = 食水及沖廁水泵房

PRIVATE FLAT ROOF = 私人平台

PRIVATE ROOF OF 22/F FLAT A = 22樓A單位之私人天台

PRIVATE ROOF OF 22/F FLAT B = 22樓B單位之私人天台

PRIVATE ROOF OF 22/F FLAT C = 22樓C單位之私人天台

PRIVATE ROOF OF 22/F FLAT D = 22樓D單位之私人天台

PRIVATE ROOF OF 22/F FLAT E = 22樓E單位之私人天台

PRIVATE ROOF OF 22/F FLAT F = 22樓F單位之私人天台

PRIVATE ROOF OF 22/F FLAT G = 22樓G單位之私人天台

PRIVATE ROOF OF 22/F FLAT H = 22樓H單位之私人天台

PRIVATE ROOF OF 22/F FLAT J = 22樓J單位之私人天台

PRIVATE ROOF OF 22/F FLAT K = 22樓K單位之私人天台

PRIVATE TERRACE = 私人前庭

P.W. = Projecting Window = 窗台

RS&MRR = Refuse Storage And Material Recovery Room = 垃圾及物料回收房

S = Cooker Hob = 煮食爐

SLIDING DOOR = 趟門

ST. = Storeroom = 儲物房

TRANSFER PLATE = 轉換層板

T.R.S. = Temporary Refuge Space = 臨時庇護處

UP = 上

WMC = Water Meter Cabinet = 水錶櫃

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

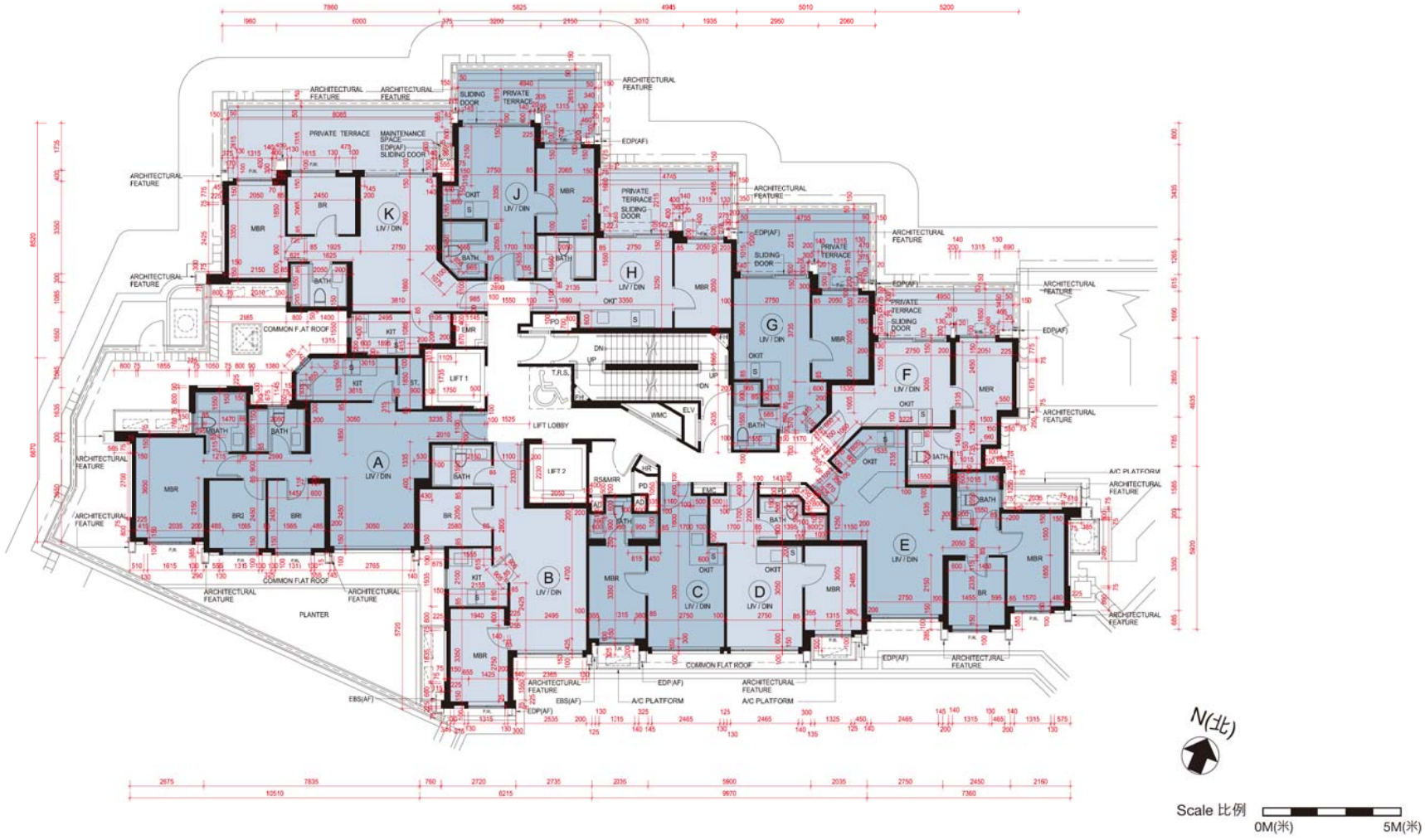
1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeters.

2) 部分樓層外牆範圍設有建築裝飾及/或外露喉管，詳情請參閱期數最新經批准之一般建築圖則及其他相關圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans of the Phase.

3) 部分住宅物業的平台、天台及前庭側外牆有公用去水渠及/或電機喉管。
Common drain pipes and/or electrical and mechanical services are located on the external walls adjacent to flat roofs, roofs and terraces of some residential properties.

4) 部分住宅物業客廳/飯廳、睡房、走廊、浴室、儲物房、開放式廚房及/或廚房之裝飾橫樑或假天花內裝置冷氣系統及/或喉管及/或其他機電設備。
There are ceiling bulkheads or false ceiling in living/dining rooms, bedrooms, corridors, bathrooms, storerooms, open kitchens and/or kitchens of some residential properties for installing the air-conditioning system and/or conduit and/or other mechanical and electrical services.

5) 樓面平面圖所示之裝置如洗滌盤、煮食爐、浴缸、坐廁、面盆等只供展示其大約位置而非展示其實際大小、設計及形狀。
The indications of fittings such as sinks, cooker hobs, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.



每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

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

每個住宅物業的層與層之間的高度：3.15米

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

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

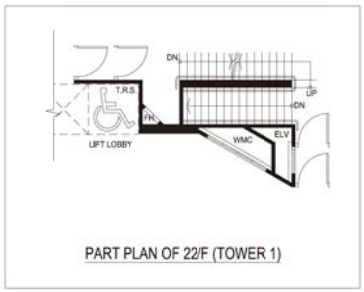
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential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

備註：

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

Remarks:

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



PART PLAN OF 22/F (TOWER 1)

每個住宅物業的樓板（不包括灰泥）的厚度：A、B、D、J及K單位：150毫米；C、E、F、G及H單位：125毫米及150毫米

The thickness of the floor slabs (excluding plaster) of each residential property: Flats A, B, D, J and K: 150mm; Flats C, E, F, G and H: 125mm and 150mm

每個住宅物業的層與層之間的高度：3.15米

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

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

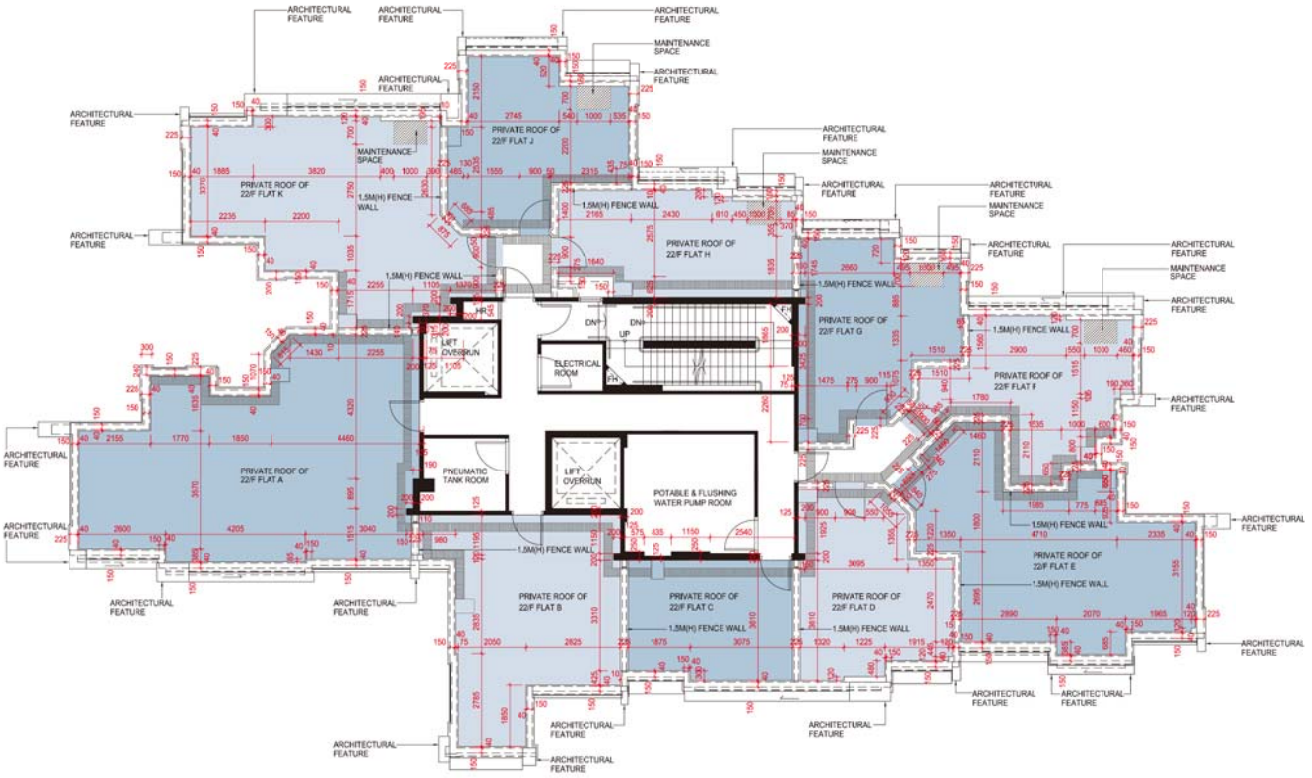
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2) 住宅樓層不設4樓、13樓、14樓及I單位。

Remarks:

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



N(北)

Scale 比例 0M(米) 5M(米)

每個住宅物業的樓板(不包括灰泥)的厚度：不適用

The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

每個住宅物業的層與層之間的高度：不適用

The floor-to-floor height of each residential property: Not applicable

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

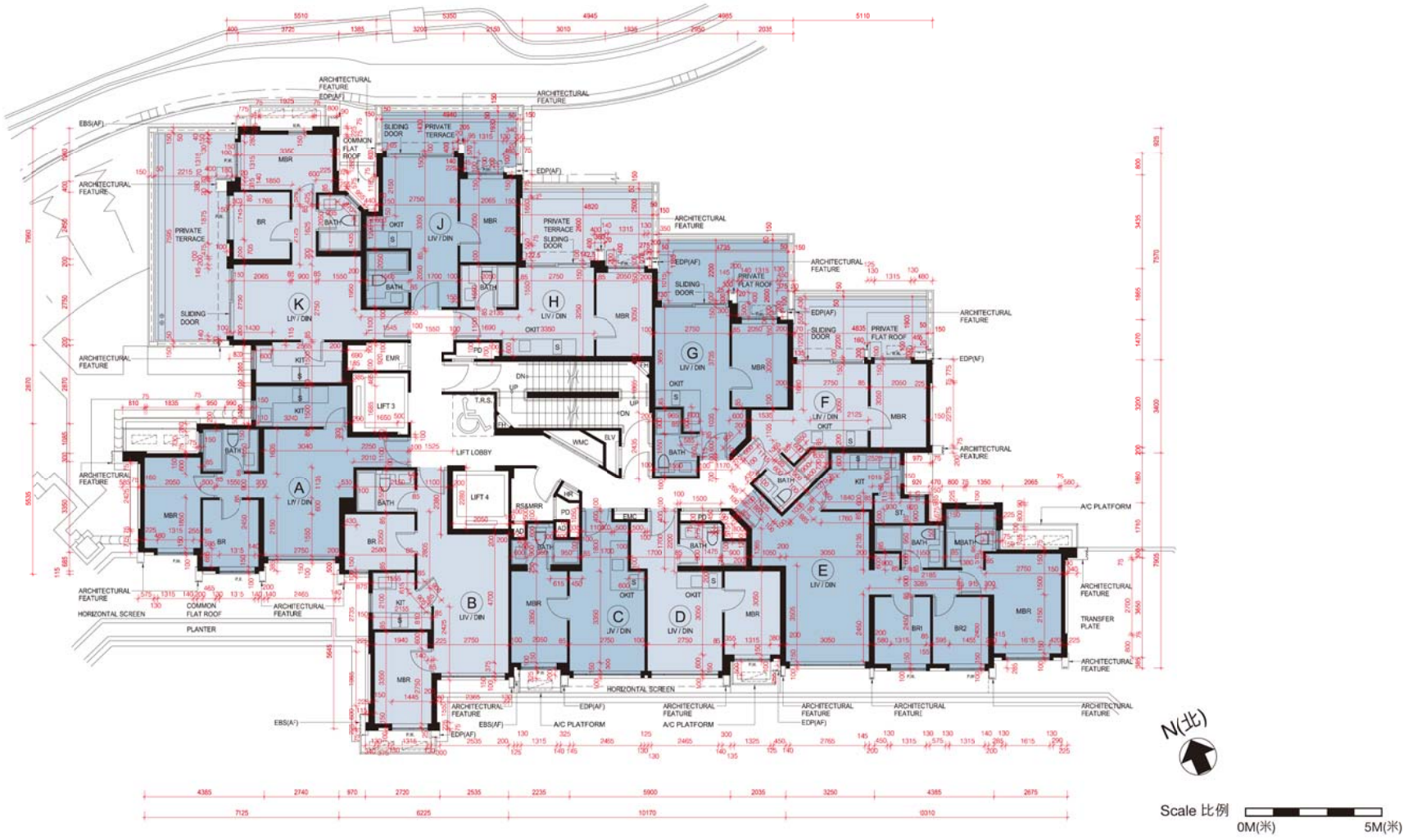
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The thickness of the floor slabs (excluding plaster) of each residential property: 150mm

每個住宅物業的層與層之間的高度：3.15米

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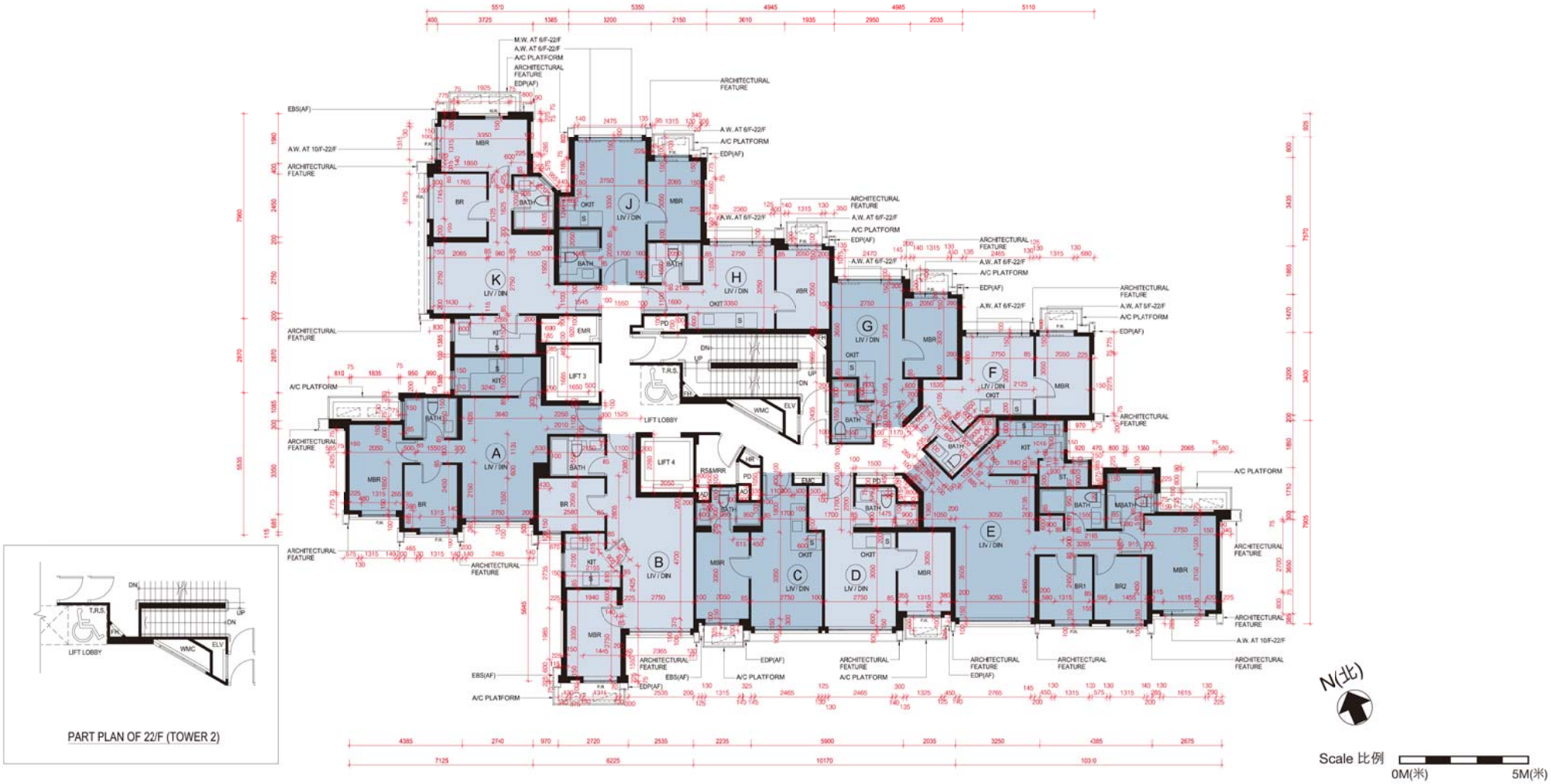
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每個住宅物業的樓板（不包括灰泥）的厚度：A、C、E、G及H單位：125毫米及150毫米；B、D、F、J及K單位：150毫米

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每個住宅物業的層與層之間的高度：3.15米

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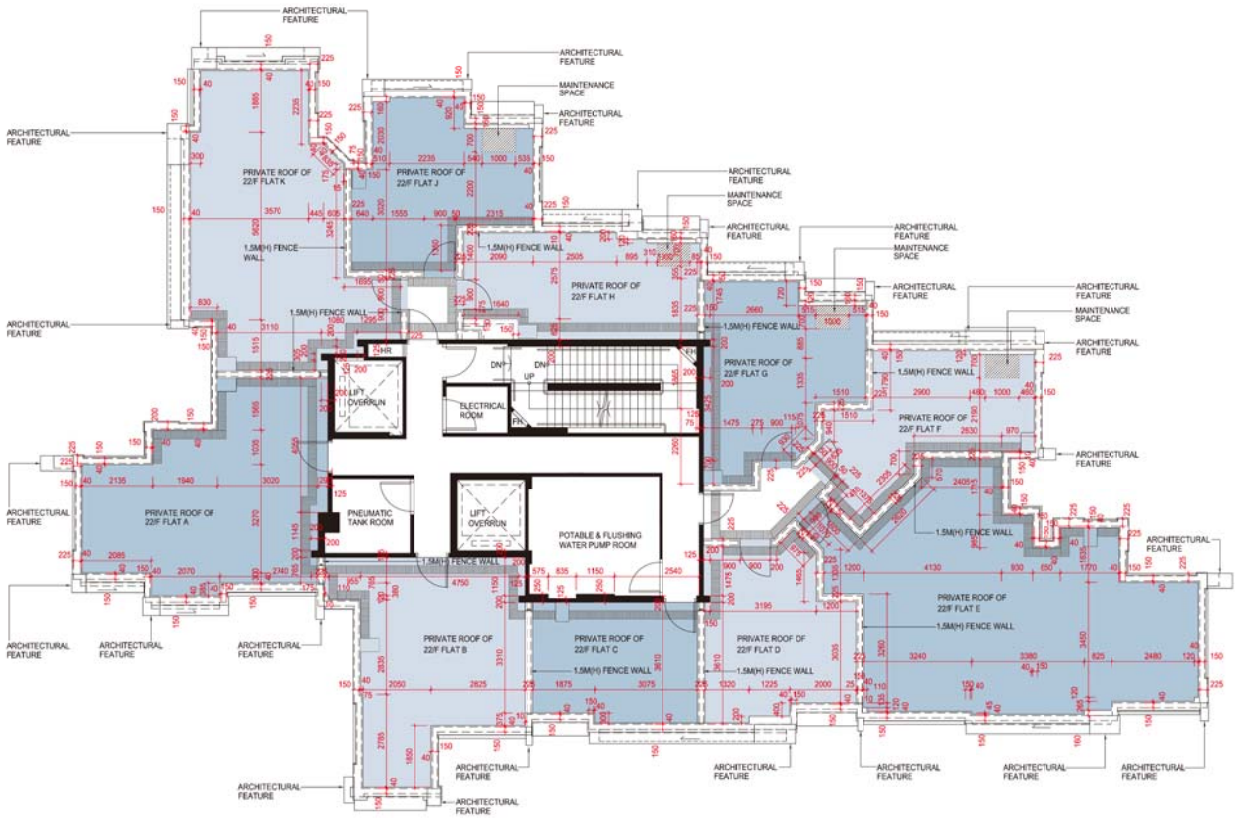
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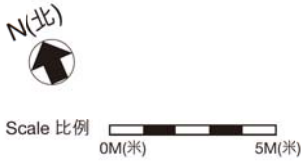
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每個住宅物業的樓板(不包括灰泥)的厚度：不適用

The thickness of the floor slabs (excluding plaster) of each residential property: Not applicable

每個住宅物業的層與層之間的高度：不適用

The floor-to-floor height of each residential property: Not applicable

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

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2) Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	地下 G/F	A	66.183 **(712)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		B	42.956 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		D	26.187 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		E	43.554 **(469)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		F	26.073 **(281)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	8.332 **(90)**	–
		G	26.409 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	11.776 **(127)**	–
		H	24.686 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	10.878 **(117)**	–
		J	26.182 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	10.586 **(114)**	–
		K	44.791 **(482)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	18.806 **(202)**	–

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	1樓至3樓、5樓至12樓、15樓至21樓 1/F-3/F, 5/F-12/F, 15/F-21/F	A	66.183 **(712)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		B	42.956 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		D	26.187 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		E	43.554 **(469)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		F	26.073 **(281)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		G	26.410 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		H	24.687 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		J	26.183 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		K	44.791 **(482)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 期數住宅物業並無露台、工作平台及陽台。
There is no balcony, utility platform and verandah in the residential properties in the Phase.

3. 住宅樓層不設4樓、13樓、14樓及I 單位。
Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	22樓 22/F	A	66.183 **(712)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	56.041 **(603)**	–	–	–
		B	42.956 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	30.278 **(326)**	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	17.307 **(186)**	–	–	–
		D	26.187 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	21.904 **(236)**	–	–	–
		E	43.554 **(469)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	38.186 **(411)**	–	–	–
		F	26.073 **(281)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	21.074 **(227)**	–	–	–
		G	26.410 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	22.162 **(239)**	–	–	–
		H	24.687 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	20.189 **(217)**	–	–	–
		J	26.183 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	20.957 **(226)**	–	–	–
		K	44.791 **(482)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	39.250 **(422)**	–	–	–

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 期數住宅物業並無露台、工作平台及陽台。
There is no balcony, utility platform and verandah in the residential properties in the Phase.

3. 住宅樓層不設4樓、13樓、14樓及I 單位。
Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	地下 G/F	A	44.862 **(483)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		B	42.941 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		D	26.198 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		E	67.116 **(722)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		F	24.433 **(263)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	10.832 **(117)**	–	–	–	–	–	–
		G	26.293 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	11.652 **(125)**	–	–	–	–	–	–
		H	24.686 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	12.702 **(137)**	–
		J	26.413 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	8.682 **(93)**	–
		K	43.477 **(468)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	20.447 **(220)**	–

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

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

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	1樓至3樓、5樓至12樓、15樓至21樓 1/F-3/F, 5/F-12/F, 15/F-21/F	A	44.862 **(483)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		B	42.941 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		D	26.198 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		E	67.116 **(722)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		F	24.433 **(263)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		G	26.294 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		H	24.687 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		J	26.414 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–
		K	43.476 **(468)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	–	–	–	–

實用面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

註Note: 1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.

2. 期數住宅物業並無露台、工作平台及陽台。
There is no balcony, utility platform and verandah in the residential properties in the Phase.

3. 住宅樓層不設4樓、13樓、14樓及I 單位。
Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

期數中的住宅物業的面積 Area of residential properties in the Phase

面積表 AREA SCHEDULE

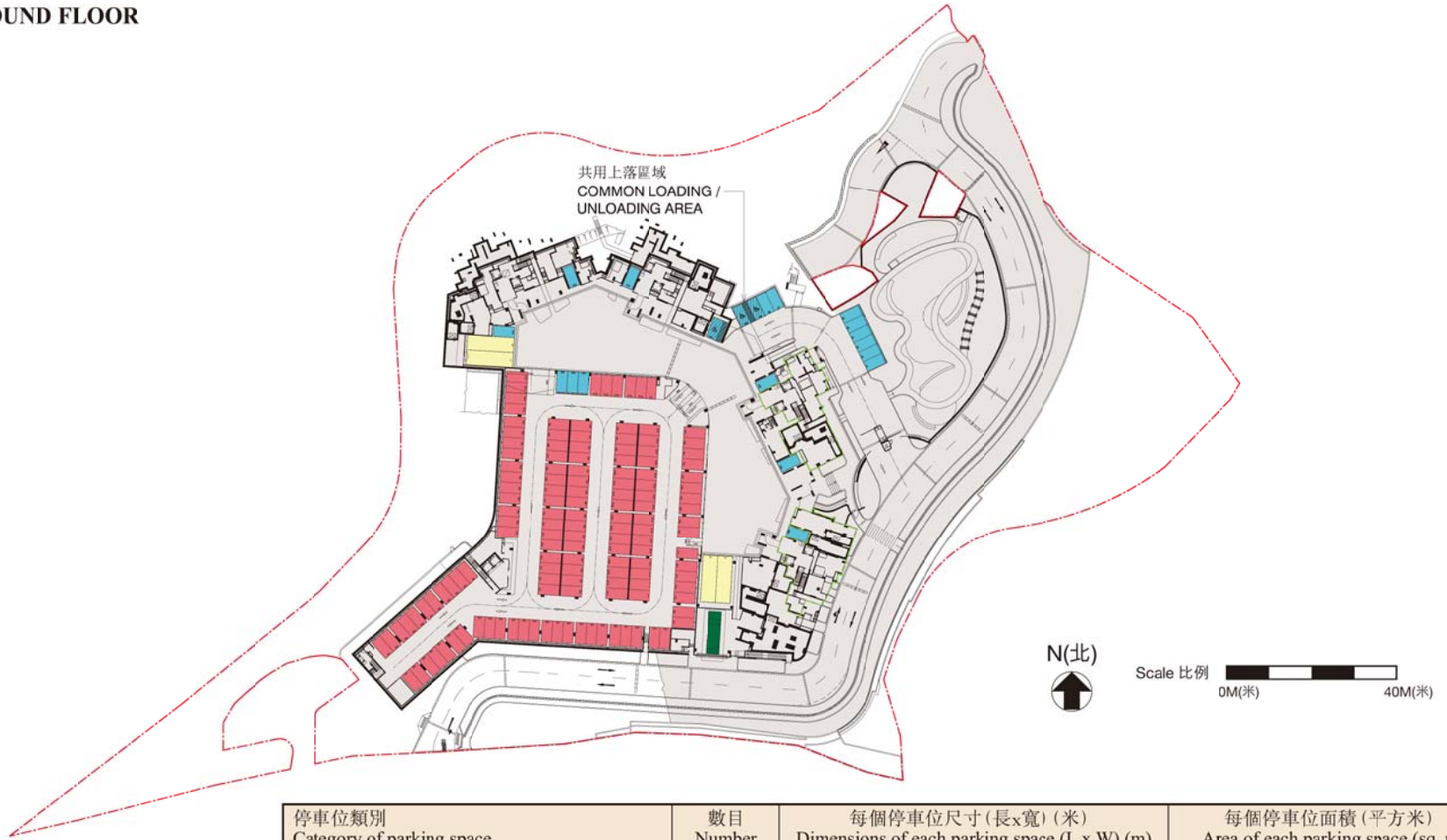
物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	22樓 22/F	A	44.862 **(483)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	36.471 **(393)**	–	–	–
		B	42.941 **(462)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	29.948 **(322)**	–	–	–
		C	26.309 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	17.307 **(186)**	–	–	–
		D	26.198 **(282)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	20.879 **(225)**	–	–	–
		E	67.116 **(722)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	60.085 **(647)**	–	–	–
		F	24.433 **(263)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	19.902 **(214)**	–	–	–
		G	26.294 **(283)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	22.176 **(239)**	–	–	–
		H	24.687 **(266)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	20.224 **(218)**	–	–	–
		J	26.414 **(284)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	21.057 **(227)**	–	–	–
		K	43.476 **(468)** 露台 Balcony: - **(-)** 工作平台 Utility Platform: - **(-)**	–	–	–	–	–	–	40.376 **(435)**	–	–	–

實用面積是按照《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。
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註Note:
1. 上述所列之面積以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
   The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.7639 square feet and rounded in square feet; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 期數住宅物業並無露台、工作平台及陽台。
   There is no balcony, utility platform and verandah in the residential properties in the Phase.
3. 住宅樓層不設4樓、13樓、14樓及I 單位。
   Residential floors 4/F, 13/F, 14/F and Flat I are omitted.

期數中的停車位的樓面平面圖 Floor plans of parking spaces in the Phase

低層地下 LOWER GROUND FLOOR



住客停車位 Residential Parking Space

訪客停車位 Visitor's Parking Space

訪客停車位 (暢通易達停車位)
Accessible Visitor's Parking Space

裝御貨物車位
Loading and Unloading Space

垃圾收集車停車位
Refuse Collection Vehicle Parking Space

第2期
Phase 2

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

停車位類別 Category of parking space	數目 Number	每個停車位尺寸(長x寬)(米) Dimensions of each parking space (L x W) (m)	每個停車位面積(平方米) Area of each parking space (sq. m)
住客停車位 Residential Car Parking Space	137	5.0 x 2.5	12.5
訪客停車位 Visitor's Parking Space	17	5.0 x 2.5	12.5
訪客停車位 (暢通易達停車位) Accessible Visitor's Parking Space	1	5.0 x 3.5	17.5
	2	5.0 x 3.7*	18.5*
裝御貨物車位 Loading and Unloading Space	4	11.0 x 3.5	38.5
垃圾收集車停車位 Refuse Collection Vehicle Parking Space	1	10.0 x 3	30.0

* 在兩個暢通易達停車位中間有1.2米闊共用上落區域。上述有關暢通易達停車位之尺寸及面積已分攤包括此公共上落區域。
With 1.2 metre wide common loading / unloading area in between two accessible car parking spaces. The common loading / unloading area is shared and inclued from the dimensions and area of the relevant accessible car parking spaces.

