# VICTORIA VOYAGE

# 維港·灣畔

PHASE 1B 第1B期

SALES BROCHURE 售樓說明書

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
# 一手住宅物業買家須知

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

**For all first-hand residential properties**

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

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

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

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

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

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

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

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

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

[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.

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
# 一手住宅物業買家須知

**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 any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

**12. Appointment of solicitor**

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

**For first-hand uncompleted residential properties**

**13. Pre-sale Consent**

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

**14. Show flats**

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

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

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

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

**For first-hand completed residential properties**

**16. Vendor's information form**

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

**17. Viewing of property**

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

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

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

**Other useful contacts:**

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

| | | |
|---|---|---|
| Telephone | : | 2826 0111 |
| Fax | : | 2845 2521 |

Sales of First-hand Residential Properties Authority
March 2023

[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.

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
# 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

**適用於所有一手住宅物業**

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

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

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

[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。

# 01 | NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
# 一手住宅物業買家須知

**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。

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

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

**其他相關聯絡資料：**

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

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

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

一手住宅物業銷售監管局
2023年3月

[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。

# 02 | INFORMATION ON THE PHASE
# 期數的資料

**Name of the Development and the Phase**
Victoria Voyage (The "Development"), Victoria Voyage  Phase 1B (The "Phase")

**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**
18 Shing Fung Road

**Total Number of Storeys of each multi-unit building**
Tower 2A and 2B of Tower 2: 31storeys
The above numbers of storeys exclude B/F, Roof, Upper Roof and Top Roof

**Floor Numbering in each multi-unit building as provided in the approved building plans for the Phase**
Tower 2A and 2B of Tower 2:
B/F, G/F, 1/F - 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F, Roof, Upper Roof and Top Roof

**Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order**
Tower 2A and 2B of Tower 2: 4/F, 13/F, 14/F, 24/F and 34/F are omitted

**Refuge floor of each multi-unit building**
Tower 2A and 2B of Tower 2: Roof

**發展項目及期數的名稱**
維港・灣畔（"發展項目"），維港・灣畔第1B期（「期數」）

**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**
承豐道18號

**每幢多單位建築物的樓層的總數**
第2座之第2A及2B座：31層
上述樓層數目並不包括地庫、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2座之第2A及2B座：
地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓、天台、上層天台及頂層天台

**不依連續次序的樓層號數的每幢多單位建築物內被略去的樓層號數**
第2座之第2A及2B座：不設4樓、13樓、14樓、24樓及34樓

**每幢多單位建築物內的庇護層**
第2座之第2A及2B座：天台

# 03 | INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE
# 賣方及有參與期數的其他人的資料

**Vendor**
Ultra Keen Holdings Limited

**賣方**
瑞建控股有限公司

**Holding Company of the Vendor**
Clear Elegant Limited

**賣方的控權公司**
Clear Elegant Limited

**Authorized Person for the Phase**
Mr. Orr Wah Hung, David

**期數的認可人士**
柯華雄先生

**The Firm or Corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity**
Wong Tung & Partners Limited

**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**
王董建築師事務有限公司

**Building Contractor for the Phase**
Hip Hing Construction Company Limited

**期數的承建商**
協興建築有限公司

**The Firms of Solicitors acting for the Owner in relation to the sale of residential properties in the Phase**
Chu & Lau Solicitors & Notaries
Baker & McKenzie
Grandall Zimmern Law Firm

**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**
劉漢銓律師行
貝克・麥堅時律師事務所
國浩律師（香港）事務所

**Authorized Institution that has made a loan, or has undertaken to provide finance for the construction of the Phase**
Bank of China (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
Standard Chartered Bank (Hong Kong) Limited
DBS Bank (Hong Kong) Limited
(collectively, "the Authorized Institutions")(The loans provided by the Authorized Institutions for the construction of the Development have been fully repaid.)