期數中的停車位的樓面平面圖 Floor plans of parking spaces in the Phase

地下 GROUND FLOOR



電單車停車位
Motorcycle parking Space

單車停車位
Bicycle parking Space

第2期
Phase 2

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

停車位類別 Category of parking space	數目 Number	每個停車位尺寸(長x寬)(米) Dimensions of each parking space (L x W) (m)	每個停車位面積(平方米) Area of each parking space (sq. m)
電單車停車位 Motorcycle Parking Space	16	2.4 x 1.0	2.4
單車停車位 Bicycle Parking Space	48	1.8 x 0.35	0.630

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

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

(i) 該臨時合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

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

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

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

(i) that preliminary agreement is terminated;

(ii) the preliminary deposit is forfeited; and

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

發展項目公契及管理協議擬稿(「公契」)有下述條文:-

A. 期數的公用部分

(i) 「停車場公用地方及設施」指並包括:-

a. 但不限於行車道、通道、坡道、通風機房、花槽的發展項目的部分,及擬供所有暢通易達車位、停車位、電單車停車位及單車停車位共同使用與享用的其他地方及設施,在附錄於公契的低層地下的圖則(經認可人士核實準確度)以紅色顯示(如可以在圖則上顯示),僅供識別;

b. 根據公契劃定為停車場公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施;

但不包括:-

(1)發展項目公用地方及設施及住宅公用地方及設施;及

(2)發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享受的範圍和發展項目內僅服務任何個別業主的設施。

(ii) 「公用地方及設施」包括發展項目的公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及在公契及在任何副公契(定義見下文)中指定為公用地方及設施的其他部分及設施;

(iii) 「電動車公用設施」指在低層地下的住宅公用地方及設施內已或擬安裝為或關於《道路交通條例》(第374章)、任何相關規例和修訂條文下及停泊在暢通易達車位、訪客停車位的持牌之電動車充電之所有該等設施,此等設施包括但不限於電線、電纜、管道、線槽、電動車充電器、電錶、底座、插座、鎖、蓋及其他安全及/或保護性設備、充電站、支付設備、設備、設施及其他電力或其他裝置或其他為或有關上述用途的設施。

(iv) 「發展項目公用地方和設施」指並包括:-

a. 擬供發展項目共同使用與享用的發展項目的部分,包括但不限於通道、入口、人行道、樓梯、梯台、平台、邊界圍牆、大堂、園景區、車道、行車路及行人徑、坡道、花槽、總檢測水錶房、上落貨車的垃圾儲存、電掣房、電動車充電器電錶房、風櫃房、緊急發電機房、水泵房(停車場清潔及灌溉)、頂層天台、消防及花灑泵房、消防校對錶櫃、主電掣房、警衛室、屋苑管理處、管理員櫃檯(如有)、業主立案法團辦公室、熱泵房、通風機房、電纜槽房、主電錶房、垂直綠化牆(如有)、電訊及廣播設備室、水錶櫃、穿梭升降機及大堂、升降機、消防喉轆、電力房、消防、管道槽、燃料缸房、消防花灑水缸、街道消防栓水缸、暢通易達男女通用廁所和緊急車輛通道、及排水渠、渠道、總喉、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及總喉、雨水儲存缸和排水連口、用於接收電視及電台廣播的公用電視及電台廣播系統、電訊及廣播分導網絡、有線電視系統(如有)、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有上套管)、樹木、灌木及其他植物及草木、燈柱及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統及在發展項目內裝設或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施,在附錄於公契的圖則(經認可人士核實準確度)以紫色顯示(如可以在圖則上顯示),僅供識別;

b. 綠化地方的部分(除非獲得建築事務監督事先同意,綠化地方不得用作批地條件批准以外之用途);

c. 斜坡和擋土結構、粉紅色斜影紅線範圍、鋪路結構、粉紅色十字斜影紅線範圍及行人道結構;

d. 變壓器房、電纜裝置及所有相關設施(統稱為「變壓器房設施」);

e. 根據公契及副公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施;及

f. 若沒有特別在以上(a)至(d)分段規定,則為以下在該地段和發展項目內的其他部分:-

1. 《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義(a)分段涵蓋的發展項目的任何部分;及/或

2. 《建築物管理條例》(第344章)第一附表指定並納入《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義(b)分段內的任何部分。

但不包括:-

(1)住宅公用地方及設施及停車場公用地方及設施;及

(2)發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享受的範圍和發展項目內僅服務任何個別業主的設施。

(v) 「住宅公用地方及設施」指並包括:-

a. 擬供所有住宅樓宇內的業主、佔用人及租客和他們真正的客人、訪客或獲邀請人士共同使用與享用的發展項目的住宅樓宇內所有該等部分,包括但不限於康樂地方及設施、上落貨車位、訪客停車位、單車停車位、暢通易達車位、水管裝置檢測櫃、垂直綠化牆(如有)、消防及花灑泵房、電線槽、消防校對錶櫃、電動車公用設施、會所的濾水器機房、游泳池、按摩池及功能池、電掣房(用於第1至3座及第5座)、垃圾收集及物料回收房、橫向屏障、平台(構成單位一部分的私人平台除外)、天台(構成單位一部分的私人天台除外)、頂層天台、上層天台、玻璃簷篷、簷篷、升降機機房、通風機房、郵箱室、水錶櫃、管道槽、不可通行的(綠化)平台、電錶房、不可通行的平台、花槽及通道、公用走廊、升降機大堂、入口、梯台、大廳、入口大堂、冷氣機平台(僅在附屬於公契的圖則(經認可人士核實其準確度)上用"ACP"顯示,僅供識別),結構牆、樓梯、食用及沖廁水泵房、食用及沖廁上水泵房、消防泵房及升降機、升降機槽、消防員升降機、水箱、天線、儀表、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜、冷氣機及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施(不論是否有上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安系統及設施、通風系統及在發展項目內或提供或安裝擬供住宅樓宇的住客和他們真正的客人、訪客或獲邀請人士共同使用與享用的其他系統、裝置及設施,及根據公契及任何副公契用作住宅樓宇共同使用與享用的地段內其他地方及在發展項目內的其他系統、裝置及設施,僅用上附屬於公契的圖則(經授權人證明其準確性)以黃色、黃色十字斜影黑線和靛藍色顯示(如可以在圖則上顯示),僅供識別;

b. 外牆(為免疑問,包括非結構性的預製外牆(經授權人證明其準確性)僅用上附屬於公契的圖則以紅色虛線顯示(如可以在圖則上顯示),僅供識別)和住宅樓宇的建築裝飾(如有));

c. 綠化地方的部分(除非獲得建築事務監督事先同意,綠化地方不得用作批地條件批准以外之用途);及

d. 根據公契及任何副公契住宅樓宇內劃定為住宅公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施。

但不包括:-

(3)發展項目公用地方及設施及停車場公用地方及設施;及

(4)發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享受的範圍和發展項目內僅服務任何個別業主的設施。

(vi) 「副公契」指於於簽立公契後第一業主與發展項目的其他共同擁有人之間訂立的公契副公契,列明業主就發展項目任何部份的權益和責任。

(vii) 除非獲業主委員會批准,業主不得將任何公用地方及設施之部分改作自己使用或享用。

(viii) 業主不得阻礙公用地方及設施,亦不得在公用地方及設施作出任何對發展項目的任何其他業主或佔用人造成滋擾的行為。

(ix) 公用地方及設施須由管理人管理。管理人獲正式委任代表全體業主按公契及相關副公契(如有)處理公用地方及設施的任何事宜。

B. 分配予期數中的每個住宅物業的不分割份數的數目

住宅單位　　不分割份數數目 28,640

大樓座數	樓層	單位	每個單位的不分割份數
第1座	地下	A單位	66
		B單位	43
		C單位	26
		D單位	26
		E單位	44
		F單位	27
		G單位	27
		H單位	26
		J單位	27
		K單位	46
	小計		358
	1樓至3樓、5樓至12樓、15樓至21樓(共18 層)	A單位	1,188
		B單位	774
		C單位	468
		D單位	468
		E單位	792
		F單位	468
		G單位	468
		H單位	450
		J單位	468
		K單位	810
	小計		6,354
第1座	22樓	A單位	67
		B單位	44
		C單位	27
		D單位	27
		E單位	45
		F單位	27
		G單位	27
		H單位	26
		J單位	27
		K單位	46
	小計		363
總數			7,075
第2座	地下	A單位	45
		B單位	43
		C單位	26
		D單位	26
		E單位	67
		F單位	25
		G單位	27
		H單位	26
		J單位	27
		K單位	44
	小計		356
第2座	1樓至3樓、5樓至12樓、15樓至21樓(共18 層)	A單位	810
		B單位	774
		C單位	468
		D單位	468
		E單位	1,206
		F單位	432
		G單位	468
		H單位	450
		J單位	468
		K單位	774
	小計		6,318
第2座	22樓	A單位	46
		B單位	44
		C單位	27
		D單位	27
		E單位	68
		F單位	25
		G單位	27
		H單位	26
		J單位	27
		K單位	44
	小計		361
總數			7,035 (注釋)

註：(i) 不設第4座。

(ii) 第1座及第2座不設4樓、13樓及14樓。

(iii) 第1座及第2座不設單位I。

注：發展項目的不分割份數總數為29,541。發展項目所有單位的不分割份數總數為29,341。發展項目所有住宅單位的不分割份數總數為28,640。發展項目所有停車位及電單車停車位的不分割份數總數為701。

C. 有關期數的管理人的委任年期

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

D. 管理開支按甚麼基準在期數中的住宅物業的擁有人之間分擔

(i) 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。年度預算分開2個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理綠色範圍、綠色範圍的構築物、發展項目、發展項目公用地方及設施需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及發展項目各個部分的開支並劃分為2個欄目，分別涵蓋以下開支：

a. 管理人認為特別涉及住宅公用地方及設施的開支；及

b. 管理人認為特別涉及停車場公用地方及設施的開支。

(ii) 每位業主須就其作為業主擁有任何單位的每份不分割份數支付已採納年度預算第一部分評估的總款項的其中一部分，該部分的分子為1，分母則為發展項目所有單位的不分割份數總數。

(iii) 每位住宅單位業主除了支付按公契第16(b)條應付的款項外，還須就他作為業主擁有的住宅樓宇的住宅單位獲分配的每份不分割份數支付已採納年度預算第二部分欄目一所評估的總款項的其中一部分。該部分的分子為1，分母則為所有住宅單位的不分割份數總數。

(iv) 每位停車位及電單車停車位業主除了支付按公契第16(b)條應付的款項外，還須就他作為業主擁有的停車位及電單車停車位（視乎何種情況而定）獲分配的每份不分割份數支付已採納年度預算第二部分欄目二所評估的總款項的其中一部分。該部分的分子為1，分母則為所有停車位及電單車停車位的不分割份數總數。

(v) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及個別單位或若干單位，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位的業主在應要時支付。

(vi) 每位業主必須由從公契之日期起負責繳付管理人編製的年度管理費預算。

E. 計算管理費按金的基準

金額相等於3個月的管理費（他作為業主就須其單位每月繳交的管理費）。

F. 擁有人在期數中保留作自用的範圍 (如有的話)

擁有人（日龍有限公司及嘉麗好投資有限公司）在期數中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

注釋：

1. 請查閱公契擬稿以了解全部詳情。完整的公契擬稿可於售樓處開放時間內免費查閱，並且可在支付所需影印費用後取得公契擬稿的副本。

2. 發展項目由/將由一份公契規管。發展項目之期數並無/將並無各自之分公契。

The draft Deed of Mutual Covenant and Management Agreement of the Development ("DMC") provide that: -

A. Common parts of the Phase

(i) "Carpark Common Areas and Facilities" mean and include:-

a. those parts of the Development including but not limited to driveways, passages, ramps, fan room, planters and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Car Parking Spaces, Motor Cycle Parking Spaces and Bicycle Parking Spaces (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Red on the Lower Ground Floor Plan (certified as to their accuracy by the Authorized Person) annexed to the DMC;

b. such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC;

but EXCLUDING: -

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

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

(ii) "Common Areas and Facilities" mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in the DMC and in any Sub-Deed(s) (as defined below);

(iii) "Common EV Facilities" mean all such facilities installed or to be installed within the Residential Common Areas and Facilities on Lower Ground Floor for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374), any regulations made thereunder and any amending legislation parking at the Accessible Parking Space and the Visitors' Parking Spaces and such facilities shall include but not limited to such wires, cables, ducts, trunking, EV chargers, electric meters, base box, socket outlet, locks, covers and other security and/or protective devices, charging station, payment devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

(iv) "Development Common Areas and Facilities" mean and include:-

a. such parts of the Development which are intended for common use and benefit of the Development including but not limited to the passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, landscaped areas, driveways, roadways and pavements, ramps, planters, master water check meter chamber, refuse storage for loading and unloading, switch rooms, electrical meter rooms for EV charger, A.H.U. room, emergency generator rooms, water pump room (carpark cleansing and irrigation), top roof, FS & Sprinkler pump room, fire service check meter cabinet, main switch room, guard house, estate management office, caretaker's counter (if any), Owners' Corporation Office, heat pump room, fan room, cable duct room, master meter room, vertical green walls (if any), telecommunication broadcasting equipment room, water meter cabinet, shuttle lift lobby, lift, hose reels, electrical room, fire service, pipe ducts, fuel tank room, sprinkler water tank, street fire hydrant water tank, accessible unisex toilets and emergency vehicular access and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh and salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Violet on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC ;

b. portion of the Greenery Area which shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority;

c. the Slope and Retaining Structures, the Pink Hatched Red Area, the Paved Way Structures, the Pink Cross-Hatched Red Areas and the Walkway Structures;

d. the transformer room(s), cable accommodations and all associated facilities (collectively, "Transformer Room Facilities");

e. such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC and Sub-Deed(s); and

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

1. any parts of the Development covered by paragraph (a) of the definition of **"common parts"** set out in section 2 of the Building Management Ordinance (Cap. 344); and/or

2. any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of **"common parts"** set out in section 2 of the Building Management Ordinance (Cap. 344);

but EXCLUDING

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

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

(v) "Residential Common Areas and Facilities" mean and include :-

a. those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Recreational Areas and Facilities, the Loading and Unloading Spaces, the Visitors' Parking Spaces, the Bicycle Parking Spaces, the Accessible Parking Spaces, plumbing check meter cabinet, vertical green walls (if any), FS & Sprinkler pump rooms, electrical ducts, fire service check meter cabinets, the Common EV Facilities, filtration plant room for Club House, swimming pool, jacuzzi and function pool, switch rooms (for Towers 1-3 and 5), refuse collection & material recovery chamber, horizontal screens, flat roofs (other than those private flat roofs forming part of an Unit), roofs (other than those private roofs forming part of an Unit), top roofs, upper roofs, glass canopies, canopies, lift machine rooms, fan rooms, mail box room, water meter cabinets, pipe ducts, inaccessible (greenery) flat roof, electrical meter rooms, inaccessible flat roof, planters and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, A/C platforms (which for the purpose of identification only are marked "ACP" on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC), structural walls, stairways, potable & flushing water pump rooms, potable & flushing up-feed pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen's lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any

other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow, Yellow Cross Hatched Black and Indigo on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC;

b. the external walls (including for the avoidance of doubt, non-structural pre-fabricated external walls which are for the purposes of identification only shown with Red Dotted Line on the plans (certified as to their accuracy by the Authorized Person) annexed to the DMC) and architectural features (if any) of the Residential Accommodation;

c. portion of the Greenery Area which shall not be used for any purpose other than those permitted under the Conditions without the prior consent of the Building Authority; and

d. such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and any Sub-Deed(s).

but EXCLUDING:-

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

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

(vi) "Sub-Deed" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner with other co-owners of the Development after the DMC setting forth the rights and obligations of the Owners of any part or parts of the Development.

(vii) The Owners shall not convert any part of the Common Areas and Facilities to his own use or for his own benefit unless approved by the Owner's Committee.

(viii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.

(ix) The Common Areas and Facilities shall be managed by the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the relevant Sub-Deed of Mutual Covenant (if any) in respect of any matter concerning the Common Areas and Facilities.

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

Residential Units — No. of undivided shares 28,640

Tower	Floor	Flat	Undivided Shares for each Flat
Tower 1	G/F	Flat A	66
		Flat B	43
		Flat C	26
		Flat D	26
		Flat E	44
		Flat F	27
		Flat G	27
		Flat H	26
		Flat J	27
		Flat K	46
	SUB-TOTAL		358
	1/F-3/F, 5/F-12/F, 15/F-21/F (18 storeys)	Flat A	1,188
		Flat B	774
		Flat C	468
		Flat D	468
		Flat E	792
		Flat F	468
		Flat G	468
		Flat H	450
		Flat J	468
		Flat K	810
	SUB-TOTAL		6,354
Tower 1	22/F	Flat A	67
		Flat B	44
		Flat C	27
		Flat D	27
		Flat E	45
		Flat F	27
		Flat G	27
		Flat H	26
		Flat J	27
		Flat K	46
	SUB-TOTAL		363
TOTAL			7,075
Tower 2	G/F	Flat A	45
		Flat B	43
		Flat C	26
		Flat D	26
		Flat E	67
		Flat F	25
		Flat G	27
		Flat H	26
		Flat J	27
		Flat K	44
	SUB-TOTAL		356

Tower	Floor	Flat	Undivided Shares for each Flat
Tower 2	1/F-3/F, 5/F-12/F, 15/F-21/F (18 storeys)	Flat A	810
		Flat B	774
		Flat C	468
		Flat D	468
		Flat E	1,206
		Flat F	432
		Flat G	468
		Flat H	450
		Flat J	468
		Flat K	774
	SUB-TOTAL		6,318
	22/F	Flat A	46
		Flat B	44
		Flat C	27
		Flat D	27
		Flat E	68
		Flat F	25
		Flat G	27
		Flat H	26
		Flat J	27
		Flat K	44
	SUB-TOTAL		361
TOTAL			7,035 (Note)

Remarks: (i) There is no designation of Tower 4.

(ii) There is no 4/F, 13/F and 14/F in Tower 1 and Tower 2.

(iii)There is no Flat I in Tower 1 and Tower 2.

Note: The total number of Undivided Shares in the Development is 29,541. The total number of Undivided Shares allocated to all the Units in the Development is 29,341. The total number of Undivided Shares allocated to all the Residential Units in the Development is 28,640, and the total number of Undivided Shares allocated to all the Car Parking Spaces and Motor Cycle Parking Spaces in the Development is 701.

C. Term of years for which the Manager of the Phase is appointed

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

D. Basis on which the Management Expenses are shared among the owners of residential properties in the Phase

(i) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures, the Development and the Development Common Areas and Facilities. The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into two sections which cover respectively the following:

a. all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities; and

b. all expenditure which in the opinion of the Manager is specifically referable to the Carpark Common Areas and Facilities.

(ii) Each Owner shall pay for every Undivided Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development.

(iii) Each Owner of the Residential Units in addition to the amount payable under Clause 16(b) of the DMC shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Residential Units.

(iv) Each Owner of the Car Parking Spaces and the Motor Cycle Parking Spaces in addition to the amount (if any) payable under Clause 16(b) of the DMC shall in respect of each Undivided Share allocated to a Car Parking Space or a Motor Cycle Parking Space (as the case may be) of which he is the Owner pay a fraction of the total amount assessed under the second section of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Car Parking Spaces and the Motor Cycle Parking Spaces.

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

(vi) The liability of the Owner of a Unit to contribute to the amount under the annual budget of management expenses prepared by the Manager shall only accrue with effect from the date of the DMC.

E. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management contribution payable in respect of his Unit.

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

There is no area in the Phase which is retained by the Owners (New Dragon Limited and Galaxy Power Investment Limited) for that owners' use as referred to in section 14(2)(f), Part 1, Schedule 1 of the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. For full details, please refer to the draft DMC. Full script of the draft DMC is available for inspection upon request during office hours at the sales offices and copies of the draft DMC can be obtained upon paying necessary photo copying charges.

2. The Development is/will be governed under one deed of mutual covenant. There is/will be no separate sub-deed of mutual covenant for a phase in the Development.

1. 發展項目興建於簽日期為2018年12月5日的新批土地契約第22698號(「**批地文件**」)及經日期為2020年10月8日的延期信函修訂而持有的屯門市地段第463號(「**該地段**」)。

2. 該地段批地年期為由2018年12月5日起計50年。

3. 適用於該地段的用途限制:

   (a) 除私人住宅用途外,該地段或其任何部分或任何建築物或任何建築物或其上已建成或擬建的部分不可作任何其他用途。

   (b) 該地段內不得興建或提供墳墓或靈灰安置所,亦不得於該地段內安葬或放置人類遺骸或動物遺骸,不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置。

4. 按規定須興建並提供予政府或供公眾使用的設施:

   (a) 在批地文件附錄圖則上顯示為綠色的範圍及未來公共道路(「綠色範圍」)須由承授人鋪設及建造;及地政總署署長(「署長」)可全權指定須由承授人提供及建造的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物(統稱「**該等構築物**」),致使建築物、車輛及行人交通可於綠色範圍上興建及通行。

   (b) 在批地文件附錄圖則上顯示為粉紅色十字斜影藍線的範圍(「**粉紅色十字斜影藍線範圍**」)須由承授人鋪設、平整、鋪設路面及排水;以及食物環境衛生署署長可全權指定承授人須在粉紅色十字斜影藍線範圍內提供及興建一個廁所、一個供指定規模垃圾收集車停放和裝卸垃圾的垃圾收集站及行人路、構築物和設施(統稱「**結構和設施**」)。

   (c) 在批地文件附錄圖則上顯示為粉紅色斜影紅線的範圍(「**粉紅色斜影紅線範圍**」)須由承授人鋪設、建造、平整及美化;及地政總署署長(「署長」)可全權指定須由承授人提供及建造的暗渠、行人路、道路、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、隔音屏障或其他結構(統稱「**鋪路結構**」),致使車輛及行人交通可於粉紅色斜影紅線範圍上興建及通行。

   (d) 在批地文件附錄圖則上顯示為粉紅色十字斜影紅線的範圍並須由承授人鋪設、建造及建築的在該範圍上的行人道(「**粉紅色十字斜影紅線範圍**」);及通道樓梯、斜坡、燈光和署長可全權指定須由承授人提供的其他構築物)(統稱「**行人道結構**」),致使行人交通可於粉紅色十字斜影紅線範圍上通行。

   (e) 如承授人要求將水務專用範圍內鋪設的政府總水管改道,政府總水管須改道至該地段於批地文件隨附「圖則1(B)」顯示的藍邊範圍(亦稱「**藍邊範圍**」)並令水務監督官員滿意。

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

   (a) 承授人須於該地段興建樓宇以發展該地段,前述樓宇須遵守新批土地契約與及不時於香港實施的所有關於樓宇、衛生設備及規劃的法例、法規及規例。前述樓宇須於2025年6月30日*或之前完工及可以入伙。

      *備注:根據地政總署屯門地政處日期為2020年10月8日的信函,此日期被更改為2025年12月31日

   (b) 批地文件一般條件第6(a)條規定,承授人須於批地年期的期間根據批地文件建造或重建(該詞語指「批地文件」一般條件第6(b)條提及的重新發展):

      (i) 按經批准的設計、布局、高度及任何經批准建築圖則維持一切建築物,不得對其作出修訂或更改;及

      (ii) 維持所有已興建或今後可能按新批土地契約或任何其後的合同性修改興建的所有建築物於修繕妥當及良好的保養狀態,直至批地年期結束或提前終止而交還為止。

   (c) 批地文件特別條件第(5)條規定:

      (i) 承授人須:

         (1) 於2025年6月30日*或之前(或署長可批准之其他延長時間),自費以署長批准的方式及物料及標準、水平、位置和設計進行下列工程,以全面達致署長滿意:

            (I) 鋪設及平整在批地文件附錄圖則上以綠色顯示之未來公共道路部份(「**綠色範圍**」);及

            (II) 提供及興建橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物(「**該等構築物**」)

            致使建築、車輛及行人交通可於綠色範圍上進行;

            *備注:根據地政總署屯門地政處日期為2020年10月8日的信函,此日期被更改為2025年12月31日

         (2) 於2025年6月30日或之前(或署長可批准之其他延長時間),自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記,以達致署長滿意;及

         (3) 自費保養綠色範圍,連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物,以達致署長滿意,直至按批地文件特別條件第(6)條交還綠色範圍的管有權為止。

      (ii) 倘若承授人沒有於批地文件特別條件第(5)(a)條所述的指定期限內履行該分條訂明的責任,政府可進行必要的工程,費用由承授人承擔。承授人須在政府要求時向政府支付相等於有關費用的款項,金額由署長決定,而其決定是最終決定並約束承授人。

      (iii) 政府毋須就承授人因履行批地文件特別條件第(5)(a)條所述的義務或政府行使此行使批地文件特別條件第(5)(b)條下所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

   (d) 批地文件特別條件第(6)條規定茲只限於為推行批地文件特別條件第(5)條訂明的必要工程,承授人須於本批地文件之日,獲授綠色範圍的管有權。綠色範圍須應政府要求交回政府,而無論如何,若署長發出信件表示所有批地文件條件已妥為履行並達致滿意,上述範圍即被視為已於發信當天由承授人交回政府。承授人須在其管有綠色範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍,並確保有關通行及使用不受根據批地文件特別條件第(5)條進行之工程或其他工程干擾或阻礙。

   (e) 批地文件特別條件第(7)條規定除非獲得署長事先書面同意,承授人不得使用綠色範圍存放物品或搭建任何臨時構築物,又或作進行批地文件特別條件第(5)條指定工程以外用途。

   (f) 批地文件特別條件第(8)條規定:

      (i) 承授人在管有綠色範圍期間,須於所有合理時間:

         (I) 允許政府及署長、其官員、承建商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍,以視察、檢查及監督遵照本特別條件第(5)(a)條進行的任何工程,並且進行、視察、檢查及監督按本特別條件第(5)(b)條進行的工程以及綠色範圍內任何其他署長認為必要的其他工程;

         (II) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍之內、之上或之下或任何毗連土地進行任何工程,包括但不限於鋪設及其後維修所有必要水管、電線、管道、電線槽及其他導體和輔助設備,藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體(如有)及其他服務。承授人須與政府及政府妥為授權的相關公用事業公司全面合作,以處理關乎上述擬於綠色範圍內進行的工程之所有事宜;及

(III) 允許水務監督官員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

(ii) 就任何因政府、署長及其官員、承建商及任何其他根據本特別條件第(8)(a)條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對承授人或任何其他人士所造成或承授人或任何其他人士所蒙受的損失、破壞、滋擾或干擾，政府、署長及其官員、承建商、代理人及任何其他根據本特別條件第(8)(a)條獲妥為授權的人士或公用事業公司概不承擔任何責任。

(g) 批地文件特別條件第(13)條規定：

(i) 承授人可於該地段內搭建、建造和提供經署長書面批准的康樂設施及附屬設施(「**設施**」)。設施的類型、大小、設計、高度及佈局事前須獲得署長書面批准。

(ii) 若設施任何部份根據批地文件特別條件第(13)(b)條被豁免計算在總樓面面積上(「**豁免設施**」)：

(1) 豁免設施須指定為並構成批地文件特別條件第(21)(a)(v)條所提述的公用地方的一部分；

(2) 承授人須自費保養豁免設施於修繕妥當及良好的狀況，並運作豁免設施，以達致署長滿意；及

(3) 豁免設施僅供興建於該地段內已建或擬建的一座或多座住宅樓宇的住客及其真正客人，其他人士不得使用。

(h) 批地文件特別條件第(15)條規定：

(i) 承授人應自費提交園景設計總圖予署長批核，述明將會按照批地文件特別條件第(15)(b)條規定在該地段提供園景工程之位置規劃及布局。直至署長以書面批核園景設計總圖和(如需要者)同意根據批地文件特別條款第(14)條規定所訂樹木保育建議書為止，不可在該地段或其任何部份展開地盤平整工程。

(ii) 承授人應遵照核准園景設計總圖，自費以署長全面滿意的方式在該地段進行園景工程。如非事前獲得署長書面同意，不得更改、修改、修訂、改動或取代核准園景設計總圖。

(iii) 承授人嗣後應自費以署長滿意的方式進行保養和維修園景工程，確保其安全、清潔、整齊及健康。

(iv) 根據批地文件特別條件第第(15)條而美化的地區須指定為並構成批地文件特別條件第(21)(a)(v)條所提述的公用地區的一部分。

(i) (i) (1) 批地文件特別條件第(25)(a)(i)及(25)(a)(ii)條規定須於該地段內按指定比率提供車位，供按《道路交通條例》、該地段下的任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建作私人住宅的一座或多座建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊(「**住宅車位**」)，以達致署長滿意。

(2) 批地文件特別條件第(25)(a)(iii)條規定須於該地段內按指定比率提供額外車位，供按《道路交通條例》、該地段下的任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建作私人住宅的一座或多座建築物的住客的真正客人、訪客或獲邀請人士之車輛停泊。

(3) 遵照批地文件特別條件第(25)(a)(i)及(25)(a)(iii)(可能根據批地文件特別條款第(28)條作出調整)提供的車位不可用作該等特別條件規定以外的用途，尤其是不得用作存放、陳列或展示車輛供出售或其他用途或提供車輛清潔及美容服務。

(ii) (1) 在批地文件特別條件第(25)(a)(i)及(25)(a)(iii)條(可能根據批地文件特別條款第(28)條作出調整)提供的車位中，承授人須遵照建築事務監督所要求及批准的數目保留及指定若干車位，以供按《道路交通條例》、其下的任何附屬規例及任何修訂法例所界定的傷殘人士停泊車輛(如此保留及指定的車位下稱「**傷健人士車位**」)，惟必須最少保留及指定按批地文件特別條件第(25)(a)(iii)條(可能根據批地文件特別條款第(28)條作出調整)提供的車位中最少一個車位作傷健人士車位，及不得指定及保留按批地文件特別條件第(25)(a)(iii)條(可能根據批地文件特別條款第(28)條作出調整)提供的所有車位作傷健人士車位。

(2) 傷健人士車位除供《道路交通條例》、其下的任何附屬規例及任何修訂法例所界定的傷殘人士並屬於該地段已建或擬建的一座或多座建築物的住客或佔用人及其真正客人、訪客或獲邀請人士停泊車輛外，不得用作任何其他用途，尤其是不得用作存放、陳列或展示車輛作出售或其他用途或提供車輛清潔及美容服務。

(iii) (1) 批地文件特別條件第(25)(c)(i)條下的電單車車位(「**電單車車位**」)除供屬於該地段已建或擬建作私人住宅的一座或多座建築物的住客和其真正客人、訪客或獲邀請人士停泊其按《道路交通條例》、其下的任何附屬規例及任何修訂法例領有牌照的電單車外，不得用作任何其他用途，尤其是不得用作存放、陳列或展示車輛作出售或其他用途或提供車輛清潔及美容服務。

(2) 電單車車位(可能根據批地文件特別條件第(28)條作出調整)，除供屬於該地段上已建或擬建作批地文件特別條件第(25)(c)(i)所規定之用途的一座或多座建築物或其一個或多個部分的佔用人及其真正客人、訪客或獲邀請人士停泊其按《道路交通條例》、其下任何附屬規例及任何修訂法例領有牌照的電單車外，不得用作任何其他用途，尤其是不得用作存放、陳列或展示車輛作出售或其他用途或提供車輛清潔及美容服務。

(j) 批地文件特別條件第(26)(a)條規定須在該地段內按指定比率提供車位供貨車裝卸使用，以達致署長滿意。

(k) 批地文件特別條件第(27)條規定在該地段內須按指定比率提供空間，用作停泊屬於該地段已建或擬建作私人住宅的一座或多座建築物的住客及其真正客人、訪客或獲邀人士的單車，以達致署長滿意。

(l) 批地文件特別條件第(32)條規定，經署長根據批地文件特別條件第(25)條(及其可能根據批地文件特別條件第(28)條進行之調整)、第(26)條(及其可能根據批地文件特別條件第(28)條進行之調整)及第(27)條規定批准的佈局圖表明在地段內提供的停車及裝卸空間(「**經批准的停車場佈局圖**」)，或經授權人員認證之經批准的停車場佈局圖副本(根據《建築物條例》之定義及根據其制定的任何法規及其任何修訂)應交付署長存檔。在交付署長存檔前，不得進行任何交易以影響該地段或其任何部分，或在其上豎立或將要豎立的任何建築物或任何建築物的任何部分(根據批地文件特別條件第(20)(c)條規定之租賃協議或租賃或其有關之協議，以及根據批地檔特別條件第(20)(d)條規定之按揭，批地文件特別條件第(24)條規定之轉讓，批地文件特別條件第(37)(a)及(37)(c)條分別規定之分割和交還粉紅色十字斜影藍線範圍，批地文件特別條件第(39)(a)及(39)(c)條分別規定之分割和交還粉紅色藍斜線範圍，或經署長批准的其他交易除外)。經批准的停車場佈局圖上所示的停車及裝卸空間，除用於根據批地文件特別條件第(25)、(26)及(27)條規定之用途外，不得用於任何其他目的。承授人應按照經上述核准圖則保養停車區域、裝卸空間及其他區域，包括但不限於升降機、卸貨、機動及流通區域，除獲署長事先書面許可外，不得更改佈局。除經上述核准圖則上指明的停車場外，地段的任何部分或其上的任何建築物或構築物均不得用於停車用途。

(m) 根據批地文件特別條件第(35)(a)條，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否有署長事先書面通知，不論是在該土地內或在任何政府土地上，亦不論是為開拓、平整或發展該土地或其任何部分或任何其他根據批地文件條件承授人須進行的工程的目的而進行或與之有關連的或是為任何其他目的，承授人須自費進行及建造該等當時或其後必要或有需要之斜坡整理工程、擋土牆或其他支撐、防護或排水系統或附屬或其他工程，以保護及支撐該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除或預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護、排水系統或附

屬或其他工程修葺良好堅固，達致署長滿意。根據特別條件第(35)(c)條，若於任何時間內由於承授人進行的奠基、平整、開發或其他工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復達致署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及索償彌償政府、其代理人及承建商。特別條件第(35)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護、排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知達致署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要向政府償還該工程的費用連同任何行政或專業費用及收費。

(n) 批地文件特別條件第(36)條規定：

(i) 承授人須由批地文件之日起36個曆月*內（或署長可批准之其他延長時間），自費以食物環境衞生署署長批准的方式及物料及標準、水平、位置和設計進行下列工程，以全面達致署長滿意。於粉紅色十字斜影藍線範圍鋪設、平整、鋪設路面及排水，以及食物環境衞生署署長可全權指定須在粉紅色十字斜影藍線範圍內的行人路、構築物和設施提供及興建一個廁所、一個供指定規模垃圾收集車停放和裝卸垃圾的垃圾收集站（「**結構和設施**」）。

*備注：根據地政總署屯門地政處日期為2020年10月8日的信函，此日期被更改為2022年6月4日

(ii) 儘管批地文件特別條件第(2)條另有規定，承授人須在交出粉紅色十字斜影藍線範圍連同構築物及設施之前，根據批地文件特別條件第(37)(c)條規定，自費以署長全面滿意的方式保養和維修在批地文件隨附「圖則I(A)」上分別顯示和標有「現有廁所」和「現有垃圾收集點」的現有廁所和現有垃圾收集站，並允許所有公眾隨時和不受限制地使用現有的廁所和現有的垃圾收集站，免費且不受任何阻礙地供所有人用於所有合法目的。承授人須在交出粉紅色十字斜影藍線範圍連同構築物及設施後，根據批地文件特別條件第(37)(c)條規定自費拆除及移走現有廁所及現有垃圾收集站。

(iii) 承授人須自費及食物環境衞生署署長在各方面滿意下維持及保持粉紅色十字斜影藍線範圍連同構築物及設施處並維修至良好及妥當的狀況，直至粉紅色十字斜影藍線範圍連同構築物及設施根據批地文件特別條件第(37)(c)條交還政府。

(o) 批地文件特別條件第(37)條規定：

(i) 承授人須在根據批地文件特別條件第(37)(c)條規定交還粉紅色十字斜影藍線範圍連同構築物及設施之前，自費簽訂載有署長要求或以書面批准的格式和條文的分割契約，以分割粉紅色十字斜影藍線範圍。承授人須自費於土地註冊處以《註冊摘要》註冊分割契約。辦妥前述註冊之前，不可進行任何涉及該地段或其任何部分或該處已建或擬建任何建築物或任何建築物部分的交易(根據批地文件特別條件第(20)(d)條規定之建築按揭、根據批地文件特別條件第(24)條規定之轉讓、根據批地文件特別條件第(39)(a)及(39)(c)條規定之分割及交還粉紅色十字斜影藍線範圍或經署長批准的其他交易除外)。

(ii) 除了按批地文件特別條件第(20)(d)條、第(24)條及第(37)(c)條所述外，承授人不得將粉紅色十字斜影藍線範圍或其任何部分或其內任何產權轉讓、抵押、押記、分租、放棄管有或以任何其他形式作出產權處置。

(iii) 承授人須在署長全權酌情要求時自費向政府交還及交回不受產業負擔影響的粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施的空置管有權，而政府無需支付任何代價、款項或賠償予承授人，惟政府並無責任應承授人的要求而接受交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施，並且只會在其認為適當時才接受。為了此目的，承授人須自費並在署長指定的時間內簽署土地交還契據及任何其他文件，其格式及所載條文須由署長批准或規定。承授人無權對交還或署長決定不要求交還而直接或間接產生或有關的任何損失、損害賠償或補償向政府索償。

(iv) 承授人同意並接受在根據批地文件特別條件第(37)(c)條交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施後，若開發或重新開發該地段或其中任何部分，上述交還的區域不能列入計算批地文件特別條件第(11)(d)條指定的總上蓋面積。就計算批地文件特別條件第(11)(d)條指定的總上蓋面積時任何該地段面積的減少，政府對此概不承擔任何責任，承授人亦不得針對政府要求索償或退還地價或作任何其他要求。

(v) 承授人同意並接受在根據批地文件特別條件第(37)(c)條交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施後，因為該地段的面積之減少或其他原因，承授人在開發或重新開發該地段或其中任何部分時或未能獲得根據批地文件特別條件第(11)(c)條准許的最大總樓面面積。政府對此概不承擔任何責任，承授人亦不得就未能獲得根據批地文件特別條件第(11)(c)條准許的最大總樓面面積針對政府要求索償或退還地價或作任何其他要求。

(p) 批地文件特別條件第(38)條規定：

(i) 除非獲得署長事先書面同意，除邊界牆或圍欄外，不得在粉紅色斜影藍線範圍上、之上、下、之下或之內，均不得豎立、建造或放置任何建築物或構築物或任何建築物或構築物而設的支撐物。

(ii) 承授人須自費維修和保養粉紅色斜影藍線範圍以及構成粉紅色斜影藍線範圍的一部分或與其相關的所有事物在安全、清潔、整齊、整潔及健康狀況直至粉紅色斜影藍色範圍全部根據批地文件特別條件第(39)(c)條規定交還給政府，並全面達致署長滿意。

(q) 批地文件特別條件第(41)條規定承授人須自費並在令署長滿意的各方面保養和維修現有人行道和現有車輛通道，並允許所有公眾隨時和不受限制地使用現有人行道和現有車輛通道及免費且不受任何阻礙地供所有人用於所有合法目的，除非且直至承授人須(i)完成地段的地段的形成，這些部分在批地文件隨附「圖則I(A)」中分別顯示為粉紅色斜影紅線範圍和粉紅色十字斜影紅線範圍（「**粉紅色斜影紅線範圍**」和「**粉紅色十字斜影紅線範圍**」）。根據批地文件特別條件第(42)(a)和(43)(a)條，並允許所有公眾使用分別根據批地文件特別條件第(42)(b)及(43)(b)條設立粉紅色斜影紅線範圍及粉紅色十字斜影紅線範圍；(ii)完成署長可能同意的對現有行人路和現有車輛通道的臨時改道。

(r) 批地文件特別條件第(42)條規定：

(i) 承授人須：

(1) 於2025年6月30日*或之前（或署長可能批准的其他延長期限），自費並且使用按照署長批准的方式及物料及標準、水平、位置、寬度和設計，並在令署長滿意的情況下鋪設、塑造、鋪設路面和進行環境美化粉紅色斜影紅線範圍，並在其上提供和建造此類溝渠、人行道、道路、下水道、消火栓的排水管以及與水管連接的管道、路燈、交通輔助設施、隔音屏障及署長全權酌情要求的其他構築物（「**鋪路構築物**」），以便車輛及行人交通可在粉紅色紅色斜影紅線範圍內進行；及

*備注：根據地政總署屯門地政處日期為2020年10月8日的信函，此日期被更改為2025年12月31日

(2) 在批地文件同意的整個批地期限內，自費維護、保養及維修粉紅色斜影紅線範圍連同鋪路構築物並維修至良好及妥當的狀況，令署長滿意。

(ii) 在根據批地文件特別條件第(42)(a)條建成粉紅色斜影紅線範圍後，承授人須自費准許所有公眾人士(包括但不限於新界屯門所有在土地註冊處已知並登記為丈量約份第379約份地段第319、320、334號的土地承租人、擁有人、居民及佔用人，及他們的真正客人、訪客、獲邀請人士、獲許可的人士，以及地段附近當地村莊的村民及住客，及他們的真正

客人、訪客、獲邀請人士、獲許可的人士)在任何時候，免費且不受任何阻礙地供所有人用於所有合法目的，在粉紅色斜影紅線範圍之上沿途通行往返。就本特別條款而言，署長對怎麼構成為附近當地村莊有最終決定權，並對承授人具有約束力。

(s) 批地文件特別條件第(43)條規定：

(i) 承授人須：

(1) 於2025年6月30日*或之前(或署長可能批准的其他延長期限)，自費並且使用按照署長批准的材料和標準、水平、對齊、寬度和設計，並在令署長滿意的情況下在粉紅色十字斜影紅線範圍鋪設、塑造和建造行人道，並在其上提供署長全權酌情要求的出入口台階、樓梯、坡道、照明和其他結構(「**行人道結構**」)以便在粉紅色十字斜影紅線範圍內進行行人交通；及

*備注：根據地政總署屯門地政處日期為2020年10月8日的信函，此日期被更改為2025年12月31日

(2) 在批地文件同意的整個批地期限內，自費維護、保養及維修粉紅色十字斜影紅線範圍連同行人道結構並維修至良好及妥當的狀況，令署長滿意。

(ii) 在根據批地文件的特別條件第(43)(a)條建成粉紅色十字斜影紅線範圍後，承授人須自費准許所有公眾人士，免費且不受任何阻礙地供所有人用於所有合法目的，通行、行經及往返粉紅色十字斜影紅線範圍。

(t) 批地文件特別條件第(44)條規定承授人須依照署長全權酌情指定，自費以署長滿意的方式在批地文件隨附圖則I(A)以綠色間黑斜線顯示的範圍(「**綠色斜線黑線範圍**」)進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程。此外，承授人並須在本文協定的整個批租年期內，自費以署長滿意的方式維修綠色斜線黑線範圍，以保持其維修充足及狀態良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文協定的批租年期內任何時間於綠色斜線黑線範圍發生山泥傾瀉、地陷或滑土，承授人須以署長滿意的方式自費還原及修復綠色斜線黑線範圍和署長認為(其決定將作終論並對承授人約束)同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土招致或引起任何索償、訴訟、費用、損害及開支，承授人須向政府、其代理及承辦商作出賠償。此外，承授人並須時刻確保無任何人等在綠色斜線黑線範圍非法挖掘或傾倒廢物。如事前獲署長書面批准，承授人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反批地條款的情況，署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知承授人執行此等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘承授人疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可即時執行及進行任何必要工程，承授人須在政府通知時償付相關的費用。

(u) 批地文件特別條件第(51)條規定承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切合理及足夠的謹慎、技巧及預防措施，避免對該地段或綠色範圍或該等任何部分或綠色斜影黑線範圍或它們的任何組合或其任何部分的或其之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、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、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行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以確定服務的位置及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，供他全面審批，及不得在取得署長對工程及上述建議的書面批准前進行任何工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因工程而對該地段或綠色範圍或綠色斜影黑線範圍或它們的任何組合或該等部分或任何服務以任何方式造成的任何損壞、干擾或阻塞(除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長負責修復，而承授人須應要向政府支付上述工程費用)，以達致署長滿意。倘若承授人未能對該地段或綠色範圍或綠色斜影黑線範圍或它們的任何組合或該等部分或任何服務以任何方式進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要向政府支付上述工程費用。

(v) 批地文件特別條件第(52)條規定：

(i) 承授人須自費興建及維持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，並達致署長滿意，以便截斷與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，及如因雨洪或雨水造成損害或滋擾而引起或招致任何訴訟、索償及要求，承授人需獨力承擔責任並向政府及其職員作出彌償。

(w) 批地文件特別條件第(53)條規定：

(i) 承授人該地段附近並無可接駁的政府污水渠。承授人須自費在該地段內，以署長全面滿意的形式建造、提供、運作、保養和修理污水處理工程及排放設施。

(ii) 當該地段附近已鋪設可供使用的政府污水渠時，承授人須自費以署長全面滿意的方式、物料及標準，更改該地段內的污水渠或建造新的污水渠或兩者，以使其接駁至政府污水渠。

(iii) 批地文件特別條件第(54)條所指接駁該地段內污水渠至政府污水渠的工程完竣後，承授人可自行自費拆卸和清拆批地文件特別條件第(54)(a)條所指的污水處理工程及排放設施，上述拆卸及清拆工程必須以署長全面滿意的方式執行及完成。

(iv) 儘管批地文件載有其他條款和條件，政府對附近任何政府污水渠的鋪設、完工或以其他形成提供政府污水渠及其完工時間，概不承擔任何責任，也不提供任何暗示或明示的保證。承授人特此向政府賠償並保證政府免於承擔所有因承授人在特別條件第(54)(a)和(b)條下的義務及承授人在特別條件第(54)(c)條下拆卸和清拆污水處理工程及排放設施而直接或間接產生的任何責任、索賠、費用、要求、訴訟或訴訟程序。

(x) 批地文件特別條件第(54)條規定：

連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程(當已鋪設及受委託)可由署長進行，署長無須就因此等工程對承授人造成的損失或損害負責，而承授人須應要向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該種情況下，該等連接工程任何一段若在政府土地內修建，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須應要向政府支付上述連接工程的技術檢查之費用。倘若承授人沒有維修建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的維修工程，而承授人須應要向政府支付上述工程費用。

6. 對買方造成負擔的租用條件：

(a) 批地文件特別條件第(2)條規定，承授人確認於本合約之日，尚有一些建築物、構築物及地基存在於該地段(「**現有構築物**」)。茲毋損批地文件一般條件第(2)條及第(3)條的一般規定，承授人將被視為滿意及接受該地段於本批地文件之日受限於現有構築物的存在，承授人不得就此或因此作出或提出任何性質的反對或索償。承授人須承擔自費拆除和移走現有構築物(「**拆除工程**」)，以全面達致署長滿意。因現有構築物之存在或承授人隨後的拆除工程而致承授人蒙受損失、損害、滋擾或干擾，政府概不承擔任何責任。承授人須就所有直接或間接由現有構築物之存在或隨後的拆除工程引起或與之有關之所有責任、損失、索償、費用、索求、訴訟及其他法律程序作出彌償及確保其獲得彌償。

(b) 批地文件特別條件第(4)條規定承授人須就任何違反批地文件的條件所引致或任何署長認為(其意見為最終決定並對承授人具約束力)因該地段的使用或其任何部分的建設或重建或該地段的任何活動或承授人在該地段的任何工程(不論該等使用、建設或重建、活動或工程是否符合或違反批地文件的條件)而對任何相鄰或毗連土地或該地段造成的損壞或土壤和地下水污染所引致的一切法律行動、訴訟、責任、要求、費用、開支、損

失(不論財務或其他)及索償對政府作出彌償及確保其獲得彌償。

(c) 批地文件特別條件第(14)條規定未經署長事先書面同意下，不得移除或干擾生長於該地段或毗連範圍的樹木。署長在發出有關之書面同意時，或會施加其認為合適的有關移植、補償性環境美化工程或重植的條件。

(d) 批地文件特別條件第(30)條規定，住宅車位及住宅電單車車位不得：

(i) 轉讓，除非：

(1) 連同該地段的不可分割份數(賦予該地段上已建或擬建的一座或多座建築物住宅單位的專有使用權及管有權)一併轉讓；或

(2) 轉讓予已經是該地段不可分割份數擁有人的人士，而該人士就該地段已建或擬建的一座或多座的建築物住宅單位擁有專有使用權及管有權；或

(ii) 出租，除非租予該地段上已建或擬建的一座或多座的建築物住宅單位的住客。

惟無論如何，不得向該地段上已建或擬建的一座或多座的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的一座或多座的建築物的任何一個住宅單位的住客出租總共超過三個住宅車位及住宅電單車車位。

(e) 批地文件特別條件第(45)(c)規定政府、水務署、其官員、承建商、其工人及任何獲其授權的人士，不論是否備有工具、設備、機器或汽車，均有權不受限制自由隨時進出、往返及或再經過該地段或其任何部分，以按水務監督官員要求或授權視察、操作、保養、維修及翻新經過或通過水務專用範圍或其下面的任何或所有政府水管、閥、閥井或沙井及和政府總水管有關的裝置。批地文件特別條件(45)(d)規定政府、水務署、其官員、承建商、其工人及任何獲其授權的人士毋須就其行使本特別條件(c)分條所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。批地文件特別條件(45)(e)規定如承授人要求將水務專用範圍內鋪設的政府總水管改道，政府總水管須改道至該地段於批地文件隨附「圖則1(B)」顯示的藍邊範圍。承授人須在進行改道工程前，將擬定路線以書面形式呈交水務監督官員批准，而有關的政府總水管重置成本則由承授人承擔。在獲得水務監督官員事先書面同意的情況下，該服務及鋪路構築物可鋪設、架設、建造或放置在藍邊範圍之上、上方、之下、下方、之中或之內。在完成政府總水管的改道並令水務監督官員滿意後，該地段之上、上方、之下、下方、之中或之內曾鋪設了政府總水管或其任何部分但由於改道已拆除的任何部分，將不再是水務專用範圍，而位於藍邊範圍之上、上方、之下、下方、之中或之內的政府總水管或其任何被重新安置或鋪設的部分將成為水務專用範圍。水務監督官員關於該地段的哪一部分不再是或成為水務專用範圍的一部分的決定應為最終決定，並對承授人具有約束力。批地文件特別條件(45)(f)規定倘於批授的年期內，如因承授人造成損害或承授人、其雇員、工人及承建商於該地段中、上、下、內或跨越該處進行其他活動，以致需要修理和還原任何經過或通過水務專用範圍或其下面的任何或所有政府水管、閥、閥井或沙井及和政府總水管有關的裝置，承授人須在政府通知時向政府支付上述修理和還原工程的費用，此外並須就由此招致的索償、訴訟或索求向政府賠償和確保其免責。

(f) 批地文件特別條件第(46)(a)(ii)規定即使本特別條件第(46)(a)(i)條之規定，如事前獲得署長書面同意及受制於署長制訂的該等條款與條件的情況下，承授人方可於渠務專用範圍興建或批准興建一個或多於一個小型結構物，惟倘及當署長要求，承授人須自費於署長指定期限內並令署長全面滿意移除或拆除此等結構物或多於一個結構物並恢復渠務專用範圍原狀。如承授人未能在指定期限內或按緊急情況所需進行上述移除、拆除及恢復工程，署長可進行必需的工程而承授人須在接獲通知時向政府支付有關工程的費用。批地文件特別條件第(46)(b)條規定政府、署長、其官員及獲其妥為授權的人士、承建商、其工人(以下統稱「**授權人士**」)不論有否帶同工具、裝備、機械或汽車，有權於所有時候不受限制通行、進出、往返及行經該地段，以便因應署長所要求或授權鋪設、視察、修理及保養貫穿、通過渠務專用範圍或其下的排水渠、污水渠、渠道、排水系統及其他系統(以下統稱「**公共設施**」)。任何可妨礙公共設施通路或引致其超出負擔的物件或物質(不論其性質)概不能放置於渠務專用範圍。在署長認為於渠務專用範圍存在物件或物質可妨礙公共設施通路或引致其超出負擔(其意見為最終的決定及對承授人具有約束力)，署長有權以書面通知要求承授人於署長指明時限內，自費及令署長全面滿意拆卸和移除該等物件或物質及恢復渠務專用範圍原狀。如承授人忽視或未能於指定時段內遵從該通知，或按緊急情況所需，署長可進行其認為需要的該等拆卸、移除和復原工程而承授人須應政府要求向政府支付有關工程的費用。

(g) 批地文件特別條件第(47)條規定：

(i) 承授人須於批地文件之日起計6個曆月內(或署長批准的其他延期內)，就有關該地段的發展上所有建議的工程，自費向署長提交或安排提交一份渠務影響評估書(「**渠務影響評估書**」)，載有署長可能要求的資料及細項，包括但不限於因發展該地段而引起的所有不利排污影響，以及緩解措施、改善工程和其他措施和工程的建議。

(ii) 承授人須自費在渠務署署長規定的期限內實施獲渠務署署長批准的渠務影響評估書內的建議，以達致渠務署署長在各方面滿意。

(h) 批地文件特別條件第(49)條規定如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費對預應力地錨整個使用期限內進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要向政府償還有關的費用。

(i) 批地文件特別條件第(50)條規定：

(i) 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材(「**廢料**」)遭侵蝕、流入或傾倒至公共巷徑或道路或路渠或路渠上，前濱或海床、污水渠、雨水渠或明渠或其他政府產業(「**政府產業**」)，承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、索償及要求對政府作出彌償。

(ii) 儘管批地文件特別條件第(50)(a)條另有規定，署長可以(惟沒有責任)應承授人要求清理該等廢料並修復對政府產業造成的損壞，而承授人須應要向政府支付上述工程費用。

(j) 批地文件一般條件第10條規定，當承授人未能或忽略履行或遵守批地文件的任何條件，政府有權收回及重新管有舊地段，並收回該地段或其任何該等部分或已建或擬建於該地段的建築物、搭建物及工程及取回其管有權，或其任何該等部分的建築物、搭建物及工程，批地文件及承授人的權利將完全地停止或終止(就該部分而言，如果重新進入僅針對一部分)，惟政府就違反、不遵守或不執行批地文件之條件的任何權利、濟助及申索將不受影響。

備註:

1. 根據批地文件特別條件第(37)(c)及(39)(c)條規定，粉紅色十字斜影藍線範圍和粉紅色斜影藍線範圍分別是根據在土地註冊處以註冊摘要第21030800470011號註冊的地契，由屯門市地段第463號分割而成。它不構成發展項目所在地段的一部分，在交還政府前將由賣方修理。

2. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

3. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

1. The Development is constructed on Tuen Mun Town Lot No.463 ("**the Lot**") which is held under New Grant No.22698 dated 5th December 2018 as varied or modified by an extension letter dated 8th October 2020 ("**the Land Grant**").

2. The Lot is granted for a term of 50 years commencing from 5th December 2018.

3. User restrictions applicable to that land:

   (a) 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.

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

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

   (a) Such portions of future public roads as shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee ("**the Green Areas**"); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("**the Director**") may in his sole discretion require to be provided and constructed by the Grantee (collectively "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Areas.

   (b) The areas shown coloured pink cross-hatched blue on the plan annexed to the Land Grant which are required to laid, formed, surfaced and drained by the Grantee (**"the Pink Cross-Hatched Blue Area"**); and a latrine, a refuse collection point and a space for the parking and refuse loading operation of refuse collection vehicles, and such pavements, structures and facilities as the Director of Food and Environmental Hygiene in his sole discretion may require which are required to be provided and constructed by the Grantee (collectively **"the Structures and Facilities"**) within the Pink-Cross Hatched Blue Area.

   (c) The areas shown coloured pink hatched red on the plan annexed to the Land Grant which are required to laid, formed, surfaced and landscaped by the Grantee (**"the Pink Hatched Red Area"**); and such culverts, pavements, roads, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids, noise barriers and other structures as the Director may in his sole discretion require to be provided and constructed by the Grantee (collectively "**the Paved Way Structures**") so that vehicular and pedestrian traffic may be carried on the Pink Hatched Red Area.

   (d) Pedestrian walkways on the area as shown coloured pink cross-hatched red on the plan annexed to the Land Grant are required to be laid, formed and constructed by the Grantee ("**the Pink Cross-Hatched Red Area**"); and such access steps, stairways, ramps, lightings and other structures as the Director may in his sole discretion require to be provided by the Grantee (collectively "**the Walkway Structures**") so that pedestrian traffic may be carried on the Pink Cross-Hatched Red Area.

   (e) Diversion of the Government water mains to that portion of the Lot shown edged blue on Plan (B) annexed to the Land Grant (referred to as "**the Edged Blue Area**") to be carried out by the Grantee to the satisfaction of the Water Authority if diversion of the Government water mains laid within the Waterworks Reserve Area is required by the Grantee.

5. The Grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

   (a) The Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant 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 building(s) to be completed and made fit for occupation on or before the 30 June 2025*.

   *Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

   (b) General Condition No.6(a) of the Land Grant stipulates that the Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in General Condition No.6(b) of the Land Grant) in accordance with the Land Grant:

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

      (ii) maintain all buildings erected or which may hereafter be erected in accordance with the Land Grant 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.

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

      (i) The Grantee shall:

         (1) on or before the 30 June 2025* (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

            (I) lay and form those portions of future public roads as shown coloured green on the plan annexed to the Land Grant ("**the Green Areas**"); 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 ("**the Structures**")

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

         *Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office/ Tuen Mun of the Lands Department dated 8 October 2020.

         (2) on or before the 30 June 2025 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas 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

         (3) maintain at his own expense the Green Areas 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 Areas has been re-delivered in accordance with Special Condition No.(6) of the Land Grant.

      (ii) In the event of the non-fulfilment of the Grantee's obligations under Special Condition No.(5)(a) of the Land Grant within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

      (iii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No.(5)(a) of the Land Grant or the exercise of the rights by the Government under Special Condition No.(5)(b) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

   (d) Special Condition No.(6) of the Land Grant stipulates that for the purpose only of carrying out the necessary works specified in Special Condition No.(5) of the Land Grant, the Grantee shall on the date of the Land Grant be granted possession of the Green Areas.

The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic in all respects to the satisfaction of the Director 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.(5) of the Land Grant or otherwise.

(e) Special Condition No.(7) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas 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.(5) of the Land Grant.

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

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

(I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Areas;

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

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

(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition (8)(a) of the Land Grant shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition (8)(a) of the Land Grant.

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

(i) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto ("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.

(ii) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition No.(13)(b) of the Land Grant ("**the Exempted Facilities**"):

(1) 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;

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

(3) 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.

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

(i) The Grantee shall at his own expense submit to the Director of Planning for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No.(15)(b) of the Land Grant. No site formation works shall be commenced on the Lot or any part thereof until consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No.(14) of the Land Grant.

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

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

(iv) The area or areas landscaped in accordance with Special Condition No.(15) of the Land Grant shall be designated as and form part of the Common Areas referred to in Special Condition No.(21)(a)(v) of the Land Grant.

(i) (i) (1) Special Condition Nos.(25)(a)(i) and (25)(a)(ii) of the Land Grant stipulate that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") at prescribed rates.

(2) Special Condition No.(25)(a)(iii) of the Land Grant stipulates that additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided within the Lot to the satisfaction of the Director at a prescribed rate.

(3) The spaces provided under Special Condition Nos.(25)(a)(i) and (25)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No.(28) of the Land Grant) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(ii) (1) Out of the spaces provided under Special Condition Nos.(25)(a)(i) and (25)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No.(28) of the Land Grant), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "**the Parking Spaces for 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 Special Condition No.(25)(a)(iii) of the Land Grant (as may be varied under Special Condition No.(28) of the Land Grant) and that the Grantee shall not designate or reserve all of the spaces provided under Special Condition No.(25)(a)(iii) of the Land Grant (as may be varied under Special Condition No.(28) of the Land Grant) to become the Parking Spaces for Disabled Persons.

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

(iii) (1) Special Condition No.(25)(c)(i) of the Land Grant stipulates that 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 ("**the Motor Cycle Parking Spaces**") at prescribed rates.

(2) The Motor Cycle Parking Spaces (as may be varied under Special Condition No.(28) of the Land Grant") shall not be used for any purpose other than for the purpose set out in Special Condition (25)(c)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(j) Special Condition No.(26)(a) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a prescribed rate.

(k) Special Condition No.(27) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a prescribed rate.

(l) Special Condition No.(32) of the Land Grant stipulates that a plan approved by the Director indicating that layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Condition Nos.(25) (as may be varied under Special Condition No.(28) of the Land Grant), (26) (as may be varied under Special Condition No.(28) of the Land Grant) and (27) of the Land Grant, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No.(20)(c) of the Land Grant, a building mortgage under Special Condition No.(20)(d) of the Land Grant, the assignment under Special Condition No.(24) of the Land Grant, the carving out and surrender of the Pink Cross-Hatched Blue Area respectively under Special Conditions Nos.(37)(a) and (37)(c) of the Land Grant, the carving out and surrender of the Pink Hatched Blue Areas respectively under Special Conditions Nos.(39)(a) and (39)(c) of the Land Grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plans shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (25), (26) and (27) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

(m) Special Condition No.(35)(a) of the Land Grant provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of 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. Special Condition No.(35)(c) provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(35)(d) provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

(i) the Grantee shall within 36 calendar months from the date of the Land Grant* (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director of Food and Environmental Hygiene shall approve and in all respects to the satisfaction of the Director lay, form, surface and drain the Pink Cross Hatched Blue Area and provide and construct a latrine, a refuse collection point at a specified scale for the parking and refuse loading operation of refuse collection vehicles, and such pavement, structures and facilities as the Director of Food and Environment Hygiene in his sole discretion may require ("**the Structures and Facilities**") within the Pink Cross-Hatched Blue Area.

*Note: The date has been amended to 4 June 2022 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(ii) Notwithstanding Special Condition No.(2) of the Land Grant, the Grantee shall, prior to the surrender of the Pink Cross-Hatched Blue Area together with the Structures an Facilities in accordance with Special Condition No.(37)(c) of the Land Grant, at his own expense and in all respects to the satisfaction of the Director keep and maintain an existing latrine and an existing refuse collection point respectively shown and marked "EXISTING LATRINE" and "EXISTING REFUSE COLLECTION POINT" on PLAN 1(A) annexed to the Land Grant and permit all members of the public at all times and unrestricted use of the existing latrine and the existing refuse collection point for all lawful purposes free of costs and without hindrance. The Grantee shall demolish and remove at his own expense and existing latrine and the existing refuse collection point after the surrender of the Pink Cross-Hatched Blue Area together with the Structures and Facilities in accordance with Special Condition No.(37)(c) of the Land Grant.

(iii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Food and Environment Hygiene maintain and keep the Pink Cross-Hatched Blue Area together with the Structures and Facilities in good and substantial repair and condition until such time as the Pink Cross-Hatched Blue Area together with the Structures and Facilities shall have been

surrendered to the Government in accordance with Special Condition No.(37)(c) of the Land Grant.

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

(i) The Grantee shall, prior to the surrender of the Pink Cross-Hatched Blue Area together with the Structures and Facilities in accordance with Special Condition No.(37)(c), at his own expense carve out the Pink Cross-Hatched Blue Area by way of a deed poll in such form and containing such provisions as the Director shall require or approve in writing. The deed poll shall be registered by the Grantee at his own expense by Memorial in the Land Registry. No transaction (except a building mortgage under Special Condition No.(20)(d) of the Land Grant, the assignment under Special Condition No.(24) of the Land Grant, the carving out and surrender of the Pink Hatched Blue Areas respectively under Special Conditions Nos.(39)(a) and (39)(c) of the Land Grant or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration.

(ii) Save and except as provided in Special Conditions Nos.(20)(d), (24) and (37)(c) of the Land Grant, the Grantee shall not assign, mortgage, charge, underlet, part with the possession of or otherwise dispose of the Pink Cross-Hatched Blue Area or any part thereof or any interest therein.

(iii) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall, at his own expense and within such time as maybe specified by the Director, execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever arising whether directly or indirectly out of or in connection with the surrender or the Director's decision not to call for the surrender.

(iv) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities pursuant to Special Condition No.(37)(c), any area or areas so surrendered shall not be taken into account for the purpose of calculating the total site coverage stipulated in Special Condition No.(11)(d) of the Land Grant. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or otherwise against the Government in respect of any such reduction in the area of the lot for the purpose of calculating the total site coverage stipulated in Special Condition No.(11)(d) of the Land Grant.

(v) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities pursuant to Special Condition No.(37)(c), due to the reduction in the area of the lot or otherwise, the Grantee may not be able to attain the maximum gross floor area permitted under Special Condition No.(11)(c) of the Land Grant. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or otherwise against the Government, if the maximum gross floor area permitted under Special Condition No.(11)(c) of the Land Grant cannot be attained.

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

(i) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Areas except boundary walls or fences of both.

(ii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director maintain and keep the Pink Hatched Blue Areas and everything forming a portion of or pertaining to the Pink Hatched Blue Areas in a safe, clean neat, tidy and healthy condition until such time as the whole of the Pink Hatched Blue Areas shall have been surrendered to the Government in accordance with Special Condition No.(39)(c) of the Land Grant.

(q) Special Condition No.(41) of the Land Grant stipulates that the Grantee shall at his own expenses and in all respects to the satisfaction of the Director keep and maintain the existing footpaths and the existing vehicular access and permit all members of the public at all times and unrestricted use of the existing footpaths and the existing vehicular access for all lawful purposes free of cost and without hindrance unless and until the Grantee shall (i) complete the formation of those portions of the lot respectively shown coloured pink hatched red and pink cross hatched red on PLAN I(A) annexed to the Land Grant ("**the Pink Hatched Red Area**" and "**the Pink Cross Hatched Red Areas**") in accordance with Special Conditions Nos.(42)(a) and (43)(a) of the Land Grant and permit all members of the public to use the Pink Hatched Red Area and the Pink Cross-Hatched Red Areas respectively in accordance with Special Conditions Nos.(42)(b) and (43)(b) of the Land Grant; or (ii) complete such temporary diversion of the existing footpaths and the existing vehicular access as may be agreed by the Director.

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

(i) The Grantee shall:

(1) on or before the 30 June 2025* (or such other extended periods as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, width and design as the Director shall approve and in all respects to the satisfaction of the Director lay, form, surface and landscape the Pink Hatched Red Areas and provide and construct thereon such culverts, pavements, roads, sewers, drains fire hydrants with pipes connected to water mains, street lights, traffic aids, noise barriers and other structures as the Director in his sole discretion may require ("**the Paved Way Structures**") so that vehicular and pedestrian traffic may be carried on the Pink Hatched Red Area; and

*Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(2) throughout the term as agreed in the Land Grant to be granted at his own expense uphold, maintain and repair the Pink Hatched Red Area together with the Paved Way Structures in good and substantial repair and condition to the satisfaction of the Director.

(ii) Upon completion of the formation of the Pink Hatched Red Area in accordance with Special Condition (42)(a) of the Land Grant, the Grantee shall at his own expense permit all members of the public (including but not limited to the lessees, owners, residents and occupiers of all those pieces or parcels of ground in Tuen Mun, New Territories known and registered in the Land Registry as Lot Nos.319, 320 and 334 all in Demarcation District No.379, their bona fide guests and visitors, invitees and licensees, and the villagers and residents of the local villages in the vicinity of the Lot, their bona fide guests and visitors, invitees and licensees) at all times and for all lawful purposes free of cost and without hindrance to pass and repass with or without vehicles on, along, over, by and through the Pink Hatched Red Area. For the purpose of this Special Condition, the decision of the Director as to what constitutes a local village in the vicinity of the Lot shall be final and binding upon the Grantee.