**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**
中國銀行(香港)有限公司
中國工商銀行(亞洲)有限公司
渣打銀行(香港)有限公司
星展銀行(香港)有限公司
(統稱「該等認可機構」) (由該等認可機構為發展項目的建造提供的貸款已全額償還。)

**Other persons who have made a loan for the construction of the Phase**
China Overseas Project Development Limited
Sky Notion Limited
Smart Time International Limited
Wharf Finance Limited

**已為期數的建造提供貸款的其他人**
中海業務發展有限公司
天樂訊有限公司
聯泰國際有限公司
Wharf Finance Limited

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE
# 有參與期數的各方的關係

| | |
|---|---|
| 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; | Nil |
| 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; | Nil |
| 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; | Nil |
| 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; | Nil |

| | |
|---|---|
| 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； | 沒有 |
| 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； | 沒有 |
| 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； | 沒有 |
| 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； | 沒有 |

| | |
|---|---|
| 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; | Not Applicable |
| 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; | Nil |
| 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; | Not Applicable |
| 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; | Nil |
| 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; | Nil |
| 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; | Nil |
| 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. | Nil |

| | |
|---|---|
| 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； | 不適用 |
| 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； | 沒有 |
| 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； | 不適用 |
| 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； | 沒有 |
| 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； | 沒有 |
| 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； | 沒有 |
| 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。 | 沒有 |

# 05 INFORMATION ON DESIGN OF THE PHASE
# 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
There are curtain walls forming part of the enclosing walls of the Phase.
The range of thickness of non-structural prefabricated external walls of each block is 150mm.
The range of thickness of the curtain walls of each building is 200mm.

本期數有構成圍封牆的一部分的非結構的預製外牆。
本期數有構成圍封牆的一部分的幕牆。
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。
每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

| Tower<br>大廈 | Floor*<br>樓層* | Unit<br>單位 | Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m)<br>每個住宅物業的非結構的預製外牆的總面積 (平方米) | Total Area of Curtain Walls of Each Residential Property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 2/F<br>二樓 | A | 0.409 | 1.041 |
| | | B | 0.203 | 1.041 |
| | | C | - | 1.042 |
| | | D | - | 0.652 |
| | | E | - | 0.652 |
| | | F | - | 0.652 |
| | | G | - | 0.652 |
| | | H | - | 0.627 |
| | | J | 0.409 | 1.143 |
| | 3/F<br>三樓 | A | 0.409 | 1.041 |
| | | B | 0.203 | 1.041 |
| | | C | - | 1.042 |
| | | D | - | 0.652 |
| | | E | - | 0.652 |
| | | F | - | 0.652 |
| | | G | - | 0.652 |
| | | H | - | 0.627 |
| | | J | 0.409 | 1.143 |
| | 5/F<br>五樓 | A | 0.409 | 1.041 |
| | | B | 0.203 | 1.041 |
| | | C | - | 1.042 |
| | | D | - | 0.652 |
| | | E | - | 0.652 |
| | | F | - | 0.652 |
| | | G | - | 0.652 |
| | | H | - | 0.627 |
| | | J | 0.409 | 1.143 |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

# 05 INFORMATION ON DESIGN OF THE PHASE
# 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
There are curtain walls forming part of the enclosing walls of the Phase.
The range of thickness of non-structural prefabricated external walls of each block is 150mm.
The range of thickness of the curtain walls of each building is 200mm.

本期數有構成圍封牆的一部分的非結構的預製外牆。
本期數有構成圍封牆的一部分的幕牆。
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。
每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