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

(i) The Grantee shall:

(1) on or before 30 June 2025* (or such other extended periods as may be approved by the Director), at his own

expense, in such manner, with such materials and to such standards, levels, alignment, width and design as the Director shall approve and in all respects to the satisfaction of the Director lay, form and construct pedestrian walkways on the Pink Cross-Hatched Red Areas and provide thereon such access steps, stairways, ramps, lightings and other structures as the Director in his sole discretion may require ("**the Walkway Structures**") so that pedestrian traffic may be carried on the Pink Cross-Hatched Red Areas; and

*Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(2) throughout the term as agreed to be granted at his own expense uphold, maintain and repair the Pink Cross-Hatched Red Areas together with the Walkway Structures in good and substantial repair and condition to the satisfaction of the Director.

(ii) Upon completion of the formation of the Pink Cross-Hatched Red Areas in accordance with Special Condition (43)(a) of the Land Grant, the Grantee shall at his own expense permit all members of the public at all times and for all lawful purposes free of cost and without hindrance to pass and repass on foot over, along on or by and through the Pink Cross-Hatched Red Areas.

(t) Special Condition No.(44) of the Land Grant stipulates that the Grantee shall at his own expense carry out and compete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the areas shown coloured green hatched black on the PLAN I(A) annexed to the Land Grant ("**the Green Hatched Black Areas**") as the Director in his absolute discretion may require and shall, at all times during the term thereby agreed to be granted and at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas 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 with the Green Hatched Black Areas at any time during the term hereby agreed to be granted, the Grantee 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 decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee 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 Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structures or works affected by such landslip, subsidence or falling away, and if the Grantee 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 an carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

(u) Special Condition No.(51) of the Land Grant stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work ("**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or the Green Areas or both the Lot or any part thereof in the Green Areas or the Green Hatched Black Areas or any combination of them or any part or parts thereof ("**the Services**"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Areas or the Green Hatched Black Areas or any combination of them or any part or parts or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Green Areas or the Green Hatched Black Areas or any combination of them or any part or parts thereof of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

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

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

(w) Special Condition (53) of the Land Grant stipulates that:

(i) The Grantee acknowledges that there are no existing Government sewers in the vicinity of the Lot available for connection to the Lot. The Grantee shall at his own expense and in all respects to the satisfaction of the Director construct, provide, operate, maintain and repair within the Lot sewerage treatment and disposal facilities to serve the Lot.

(ii) When Government sewers are laid and made available in the vicinity of the Lot, the Grantee shall at his own expense and in all respects to the satisfaction of the Director alter or construct and maintain sewers within the Lot as may be necessary for the purpose of connecting the same to the Government sewers.

(iii) The Grantee shall, after completion of the works connecting to the sewers within the Lot to the Government sewers as referred to in Special Condition No. (54) of the Land Grant, be at liberty to demolish and remove at his own expense the sewerage treatment and disposal facilities as referred to in Special Condition No. (54)(a) of the Land Grant provided that such demolition and removal shall be effected in all respects to the satisfaction of the Director.

(iv) Notwithstanding anything contained in the terms and conditions of the Land Grant, the Government is under no obligation and gives no warranty, implied or expressed, whatsoever as to the laying or completion or otherwise making available of any Government sewers in the vicinity or as to the time when the same will be laid, completed or made available. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or proceedings whatsoever arising whether directly or indirectly out of or in connection with the obligations of the Grantee under Special Condition Nos. (54)(a) and (b) and the demolition and removal of the sewerage treatment and disposal facilities carried out by the Grantee under Special Condition No. (54)(c).

(x) Special Condition No.(54) of the Land Grant stipulates that:-

The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and

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

6. The lease conditions that are onerous to a Purchaser:

(a) Special Condition No.(2) of the Land Grant stipulates that the Grantee acknowledges that as at the date of the Land Grant there are some buildings, structures and foundations existing on the Lot ("**the Existing Structures**".) Without prejudice to the generality of the provision of General Condition Nos.2 and 3 of the Land Grant, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot as existing at the date of the Land Grant subject to the presence of the Existing Structures and no objection or claim whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same. The Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Existing Structures from the Lot ("**the Demolition Works**"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Existing Structures and the Demolition Works. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, costs, demands, actions and other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and the use of the Existing Structures and the Demolition Works.

(b) Special Condition No.(4) of the Land Grant stipulates that the Grantee indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of the terms and conditions of the Land Grant or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the Lot where such damage or soil and groundwater contamination has, in the opinion of the Director, and whose opinion shall be final and binding upon the Grantee), arisen out of any use of the Lot, or any development or redevelopment of the Lot or part thereof or out of any activities carried out on the Lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these terms and conditions of the Land Grant or in breach thereof.

(c) 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.

(d) Special Condition No.(30) of the Land Grant stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-

(i) assigned except:-

(1) 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

(2) 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.

(e) Special Condition (45)(c) of the Land Grant stipulates that the Government, the Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the Lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing any or all of the Government water mains, valves, valve pits or chambers and the like relating to the Government water mains running across, through or under the Waterworks Reserve Area as the Water Authority may require or authorize. Special Condition (45)(d) of the Land Grant stipulates that the Government, the Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the rights conferred under Special Condition (45)(c) of the Land Grant, and no claim whatsoever shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance. Special Condition (45)(e) of the Land Grant stipulates that if diversion of the Government water mains laid within the Waterworks Reserve Area is required by the Grantee, the Government water mains shall be diverted to that portion of the Edged Blue Area. The Grantee shall prior to carrying out the diversion works submit the proposed routing in writing to the Water Authority for his approval and the cost of relocating the Government water mains shall be borne by the Grantee. Subject to the prior written consent of the Water Authority, the services and the Paved Way Structures may be laid, erected, constructed or placed on, over, under, above, below or within the Edged Blue Area. Upon completion of the diversion of the Government water mains to the satisfaction of the Water Authority, any part of the lot on, over, under, above, below and within which the Government water mains or any part thereof were laid but which have been removed on account of the diversion, shall cease to be part of the Waterworks Reserve Area and such part of the Edged Blue Area on, over, under, above, below and within which the Government water mains or any part thereof are re-located or laid shall become the Waterworks Reserve Area. The decision of the Water Authority as to which part of the lot ceases to be or becomes part of the Waterworks Reserve Area shall be final and binding on the Grantee. Special Condition (45)(f) of the Land Grant stipulates that the Grantee shall pay to the Government on demand the cost of repair and reinstatement to any or all of the Government water mains, valves, valve pits or chambers and the like relating to the Government water mains running across, through or under the Waterworks Reserve Area which shall become necessary at any time during the term hereby agreed to be granted as a result of damage caused by the Grantee or other activities carried out on, over, under, above, below or within the Lot by the Grantee, his servants, workmen and contractors, and shall indemnify the Government against all claims, actions and demands arising therefrom.

(f) Special Condition (46)(a)(ii) of the Land Grant stipulates that notwithstanding Special Condition (46)(a)(i) of the Land Grant, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the Grantee shall at his own expense, within the period specified by the Director and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the Grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works. Special Condition (46)(b) of the Land Grant stipulates that the Government, the Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the Authorized Persons") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot or any part thereof for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing any and all drains, sewers, channels,

drainage facilities and other services running across, through or under the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials (including boundary walls or fences or both), and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such demolition, removal and reinstatement works as the Director may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

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

(i) The Grantee shall within six calendar months from the date of the Land Grant (or such other extended 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 approval in writing a drainage impact assessment ("**the DIA**") containing, among others, such information and particulars as the Director 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.

(ii) The Grantee shall at his own expense implement the recommendations in the approved DIA in all respects to the satisfaction of the Director and within such time limit as may be stipulated by him.

(h) Special Condition No.(49) of the Land Grant stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

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

(i) In the event of earth, spoil, debris, construction waste or building materials ("**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 ("**the Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(ii) Notwithstanding Special Condition No.(50)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

(j) General Condition No.10 of the Land Grant provides that upon any failure or neglect by the Grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works erected or to be erected on the Lot or any such part thereof or any part of such buildings, erections or works and thereupon the Land Grant and the rights of the Grantee shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions of the Land Grant.

Notes:

1. Pursuant to Special Conditions Nos.(37)(c) and (39)(c) of the Land Grant, the Pink Cross-Hatched Blue Area and the Pink Hatched Blue Areas have been carved out from Tuen Mun Town Lot No.463 under the Deed Poll registered in the Land Registry by Memorial No. 21030800470011. They do not form part of the Lot on which the Development is situated, and will be maintained by the Vendor prior to its surrender to the Government.

2. The "Grantee" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.

3. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(5)、(6)、(7)、(8)及(51)條所指之「綠色範圍」

(1) 批地文件的條款

批地文件特別條件第(5)條規定：

(a) 承授人須：

(i) 於2025年6月30日*或之前（或署長可批准之其他延長時間），自費以署長批准的方式及物料及標準、水準、位置和設計進行下列工程，以全面達致署長滿意：

(I) 鋪設及平整在批地文件附錄「圖則I(A)」上以綠色顯示之未來公共道路部份（下稱「**綠色範圍**」）；及

(II) 提供及興建橋、隧道、上跨路、下通道、下水道、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（以下統稱「**該等構築物**」）

致使建築、車輛及行人交通可於綠色範圍上進行；

*註：根據地政總署屯門地政處於2020年10月8日發出的信函，此日期已更改為2025年12月31日。

(ii) 於2025年6月30日或之前（或署長可批准之其他延長時間），自費在綠色範圍鋪設路面、建造路緣及管道並為其提供署長要求的溝渠、下水道、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及

(iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、下水道、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(6)條向政府交還綠色範圍的管有權為止；

(b) 倘若承授人沒有於本特別條件(a)分條所述的指定期限內履行該分條訂明的責任，政府可進行必要的工程，費用由承授人承擔。承授人須在政府要求時向政府支付相等於有關費用的款項，金額由署長決定，而其決定是最終決定並約束承授人。

(c) 政府毋須就承授人因履行本特別條件(a)分條所述的義務或政府行使本特別條件(b)分條下所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

批地文件特別條件第(6)條規定茲只限於為推行本特別條件第(5)條訂明的必要工程，承授人須於本協議之日獲授綠色範圍的管有權。綠色範圍須應政府要求交回政府，而無論如何，若署長發出信件表示所有批地條件已妥為履行並達致滿意，上述範圍即被視為已於發信當天由承授人交回政府。承授人須在其管有綠色範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍，並確保有關通行及使用不受根據本特別條件第(5)條進行之工程或其他工程幹擾或阻礙。

批地文件特別條件第(7)條規定除非獲得署長事先書面同意，承授人不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行本特別條件第(5)條指定工程以外用途。

批地文件特別條件第(8)條規定：

(a) 承授人在管有綠色範圍期間，須於所有合理時間：

(i) 允許政府及署長、其官員、承建商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照本特別條件第(5)(a)條進行的任何工程，並且進行、視察、檢查及監督按本特別條件第(5)(b)條進行的工程以及綠色範圍內任何其他署長認為必要的其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水管、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有）及其他服務。承授人須與政府及政府妥為授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

(iii) 允許水務監督官員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及改動綠色範圍內任何其他水務裝置的工程。

(b) 就任何因政府、署長及其官員、承建商及任何其他根據本特別條件(a)分條獲妥為授權的人士或公用事業公司行使權利而起的或隨之而來的任何對承授人或任何其他人士所造成或承授人或任何其他人士所蒙受的損失、破壞、滋擾或幹擾，政府、署長及其官員、承建商、代理人及任何其他根據本特別條件(a)分條獲授權的人士或公用事業公司概不承擔任何責任。

批地文件特別條件第(51)條規定承授人須在任何時候，尤其在進行建築、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合理及足夠的謹慎、技巧及預防措施，避免對該地段或綠色範圍或該等任何部分或綠色斜影黑線範圍或它們的任何組合或其任何部分的或其之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、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、公用事業服務或其他工程或裝置（以下統稱「**服務**」）造成任何損壞、干擾或阻塞。承授人在進行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以確定服務的位置及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，供他全面審批，及不得在取得署長對工程及上述建議的書面批准前進行任何工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因工程而對該地段或綠色範圍或綠色斜影黑線範圍或它們的任何組合或該等部分或任何服務以任何方式造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長負責修復，而承授人須應要向政府支付上述工程費用），以達致署長滿意。倘若承授人未能對該地段或綠色範圍或綠色斜影黑線範圍或它們的任何組合或該等部分或任何服務以任何方式進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要向政府支付上述工程費用。

(2) 公契的條款

「**綠色範圍**」指批地條件特別條款第(5)(a)(i)(I)條提及的綠色範圍，並在批地條件隨附「圖則I(A)」上用綠色所顯示的；

「**綠色範圍構築物**」指批地條件特別條件第(5)(a)(i)(II)條提及的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物；

...

第15條規定：-

管理人須在諮詢業主委員會（如有）後編製下年的年度預算（第一個預算除外，該預算須涵蓋本公契之日起至翌年12月31日）。年度預算包括2個部分：-

(a) 第1部分須涵蓋管理人認為（若無明顯錯誤，管理人的決定將作終論）為了全體業主的利益或妥善管理發展項目、屋苑公用地方及設施、綠色範圍及綠色範圍構築物承需要的一切開支，在不影響上述一般適用範圍下，包括：

...

(xvi) 按本公契及/或批地條件維修、保養及管理綠色範圍及綠色範圍構築物，以及在綠色範圍及綠色範圍構築物在交回政府前致使地政署長滿意的費用；

...

第37條規定：-

管理人承擔該地段、發展項目及屋苑公用地方及設施的管理...在本公契所賦予的其他權力以外，管理人獲授權為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括（尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制）：-

...

(ac) 代表全體業主處理與政府或任何法定機構或任何公用事業或其他主管機構或任何其他人士往來，在任何方面涉及或有關整個地段及發展項目或公用地方及設施或綠色範圍及綠色範圍構築物（直至交還該管有權予政府）或該服務（見下文定義）的事宜，並有唯一的權就與該等交涉有關的任何已採納的政策、已達成的決定或已採取的行動約束所有業主；

...

(az) 在綠色範圍交還予政府前，管理人有權維修、保養及保持綠色範圍連同綠色範圍構築物（直至交還該管有權予政府），及在該範圍之上或之內興建、設置及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，於修繕妥當及良好的狀況，以達致署長滿意；

...

(bf) 代表全體業主管理和維修位於該地段內或外（如政府要求）而第一業主有責任興建及/或應負責興建的土地、區域、構築物、設施或排水渠或管道；就本分條而言，該等管理和維修包括綠色範圍及綠色範圍構築物，直至根據批地條件交還管有權予政府；

...

第三附錄第36條規定：-

業主須自費按照分配予各單位的不分割份數數目（不包括分配予公用地方及設施的不分割份數）的比例，以維持綠色範圍及綠色範圍構築物（直至管有權交還予政府），並在此等範圍以上或對此等範圍進行有關工程，以在各方面達致署長滿意及遵守並遵從特別條件第(5)至(6)條及任何其他批地條件。

2. 批地文件特別條件第(41)、(42)及(43)條所指之粉紅色斜影紅線範圍和粉紅色十字斜影紅線範圍

(1) 批地文件的條款

批地文件特別條件第(41)條規定:

(a) 承授人特此承認地段內有一些現有的人行道和現有的車輛通道。承授人須自費並在令署長滿意的各方面保養和維修現有人行道和現有車輛通道，並允許所有公眾隨時和不受限制地使用現有人行道和現有車輛通道及免費且不受任何阻礙地供所有人用於所有合法目的，除非且直至承授人須(i)完成這部分地段的形成，這些部分在批地文件隨附「圖則I(A)」中分別顯示為粉紅色斜影紅線範圍和粉紅色十字斜影紅線範圍（以下分別稱為「**粉紅色斜影紅線範圍**」和「**粉紅色十字斜影紅線範圍**」）。根據本特別條件第(42)(a)和(43)(a)條，並允許所有公眾使用分別根據本特別條件第(42)(b)及(43)(b)條設立的粉紅色斜影紅線範圍及粉紅色十字斜影紅線範圍；(ii)完成署長可能同意的現有行人路和現有車輛通道的臨時改道。

(b) 政府毋須就承授人因履行本特別條件(a)分條所述的義務或其他而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

批地文件特別條件第(42)條規定：

(a) 承授人須：

(i) 於2025年6月30日*或之前（或署長可能批准的其他延長期限），自費並且使用按照署長批准的方式及物料及標準、水準、位置、寬度和設計，並在令署長滿意的情況下鋪設、塑造、鋪設路面和進行環境美化粉紅色斜影紅線範圍，並在其上提供和建造此類溝渠、人行道、道路、下水道、消火栓的排水管以及與水管連接的管道、路燈、交通輔助設施、隔音屏障及署長全權酌情要求的其他構築物（以下統稱「**鋪路構築物**」），以便車輛及行人交通可在粉紅色紅色斜影紅線範圍內進行；及

*註：根據地政總署屯門地政處於2020年10月8日發出的信函，此日期已更改為2025年12月31日。

(ii) 在批地文件同意的整個批地期限內，自費維護、保養及維修粉紅色斜影紅線範圍連同鋪路構築物並維修至良好及妥當的狀況，令署長滿意。

(b) 在根據本特別條件(a)分條建成粉紅色斜影紅線範圍後，承授人須自費准許所有公眾人士（包括但不限於新界屯門所有在土地註冊處已知並登記為丈量約份第379約份地段第319、320、334號的土地承租人、擁有人、居民及佔用人，及他們的真正客人、訪客、獲邀請人士、獲許可的人士，以及地段附近當地村莊的村民及住客，及他們的真正客人、訪客、獲邀請人士、獲許可的人士）在任何時候，免費且不受任何阻礙地供所有人用於所有合法目的，在粉紅色斜影紅線範圍之上沿途通行往返。就本特別條款而言，署長對怎麼構成為附近當地村莊有最終決定權，並對承授人具有約束力。

(c) 在根據本特別條件(a)分條建成粉紅色斜影紅線範圍後，承授人不得容許或導致或允許任何形式的阻礙或干擾公眾車輛和行人穿過或沿綫出入粉紅色斜影紅線範圍。

(d) 承授人特此承認及同意政府有全權及權力於向承授人發出不少於十四（14）天事前書面通知（除非在緊急情況下署長的決定將作終論並對承授人約束）後，按署長自行酌情為恰當，鋪設、安裝、重鋪、改道分流、拆除、重置、更換、檢查、運作、修理、維修及更新現時或此後任何時間位於粉紅色斜影紅線範圍上、下或毗鄰該處的任何政府或其他排水渠、下水道、水道或渠道、污水管、明渠、總水管、水管、電纜、電線、管線、公用事業設施或其他工程或裝置（以下統稱「**服務**」）。

(e) 承授人須在整個批地期限內的所有合理時間允許政府及署長、其官員、承建商及代理人及署長授權的任何人士，不論是否攜同工具、裝備、機械或汽車，有權進出、返回及通過該地段，以視察、檢查及監督遵照特別條件第(41)(a)條及本特別條件第(a)分條進行的任何工程，及進行、視察、檢查及監督按本特別條件第(b)分條進行的任何工程以及粉紅色斜影紅線範圍內任何其他署長認為必要的其他工程；

(f) 政府、署長及其官員、承建商、代理人及其他獲妥為授權的人士毋須就承授人因履行本特別條件(a)分條及(b)分條所述的義務或政府、署長及其官員、承建商、代理人及其他獲妥為授權的人士行使本特別條件所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

(g) 現明確協議及聲明，儘管承授人須承擔本特別條件(b)分條訂明的責任，承授人並無意向而政府並未同意將粉紅色斜影紅線範圍或其任何部分劃為公眾有權通行的範圍。

(h) 現明確協議及聲明，儘管本特別條件(b)分條訂明承授人須

承擔責任，承授人概不可因此預期或索償任何特許權，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，承授人現明確豁免任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之特許權的申索或相關權利。

...

批地文件特別條件第(43)條規定：

(a) 承授人須：

(i) 於2025年6月30日*或之前(或署長可能批准的其他延長期限)，自費並且使用按照署長批准的材料和標準、水準、對齊、寬度和設計，並在令署長滿意的情況下在粉紅色十字斜影紅線範圍鋪設、塑造和建造行人道，並提供由署長全權酌情要求的出入口台階、樓梯、坡道、照明和其他結構(以下統稱「**行人道結構**」)以便在粉紅色十字斜影紅線範圍內進行行人交通；及

*註：根據地政總署屯門地政處於2020年10月8日發出的信函，此日期已更改為2025年12月31日。

(ii) 在批地文件同意的整個批地期限內，自費維護、保養及維修粉紅色十字斜影紅線範圍連同行人道結構並維修至良好及妥當的狀況，令署長滿意。

(b) 在根據本特別條件第(a)分條建成粉紅色十字斜影紅線範圍後，承授人須自費准許所有公眾人士，免費且不受任何阻礙地供所有人用於所有合法目的，通行、行經及往返粉紅色十字斜影紅線範圍。

(c) 在根據本特別條件(a)分條建成粉紅色十字斜影紅線範圍後，在該粉紅色十字斜影紅線範圍內不可有任何或會妨礙自由進出和通過行人道的任何性質的物體或物料。署長就某物體或物料是否阻礙行人道作出的決定應為最終決定，並對承授人具有約束力。如署長認為(其意見為最終意見，且對承授人具約束力)在該粉紅色十字斜影紅線範圍內有任何或會妨礙自由進出和通過行人道的物體或物料，署長有權以書面通知要求承授人在署長指定的時限內，以令署長滿意的方式自費拆卸或移除該物體或物料，並還原該粉紅色十字斜影紅線範圍。如承授人未能在指定期限內或按緊急情況所需遵照有關通知，署長可進行其視為必需的上述移除、拆除及恢復工程而承授人須按要求向政府支付有關工程的費用。

(d) 承授人特此承認及同意政府有全權及權力於向承授人發出不少於十四(14)天事前書面通知(除非在緊急情況下署長的決定將作終論並對承授人約束)後，按署長自行酌情為恰當，鋪設、安裝、重鋪、改道分流、拆除、重置、更換、檢查、運作、修理、維修及更新現時或此後任何時間位於粉紅色十字斜影紅線範圍上、下或毗鄰該處的服務。

(e) 承授人須在整個批地期限內的所有合理時間允許政府及署長、其官員、承建商及代理人及署長授權的任何人士，不論是否攜同工具、裝備、機械或汽車，有權進出、返回及通過該地段，以視察、檢查及監督遵照本特別條件(a)分條進行的任何工程，及進行、視察、檢查及監督按本特別條件第(c)及(d)分條進行的任何工程以及粉紅色十字斜影紅線範圍內任何其他署長認為必要的其他工程；

(f) 政府、署長及其官員、承建商、代理人及其他獲妥為授權的人士毋須就承授人因履行本特別條件(a)分條及(b)分條所述的義務或政府、署長及其官員、承建商、代理人及其他獲妥為授權的人士行使本特別條件所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

(g) 現明確協議及聲明，儘管承授人須承擔本特別條件(b)分條訂明的責任，承授人並無意向而政府並未同意將粉紅色十字斜影紅線範圍或其任何部分劃為公眾有權通行的範圍。

(h) 現明確協議及聲明，儘管本特別條件(b)分條訂明承授人須承擔責任，承授人概不可因此預期或索償任何特許權，或關於額外上蓋面積或地積比率的權利，不論是否根據《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文等亦然。為免存疑，承授人現明確豁免任何及所有關乎《建築物(規劃)規例》第22(1)條、其任何修訂條文或取代條文所訂額外上蓋面積或地積比率之特許權的申索或相關權利。

(2) 公契文件條文

「**發展項目公用地方及設施**」

指及包括：-

...

(c) 斜坡及護土構築物、粉紅色斜影紅線範圍、鋪路構築物、粉紅色十字斜影紅線範圍及行人道結構；

...

「**鋪路構築物**」

指批地文件特別條件第(42)(a)(i)條提及並釋定為「鋪路構築物」的下水道、行人路、道路、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通輔助設施、隔音屏障及署長全權酌情要求的其他構築物，並在粉紅色斜影紅線範圍上所顯示及興建的。

「**粉紅色十字斜影紅線範圍**」

指批地文件特別條件第(41)(a)條提及並釋定為「粉紅色十字斜影紅線範圍」，及在隨附通行權圖則(經認可人士核實準確度)以粉紅色十字斜影紅線顯示，僅供識別，構成發展項目公用地方及設施的一部分。

「**粉紅色斜影紅線範圍**」

指批地文件特別條件第(41)(a)條提及並釋定為「粉紅色斜影紅線範圍」，及在隨附通行權圖則(經認可人士核實準確度)以粉紅色斜影紅線顯示，僅供識別，構成發展項目公用地方及設施的一部分。

「**行人道結構**」

指批地文件特別條件第(43)(a)(i)條提及並釋定為「行人道結構」並在粉紅色十字斜影紅線範圍鋪設、塑造和建造的行人道。

第15條規定：-

管理人須在諮詢業主委員會(如已成立)後編制下年的年度預算(第一個預算除外)，該預算須涵蓋本公契之日起至翌年12月31日。年度預算包括2個部分：-

(xvii) 按本公契及/或批地條件維修、保養及管理粉紅色斜影紅線範圍、鋪路構築物、粉紅色十字斜影紅線範圍及行人道結構致使地政署長滿意的費用；

第37條規定：-

管理人承擔該地段、發展項目及屋苑公用地方及設施的管理...在本公契所賦予的其他權力以外，管理人獲授權為了或與該地段及該屋苑及該管理有關而作出所有必要或恰當的行為及事情，包括(尤其是以下事宜但在各方面都不受上述的一般性事宜加以限制)：-

(bj) (i) 允許政府及所有公眾人士(包括但不限於新界屯門所有在土地註冊處已知並登記為丈量約份第379約份地段第319、320、334號的土地承租人、擁有人、居民及佔用人，及他們的真正客人、訪客、獲邀請人士、獲許可的人士，以及地段附近當地村莊的村民及住客，及他們的真正客人、訪客、獲邀請人士、獲許可的人士)在任何時候，免費且不受任何阻礙地供所有人用於所有合法目

的，在粉紅色斜影紅線範圍之上沿途通行往返；及

(ii) 自費維護、保養及維修粉紅色斜影紅線範圍連同鋪路構築物並維修至良好及妥當的狀況，令署長滿意。

(bk)(i) 允許政府及所有公眾人士在任何時候免費且不受任何阻礙地供所有人用於所有合法目的，通行、行經及往返粉紅色十字斜影紅線範圍；及

(ii) 自費維護、保養及維修粉紅色十字斜影紅線範圍連同行人道結構並維修至良好及妥當的狀況，令署長滿意。

第三附錄第46條規定：-

在本批地條件授予的期限內，業主須在任何時候，

(a) 允許政府及所有公眾人士(包括但不限於新界屯門所有在土地註冊處已知並登記為丈量約份第379約份地段第319、320、334號的土地承租人、擁有人、居民及佔用人，及他們的真正客人、訪客、獲邀請人士、獲許可的人士，以及地段附近當地村莊的村民及住客，及他們的真正客人、訪客、獲邀請人士、獲許可的人士)在任何時候，免費且不受任何阻礙地供所有人用於所有合法目的，在粉紅色斜影紅線範圍之上沿途通行往返；及

(b) 自費維護、保養及維修粉紅色斜影紅線範圍連同鋪路構築物並維修至良好及妥當的狀況，令署長滿意。

第三附錄第47條規定：-

在本批地條件授予的期限內，業主須在任何時候，

(a) 允許政府及所有公眾人士在任何時候免費且不受任何阻礙地供所有人用於所有合法目的，通行、行經及往返粉紅色十字斜影紅線範圍；及

(b) 自費維護、保養及維修粉紅色十字斜影紅線範圍連同行人道結構並維修至良好及妥當的狀況，令署長滿意。

3. 批地文件特別條件第(36)及(37)條所指之「粉紅色十字斜影藍線範圍」

(1) 批地文件的條款
批地文件特別條件第(36)條規定：

(a) 承授人須由批地文件之日起36個曆月*內(或署長可批准之其他延長時間)，自費以食物環境衞生署署長批准的方式及物料及標準、水準、位置和設計進行下列工程，以全面達致署長滿意。

(i) 於粉紅色十字斜影藍線範圍鋪設、平整、鋪設路面及排水，以及

(ii) 食物環境衞生署署長可全權指定須在粉紅色十字斜影藍線範圍內的行人路、構築物和設施提供及興建一個廁所、一個面積為寬5.0米、長12.0米、淨空高度至少4.7米的供垃圾收集車停放和裝卸垃圾的垃圾收集站(以下統稱「**結構和設施**」)。

*註：根據地政總署屯門地政處於2020年10月8日發出的信函，此日期已更改為2022年6月4日。

(b) 儘管本特別條件第(2)條另有規定，承授人須在交出粉紅色十字斜影藍線範圍連同構築物及設施之前，根據本特別條件第(37)(c)條規定，自費以署長全面滿意的方式保養和維修在批地文件隨附「圖則I(A)」上分別顯示和標有「現有廁所」和「現有垃圾收集點」的現有廁所和現有垃圾收集站，並允許所有公眾隨時和不受限制地使用現有的廁所和現有的垃圾收集站，免費且不受任何阻礙地供所有人用於所有合法目的。承授人須在交出粉紅色十字斜影藍線範圍連同構築物及設施後，根據本特別條件第(37)(c)條規定自費拆除及移走現有廁所及現有垃圾收集站。

(c) 承授人須自費及食物環境衞生署署長在各方面滿意下維持及保持粉紅色十字斜影藍線範圍連同構築物及設施處並維修至良好及妥當的狀況，直至粉紅色十字斜影藍線範圍連同構築物及設施根據本特別條件第(37)(c)條交還政府。

(d) 為計算特別條件第(11)(c)條所訂明的總樓面面積時，不應計算結構和設施。

批地文件特別條件第(37)條規定：

(a) 承授人須在根據批地文件特別條件第(37)(c)條規定交還粉紅色十字斜影藍線範圍連同構築物及設施之前，自費簽訂載有署長要求或以書面批准的格式和條文的分割契約，以分割粉紅色十字斜影藍線範圍。承授人須自費於土地註冊處以《註冊摘要》註冊分割契約。辦妥前述註冊之前，不可進行任何涉及該地段或其任何部分或該處已建或擬建任何建築物或任何建築物部分的交易(根據批地文件特別條件第(20)(d)條規定之建築按揭、根據批地文件特別條件第(24)條規定之轉讓、根據批地文件特別條件第(39)(a)及(39)(c)條規定之分割及交還粉紅色十字斜影藍線範圍或經署長批准的其他交易除外)。

(b) 除了按批地文件特別條件第(20)(d)條、第(24)條及第(37)(c)條所述外，承授人不得將粉紅色十字斜影藍線範圍或其任何部分或其內任何產權轉讓、抵押、押記、分租、放棄管有或以任何其他形式作出產權處置。

(c) 承授人須在署長全權酌情要求時自費向政府交還及交回不受產業負擔影響的粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施的空置管有權，而政府無需支付任何代價、款項或賠償予承授人，惟政府並無責任應承授人的要求而接受交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施，並且只會在其認為適當時才接受。為了此目的，承授人須自費並在署長指定的時間內簽署土地交還契據及任何其他文件，其格式及所載條文須由署長批准或規定。承授人無權對交還或署長決定不要求交還而直接或間接產生或有關的任何損失、損害賠償或補償向政府索償。

(d) 承授人同意並接受在根據批地文件特別條件第(37)(c)條交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施後，若開發或重新開發該地段或其中任何部分，上述交還的區域不能列入計算批地文件特別條件第(11)(d)條指定的總上蓋面積。就計算批地文件特別條件第(11)(d)條指定的總上蓋面積時任何該地段面積的減少，政府對此概不承擔任何責任，承授人亦不得針對政府要求索償或退還地價或作任何其他要求。

(e) 承授人同意並接受在根據批地文件特別條件第(37)(c)條交還粉紅色十字斜影藍線範圍或其任何部分連同構築物及設施後，因為該地段的面積之減少或其他原因，承授人在開發或重新開發該地段或其中任何部分時或未能獲得根據批地文件特別條件第(11)(c)條准許的最大總樓面面積。政府對此概不承擔任何責任，承授人亦不得就未能獲得根據批地文件特別條件第(11)(c)條准許的最大總樓面面積針對政府要求索償或退還地價或作任何其他要求。

(2) 公契的條款

無

4. 批地文件特別條件第(45)條指之藍邊範圍

(1) 批地文件的條款

批地文件特別條件第(45) 條規定:-

(a) 未經水務監督官員預先書面同意，不得在該地段於批地文件隨附「圖則I(B)」上顯示的粉紅色十字斜影黑線範圍(下稱「**水務專用範圍**」)之中、之上、上方、之下、下方或之內架設、建造或放置任何建築物或結整個構、任何建築物或結構的支撐物(邊界牆及/或圍柵除外)，不能在水務專用範圍之上或之內放置或堆積任何材料或物件或停泊車輛(除非車輛可以隨時駛走)。水務監督官員就車輛能否馬

上駛走的決定為最終決定並對承授人有約束力。

(b) 未經水務監督官員預先書面同意，不得在水務專用範圍內植樹或展開工地開拓工程。

(c) 政府、水務監督官員、承建商、其工人及任何獲其授權的人士，不論是否備有工具、設備、機器或汽車，均有權不受限制自由隨時進出、往返及或再經過該土段或其任何部分，以按水務監督官員要求或授權視察、操作、保養、維修及翻新經過或通過水務專用範圍或其下面的任何或所有政府水管、閥、閥井或沙井及和政府總水管有關的裝置。

(d) 政府、水務監督官員、其承建商、其工人及任何獲其授權的人士毋須就其行使本特別條件(c)分條所載的權利而導致或引致承授人或任何人士所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不得向政府提出有關任何該等損失、損害、滋擾或騷擾的任何索償。

(e) 如承授人要求將水務專用範圍內舖設的政府總水管改道，政府總水管須改道至該地段於批地文件隨附「圖則1(B)」顯示的藍邊範圍（下稱「**藍邊範圍**」）。承授人須在進行改道工程前，將擬定路線以書面形式呈交水務監督官員批准，而有關的政府總水管重置成本則由承授人承擔。在獲得水務監督官員事先書面同意的情況下，該服務及鋪路構築物可鋪設、架設、建造或放置在藍邊範圍之上、上方、之下、下方、之中或之內。在完成政府總水管的改道並令水務監督官員滿意後，該地段之上、上方、之下、下方、之中或之內曾鋪設了政府總水管或其任何部分但由於改道已拆除的任何部分，將不再是水務專用範圍，而位於藍邊範圍之上、上方、之下、下方、之中或之內的政府總水管或其任何被重新安置或鋪設的部分將成為水務專用範圍。水務監督官員關於該地段的哪一部分不再是或成為水務專用範圍的一部分的決定應為最終決定，並對承授人具有約束力。

(f) 倘於批授的年期內，如因承授人造成損害或承授人、其雇員、工人及承建商於該地段中、上、下、內或跨越該處進行其他活動，以致需要修理和還原任何經過或通過水務專用範圍或其下面的任何或所有政府水管、閥、閥井或沙井及和政府總水管有關的裝置，承授人須在政府通知時向政府支付上述修理和還原工程的費用，此外並須就由此招致的索償、訴訟或索求向政府賠償和確保其免責。

(2) 公契的條款

無

並無關於上述公共設施的撥出私人地方供公眾使用的契據。

B. 批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施

請參閱上述(A)。

備註：根據批地文件特別條件第(37)(c)條規定，粉紅色十字斜影藍線範圍是根據在土地註冊處以註冊摘要第21030800470011號註冊的地契，由屯門市地段第463號分割而成。它不構成發展項目所在地段的一部分，在交還政府前將由賣方維護。

1. 在批地文件隨附「圖則I(A)」上分別顯示和標有「現有廁所」和「現有垃圾收集點」的現有廁所和現有垃圾收集站（以下統稱「**現有廁所**」和「**現有垃圾收集點**」）可讓所有公眾使用。

(1) 批地文件的條款

請見上文段落A3(1)。

(2) 公契的條款

無

備註：現有廁所和現有垃圾收集站已被拆除及移走。

2. 在該地段的現有人行道和現有車輛通道（以下統稱「**現有人行道**」和「**現有車輛通道**」）可讓所有公眾不受限制地使用。

(1) 批地文件的條款

請見上文段落A2(1).。

(2) 公契的條款

無

備註：現有人行道和現有車輛通道已被拆除及移走。

C. 批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 期數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份

不適用。

就於上文A、B、C 和 D 段所述的開放給公衆使用的設施或休憩用地及該地段的一部分，公衆有權按照批地文件或公用契約（視情況而定）使用該設施或休憩用地或該地段的一部分。

就於上文B和C段所述的設施或休憩用地，該設施或休憩用地須由該期數中的住宅物業的擁有人出資管理、營運或維修，該等業主須透過分攤有關住宅物業的管理費用，支付部分管理、營運或維修設施或休憩用地的開支。

本節末尾附有盡可能顯示綠色範圍、粉紅色斜影紅線範圍、粉紅色十字斜影紅線範圍、粉紅色十字斜影藍線範圍和藍色邊緣範圍位置的圖則。

註：

1. 除非另有指明，批地文件所載的「署長」指「地政總署署長」。

2. 除非另有指明，公契所載的「批地條件」指批地文件中的條件。

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

1. The Green Area as referred to in Special Condition Nos. (5), (6), (7), (8) and (51) of the Land Grant

(1) Provisions of the Land Grant

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

(a) The Grantee shall:

(i) on or before the 30th day of June 2025* (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads as shown coloured green on PLAN I(A) annexed to the Land Grant (hereinafter referred to as "**the Green Areas**"); 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 Areas;

*Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(ii) on or before the 30th day of June 2025 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas 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 Areas 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 Areas has been re-delivered to the Government in accordance with Special Condition No.(6) hereof.

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

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of 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 Grantee in respect of any such loss, damage, nuisance or disturbance.

Special Condition No.(6) of the Land Grant stipulates that for the purpose only of carrying out the necessary works specified in Special Condition No.(5) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic in all respects to the satisfaction of the Director 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.(5) hereof or otherwise.

Special Condition No.(7) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas 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.(5) hereof.

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

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

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(5)(b) hereof and any other works which the Director may consider necessary in the Green Areas;

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

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

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

Special Condition No.(51) of the Land Grant stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "**the Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or the Green Areas or the Green Hatched Black Areas or any combination of them or any part

or parts thereof (hereinafter collectively referred to as "**the Services**"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or the Green Areas or the Green Hatched Black Areas or any combination of them or any part or parts thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Green Areas or the Green Hatched Black Areas or any combination of them or any part or parts thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(2) Provisions of the Deed of Mutual Covenant

"**Green Area**" means the "Green Areas" as defined and referred to in Special Condition No.(5)(a)(i)(I) of the Conditions and shown coloured Green on PLAN I(A) annexed to the Conditions;

"**Green Area Structures**" means the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as "the Structures" under Special Condition No.(5)(a)(i)(II) of the Conditions;

...

Clause 15 stipulates that: -

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

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities therein including but without prejudice to the generality of the foregoing :-

...

(xvi) The cost of maintaining the Green Area and the Green Area Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands until the Green Area and the Green Area Structures have been re-delivered to the Government;

...

Clause 37 stipulates that: -

The management of the Lot and the Development and the Common Areas and Facilities therein shall be undertaken by the Manager ... In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the Common Areas and Facilities therein and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

...

(ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) or the Services (as hereinafter defined) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

...

(az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area together with the Green Area Structures (if any) has been re-delivered to the Government;

...

(bf) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions;

...

Clause 36 of the Third Schedule stipulates that: -

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition Nos.(5) and (6) and any other provisions of the Conditions.

2. The Pink Hatched Red Area and Pink Cross-Hatched Red Areas as referred to in Special Condition Nos. (41), (42) and (43) of the Land Grant

(1) Provisions of the Land Grant

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

(a) The Grantee hereby acknowledges that there are some existing footpaths and existing vehicular access within the Lot. The Grantee shall at his own expenses and in all respects to the satisfaction of the Director keep and maintain the existing footpaths and the existing vehicular access and permit all members of the public at all times the unrestricted use of the existing footpaths and the existing vehicular access for all lawful purposes free of cost and without hindrance unless and until the Grantee shall (i) complete the formation of those portions of the Lot respectively shown coloured pink hatched red and pink cross-hatched red on PLAN I(A) annexed hereto (hereinafter respectively referred to as "**the Pink Hatched Red Area**" and "**the Pink Cross-Hatched Red Areas**") in accordance with Special Conditions Nos.(42)(a) and (43)(a) hereof and permit all members of the public to use the Pink Hatched Red Area and the Pink Cross-Hatched Red Areas respectively in accordance with Special Conditions Nos.(42)(b) and (43)(b) hereof; or (ii) complete such temporary diversion of the existing footpaths and the existing vehicular access as may be agreed by the Director.

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

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

(a) The Grantee shall:

(i) on or before the 30th day of June 2025* (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, width and design as the Director shall approve and in all respects to the satisfaction of the Director lay, form, surface and landscape the Pink Hatched Red Area and provide and construct thereon such culverts, pavements, roads, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids, noise barriers and other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Paved Way Structures**") so that vehicular and pedestrian traffic may be carried on the Pink Hatched Red Area; and

*Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(ii) throughout the term hereby agreed in the Land Grant to be granted at his own expense uphold, maintain and repair the Pink Hatched Red Area together with the Paved Way Structures in good and substantial repair and condition to the satisfaction of the Director.

(b) Upon completion of the formation of the Pink Hatched Red Area in accordance with sub-clause (a) of this Special Condition, the Grantee shall at his own expense permit all members of the public (including but not limited to the lessees, owners, residents and occupiers of all those pieces or parcels of ground in Tuen Mun, New Territories known and registered in the Land Registry as Lot Nos.319, 320 and 334 all in Demarcation District No.379, their bona fide guests and visitors, invitees and licensees, and the villagers and residents of the local villages in the vicinity of the Lot, their bona fide guests and visitors, invitees and licensees) at all times and for all lawful purposes free of cost and without hindrance to pass and repass with or without vehicles on, along, over, by and through the Pink Hatched Red Area. For the purpose of this Special Condition, the decision of the Director as to what constitutes a local village in the vicinity of the Lot shall be final and binding upon the Grantee.

(c) Upon completion of the formation of the Pink Hatched Red Area in accordance with sub-clause (a) of this Special Condition, the Grantee shall not suffer or cause or permit to be suffered any form of obstruction to or interference with the public vehicular and pedestrian access over and along the Pink Hatched Red Area.

(d) The Grantee hereby acknowledges and agrees that the Government shall have full right and power, upon giving to the Grantee not less than fourteen days' written notice (except in case of emergency in respect of which the decision of the Director shall be final and binding upon the Grantee), to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "**the services**") which are now or may hereafter be upon, over, under or adjacent to the Pink Hatched Red Area as the Director may in his absolute discretion deem fit.

(e) The Grantee shall at all reasonable times throughout the term hereby agreed to be granted permit the Government, the Director, its or his officers, contractors, agents and other duly authorized personnel with or without tools, equipment, machinery or motor vehicles the right of free ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (41)(a) hereof and sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary within the Pink Hatched Red Area.

(f) The Government, the Director, its or his officers, contractors, agents and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a) and (b) of this Special Condition or the exercise of the rights conferred under this Special Condition by the Government, the Director, its or his officers, contractors, agents and other duly authorized personnel, and no claim whatsoever shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Red Area or any part thereof to the public for the right of passage.

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

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

(a) The Grantee shall:

(i) on or before the 30th day of June 2025* (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment, width and design as the Director shall approve and in all respects to the satisfaction of the Director lay, form and construct pedestrian walkways on the Pink Cross-Hatched Red Areas and provide thereon such access steps, stairways, ramps, lightings and other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Walkway Structures**") so that pedestrian traffic may be carried on the Pink Cross-Hatched Red Areas; and

*Note: The date has been amended to 31 December 2025 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(ii) throughout the term agreed to be granted at his own expense uphold, maintain and repair the Pink Cross-Hatched Red Areas together with the Walkway Structures in good and substantial repair and condition to the satisfaction of the Director.

(b) Upon completion of the formation of the Pink Cross-Hatched Red Areas in accordance with sub-clause (a) of this Special Condition, the Grantee shall at his own expense permit all members of the public at all times and for all lawful purposes free of cost and without hindrance to pass and repass on foot over, along, on or by and through the Pink Cross-Hatched Red Areas.

(c) Upon completion of the formation of the Pink Cross-Hatched Red Areas in accordance with sub-clause (a) of this Special

Condition, no object or material of whatsoever nature shall be placed within, in, on or over the Pink Cross-Hatched Red Areas which may cause obstruction to access to the pedestrian walkways. The decision of the Director as to whether an object or material is causing obstruction to access to the pedestrian walkways shall be final and binding upon the Grantee. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee), there is any object or material within the Pink Cross-Hatched Red Areas which may cause obstruction to access to the pedestrian walkways, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and in all respects to the satisfaction of the Director, to demolish or remove such object or material and to reinstate the Pink Cross-Hatched Red Areas. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(d) The Grantee hereby acknowledges and agrees that the Government shall have full right and power, upon giving to the Grantee not less than fourteen days' written notice (except in case of emergency in respect of which the decision of the Director shall be final and binding upon the Grantee), to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew the services which are now or may hereafter be upon, over, under, or adjacent to the Pink Cross-Hatched Red Areas as the Director may at his absolute discretion deem fit.

(e) The Grantee shall at all reasonable times throughout the term hereby agreed to be granted permit the Government, the Director, its or his officers, contractors, agents and other duly authorized personnel with or without tools, equipment, machinery or motor vehicles the right of free ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clauses (c) and (d) of this Special Condition and any other works which the Director may consider necessary within the Pink Cross-Hatched Red Areas.

(f) The Government, the Director, its or his officers, contractors, agents and other duly authorized personnel shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a) and (b) of this Special Condition or the exercise of the rights conferred under this Special Condition by the Government, the Director, its or his officers, contractors, agents and other duly authorized personnel, and no claim whatsoever shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(g) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (b) of this Special Condition neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Cross-Hatched Red Areas or any part or parts thereof to the public for the right of passage.

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

(2) Provisions of the Deed of Mutual Covenant

"Development Common Areas and Facilities"

mean and include :-

…

(c) the Slope and Retaining Structures, the Pink Hatched Red Area, the Paved Way Structures, the Pink Cross-Hatched Red Areas and the Walkway Structures;

…

"Paved Way Structures"

mean the culverts, pavements, roads, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids, noise barriers and other structures as the Director of Lands in his sole discretion may require referred to and defined as "the Paved Way Structures" under Special Condition No.(42)(a)(i) of the Conditions and provided and constructed on the Pink Hatched Red Area;

"Pink Cross-Hatched Red Areas"

mean the "Pink Cross-Hatched Red Areas" as defined and referred to in Special Condition No.(41)(a) of the Conditions and for the purpose of identification only shown coloured Pink Cross Hatched Red on the Right of Way Plan (certified as to their accuracy by the Authorized Person) annexed hereto, forming part of the Development Common Areas and Facilities;

"Pink Hatched Red Area"

means the "Pink Hatched Red Area" as defined and referred to in Special Condition No.(41)(a) of the Conditions and for the purpose of identification only shown coloured Pink Hatched Red on the Right of Way Plan (certified as to their accuracy by the Authorized Person) annexed hereto, forming part of the Development Common Areas and Facilities;

"Walkway Structures"

mean the pedestrian walkways referred to and defined as "the Walkway Structures" under Special Condition No.(43)(a)(i) of the Conditions and laid, formed and constructed on the Pink Cross-Hatched Red Areas;

Clause 15 stipulates that :-

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

(xvii) the cost of maintaining the Pink Hatched Red Area, the Paved Way Structures, the Pink Cross-Hatched Red Areas and the Walkway Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands.

Clause 37 stipulates that: -

The management of the Lot and the Development and the Common Areas and Facilities therein shall be undertaken by the Manager... In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the Common Areas and Facilities therein and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

...

(bj) (i) To permit the Government and all members of the public (including but not limited to the lessees, owners, residents and occupiers of all those pieces or parcels of ground in Tuen Mun, New Territories known and registered in the Land Registry as Lot Nos.319, 320 and 334 all in Demarcation District No.379, their bona fide guests and visitors, invitees and licensees, and the villagers and residents of the local villages in the vicinity of the Lot, their bona fide guests and visitors, invitees and licensees)

at all times and for all lawful purposes free of cost and without hindrance to pass and repass with or without vehicles on, along, over, by and through the Pink Hatched Red Area; and

(ii) to uphold, maintain and repair the Pink Hatched Red Area together with the Paved Way Structures in good and substantial repair and condition to the satisfaction of the Director of Lands;

(bk) (i) To permit the Government and all members of the public at all times and for all lawful purposes free of cost and without hindrance to pass and repass on foot over, along, on, by and through the Pink Cross-Hatched Red Areas; and

(ii) to uphold, maintain and repair the Pink Cross-Hatched Red Areas together with the Walkway Structures in good and substantial repair and condition to the satisfaction of the Director of Lands;

...

Clause 46 of the Third Schedule stipulates that :-

The Owners shall at all times throughout the term granted by the Conditions,

(a) permit the Government and all members of the public (including but not limited to the lessees, owners, residents and occupiers of all those pieces or parcels of ground in Tuen Mun, New Territories known and registered in the Land Registry as Lot Nos.319, 320 and 334 all in Demarcation District No.379, their bona fide guests and visitors, invitees and licensees, and the villagers and residents of the local villages in the vicinity of the Lot, their bona fide guests and visitors, invitees and licensees) at all times and for all lawful purposes free of cost and without hindrance to pass and repass with or without vehicles on, along, over, by and through the Pink Hatched Red Area; and

(b) uphold, maintain and repair the Pink Hatched Red Area together with the Paved Way Structures in good and substantial repair and condition to the satisfaction of the Director of Lands.

Clause 47 of the Third Schedule stipulates that :-

The Owners shall at all times throughout the term granted by the Conditions,

(a) permit the Government and all members of the public at all times and for all lawful purposes free of cost and without hindrance to pass and repass on foot over, along, on, by and through the Pink Cross-Hatched Red Areas; and

(b) uphold, maintain and repair the Pink Cross-Hatched Red Areas together with the Walkway Structures in good and substantial repair and condition to the satisfaction of the Director of Lands.

3. The Pink Cross-Hatched Blue Area as referred to in Special Condition Nos. (36) and (37) of the Land Grant

(1) Provisions of the Land Grant

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

(a) the Grantee shall within 36 calendar months from the date of this Agreement* (or such other extended period as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director of Food and Environmental Hygiene shall approve and in all respects to the satisfaction of the Director:

(i) lay, form, surface and drain the Pink-Cross Hatched Blue Area; and

(ii) provide and construct a latrine, a refuse collection point, a space measuring 5.0 metres in width and 12.0 metres in length with a minimum headroom of 4.7 metres for the parking and refuse loading operation of refuse collection vehicles, and such pavements, structures and facilities as the Director of Food and Environment Hygiene in his sole discretion may require (hereinafter collectively referred to as "**the Structures and Facilities**") within the Pink Cross-Hatched Blue Area.

*Note: The date has been amended to 4 June 2022 pursuant to the letter from the District Lands Office / Tuen Mun of the Lands Department dated 8 October 2020.

(b) Notwithstanding Special Condition No.(2) hereof, the Grantee shall, prior to the surrender of the Pink Cross-Hatched Blue Area together with the Structures an Facilities in accordance with Special Condition No.(37)(c) hereof, at his own expense and in all respects to the satisfaction of the Director keep and maintain an existing latrine and an existing refuse collection point respectively shown and marked "EXISTING LATRINE" and "EXISTING REFUSE COLLECTION POINT" on PLAN 1(A) annexed to the Land Grant and permit all members of the public at all times the unrestricted use of the existing latrine and the existing refuse collection point for all lawful purposes free of costs and without hindrance. The Grantee shall demolish and remove at his own expense and existing latrine and the existing refuse collection point after the surrender of the **Pink Cross-Hatched Blue Area** together with the Structures and Facilities in accordance with Special Condition No.(37)(c) hereof.

(c) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Food and Environment Hygiene maintain and keep the Pink Cross-Hatched Blue Area together with the Structures and Facilities in good and substantial repair and condition until such time as the Pink Cross-Hatched Blue Area together with the Structures and Facilities shall have been surrendered to the Government in accordance with Special Condition No.(37)(c) hereof.

(d) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, the Structures and Facilities shall not be taken into account.

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

(a) The Grantee shall, prior to the surrender of the Pink Cross-Hatched Blue Area together with the Structures and Facilities in accordance with Special Condition No.(37)(c), at his own expense carve out the Pink Cross-Hatched Blue Area by way of a deed poll in such form and containing such provisions as the Director shall require or approve in writing. The deed poll shall be registered by the Grantee at his own expense by Memorial in the Land Registry. No transaction (except a building mortgage under Special Condition No.(20)(d) of the Land Grant, the assignment under Special Condition No.(24) of the Land Grant, the carving out and surrender of the Pink Hatched Blue Areas respectively under Special Conditions Nos.(39)(a) and (39)(c) of the Land Grant or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration.

(b) Save and except as provided in Special Conditions Nos.(20)(d), (24) and (37)(c) of the Land Grant, the Grantee shall not assign, mortgage, charge, underlet, part with the possession of or otherwise dispose of the Pink Cross-Hatched Blue Area or any part thereof or any interest therein.

(c) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities at the request of the Grantee, but may do so as and when the Government sees fit. For this purpose the Grantee shall, at his own expense and within such time as maybe specified by the Director, execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever arising whether directly or indirectly out of or in connection with the surrender or the Director's

decision not to call for the surrender.

(d) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities pursuant to Special Condition No.(37)(c), any area or areas so surrendered shall not be taken into account for the purpose of calculating the total site coverage stipulated in Special Condition No.(11)(d) of the Land Grant. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or otherwise against the Government in respect of any such reduction in the area of the lot for the purpose of calculating the total site coverage stipulated in Special Condition No.(11)(d) of the Land Grant.

(e) The Grantee agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Cross-Hatched Blue Area or any part or parts thereof together with the Structures and Facilities pursuant to Special Condition No.(37)(c), due to the reduction in the area of the lot or otherwise, the Grantee may not be able to attain the maximum gross floor area permitted under Special Condition No.(11)(c) of the Land Grant. The Government shall have no liability and the Grantee shall have no claim for compensation or refund of premium or otherwise against the Government, if the maximum gross floor area permitted under Special Condition No.(11)(c) of the Land Grant cannot be attained.

(2) Provisions of the Deed of Mutual Covenant

Nil

4. The Edged Blue Area as referred to in Special Condition No. (45)

(1) Provisions of the Land Grant

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

(a) Except with the prior written consent of the Water Authority, no building or structure or support for any building or structure (except boundary walls or fences or both) shall be erected or constructed or placed on, over, under, above, below or within that portion of the Lot shown coloured pink cross-hatched black on PLAN I(B) annexed hereto (hereinafter referred to as "**the Waterworks Reserve Area**") and no object or material shall be placed or stacked nor vehicles (except those that can be readily driven away) parked on or within the Waterworks Reserve Area. The decision of the Water Authority as to whether the vehicles can be readily driven away shall be final and binding on the Grantee.

(b) No tree planting or site formation works shall be allowed on the Waterworks Reserve Area except with the prior written approval of the Water Authority.

(c) The Government, the Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the Lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing any or all of the Government water mains, valves, valve pits or chambers and the like relating to the Government water mains running across, through or under the Waterworks Reserve Area as the Water Authority may require or authorize.

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

(e) If diversion of the Government water mains laid within the Waterworks Reserve Area is required by the Grantee, the Government water mains shall be diverted to that portion of the Lot shown edged blue on PLAN 1(B) annexed hereto (hereinafter referred to as "**the Edged Blue Area**"). The Grantee shall prior to carrying out the diversion works submit the proposed routing in writing to the Water Authority for his approval and the cost of relocating the Government water mains shall be borne by the Grantee. Subject to the prior written consent of the Water Authority, the services and the Paved Way Structures may be laid, erected, constructed or placed on, over, under, above, below or within the Edged Blue Area. Upon completion of the diversion of the Government water mains to the satisfaction of the Water Authority, any part of the Lot on, over, under, above, below and within which the Government water mains or any part thereof were laid but which have been removed on account of the diversion, shall cease to be part of the Waterworks Reserve Area and such part of the Edged Blue Area on, over, under, above, below and within which the Government water mains or any part thereof are re-located or laid shall become the Waterworks Reserve Area. The decision of the Water Authority as to which part of the Lot ceases to be or becomes part of the Waterworks Reserve Area shall be final and binding on the Grantee.

(f) The Grantee shall pay to the Government on demand the cost of repair and reinstatement to any or all of the Government water mains, valves, valve pits or chambers and the like relating to the Government water mains running across, through or under the Waterworks Reserve Area which shall become necessary at any time during the term hereby agreed to be granted as a result of damage caused by the Grantee or other activities carried out on, over, under, above, below or within the Lot by the Grantee, his servants, workmen and contractors, and shall indemnify the Government against all claims, actions and demands arising therefrom.

(2) Provisions of the Deed of Mutual Covenant

Nil

There is no deed of dedication that concerns the public facilities.

(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 Phase

Please refer to (A) above.

Remark: Pursuant to Special Condition No.(37)(c) of the Land Grant, the Pink Cross-Hatched Blue Area has been carved out from Tuen Mun Town Lot No.463 under the Deed Poll registered in the Land Registry by Memorial No. 21030800470011. It does not form part of the Lot on which the Development is situated, and will be maintained by the Vendor prior to its surrender to the Government.

1. Existing latrine and an existing refuse collection point respectively shown and marked "EXISTING LATRINE" and "EXISTING REFUSE COEECTION POINT" on PLAN I(A) annexed to the Land Grant (collectively "**the Existing Latrine and the Existing Refuse Collection Point**") for use by all members of the public.

(1) Provisions of the Land Grant

Please see paragraph A3(1) above.

(2) Provisions of the Deed of Mutual Covenant

Nil

Remark: The Existing Latrine and the Existing Refuse Collection Point have already been demolished and removed.

2. Existing footpaths and existing vehicular access within the Lot (collectively "the Existing Footpaths and the Existing Vehicular Access") for unrestricted use by all members of public.

(1) Provisions of the Land Grant

Please see paragraph A2(1) above.

(2) Provisions of the Deed of Mutual Covenant

Nil

Remark: The Existing Footpaths and the Existing Vehicular Access have already been demolished and removed.

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

Not applicable.

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

Not applicable.

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

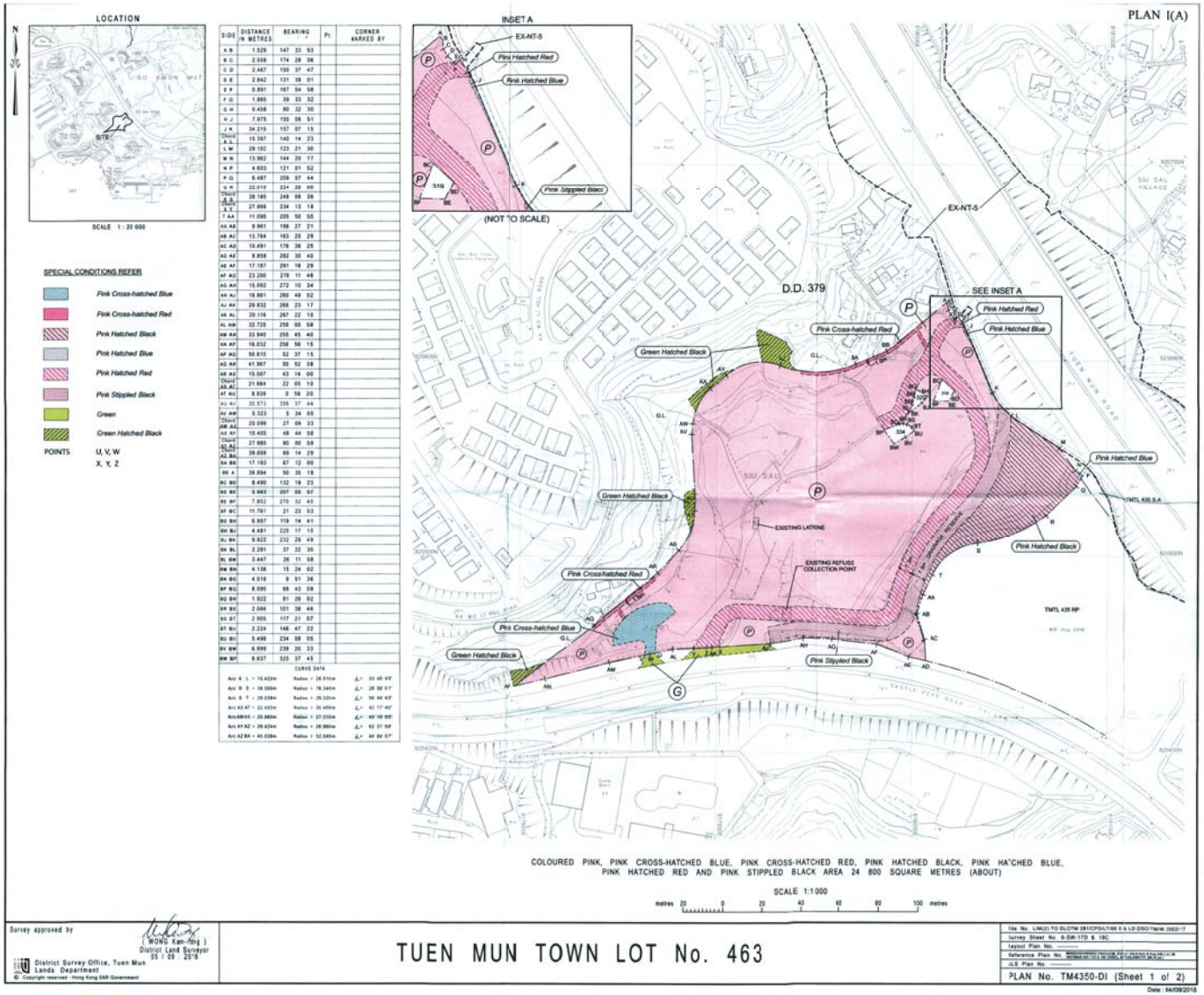
In relation to any of those facilities and open spaces mentioned in paragraphs B and C above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of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

Plans showing the location of the Green Area, the Pink Hatched Red Area, the Pink Cross-Hatched Red Areas, the Pink Cross-Hatched Blue and the Edged Blue Area as far as it is practicable to do so is appended hereto at the end of this section.

Notes:

1. The term "Director" in the Land Grant means "the Director of Lands", unless otherwise specified.

2. The term "Conditions" in the Deed of Mutual Covenant means conditions stipulated in the Land Grant, unless otherwise specified.



粉紅色十字斜影藍線範圍
Pink Cross-Hatched Blue Area

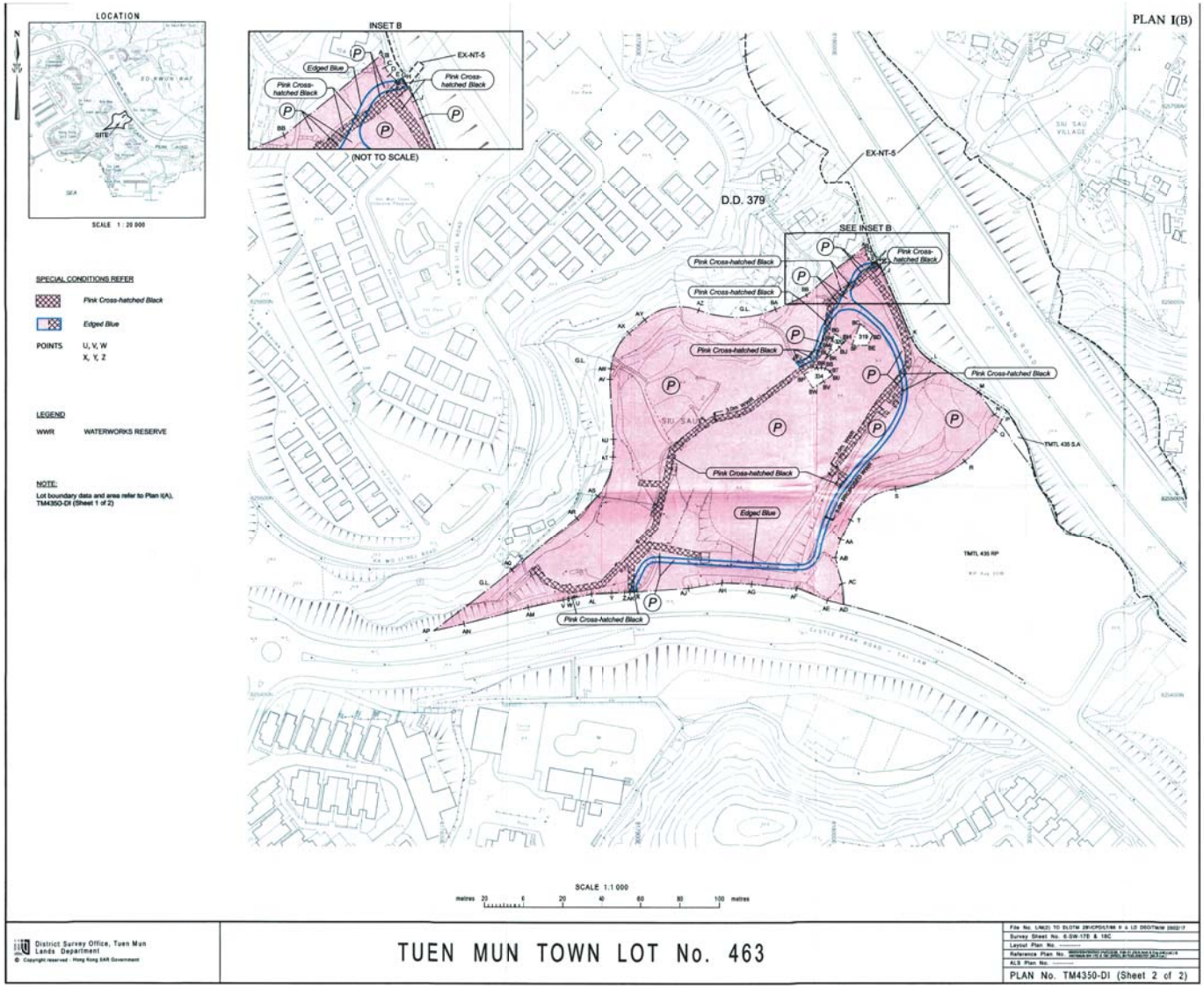
粉紅色十字斜影紅線範圍
Pink Cross-Hatched Red Areas

粉紅色斜影紅線範圍
Pink Hatched Red Area

綠色範圍
Green Area

備註：
1. 此圖僅作顯示「粉紅色十字斜影藍線範圍」、「粉紅色十字斜影紅線範圍」、「粉紅色斜影紅線範圍」、「綠色範圍」、「鋪路構築物」、「行人道結構」、「現有廁所」及「現有垃圾收集點」的位置，圖中所示之其他事項未必能反映其最新狀況。現有廁所和現有垃圾收集站已被拆除及移走。
2. 「現有行人道」及「現有車輛通道」的位置在上圖顯示。圖中所示之其他事項未必能反映其最新狀況。「現有行人道」及「現有車輛通道」已被拆除及移走。

Remark:
1. This plan is for showing the locations of the Pink Cross-Hatched Blue Area, the Pink Cross-Hatched Red Area, the Pink Hatched Red Area, the Green Area, the Paved Way Structures, the Walkway Structures and the Existing Latrine and the Existing Refuse Collection Point only. Other matters shown in this plan may not reflect their latest conditions. The Existing Latrine and the Existing Refuse Collection Point have already been demolished and removed.
2. The location of the Existing Footpaths and the Existing Vehicular Access are shown on the plan above. Other matters shown in this plan may not reflect their latest conditions. The Existing Footpaths and the Existing Vehicular Access have already been demolished and removed.

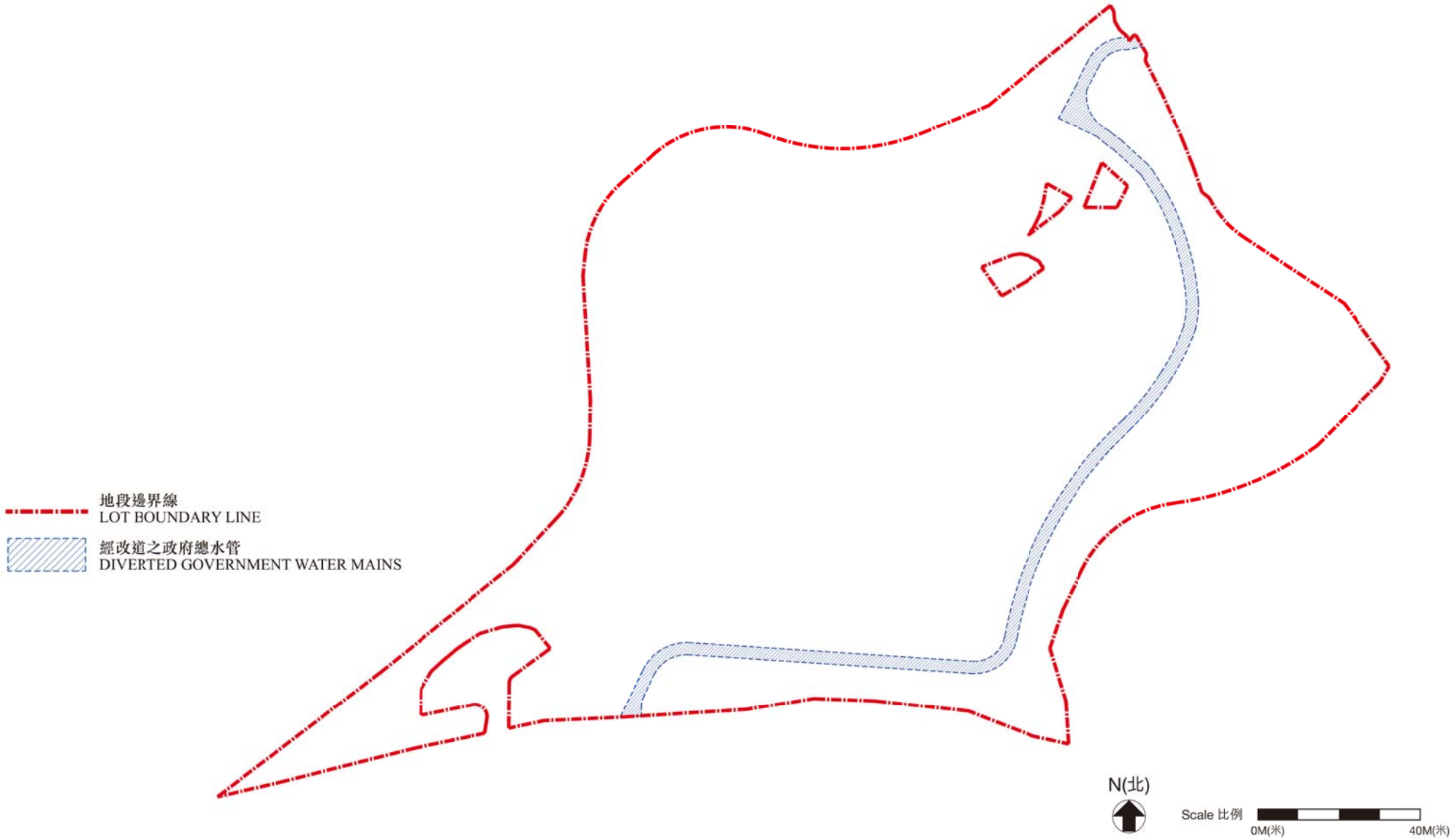


粉紅色十字斜影黑線範圍
Pink Cross-Hatched Black Area

藍邊範圍
Edged Blue Area

WWR 水務專用
WATERWORKS RESERVE

備註：此圖僅作顯示「藍邊範圍」的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: This plan is for showing the locations of the Edged Blue Area only. Other matters shown in this plan may not reflect their latest conditions.



備註：此圖僅作顯示經改道之政府總水管的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: This plan is for showing the location of the diverted Government water mains only. Other matters shown in this plan may not reflect their latest conditions.

對買方的警告 Warning to purchasers

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

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

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

   (a) 該律師事務所可能不能夠保障買方的利益；及

   (b) 買方可能要聘用一間獨立的律師事務所；及

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

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

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

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

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

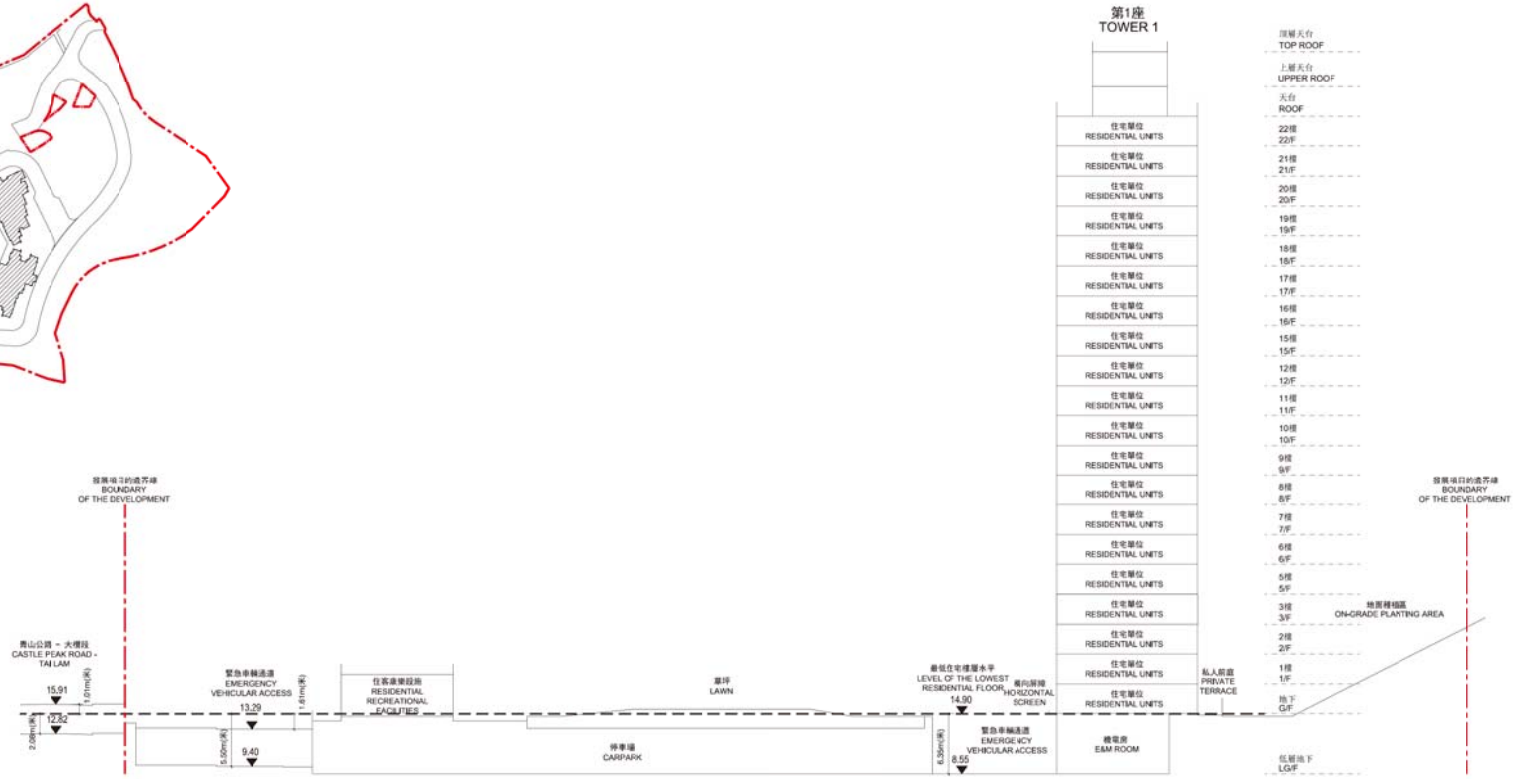
   (b) the purchaser may have to instruct a separate firm of solicitors; and

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

期數中的建築物的橫截面圖 Cross-section plan of building in the Phase



索引圖 KEY PLAN



橫截面圖 A-A CROSS-SECTION PLAN A-A

發展項目第2期
Phase 2 of the Development

發展項目的邊界
Boundary of the Development

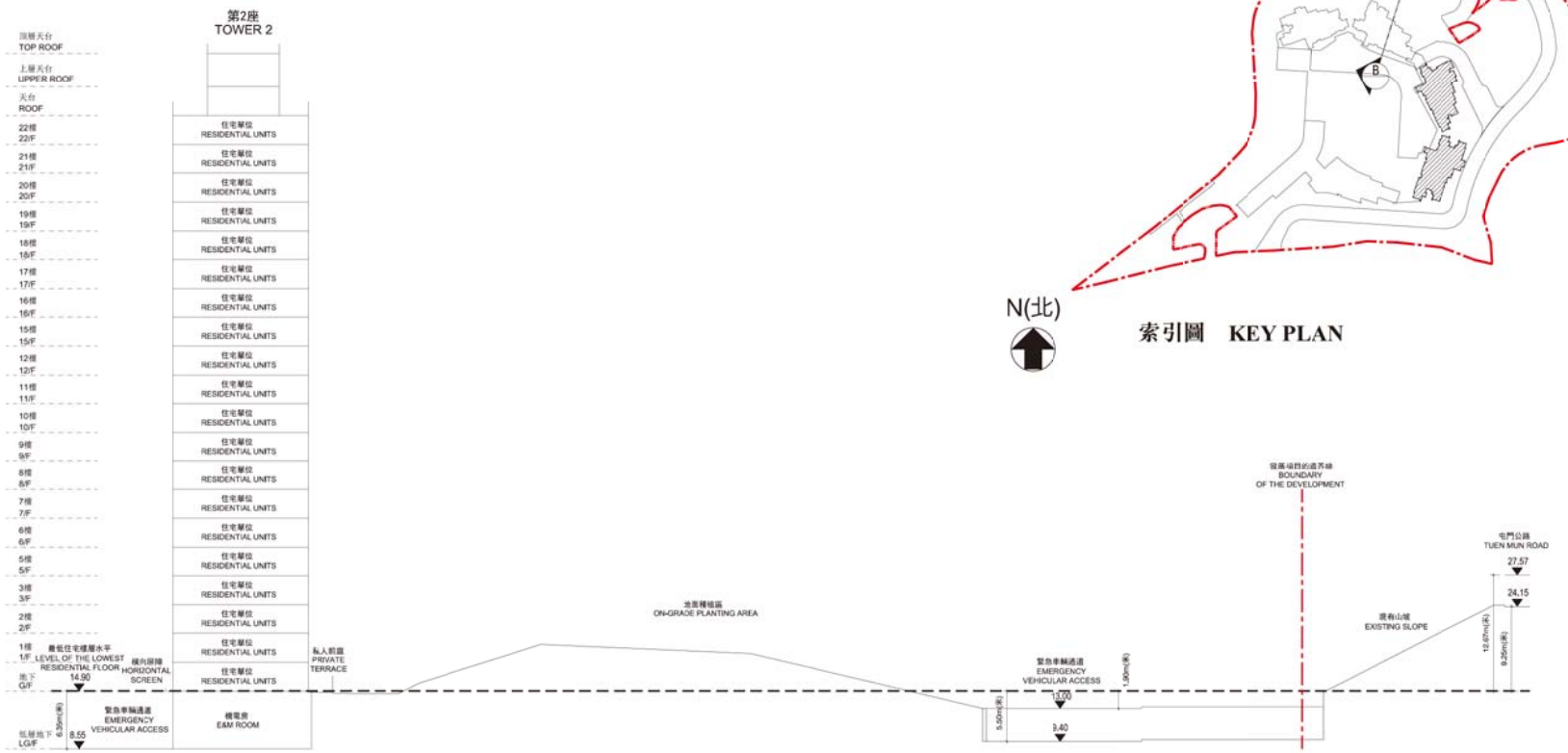
虛線為最低住宅樓層水平
Dotted line denotes the lowest residential floor

香港主水平基準以上的高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

毗連建築物(第1座)的一段緊急車輛通道為香港主水平基準以上9.40至13.29米。
The part of Emergency Vehicular Access adjacent to the building (Tower 1) is 9.40 to 13.29 metres above the Hong Kong Principal Datum.

毗連建築物(第1座)的一段青山公路 - 大欖段為香港主水平基準以上12.82至15.91米。
The part of Castle Peak Road - Tai Lam adjacent to the building (Tower 1) is 12.82 to 15.91 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖 Cross-section plan of building in the Phase



橫截面圖 B-B CROSS-SECTION PLAN B-B

發展項目第2期
Phase 2 of the Development

發展項目的邊界
Boundary of the Development

虛線為最低住宅樓層水平
Dotted line denotes the lowest residential floor

香港主水平基準以上的高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

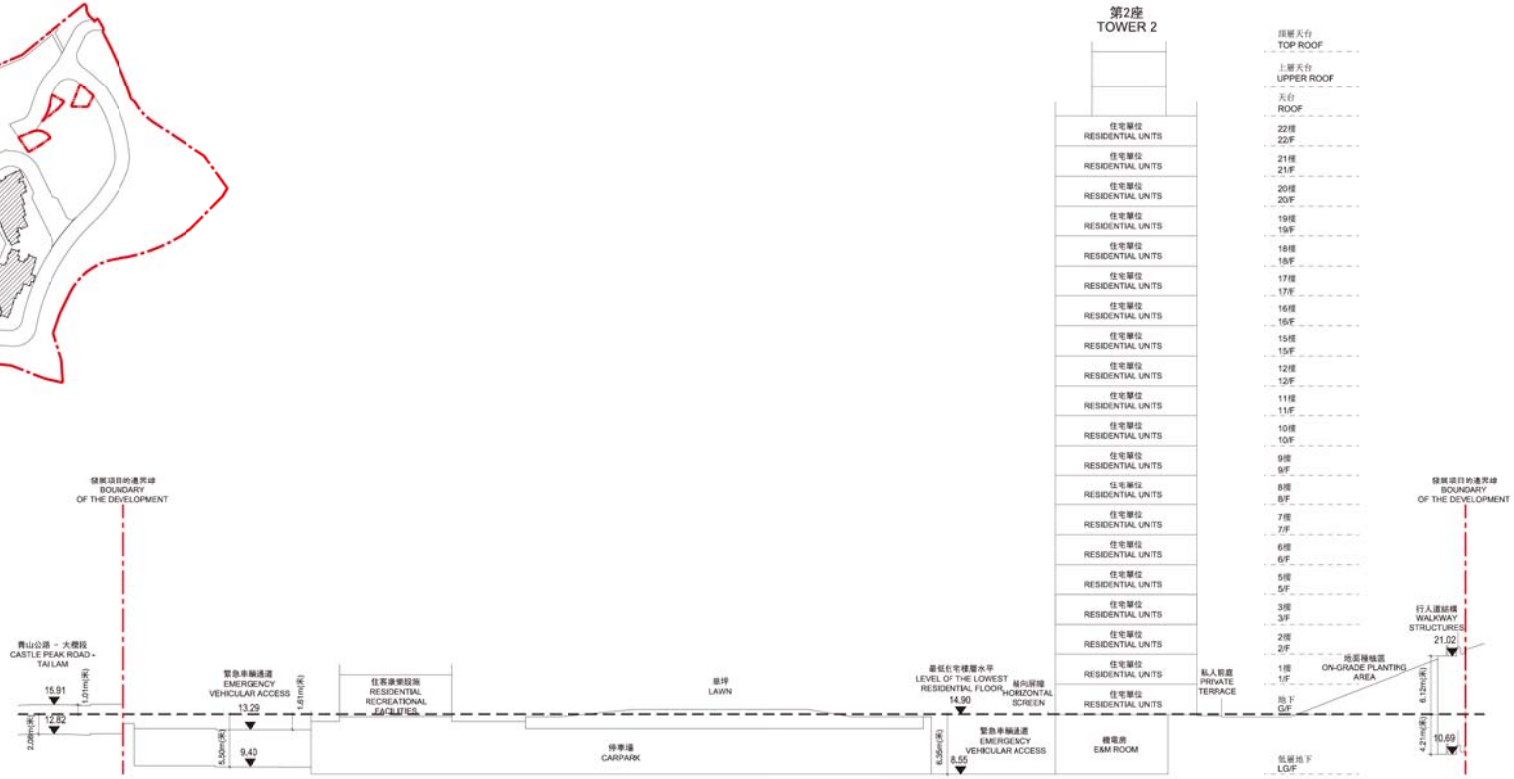
毗連建築物(第2座)的一段緊急車輛通道為香港主水平基準以上9.40至13.00米。
The part of Emergency Vehicular Access adjacent to the building (Tower 2) is 9.40 to 13.00 metres above the Hong Kong Principal Datum.

毗連建築物(第2座)的一段屯門公路為香港主水平基準以上24.15至27.57米。
The part of Tuen Mun Road adjacent to the building (Tower 2) is 24.15 to 27.57 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖 Cross-section plan of building in the Phase



索引圖 KEY PLAN



橫截面圖 C-C CROSS-SECTION PLAN C-C

發展項目第2期
Phase 2 of the Development

發展項目的邊界
Boundary of the Development

虛線為最低住宅樓層水平
Dotted line denotes the lowest residential floor

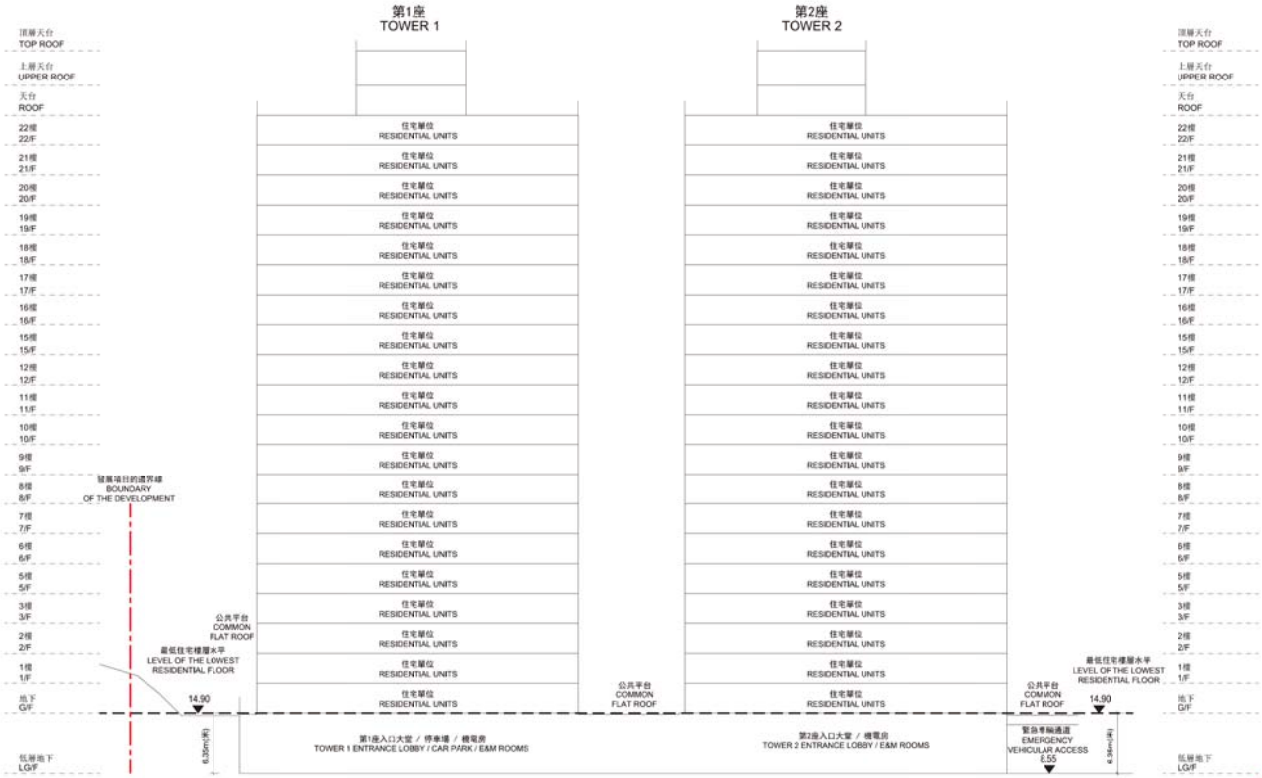
香港主水平基準以上的高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

毗連建築物(第2座)的一段緊急車輛通道為香港主水平基準以上9.40至13.29米。
The part of Emergency Vehicular Access adjacent to the building (Tower 2) is 9.40 to 13.29 metres above the Hong Kong Principal Datum.

毗連建築物(第2座)的一段青山公路 - 大欖段為香港主水平基準以上12.82至15.91米。
The part of Castle Peak Road - Tai Lam adjacent to the building (Tower 2) is 12.82 to 15.91 metres above the Hong Kong Principal Datum.

毗連建築物(第2座)的一段行人道結構為香港主水平基準以上10.69至21.02米。
The part of Walkway Structures adjacent to the building (Tower 2) is 10.69 to 21.02 metres above the Hong Kong Principal Datum.

期數中的建築物的橫截面圖 Cross-section plan of building in the Phase



橫截面圖 D-D　CROSS-SECTION PLAN D-D

發展項目第2期
Phase 2 of the Development

發展項目的邊界
Boundary of the Development

虛線為最低住宅樓層水平
Dotted line denotes the lowest residential floor

香港主水平基準以上的高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)



索引圖　KEY PLAN

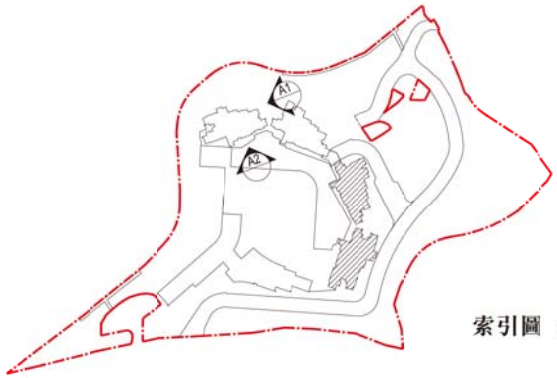
立面圖 Elevation plan



立面圖 A1
ELEVATION PLAN A1



立面圖 A2
ELEVATION PLAN A2



N(北)

索引圖 KEY PLAN

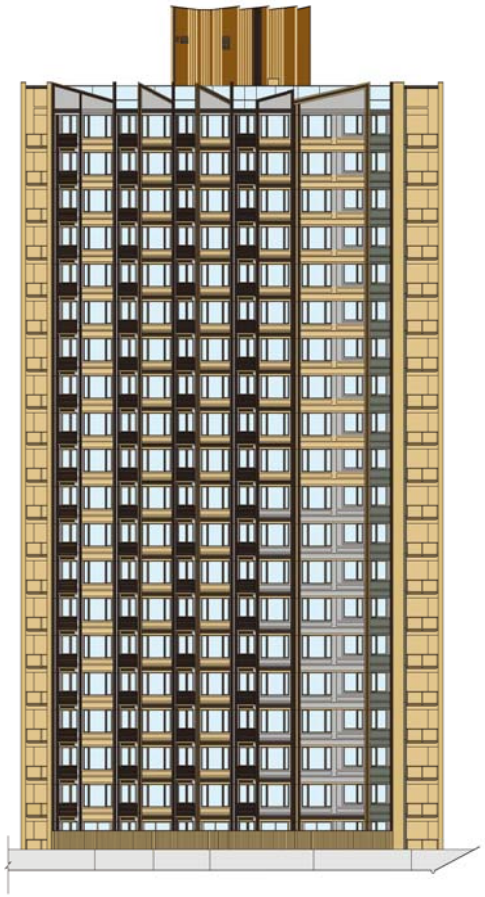
發展項目第2期
Phase 2 of the Development

期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

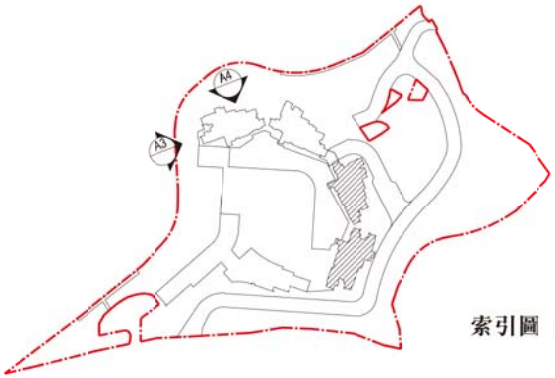
It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.



立面圖 A3
ELEVATION PLAN A3



立面圖 A4
ELEVATION PLAN A4



索引圖 KEY PLAN

發展項目第2期
Phase 2 of the Development

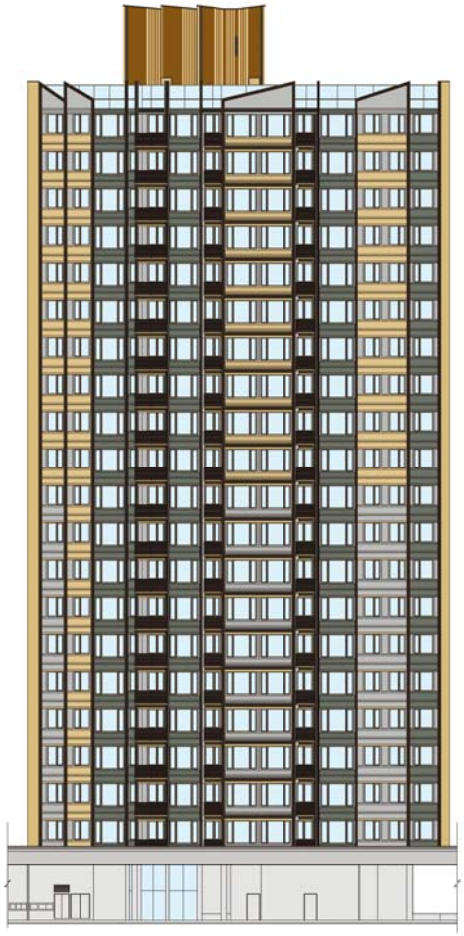
期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.

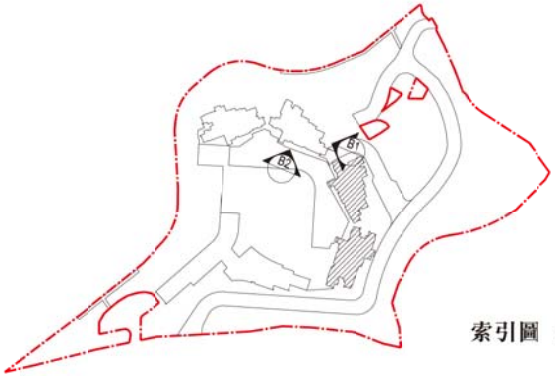
立面圖 Elevation plan



立面圖 B1
ELEVATION PLAN B1



立面圖 B2
ELEVATION PLAN B2



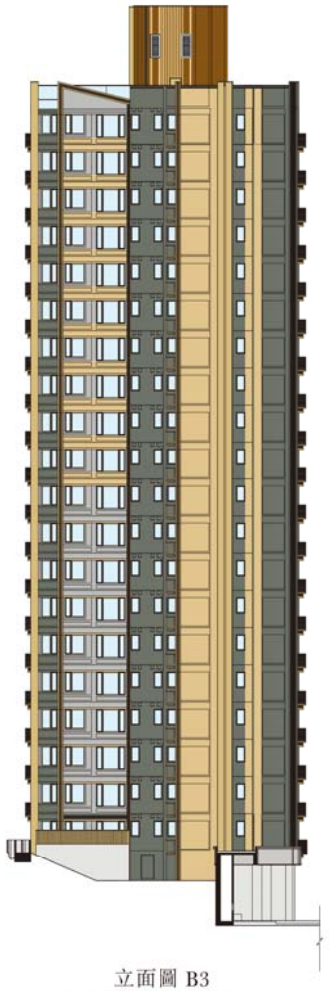
N(北)

索引圖 KEY PLAN

發展項目第2期
Phase 2 of the Development

期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

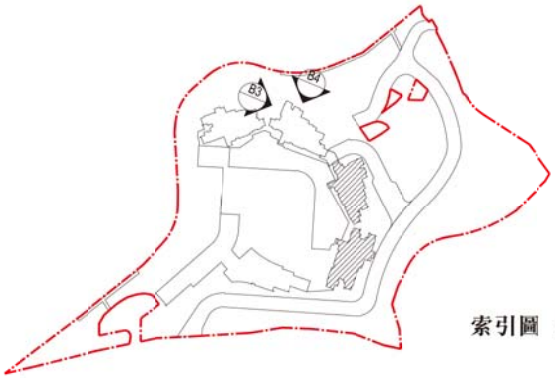
It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.



立面圖 B3
ELEVATION PLAN B3



立面圖 B4
ELEVATION PLAN B4



索引圖 **KEY PLAN**

發展項目第2期
Phase 2 of the Development

期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

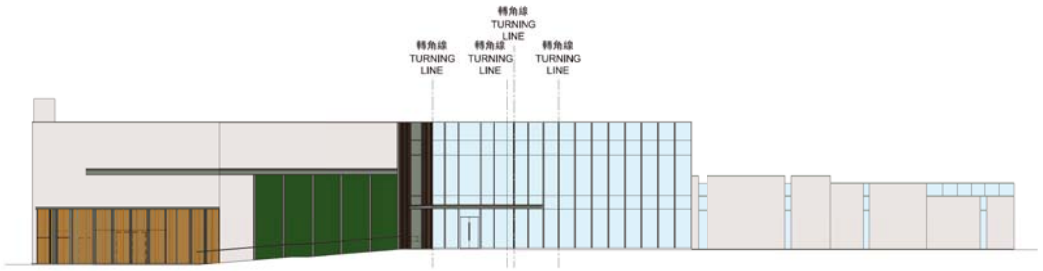
It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.



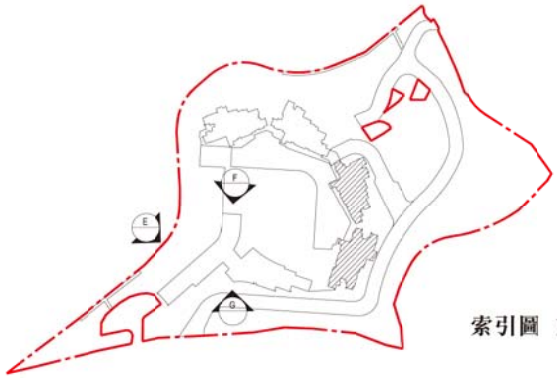
立面圖 E
ELEVATION PLAN E



立面圖 F
ELEVATION PLAN F



立面圖 G
ELEVATION PLAN G

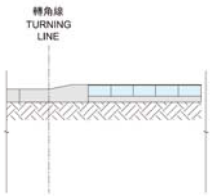


索引圖 KEY PLAN

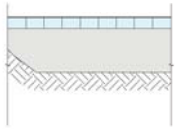
發展項目第2期
Phase 2 of the Development

期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

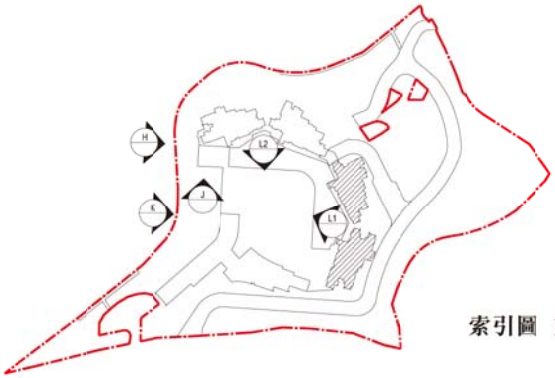
It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.



立面圖 H
ELEVATION PLAN H

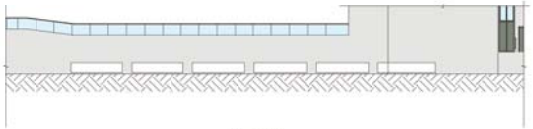


立面圖 J
ELEVATION PLAN J

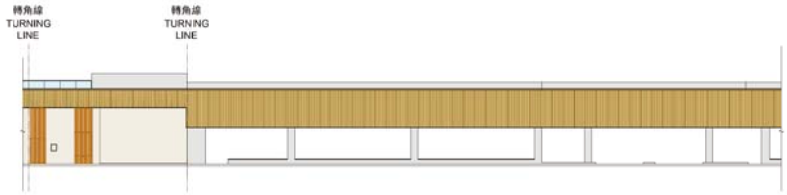


索引圖 KEY PLAN

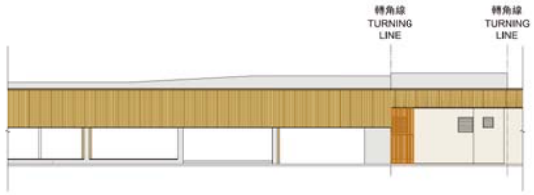
發展項目第2期
Phase 2 of the Development



立面圖 K
ELEVATION PLAN K



立面圖 L1
ELEVATION PLAN L1



立面圖 L2
ELEVATION PLAN L2

期數的認可人士已經證明該等立面：
(1) 以2022年5月20日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(2) 大致上與期數的外觀一致。

It has been certified by the Authorized Person for the Phase that the elevations:
(1) are prepared on the basis of the approved building plans for the Phase as of 20th May 2022; and
(2) are in general accordance with the outward appearance of the Phase.

期數中的公用設施的資料 Information on common facilities in the Phase

公用設施的類別 Category of common facilities	有蓋範圍 Covered Area		無上蓋範圍 Uncovered Area		總數 Total	
	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq. m.)	面積 Area (平方呎 sq.ft.)
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	1,413.568	15,216	1,486.877	16,005	2,900.445	31,220
位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise)	不適用 Not applicable					
位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise)	不適用 Not applicable					

備註：以平方呎顯示之面積均依據1平方米=10.7639平方呎換算，並四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
Remark: Areas in square feet are converted at a rate of 1 square metre to 10.7639 square feet and rounded to the nearest integer square foot, which may be slightly different from that shown in square metre.

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

1. 關於期數的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk

2. 指明住宅物業的每一公契在將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。無須為閱覽付費。

1. The address of the website on which copies of the outline zoning plans relating to the Phase are available is: www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the 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. The inspection is free of charge.

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

1. 外部裝修物料	
細項	描述
(a) 外牆	基座：玻璃牆、石材蓋板、玻璃蓋板、鋁質蓋板飾板、垂直綠化牆、外牆瓷磚及外牆漆。 住宅大廈：外牆瓷磚、外牆漆、玻璃蓋板及鋁質蓋板飾板。
(b) 窗	氟化碳噴漆層鋁框。 夾層強化玻璃（一面清玻璃及一面低鐵玻璃）於客廳/飯廳及睡房。 灰強化玻璃於廚房。 酸蝕灰半透明強化玻璃於浴室。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	不適用。
(f) 乾衣設施	沒有。

2. 室內裝修物料	
細項	描述
(a) 大堂	大樓入口大堂 牆壁： 鋪砌天然石材、裝飾玻璃面板、不銹鋼裝飾、膠板飾面及木皮飾面裝飾於見光處至假天花。 天花板： 裝設金屬裝飾及石膏板假天花，見光處批盪後髹乳膠漆。 地板： 鋪設天然石材於見光處。 大樓住宅樓層標準電梯大堂 牆壁： 鋪砌膠板飾面、裝飾玻璃面板、木皮飾面及不銹鋼裝飾於見光處至假天花。 天花板： 裝設金屬裝飾及石膏板假天花，見光處批盪後髹乳膠漆。 地板： 鋪砌高溫瓷磚於見光處。

1. Exterior finishes	
Item	Description
(a) External wall	Podium: Glass wall, stone cladding, glass cladding, aluminium cladding, vertical green wall, ceramic wall tiles and paint. Residential towers: Cermaic wall tiles, paint, glass cladding and aluminium cladding.
(b) Window	Fluorocarbon coated aluminium frame. Tempered laminated glass with clear glass for one side and low iron glass for the other for Living Room/Dining Room and Bedroom. Grey tinted tempered glass for Kitchen. Grey tinted acid-etched translucent tempered glass for Bathroom.
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	Not applicable.
(f) Drying facilities for clothing	Nil.

2. Interior finishes	
Item	Description
(a) Lobby	Main Entrance Lobby of Towers Wall: Natural stone, decorative glass panels, stainless steel, plastic laminate finishes and timber veneer decoration on exposed surface up to false ceiling level. Ceiling: Suspended metal decoration and gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface. Floor: Natural stone on exposed surface. Typical Lift Lobby on Residential Floors of Towers Wall: Plastic laminate finishes, decorative glass panels, timber veneer and stainless steel decoration on exposed surface up to false ceiling level. Ceiling: Suspended metal decoration and gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface. Floor: Porcelain tiles on exposed surface.

(b) 內牆及天花板	牆壁： 客廳、飯廳及睡房 — 見光處批盪後髹乳膠漆。 天花板： 客廳、飯廳及睡房 — 見光處批盪後髹乳膠漆。部分天花板裝設石膏板假天花，見光處批盪後髹乳膠漆。
(c) 內部地板	客廳、飯廳及睡房： 鋪砌高溫瓷磚及木腳線於見光處。
(d) 浴室	牆壁： 鋪砌天然石材、高溫瓷磚及不銹鋼於見光處至假天花水平。 天花板： 裝設鋁質假天花於見光處。 地板： 鋪砌高溫瓷磚於見光處。
(e) 廚房	牆壁： 所有住宅單位(第1座及第2座A、B、E及K單位除外) 見光處鋪砌裝飾玻璃面板。 第1座及第2座A、B、E及K單位 鋪砌高溫瓷磚至假天花水平，見光處鋪砌裝飾玻璃面板及不銹鋼板。 天花板： 裝設鋁質假天花於見光處 (開放式廚房除外)。 開放式廚房 — 見光處批盪後髹乳膠漆。部分天花板裝設石膏板假天花，見光處批盪後髹乳膠漆。 地板： 鋪砌高溫瓷磚於見光處。 灶台： 實心面料。

3. 室內裝置	
細項	描述
(a) 門	大門： 膠板飾面實心木門連不銹鋼嵌條，配防盜眼、氣鼓、門鉸、門頂及電子門鎖。 睡房門： 膠板飾面實心木門連不銹鋼嵌條，配門鉸、門頂、門鎖及手柄。 廚房門： 所有廚房(開放式廚房除外) 膠板飾面實心木門連不銹鋼嵌條，門身鑲有防火玻璃，配門鉸、門頂、氣鼓及手柄。 開放式廚房不設廚房門。

(b) Internal wall and ceiling	Wall: Living Room, Dining Room and Bedrooms - Plastered and painted with emulsion paint on exposed surface. Ceiling: Living Room, Dining Room and Bedrooms - Plastered and painted with emulsion paint on exposed surface. Ceilings are partially finished with gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface.
(c) Internal floor	Living Room, Dining Room and Bedrooms: Porcelain tiles and timber skirting to exposed surface.
(d) Bathroom	Wall: Finished with natural stone, porcelain tiles and stainless steel on exposed surface up to false ceiling level. Ceiling: Aluminium false ceiling to exposed surface. Floor: Porcelain tiles on exposed surface.
(e) Kitchen	Wall: All Residential Units (except Flats A, B, E and K of Tower 1 and Tower 2) Decorative glass panels on exposed surface. Flats A, B, E and K of Tower 1 and Tower 2 Porcelain tiles up to false ceiling level, decorative glass panels and stainless steel plate on exposed surface. Ceiling: Aluminium false ceiling on exposed surface (except Open Kitchen). Open Kitchen - Plastered and painted with emulsion paint on exposed surface. Ceilings are partially finished with gypsum board false ceiling, plastered and painted with emulsion paint on exposed surface. Floor: Porcelain tiles on exposed surface. Cooking bench: Finished with solid surface.

3. Interior fittings	
Item	Description
(a) Doors	Entrance Door: Plastic laminate finished timber solid core door with stainless steel trimming fitted with door viewer, door closer, door hinge, door stopper and digital lockset. Bedroom Door: Plastic laminate finished timber solid core door with stainless steel trimming fitted with door hinge, door stopper, lockset and handle. Kitchen Door: All kitchens (except Open Kitchen) - Plastic laminate finished timber solid core door with stainless steel trimming fitted with fire-rated glass panel, door hinge, door stopper, door closer and handle. No kitchen door is provided for Open Kitchen.

(a) 門	浴室門： 膠板飾面實心木門連不銹鋼嵌條，設有木百葉，配門鉸、門頂、門鎖及手柄。 儲物房門： 第1座A單位 膠板飾面空心木趟門連不銹鋼嵌條，配門鎖、暗拉手及趟門軌道。 第2座E單位 膠板飾面實心木門連不銹鋼嵌條，配門鎖、手柄、門鉸及門頂 。 私人平台門及私人前庭門： 氟化碳噴漆層鋁框、夾層強化玻璃（一面清玻璃及一面低鐵玻璃）趟門，配趟門軌道、門鎖及手柄。 私人天台門： 第1座及第2座22樓A、B及C單位 金屬門，配門鎖及手柄。 第1座及第2座22樓D、E、F、G、H、J及K單位 金屬閘配門鎖。
(b) 浴室	所有單位 搪瓷面盆配天然石材檯面連金屬面盆水龍頭，木製洗手盆櫃配不銹鋼飾面及膠板飾面。 第1座A單位之主人浴室、第1座A、B、E、F、H、J、K單位之浴室、第2座E單位之主人浴室及第2座A、B、H、J及K單位之浴室 搪瓷抽水坐廁配膠廁板連蓋。鋼瓷釉浴缸配以金屬浴缸龍頭及塑料淋浴花灑套裝及金屬浴簾掛桿。 第1座C、D、G單位之浴室及第2座C、D、E、F、G單位之浴室 搪瓷抽水坐廁配膠廁板連蓋。玻璃間隔淋浴間配以金屬龍頭及塑料淋浴花灑套裝。 有關設有浴缸之單位及浴缸之尺寸，請參考「有關浴缸尺寸之列表」。 所有單位 浴室配件包括木製鏡櫃、金屬毛巾架、金屬門柄毛巾桿（只適用於設有淋浴間之浴室）、金屬毛巾桿（只適用於設有浴缸之浴室及主人浴室）、金屬廁紙架、金屬置物架及金屬掛衣鈎。 供水系統的類型及用料見下文「供水」一欄。

(a) Doors	Bathroom Door: Plastic laminate finished timber solid core door with stainless steel trimming and wooden louvers, fitted with door hinge, door stopper, lockset and handle. Storeroom Door: Flat A of Tower 1 Plastic laminate finished timber hollow core sliding door with stainless steel trimming fitted with lockset, recessed handle and sliding door track set. Flat E of Tower 2 Plastic laminate finished timber solid core door with stainless steel trimming fitted with lockset, handle, hinges and door stopper. Private Flat Roof Door and Private Terrace Door: Sliding door with fluorocarbon coated aluminium frame and tempered laminated glass with clear glass for one side and low iron glass for the other fitted with sliding door track set, lockset and handle. Private Roof Door: Flats A, B and C on 22/F of Tower 1 and Tower 2 Metal door fitted with lockset and handle. Flats D, E, F, G, H, J and K on 22/F of Tower 1 and Tower 2 Metal gate fitted with lockset.
(b) Bathroom	All Flats Vitreous china wash basin with natural stone counter top and metal basin mixer, wooden vanity counter with stainless steel finishes and plastic laminate finishes. Master Bathroom of Flat A of Tower 1, Bathroom of Flats A, B, E, F, H, J, K of Tower 1, Master Bathroom of Flat E of Tower 2 and Bathroom of Flats A, B, H, J and K of Tower 2 Complete set of flushing vitreous china water closet with plastic seat and cover. Enamelled steel bathtub with metal bath mixer and plastic shower set and metal shower curtain rail. Bathroom of Flats C, D, G of Tower 1 and Bathroom of Flats C, D, E, F, G of Tower 2 Complete set of flushing vitreous china water closet with plastic seat and cover. Glass shower cubicle with metal mixer and plastic shower set. Please refer to “Table for the size of bathtub” for units with bathtub and the size of bathtub. All Flats Accessories including wooden mirror cabinet, metal towel rack, door handle metal towel bar (only applicable to bathrooms with shower cubicle), metal towel bar (only applicable to bathrooms with bathtub and master bathrooms), metal toilet paper holder, metal shelves and metal robe hook. See “water supply” below for type and material of water supply system.

(c) 廚房	選用木製廚櫃配以膠板飾面門板及亞克力飾面門板及鋁質腳線。 不銹鋼洗滌盆配金屬冷熱水龍頭。 供水系統的用料見下文「供水」一欄。 其他裝置及設備的類型：安裝在開放式廚房（如適用）內的消防裝置及設備 — 消防花灑頭和排水閥；安裝在開放式廚房（如適用）附近的消防裝置及設備 — 煙霧探測器。
(d) 睡房	沒有 。
(e) 電話	電話插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(f) 天線	電視/電台天線插座之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(g) 電力裝置	客廳/飯廳、睡房、廚房及浴室均裝有安全電插座。導管部分隱藏、部分外露。所有外露導管均隱藏於假天花、裝飾橫樑或廚櫃內。每戶均裝有總電掣箱及包括漏電保護器。有關電插座、接線電掣及空調機接駁點、抽氣扇開關掣之數目及位置，請參考「住宅單位機電裝置數量說明表」。
(h) 氣體供應	煤氣（只適用於第1及2座地下至22樓的A、B、E及K單位，其他單位無氣體供應）。氣體供應之系統及位置，請參考「住宅單位機電裝置數量說明表」。
(i) 洗衣機接駁點	洗衣機接駁點之位置及設計，請參考「住宅單位機電裝置數量說明表」。
(j) 供水	冷熱水喉管均採用有膠層保護之銅喉。浴室及廚房均有熱水供應。浴室及廚房之熱水由電熱水爐提供。水管部份隱藏、部份外露。所有單位內之外露喉管均安裝於假天花、裝飾橫樑及/或櫃內。

4. 雜項	
細項	描述
(a) 升降機	升降機如下所示 ： 大樓為“三菱”/“型號：NexWay-S”載客升降機：每座（即第1及2座）兩部到達低層地下、地下、1樓至22樓各層。 會所為“三菱”/“型號：Elenessa”載客升降機:- 一部升降機到達低層地下、地下及1樓， 一部升降機到達低層地下、地下、1樓及天台。

(c) Kitchen	Wooden kitchen cabinet with plastic laminate finished door panel and acrylic finished door panel and aluminium skirting. Stainless steel sink with hot and cold water metal faucet. See “Water supply” below for material of water supply system. Type of other fittings and equipment: fire service installations and equipment fitted in open kitchen (if applicable) - Fire Services Sprinkler Heads and Drain Valve; fire service installations and equipment fitted near open kitchen (if applicable) - Smoke Detector.
(d) Bedroom	Nil.
(e) Telephone	For the number and the location of telephone outlets points, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(f) Aerials	For the number and the location of TV/FM outlets, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(g) Electrical installations	General-use socket outlets are provided in all living rooms / dining rooms, bedrooms, kitchens and bathrooms. Conduits are concealed in part and exposed in part. All exposed conduits are enclosed in false ceilings, bulkheads or kitchen cabinets. Miniature Circuit Breaker (MCB) board completed with Residual Current Protection is provided for each unit. For the number and the location of socket outlets, fused connection unit, air conditioner points and switch for exhaust air fan, please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units”.
(h) Gas supply	Town Gas (applicable to Flats A, B, E and K from G/F to 22/F of Towers 1 and 2 only. No gas supply in other units). Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the system and the location of gas supply.
(i) Washing machine connection point	Please refer to the “Schedule of Electrical & Mechanical Provisions of Residential Units” for the location and design of the washing machine connection points.
(j) Water supply	PVC-coated copper pipes are used for both hot and cold water pipes. Hot water is available for bathroom and kitchen. Hot water supply to bathroom and kitchen is provided by electric water heater. Water pipes are concealed in part and exposed in part. All exposed water pipes inside the units are enclosed in false ceiling, bulkhead and/or cabinets.

4. Miscellaneous	
Item	Description
(a) Lifts	Lifts are provided as follows: Tower lift model “Mitsubishi”/“Model: NexWay-S” passenger lifts:- Two lifts for each tower (i.e. Towers 1 and 2) serving each floor of LG/F, G/F, 1/F to 22/F. Club House lift model “Mitsubishi”/“Model: Elenessa” passenger lifts:- 1 no. of lift serving LG/F, G/F and 1/F, 1 no. of lift serving LG/F, G/F, 1/F and R/F.

(b) 信箱	信箱用料為金屬。
(c) 垃圾收集	垃圾及物料回收室位於每層住宅樓層，由清潔工人收集垃圾。 垃圾及物料回收房設於低層地下。
(d) 水錶、電錶及氣體錶	➢ 獨立煤氣錶均安裝在以下單位的開放式廚房或廚房： 座數 / 樓層 / 單位 1座及2座 / 地下、1樓至22樓 / A、B、E及K ➢ 各單位的獨立電錶安裝位置如下： 座數 / 樓層 / 單位 / 電錶位置 1座及2座 / 地下、1樓至22樓 / A、B、H、J及K / 同層電錶房 1座及2座 / 地下、1樓至22樓 / C、D、E、F及G / 同層電錶櫃 ➢ 各單位的獨立水錶安裝位置如下： 座數 / 樓層 / 單位 / 水錶位置 1座及2座 / 地下、1樓至22樓 / 所有單位 / 同層水錶櫃
5. 保安設施	大樓入口大堂及所有升降機內均裝有閉路電視鏡頭。設有八達通卡及二維碼控制開啟大樓入口大堂大門。 發展項目設有車輛管控系統。
6. 設備	設備的品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾，如期數中沒有安裝分別於第4(a)及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：住宅樓層不設4樓、13樓、14樓及I單位。

(b) Letter box	The material of letter box is metal.
(c) Refuse collection	Refuse Storage and Material Recovery Room is located at each residential floor for collection of refuse by cleaners. Refuse Storage and Material Recovery Chamber is located at LG/F.
(d) Water meter, electricity meter and gas meter	➢ Separate town gas meter is provided in the open kitchen or kitchen of the following units: Tower / Floor / Flat 1 and 2 / G/F, 1/F to 22/F / A, B, E and K ➢ Separate electricity meter is provided for each unit as follows: Tower / Floor / Flat / Electricity Meter Location 1 and 2 / G/F, 1/F to 22/F / A, B, H, J and K / Electrical Meter Room (same floor) 1 and 2 / G/F, 1/F to 22/F / C, D, E, F and G / Electrical Meter Cabinet (same floor) ➢ Separate water meter is provided for each unit as follows: Tower / Floor / Flat / Water Meter Location 1 and 2 / G/F, 1/F to 22/F / all / Water Meter Cabinet (same floor)
5. Security facilities	C.C.T.V. cameras are provided for main entrance lobbies of Towers and all lift cars. Octopus card and QR code access control for main entrance lobbies of Towers. Vehicular Control System is installed at the Development.
6. Appliances	For brand names and model numbers of appliances, please refer to "Appliances Schedule" below.

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Phase, lifts or appliances of comparable quality will be installed.

Remark: Residential floors 4/F, 13/F and 14/F and Flat I are omitted.

設備說明表 Appliances Schedule

設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number	第1座 Tower 1										第2座 Tower 2									
			A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
			地下- 22樓 G/F -22/F										地下- 22樓 G/F -22/F									
雪櫃 Refrigerator	西門子 Siemens	KI86NAF31K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
洗衣/乾衣機 Washer / Dryer	西門子 Siemens	WK14S250HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
蒸焗爐 Steamer Combi Oven	西門子 Siemens	CS589ABS0H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽油煙機 Cooker Hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
電磁爐 (雙頭) Induction Cooker (double-burner)	西門子 Siemens	EH375FBB1E	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	✓
電磁爐 (靈活式) Induction Cooker (flex-type)	西門子 Siemens	EX375FXB1E	-	-	✓	✓	-	✓	✓	✓	✓	-	-	-	✓	✓	-	✓	✓	✓	✓	-
煤氣煮食爐 (單頭) Gas Hob (single-burner)	西門子 Siemens	ER3A6AB70X	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	✓
酒櫃 Wine Cellar	名望 Vinvautz	VZ07SSUG	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
電熱水爐 Electric Water Heater	斯保亞創 Stiebel Eltron	DHB-E18/21/24 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
廚房/開放式廚房抽氣扇 Kitchen / Open Kitchen Exhaust Fan	Gelec	DPT10-24H	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	✓
浴室抽氣扇 Bathroom Exhaust Fan	Gelec	DPT10-24H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
空調室內機 Air-conditioning Indoor Unit	東芝 Toshiba	RAS-M10N4KV	✓	✓	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	-	-	-	-	✓
	東芝 Toshiba	RAS-M13N4KV	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	✓
	東芝 Toshiba	RAS-M22N4KV	-	-	✓	✓	-	-	✓	✓	✓	-	-	-	✓	✓	✓	-	✓	✓	✓	-
空調室外機 Air-conditioning Outdoor Unit	東芝 Toshiba	RAS-3M26S3AV-E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表 " - " 代表不適用。
3. "✓" 表示此設備於該住宅單位內提供及安裝。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. The symbol "-" as shown in the above table denotes "Not Applicable".
3. "✓" means such appliance(s) is/are provided and installed in the residential unit.

有關浴缸尺寸之列表 Table for the size of bathtub

座數 Tower	樓層 Floor	單位 Flat	浴室 Bathroom	浴缸尺寸 Size of bathtub	
				1800毫米(長) x 750毫米(闊)x 410毫米(深) 1800mm (L) x 750mm (W) x 410mm (D)	1500毫米(長) x 700毫米(闊)x 410毫米(深) 1500mm (L) x 700mm (W) x 410mm (D)
第1座 Tower 1	地下- 22樓 G/F - 22/F	A	主人浴室 Master Bathroom	✓	-
			浴室 Bathroom	-	✓
		B	浴室 Bathroom	-	✓
		C	-	-	-
		D	-	-	-
		E	浴室 Bathroom	-	✓
		F	浴室 Bathroom	-	✓
		G	-	-	-
		H	浴室 Bathroom	-	✓
		J	浴室 Bathroom	-	✓
		K	浴室 Bathroom	-	✓

座數 Tower	樓層 Floor	單位 Flat	浴室 Bathroom	浴缸尺寸 Size of bathtub	
				1800毫米(長) x 750毫米(闊)x 410毫米(深) 1800mm (L) x 750mm (W) x 410mm (D)	1500毫米(長) x 700毫米(闊)x 410毫米(深) 1500mm (L) x 700mm (W) x 410mm (D)
第2座 Tower 2	地下- 22樓 G/F - 22/F	A	浴室 Bathroom	-	✓
		B	浴室 Bathroom	-	✓
		C	-	-	-
		D	-	-	-
		E	主人浴室 Master Bathroom	✓	-
			浴室 Bathroom	-	-
		F	-	-	-
		G	-	-	-
		H	浴室 Bathroom	-	✓
		J	浴室 Bathroom	-	✓
		K	浴室 Bathroom	-	✓

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“ - ”代表不適用。
3. “✓”表示此設備於該住宅單位內提供及安裝。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. The symbol "-" as shown in the above table denotes "Not Applicable".
3. "✓" means such appliance(s) is/are provided and installed in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第1座 Tower 1																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
門廳 Foyer	燈位 Lighting Point	3	3	3	3	1	2	3	3	3	2	3	3	3	3	1	2	3	3	3	2	3	3	3	3	1	2	3	3	3	2
	裝有熔斷器接線電蘇位 (門鈴) Fused Spur Unit for Door Bell	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
	接線電掣 Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A單位電插座 13A Single Socket Outlet	-	-	1	-	1	-	-	1	1	-	-	-	1	-	1	-	-	1	1	-	-	-	1	-	1	-	-	1	1	-
	13A雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈掣 Lighting Switch	1	3	1	3	2	2	-	3	3	2	1	3	1	3	2	2	-	3	3	2	1	3	1	3	2	2	-	3	3	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	-	1	-	1	1	-	-	1	1	-	-	1	-	1	1	-	-	1	1	-	-	1	-	1	1	-	-	1	1	-
	門鈴 Door Bell	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-
	電熱水爐開關掣 Switch for Electrical Water Heater	-	1	1	2	1	1	-	1	2	-	-	1	1	2	1	1	-	1	2	-	-	1	1	2	1	1	-	1	2	-
客廳 / 飯廳 Living Room / Dining Room	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2
	13A單位電插座 13A Single Socket Outlet	1	-	1	1	-	-	2	-	1	-	1	-	1	1	-	-	2	-	1	-	1	-	1	1	-	-	2	-	1	-
	13A雙位電插座 13A Twin Socket Outlet	3	3	2	2	3	2	2	2	2	3	3	3	2	2	3	2	2	2	2	3	3	3	2	2	3	2	2	2	2	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	後備數據盒連蓋板 Standby Data Box With Blank Cover	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	總數據插座 Incoming Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2
	燈掣 Lighting Switch	2	2	1	1	-	2	2	2	1	2	2	2	1	1	-	1	1	1	-	1	2	2	1	1	-	1	1	1	-	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1
	電熱水爐開關掣 Switch for Electrical Water Heater	1	1	-	-	-	-	1	-	-	1	1	1	-	-	-	-	1	-	-	1	1	1	-	-	-	-	1	-	-	1

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第1座 Tower 1																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
走廊 Corridor	燈位 Lighting Point	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
	裝有熔斷器接線電蘇位 Fused Spur Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	接線電掣 Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈掣 Lighting Switch	2	-	-	-	2	-	-	-	-	2	2	-	-	-	2	-	-	-	-	2	2	-	-	-	2	-	-	-	-	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
	門鈴 Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電熱水爐開關掣 Switch for Electrical Water Heater	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
升降機大堂 Lift Lobby	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
儲物房 Storeroom	燈位 Lighting Point	1	不適用 N/A									1	不適用 N/A									1	不適用 N/A								
	13A單位電插座 13A Single Socket Outlet	1										1										1									
	燈掣 Lighting Switch	1										1										1									
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1										1										1									
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	預留數據盒連蓋板 Spare Data Box With Blank Cover	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	2	1	2	1	1	2	1	1	1	1	2	1	2	1	1	2	1	1	1	1	2	1	2	1	1	2	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	-	1	-	-	1	-	-	-	-	1	-	1	-	-	1	-	-	-	-	1	-	1	-	-	1	-	-	-	-
	電熱水爐開關掣 Switch for Electrical Water Heater	1	-	1	-	-	1	-	-	-	-	1	-	1	-	-	1	-	-	-	-	1	-	1	-	-	1	-	-	-	-

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第1座 Tower 1																															
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K		
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof											
睡房 1 / 睡房 Bedroom 1 / Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	不適用 N/A		1	不適用 N/A				1	1	1	不適用 N/A		1	不適用 N/A				1	1	1	不適用 N/A		1	不適用 N/A				1		
	13A雙位電插座 13A Twin Socket Outlet	2	1			2					1	2	1			2					1	2	1			2					1		
	電視/電台天線插座 TV/FM Outlet	1	1			1					1	1	1			1					1	1	1			1					1		
	電話插座 Telephone Outlet	1	1			1					1	1	1			1					1	1	1			1					1		
	預留數據盒連蓋板 Spare Data Box With Blank Cover	1	1			1					1	1	1			1					1	1	1			1					1		
	燈掣 Lighting Switch	1	1			1					1	1	1			1					1	1	1			1					1		
	燈位 Lighting Point	1	1			1					1	1	1			1					1	1	1			1					1		
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	不適用 N/A									1	不適用 N/A									1	不適用 N/A										
	13A雙位電插座 13A Twin Socket Outlet	2										2										2											
	電視/電台天線插座 TV/FM Outlet	1										1										1											
	電話插座 Telephone Outlet	1										1										1											
	預留數據盒連蓋板 Spare Data Box With Blank Cover	1										1										1											
	燈掣 Lighting Switch	1										1										1											
	燈位 Lighting Point	1										1										1											
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈位(天花) Lighting Point (Ceiling)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
	防水32A三相電熱水爐開關掣 32A TPN Weatherproof Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	裝有熔斷器接線電掣 Fused Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet	1	不適用 N/A									1	不適用 N/A									1	不適用 N/A										
	燈位(天花) Lighting Point (Ceiling)	3										3										3											
	防水32A三相電熱水爐開關掣 32A TPN Weatherproof Switch for Electrical Water Heater	1										1										1											
	裝有熔斷器接線電掣 Fused Connection Unit	2										2										2											

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第1座 Tower 1																														
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof										
廚房 / 開放式廚房 Kitchen / Open Kitchen	13A單位電插座 13A Single Socket Outlet	4	4	3	3	4	3	3	3	3	4	4	4	3	3	4	3	3	3	3	4	4	4	3	3	4	3	3	3	3	4	
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	
	門鈴 Door Bell	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	
	燈掣 Lighting Switch	-	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-	
	燈位(天花) Lighting Point (Ceiling)	2	1	-	-	3	-	-	-	-	2	2	1	-	-	3	-	-	-	-	2	2	1	-	-	3	-	-	-	-	2	
	裝有熔斷器接線電蘇位 (門鈴) Fused Spur Unit for Door Bell	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	
	裝有熔斷器接線電蘇位 Fused Spur Unit	3	4	2	2	3	1	2	1	2	3	3	4	2	2	3	1	2	1	2	3	3	4	2	2	3	1	2	1	2	3	
	20A雙極開關掣連出線位 20A Double Pole Switch w/ Outlet Plate	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	抽氣扇開關掣 Switch for Exhaust Air Fan	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	
	電熱水爐開關掣 Switch for Electrical Water Heater	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	
	防水32A單相電熱水爐開關掣 32A SPN Weatherproof Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣機來水位 Washing Machine water supply	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	洗衣機去水位 Washing Machine drain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	煤氣自動讀錶接駁點 Towngas Automatic Meter Reading Connection Point	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	
	煙霧探測器 Smoke Detector	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	1	-	
	消防花灑頭 Fire Service Sprinkler Head	-	-	5	3	3	5	5	3	4	-	-	-	5	3	3	5	5	3	4	-	-	-	5	3	3	5	5	3	4	-	
私人前庭 Private Terrace	燈位 Lighting Point	不適用 N/A					1	1	1	1	1	不適用 N/A										不適用 N/A										
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet						1	1	1	1	1																					
	防水燈掣 Weatherproof Lighting Switch						-	-	-	-	-																					

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第1座 Tower 1																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
私人平台 Private Flat Roof	燈位 Lighting Point	不適用 N/A										不適用 N/A										不適用 N/A									
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet																														
	防水燈掣 Weatherproof Lighting Switch																														
私人天台 Private Roof	燈位 Lighting Point	不適用 N/A										不適用 N/A										5	6	4	4	6	5	5	4	4	6
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet																					1	1	1	1	1	1	1	1	1	1
	防水燈掣 Weatherproof Lighting Switch																					1	1	1	1	1	1	1	1	1	1
空調機平台或基座 A/C Platform or Plinth	空調室外機接駁點 Air conditioner point for A/C outdoor unit	3	2	1	1	2	1	1	1	1	2	3	2	1	1	2	1	1	1	1	2	3	2	1	1	2	1	1	1	1	2

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第2座 Tower 2																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
門廳 Foyer	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2
	裝有熔斷器接線電蘇位 (門鈴) Fused Spur Unit for Door Bell	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-
	裝有熔斷器接線電蘇位 Fused Spur Unit	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	接線電掣 Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A單位電插座 13A Single Socket Outlet	-	-	1	-	1	-	-	1	1	-	-	-	1	-	1	-	-	1	1	-	-	-	1	-	1	-	-	1	1	-
	13A雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈掣 Lighting Switch	2	3	1	3	2	2	-	3	3	2	2	3	1	3	2	2	-	3	3	2	2	3	1	3	2	2	-	3	3	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	-	1	-	1	-	1	-	1	1	-	-	1	-	1	-	1	-	1	1	-	-	1	-	1	-	1	-	1	1	-
	門鈴 Door Bell	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-
	電熱水爐開關掣 Switch for Electrical Water Heater	-	1	1	2	-	2	-	1	2	-	-	1	1	2	-	2	-	1	2	-	-	1	1	2	-	2	-	1	2	-
客廳 / 飯廳 Living Room / Dining Room	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2
	13A單位電插座 13A Single Socket Outlet	1	-	1	1	-	-	2	-	1	-	1	-	1	1	-	-	2	-	1	-	1	-	1	1	-	-	2	-	1	-
	13A雙位電插座 13A Twin Socket Outlet	3	3	2	2	3	2	2	2	2	3	3	3	2	2	3	2	2	2	2	3	3	3	2	2	3	2	2	2	2	3
	電視/電台天線插座 TV/FM Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電話插座 Telephone Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	後備數據盒連蓋板 Standby Data Box With Blank Cover	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	總數據插座 Incoming Data Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2	2	2	1	1	2	1	1	1	1	2
	燈掣 Lighting Switch	1	2	1	1	1	2	2	2	1	2	1	2	1	1	1	1	1	1	-	1	1	2	1	1	1	1	1	1	-	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1
	電熱水爐開關掣 Switch for Electrical Water Heater	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1	-	1	-	-	1

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第2座 Tower 2																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
走廊 Corridor	燈位 Lighting Point	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
	裝有熔斷器接線電蘇位 Fused Spur Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	接線電掣 Connection Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A單位電插座 13A Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A雙位電插座 13A Twin Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電話插座 Telephone Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	燈掣 Lighting Switch	2	-	-	-	2	-	-	-	-	2	2	-	-	-	2	-	-	-	-	2	2	-	-	-	2	-	-	-	-	2
	抽氣扇開關掣 Switch for Exhaust Air Fan	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
	門鈴 Door Bell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	電熱水爐開關掣 Switch for Electrical Water Heater	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1	1	-	-	-	1	-	-	-	-	1
升降機大堂 Lift Lobby	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
儲物房 Storeroom	燈位 Lighting Point	不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A				
	13A單位電插座 13A Single Socket Outlet					1										1										1					
	燈掣 Lighting Switch					1										1										1					
	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit					1										1										1					
主人睡房 Master Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	電視/電台天線插座 TV/FM Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	電話插座 Telephone Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	預留數據盒連蓋板 Spare Data Box With Blank Cover	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	2	1	2	1	1	1	1	1	1	1	2	1	2	1	1	1	1	1	1	1	2	1	2	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	-	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-
	電熱水爐開關掣 Switch for Electrical Water Heater	-	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第2座 Tower 2																															
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K		
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof											
睡房 1 / 睡房 Bedroom 1 / Bedroom	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	1	1	不適用 N/A		1	不適用 N/A				1	1	1	不適用 N/A		1	不適用 N/A				1	1	1	不適用 N/A		1	不適用 N/A				1		
	13A雙位電插座 13A Twin Socket Outlet	2	1			2					1	2	1			2					1	2	1			2					1		
	電視/電台天線插座 TV/FM Outlet	1	1			1					1	1	1			1					1	1	1			1					1		
	電話插座 Telephone Outlet	1	1			1					1	1	1			1					1	1	1			1					1		
	預留數據盒連蓋板 Spare Data Box With Blank Cover	1	1			1					1	1	1			1					1	1	1			1					1		
	燈掣 Lighting Switch	1	1			1					1	1	1			1					1	1	1			1					1		
	燈位 Lighting Point	1	1			1					1	1	1			1					1	1	1			1					1		
睡房 2 Bedroom 2	空調機室內機接駁點 Air-conditioner point for A/C Indoor Unit	不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A						
	13A雙位電插座 13A Twin Socket Outlet					2										2										2							
	電視/電台天線插座 TV/FM Outlet					1										1										1							
	電話插座 Telephone Outlet					1										1										1							
	預留數據盒連蓋板 Spare Data Box With Blank Cover					1										1										1							
	燈掣 Lighting Switch					1										1										1							
	燈位 Lighting Point					1										1										1							
浴室 Bathroom	13A單位電插座 13A Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	燈位(天花) Lighting Point (Ceiling)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
	防水32A三相電熱水爐開關掣 32A TPN Weatherproof Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	裝有熔斷器接線電掣 Fused Connection Unit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
主人浴室 Master Bathroom	13A單位電插座 13A Single Socket Outlet	不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A					不適用 N/A				1	不適用 N/A						
	燈位(天花) Lighting Point (Ceiling)					3										3										3							
	防水32A三相電熱水爐開關掣 32A TPN Weatherproof Switch for Electrical Water Heater					1										1										1							
	裝有熔斷器接線電掣 Fused Connection Unit					2										2										2							

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第2座 Tower 2																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
廚房 / 開放式廚房 Kitchen / Open Kitchen	13A單位電插座 13A Single Socket Outlet	4	4	3	3	4	3	3	3	3	4	4	4	3	3	4	3	3	3	3	4	4	4	3	3	4	3	3	3	3	4
	13A雙位電插座 13A Twin Socket Outlet	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2
	門鈴 Door Bell	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1
	燈掣 Lighting Switch	-	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-
	燈位(天花) Lighting Point (Ceiling)	2	1	-	-	2	-	-	-	-	1	2	1	-	-	2	-	-	-	-	1	2	1	-	-	2	-	-	-	-	1
	裝有熔斷器接線電蘇位 (門鈴) Fused Spur Unit for Door Bell	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1
	裝有熔斷器接線電蘇位 Fused Spur Unit	3	4	2	2	4	1	2	1	2	3	3	4	2	2	4	1	2	1	2	3	3	4	2	2	4	1	2	1	2	3
	20A雙極開關掣連出線位 20A Double Pole Switch w/ Outlet Plate	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	抽氣扇開關掣 Switch for Exhaust Air Fan	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	電熱水爐開關掣 Switch for Electrical Water Heater	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-
	防水32A單相電熱水爐開關掣 32A SPN Weatherproof Switch for Electrical Water Heater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水位 Washing Machine water supply	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機去水位 Washing Machine drain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	煤氣自動讀錶接駁點 Towngas Automatic Meter Reading Connection Point	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1
	煙霧探測器 Smoke Detector	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-	-	-	1	1	-	1	1	1	1	-
	消防花灑頭 Fire Service Sprinkler Head	-	-	5	3	-	5	5	3	4	-	-	-	5	3	-	5	5	3	4	-	-	-	5	3	-	5	5	3	4	-
私人前庭 Private Terrace	燈位 Lighting Point	不適用 N/A							1	1	1	不適用 N/A										不適用 N/A									
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet								1	1	1																				
	防水燈掣 Weatherproof Lighting Switch								-	-	-																				

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

住宅單位機電裝置數量說明表 Schedule of Electrical & Mechanical Provisions of Residential Units

座數 Tower		第2座 Tower 2																													
單位 Flat		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
樓層 Floor		地下 G/F										1樓-3樓、5樓-12樓、15樓-21樓 1/F - 3/F, 5/F - 12/F, 15/F - 21/F										22樓及天台 22/F & Roof									
私人平台 Private Flat Roof	燈位 Lighting Point	不適用 N/A					1	1	不適用 N/A			不適用 N/A										不適用 N/A									
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet						1	1																							
	防水燈掣 Weatherproof Lighting Switch						-	-																							
私人天台 Private Roof	燈位 Lighting Point	不適用 N/A										不適用 N/A										5	6	4	4	6	4	5	4	4	5
	防水13A單位電插座 Weatherproof 13A Single Socket Outlet																					1	1	1	1	1	1	1	1	1	1
	防水燈掣 Weatherproof Lighting Switch																					1	1	1	1	1	1	1	1	1	1
空調機平台或基座 A/C Platform or Plinth	空調室外機接駁點 Air conditioner point for A/C outdoor unit	2	2	1	1	3	1	1	1	1	2	2	2	1	1	3	1	1	1	1	2	2	2	1	1	3	1	1	1	1	2

備註：
1. 住宅樓層不設4樓、13樓、14樓及I單位。
2. 上表“1，2...”表示提供於該單位內的裝置數量。

Remarks:
1. Residential floors 4/F, 13/F, 14/F and Flat I are omitted.
2. "1, 2..." denotes the quantity of such provision(s) provided in the residential unit.

服務協議 Service agreements

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

地稅 Government rent

擁有人有法律責任繳付住宅物業直至並包括該住宅物業買賣完成日(即該物業轉讓契日期)之地稅。

The owner is liable for the Government rent payable for the residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

買方的雜項付款 Miscellaneous payments by purchaser

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；

在交付時，買方不須向擁有人支付清理廢料的費用。

註： 在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

On the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas;

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

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

欠妥之處的保養責任期 Defect liability warranty period

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

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

斜坡維修 Maintenance of slopes

1. 批地文件規定，期數中的住宅物業的擁有人須自費維修斜坡。

2. 批地文件特別條件第(35)(a)條訂明，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否有地政總署署長（「**署長**」）事先書面通知，不論是在該土地內或在任何政府土地上，亦不論是為開拓、平整或發展該土地或其任何部分或任何其他根據批地文件條件承授人須進行的工程的目的而進行或與之有關連的或是為任何其他目的，承授人須自費進行及建造該等當時或其後必要或有需要之斜坡整理工程、擋土牆或其他支撐、防護或排水系統或附屬或其他工程，以保護及支撐該地段內的該等土地及任何毗鄰或毗連之政府土地或已出租土地，及排除或預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內所有時間自費保持上述土地、斜坡整理工程、擋土牆或其他支撐、防護、排水系統或附屬或其他工程修葺良好堅固，達致署長滿意。批地文件特別條件第(35)(c)條，若於任何時間內由於承授人進行的奠基、平整、開發或其他工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復達致署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及索償彌償政府、其代理人及承建商。批地文件特別條件第(35)(d)條規定，署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護、排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知達致署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要向政府償還該工程的費用連同任何行政或專業費用及收費。

3. 批地文件特別條件第(44)條規定，承授人應依照署長全權酌情指定，自費以署長滿意的方式在批地文件隨附圖則I(A)以綠色間黑斜線顯示的範圍（「**綠色斜線黑線範圍**」）進行及完成土力勘探工程和斜坡處理、山泥傾瀉預防、減緩及補救工程。此外，承授人並須在本文協定的整個批租年期內，自費以署長滿意的方式維修綠色斜線黑線範圍，以保持其維修充足及狀態良好，包括在該處執行所有土地、斜坡處理工程、護土結構、排水及其他工程。倘於本文協定的批租年期內任何時間於綠色斜線黑線範圍發生山泥傾瀉、地陷或滑土，承授人須以署長滿意的方式自費還原及修復綠色斜線黑線範圍和署長認為（其決定將作終論並對承授人約束）同樣受影響的任何毗連或毗鄰地方。如因山泥傾瀉、地陷或滑土招致或引起任何索償、訴訟、費用、損害及開支，承授人須向政府、其代理及承辦商作出賠償。此外，承授人並須時刻確保無任何人等在綠色斜線黑線範圍非法挖掘或傾倒廢物。如事前獲署長書面批准，承授人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物的活動。倘有違反批地條款的情況，署長除可行使任何其他應有權利或補償權外，並可隨時以書面通知承授人執行此等土力勘探工程及斜坡處理、山泥傾瀉預防、減緩及補救工程，並且維修、還原和修復任何受山泥傾瀉、地陷或滑土影響的土地、構築物或工程。倘承授人疏忽或不按照通知在通知指定期限內以署長滿意的方式採取措施，署長可即時執行及進行任何必要工程，承授人須在政府通知時償付相關的費用。

4. 每名期數中的住宅物業擁有人均須分擔維修工程的費用。

5. 第92頁之圖則顯示已經或將會在期數所位於的土地之內或之外建造的斜坡、護土牆及有關構築物（「**斜坡及護土構築物**」）。

6. 根據發展項目公契及管理協議擬稿，管理人獲擁有人授權，聘請適當的合資格人士，按土力工程處印發的「岩土指南第五冊 - 斜坡維修指南」(以不時的修訂本為準) 和斜坡保養手冊及有關政府部門不時發出有關保養斜坡、護土牆及相關構築物的其他指引(視乎情況適用)，視察、維持及保養批地文件要求的斜坡及護土構築物於修繕妥當及良好的保養狀態並對其進行一切必要的工程。

斜坡維修 Maintenance of slopes

1. The Land Grant requires the owners of the residential properties in the Phase to maintain slope at their own costs.

2. Special Condition No.(35)(a) of the Land Grant provides that 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 of Lands ("**the Director**"), either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of 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. Special Condition No.(35)(c) of the Land Grant provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No.(35)(d) of the Land Grant provides that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

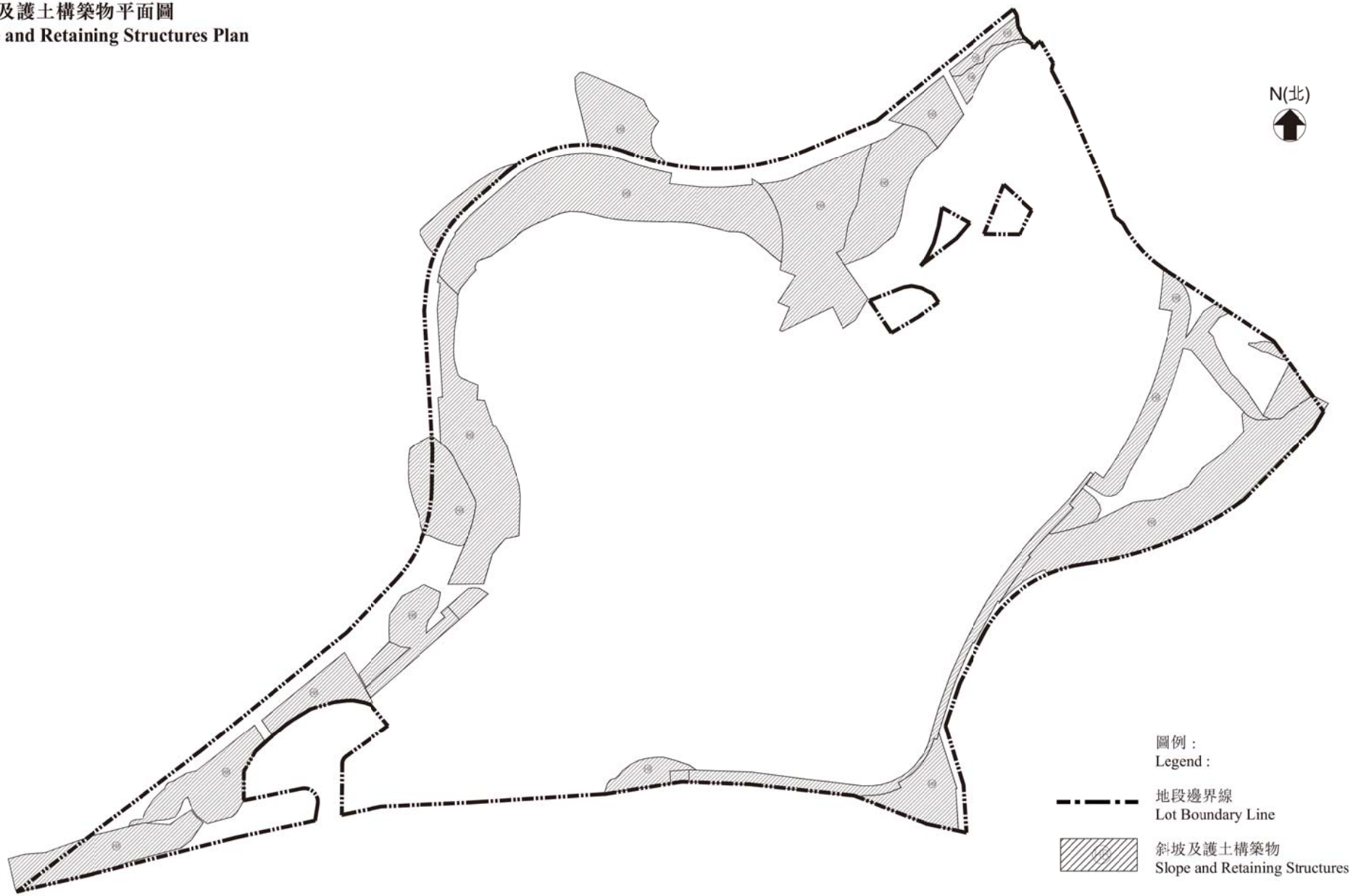
3. Special Condition No.(44) of the Land Grant stipulates that the Grantee shall at his own expense carry out and compete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the areas shown coloured green hatched black on the PLAN I(A) annexed to the Land Grant ("**the Green Hatched Black Areas**") as the Director in his absolute discretion may require and shall, at all times during the term thereby agreed to be granted and at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas 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 with the Green Hatched Black Areas at any time during the term hereby agreed to be granted, the Grantee 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 decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Grantee 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 Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structures or works affected by such landslip, subsidence or falling away, and if the Grantee 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 Grantee shall on demand repay to the Government the cost thereof.

4. Each of the owners of residential properties in the Phase is obliged to contribute towards the cost of maintenance work.

5. The plan for the slopes, retaining walls and related structures ("**Slope and Retaining Structures**") constructed or to be constructed, within or outside the land on which the development is situated is set out on page 92.

6. Under the draft Deed of Mutual Covenant and Management Agreement of the Development, the Manager shall have the owner's authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition the Slope and Retaining Structures as required by the Land Grant, and where applicable, in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the Slope Structures and with such other guidelines issued from time to time by appropriate Government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

斜坡及護土構築物平面圖
Slope and Retaining Structures Plan



備註：此圖僅作顯示斜坡及護土構築物的位置，圖中所示之其他事項未必能反映其最新狀況。
Remark: This plan is for showing the locations of slopes and retaining structures only. Other matters shown in this plan may not reflect their latest conditions.

修訂 Modification

期數現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the land grant for the Phase.

期數之互聯網網站 Website of the Phase

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：www.grandjete.hk

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

A) 吊船系統

根據公契：

(i) 對於構成住宅單位一部份的任何私人平台，管理人有權在任何時候按其決定延伸、維持、操作、移動軌道式伸縮吊臂吊船及/或任何吊臂、吊艇架臂、其他設備或管理裝置（統稱「**吊船**」，當中包括所有吊臂、托架、鉸鏈、柱或其他相關設備），及進入及/或越過由其決定的私人平台或私人平台之護牆之上的所有或部份上空範圍，藉以服務、清潔、提升、保養、維修、翻新、裝飾、改善及/或更換發展項目外部任何部分，及在該等地方的上空暫時停留其認為需要的時期，藉以檢查、重整、維修、更新、保養、清潔、塗漆或裝飾發展項目所有或任何公用地方與設施；及

(ii) 任何業主不得作出或准許或容許其租客、佔用人或被許可人作出任何行為、行動或事情或在其住宅單位的私人天台、私人平台及/或私人前庭或連接住宅單位的私人天台、私人平台及/或私人前庭的護牆上放置任何東西，以致以任何方式干涉或影響或可能干涉或影響管理人於管理及/或保養發展項目期間的任何時候操作吊船（如有）。

上文以公契條款為準。

A) Gondola

Under the Deed of Mutual Covenant:

(i) in respect of any private flat roof forming part of a Residential Unit, the Manager shall have the right at all times to extend, maintain, operate, move and have access to, over and/or into or partly into the portion of airspace above the private flat roof or the parapet walls of the private flat roof as may be determined by the Manager, a tracked telescopic jib gondola and/or any jib, davit arm, other equipment or device of management (collectively referred to as the "**gondola**" which expression shall include all jibs, brackets, hinges, posts or other related equipment) to service, cleanse, enhance, maintain, repair, renovate, decorate, improve and/or replace any part of any exterior of the Development, and to remain temporarily over and/or on the said airspace for such period as may be necessary for the purpose of inspecting, rebuilding, repairing, renewing, maintaining, cleaning, painting or decorating all or any part of the Common Areas and Facilities of the Development; and

(ii) no Owner shall do or permit or suffer to be done by his tenants, occupiers or licensees any act, deed, matter or thing or place any items in the private roof, private flat roof and/or private terrace or the parapet walls of the private roof, private flat roof and/or private terrace pertaining to its Residential Unit which in any way interferes with or affects or which is likely to interfere with or affect the operation of the gondola (if any) by the Manager at any time in the course of the management and/or the maintenance of the Development.

The above is subject to the provisions of the Deed of Mutual Covenant.

B) 噪音緩解措施

下列單位位置設有隔音窗(擋板式)(1個外開口)以緩解噪音：

座數	單位	樓層	位置
第1座	A	10樓至22樓	主人睡房
	A	17樓至22樓	睡房1
	A	12樓至22樓	睡房2
	B	12樓至22樓	主人睡房
	F	18樓至22樓	主人睡房
	G	18樓至22樓	主人睡房
	H	19樓至22樓	主人睡房
	J	11樓至22樓	主人睡房
	K	11樓至22樓	主人睡房
	K	20樓至22樓	睡房
第2座	E	10樓至22樓	主人睡房
	F	6樓至22樓	主人睡房
	G	6樓至22樓	主人睡房
	H	6樓至22樓	主人睡房
	J	6樓至22樓	主人睡房
	K	10樓至22樓	主人睡房

下列單位位置設有隔音窗(擋板式)(2個外開口)以緩解噪音：

座數	單位	樓層	位置
第1座	F	19樓至22樓	客廳 / 飯廳
	G	19樓至22樓	客廳 / 飯廳
	H	21樓至22樓	客廳 / 飯廳
	J	11樓至22樓	客廳 / 飯廳
第2座	F	6樓至22樓	客廳 / 飯廳
	G	6樓至22樓	客廳 / 飯廳
	H	6樓至22樓	客廳 / 飯廳
	J	6樓至22樓	客廳 / 飯廳

下列單位位置設有冷氣機平台維修窗以緩解噪音：

座數	單位	樓層	位置
第2座	K	6樓至22樓	主人睡房

根據發展項目公契：

1. 業主不得改動、干擾或移除，或准許或容許改動、干擾或移除構成其住宅單位一部分之噪音緩解措施之任何部分，符合建築圖則者除外。各業主須自費維修、保養、替換或還原構成其住宅單位一部分之噪音緩解措施及委聘承辦商以管理人批准之物料維修、保養、替換或還原構成其住宅單位一部分之噪音緩解措施。

2. 如有違反上述(1)分段，管理人在不損害其他業主的權利的情況下，有權要求違責業主立即就該違反事項作出補救。如該違責業主未有遵從管理人的要求，則管理人有權採取其絕對酌情權所認為必要的行動以確保符合上述(1)分段，包括但不限於進入相關住宅單位並維修、保養、替換或還原違反上述(1)分段之構成該住宅單位一部分之噪音緩解措施，費用由違責業主負責。管理人須向違責業主收回及違責業主須向管理人支付管理人為前述目的而採取的行動或與其相關所產生的一切費用。

3. 管理人有權要求有相關噪音緩解措施構成其一部分的住宅單位的業主以管理人批准之物料維修、保養、替換或還原構成其住宅單位一部分之噪音緩解措施。

上文以公契條款為準。

註： 有關以上措施的位置，可參閱有關的期數的住宅物業的樓面平面圖。

B) Noise Mitigation Measures

Acoustic windows (baffle type) (1 outer opening) are installed in the following location of units for noise mitigation:

Tower	Flat	Floor	Location
Tower 1	A	10/F-22/F	Master Bedroom
	A	17/F-22/F	Bedroom 1
	A	12/F-22/F	Bedroom 2
	B	12/F-22/F	Master Bedroom
	F	18/F-22/F	Master Bedroom
	G	18/F-22/F	Master Bedroom
	H	19/F-22/F	Master Bedroom
	J	11/F-22/F	Master Bedroom
	K	11/F-22/F	Master Bedroom
	K	20/F-22/F	Bedroom
Tower 2	E	10/F-22/F	Master Bedroom
	F	6/F-22/F	Master Bedroom
	G	6/F-22/F	Master Bedroom
	H	6/F-22/F	Master Bedroom
	J	6/F-22/F	Master Bedroom
	K	10/F-22/F	Master Bedroom

Acoustic windows (baffle type) (2 outer openings) are installed in the following location of units for noise mitigation:

Tower	Flat	Floor	Location
Tower 1	F	19/F-22/F	Living Room / Dining Room
	G	19/F-22/F	Living Room / Dining Room
	H	21/F-22/F	Living Room / Dining Room
	J	11/F-22/F	Living Room / Dining Room
Tower 2	F	6/F-22/F	Living Room / Dining Room
	G	6/F-22/F	Living Room / Dining Room
	H	6/F-22/F	Living Room / Dining Room
	J	6/F-22/F	Living Room / Dining Room

Maintenance windows for access to air-conditioner platform are installed in the following location of units for noise mitigation:

Tower	Flat	Floor	Location
Tower 2	K	6/F-22/F	Master Bedroom

Under the Deed of Mutual Covenant of the Development:

1. No Owner shall alter, interfere with or remove, or permit or be suffered to be altered, interfered with or removed any part or parts of the Noise Mitigation Measures which form part of his Residential Unit except in accordance with the Building Plans. Each Owner shall at his own costs and expenses repair, maintain, replace or reinstate the Noise Mitigation Measures which form part of his Residential Unit and appoint contractors for carrying out the repair, maintenance, replacement or reinstatement of the Noise Mitigation Measures which form part of his Residential Unit by using those materials as approved by the Manager; and

2. In the event of sub-clause (1) above being in breach, the Manager, without prejudice to the right of the other Owners, shall have the right to demand the defaulting Owners to remedy the breach forthwith and if the defaulting Owners shall fail to comply with the Manager's demand, the Manager shall have the right to take such steps as it may in its absolute discretion consider necessary to secure compliance with sub-clause (1) above, including but not limited to the right to enter upon the Residential Units concerned and carry out the repair, maintenance, replacement or reinstatement of the Noise Mitigation Measures forming part of the Residential Units which are in breach of sub-clause (1) above at the cost of the defaulting Owner. The Manager shall recover from the defaulting Owner and the defaulting Owner shall pay to the Manager all costs incurred by the Manager for or in relation to the steps taken by the Manager for the aforesaid purpose.

3. The Manager has the power to require the Owners of the Residential Units with the relevant part or parts of the Noise Mitigation Measures which form part of his Residential Unit to repair, maintain, replace or reinstate the Noise Mitigation Measures which form part of his Residential Unit by using those materials as approved by the Manager.

The above is subject to the provisions of the Deed of Mutual Covenant.

Note: For location of the above measures, please refer to the relevant floor plans of residential properties in the Phase.

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
Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent

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：完成期數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「綠色範圍」及「該等構築物」(批地文件特別條件第(5)，(6)，(7)及(8)條提及)的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

6. 有關「粉紅色十字斜影藍線範圍」及「結構和設施」(批地文件特別條件第(36)及(37)條提及)的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

7. 有關土地內現有人行道和現有車輛通道(批地文件特別條件第(41)條提及)的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

8. 有關「粉紅色斜影紅線範圍」及「鋪路構築物」(批地文件特別條件第(42)條提及)的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

9. 有關「粉紅色十字斜影紅線範圍」及「行人道結構」(批地文件特別條件第(43)條提及)的資料及要求，請參閱本售樓說明書內「批地文件的摘要」及「公共設施及公眾休憩用地的資料」各節。

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 the 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 Phase 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. For information and requirements relating to the "Green Area" and the "Structures" (as referred to in Special Condition Nos. (5), (6), (7) and (8) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

6. For information and requirements relating to the "Pink Cross-Hatched Blue Area" and the "Structures and Facilities" (as referred to in Special Condition Nos. (36) and (37) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

7. For information and requirements relating to the existing footpaths and existing vehicular access within the land (as referred to in Special Condition No. (41) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

8. For information and requirements relating to the "Pink Hatched Red Area" and the "Paved Way Structures" (as referred to in Special Condition No. (42) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

9. For information and requirements relating to the "Pink Cross-Hatched Red Area" and the "Walkway Structures" (as referred to in Special Condition No. (43) of the Government Grant), please refer to the sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces" of this sales brochure.

申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

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

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

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

		面積 (平方米) Area (m^2)
		住用 Domestic
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Regulations 23(3)(b) of the Building (Planning) Regulations (B(P)R)		
1.(#)	停車場及上落客貨地方(公共交通總站除外) Carpark and loading / unloading area excluding public transport terminus	4,144.608
2.	**機房及相類設施 Plant rooms and similar services**	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等 Mandatory feature and essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	626.953
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施及必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 Mandatory feature and essential plant room, areas 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.	2,109.840
2.3(#)	非強制性/非必要機房，例如空調機房、風櫃房等 Non-mandatory or non-essential plant room, such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	10.102
根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積 Disregarded GFA under Regulation 23A(3) of the Building (Planning) Regulations (B(P)R)		
3.	乘車離開或到達旅館人士上落汽車的地方 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	不適用 Not applicable
4.	旅館的輔助性設施 Supporting facilities for a hotel	
根據聯合作業備考提供的環保設施 Green Features under Joint Practice Notes (JPNs)		
5.	住宅樓宇的露台 Balcony for residential buildings	不適用 Not applicable
6.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	
7.	公用空中花園 Communal sky garden	
8.	非住宅樓宇的公用平台花園 Communal podium garden for non-residential buildings	
9.	隔聲鰭 Acoustic fin	
10.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	
11.(#)	非結構性預製外牆 Non-structural prefabricated external wall	1,161.522
12.	工作平台 Utility platform	不適用 Not applicable
13.	隔音屏障 Noise barrier	
適意設施 Amenity Features		
14.(#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所及業主立案法團辦公室 Caretakers' quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	82.504
15.(#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	1,431.568
16.(#)	有上蓋的園景區及遊樂場 Covered landscaped and play area	144.682
17.(#)	橫向屏障/有蓋人行道及花棚 Horizontal screen / covered walkway and trellis	132.681 (包含花棚 Including trellis 11.128)
18.	擴大升降機井道 Larger lift shaft	不適用 Not applicable
19.	煙囪管道 Chimney shaft	
20.	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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	

申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

		面積（平方米）Area (m^2)
		住用 Domestic
21.(#)	強制性設施或必要機房所需的管槽、氣槽 Pipe duct, air duct for mandatory feature or essential plant room	242.840
22.(#)	非強制性設施或非必要機房所需的管槽、氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	42.298
23.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
24.(#)	非住用發展項目的電影院、商場等的較高的淨高及前方中空 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	137.865
25.	非住用發展項目的公用主要入口（尊貴入口）上的中空 Void over main common entrance (prestige entrance) in non-domestic development	不適用 Not applicable
26.	複式住宅單位及洋房的中空 Void in duplex domestic flat and house	
27.	遮陽篷及反光罩 Sunshade and reflector	
28.	小型伸出物，例如空調機箱、空調機平台、窗台及伸出的窗台 Minor projection such as A/C box, A/C platform, window cill and projecting window	
29.	其他伸出物，不包含在《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-19第3段(b)及(c)所規定規限，如空調機箱及平台 Other projections such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	
其他項目 Other Items		
30.	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not applicable
31.	大型伸出/外懸設施的有蓋面積 Covered area under large projecting/overhanging feature	
32.	公共交通總站 Public transport terminus (PTT)	
33.	共用構築物及樓梯 Party structure and common staircase	
34.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	394.672
35.	公眾通道 Public passage	不適用 Not applicable
36.	因建築物後移導致的覆蓋面積 Covered set back area	
額外總樓面面積 Bonus GFA		
37.(#)	額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考提供的額外環保設施 Additional Green Features under JPN		
38.(#)	建築物採用「組裝合成」建築法 Buildings adopting Modular Integrated Construction	不適用 Not applicable
	總共 Total	10,662.135

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及APP-151規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 and APP-151 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

建築物的環境評估

綠色建築認證

在印刷此售樓說明書前，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
銅級

暫定
銅級
NB V1.2 2021
HKGBC
綠建環評

申請編號: PAB0042/22

Environmental Assessment of the Building

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 brochures.

Provisional
BRONZE

PROVISIONAL
BRONZE
NB V1.2 2021
HKGBC
BEAM Plus

Application no.: PAB0042/22

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

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

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 Energy Efficient Features proposed	1）高效燈具 Efficient lighting equipment 2）高效冷氣 Efficient air conditioning equipment 3）高效建築外殼 Efficient building envelope

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1) Part II : The predicted annual energy use of the proposed building /part of building (Note 1)					
位置 Location	使用有關裝置的內部樓面面積(平方米) Internal Floor Area Served (m^2)	基線樓宇(註腳2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 Electricity 千瓦小時/平方米/年 kWh/m^2/annum	煤氣/石油氣 Town Gas / LPG 用量單位/平方米/年 unit/m^2/annum	電力 Electricity 千瓦小時/平方米/年 kWh/m^2/annum	煤氣/石油氣 Town Gas / LPG 用量單位/平方米/年 unit/m^2/annum
有使用中央屋宇裝備裝置(註腳3)的部分 Area served by central building services installation (Note 3)	12,896	124	不適用 Not applicable	114	不適用 Not applicable

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

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量〔以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：

   (a) "每年能源消耗量"與新建樓宇BEAM Plus標準（V1.2版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

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

3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則（2018年版本）中的涵義相同。

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (V1.2 version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

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

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations (2018 edition).

本售樓說明書的印製日期 The date on which this sales brochure is printed

2022年6月8日

8th June 2022

改變 Changes

期數及其周邊地區日後可能出現改變。

There may be future changes to the Phase and the surrounding areas.