| Tower<br>大廈 | Floor*<br>樓層* | Unit<br>單位 | Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m)<br>每個住宅物業的非結構的預製外牆的總面積 (平方米) | Total Area of Curtain Walls of Each Residential Property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 6/F-12/F,<br>15/F-23/F,<br>25/F-33/F<br>六樓至十二樓、<br>十五至二十三樓、<br>二十五至三十三樓 | A | 0.409 | 1.041 |
| | | B | 0.203 | 1.041 |
| | | C | - | 1.042 |
| | | D | - | 0.652 |
| | | E | - | 0.652 |
| | | F | - | 0.652 |
| | | G | - | 0.652 |
| | | H | - | 0.627 |
| | | J | 0.409 | 1.143 |
| | 35/F<br>三十五樓 | A | 0.409 | 1.041 |
| | | B | 0.203 | 1.041 |
| | | C | - | 1.042 |
| | | D | - | 0.652 |
| | | E | - | 0.652 |
| | | F | - | 0.652 |
| | | G | - | 0.652 |
| | | H | - | 0.627 |
| | | J | 0.409 | 1.143 |



* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

# 05 INFORMATION ON DESIGN OF THE PHASE
# 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
There are curtain walls forming part of the enclosing walls of the Phase.
The range of thickness of non-structural prefabricated external walls of each block is 150mm.
The range of thickness of the curtain walls of each building is 200mm.

本期數有構成圍封牆的一部分的非結構的預製外牆。
本期數有構成圍封牆的一部分的幕牆。
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。
每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

| Tower<br>大廈 | Floor*<br>樓層* | Unit<br>單位 | Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m)<br>每個住宅物業的非結構的預製外牆的總面積 (平方米) | Total Area of Curtain Walls of Each Residential Property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 2/F<br>二樓 | A | 0.206 | 1.563 |
| | | G | - | 1.036 |
| | | H | - | 1.068 |
| | | J | 0.203 | 1.041 |
| | 3/F<br>三樓 | A | 0.206 | 1.563 |
| | | G | - | 1.036 |
| | | H | - | 1.068 |
| | | J | 0.203 | 1.041 |
| | 5/F<br>五樓 | A | 0.206 | 1.603 |
| | | B | 0.180 | 1.016 |
| | | C | - | 1.466 |
| | | D | 0.424 | 1.073 |
| | | E | - | 1.050 |
| | | G | - | 1.036 |
| | | H | - | 1.068 |
| | | J | 0.203 | 1.041 |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

# 05 INFORMATION ON DESIGN OF THE PHASE
# 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
There are curtain walls forming part of the enclosing walls of the Phase.
The range of thickness of non-structural prefabricated external walls of each block is 150mm.
The range of thickness of the curtain walls of each building is 200mm.

本期數有構成圍封牆的一部分的非結構的預製外牆。
本期數有構成圍封牆的一部分的幕牆。
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。
每幢建築物的幕牆的厚度範圍為200毫米。

Total area of the non-structural prefabricated external walls and the curtain walls of each residential property:

每個住宅物業的非結構的預製外牆及幕牆的總面積：

| Tower<br>大廈 | Floor*<br>樓層* | Unit<br>單位 | Total Area of Non-structural Prefabricated External Walls of Each Residential Property (sq.m)<br>每個住宅物業的非結構的預製外牆的總面積 (平方米) | Total Area of Curtain Walls of Each Residential Property (sq.m.)<br>每個住宅物業的幕牆的總面積 (平方米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 6 to 12/F,<br>15/F to 23/F,<br>25/F to 33/F<br>六樓至十二樓、<br>十五至二十三樓、<br>二十五至三十三樓 | A | 0.206 | 1.603 |
| | | B | 0.180 | 1.016 |
| | | C | - | 1.466 |
| | | D | 0.424 | 1.073 |
| | | E | - | 1.043 |
| | | F | - | 1.043 |
| | | G | - | 1.036 |
| | | H | - | 1.068 |
| | | J | 0.203 | 1.041 |
| | 35/F<br>三十五樓 | A | 0.206 | 1.603 |
| | | B | 0.180 | 1.016 |
| | | C | - | 1.466 |
| | | D | 0.424 | 1.073 |
| | | E | - | 1.043 |
| | | F | - | 1.043 |
| | | G | - | 1.036 |
| | | H | - | 1.068 |
| | | J | 0.203 | 1.041 |



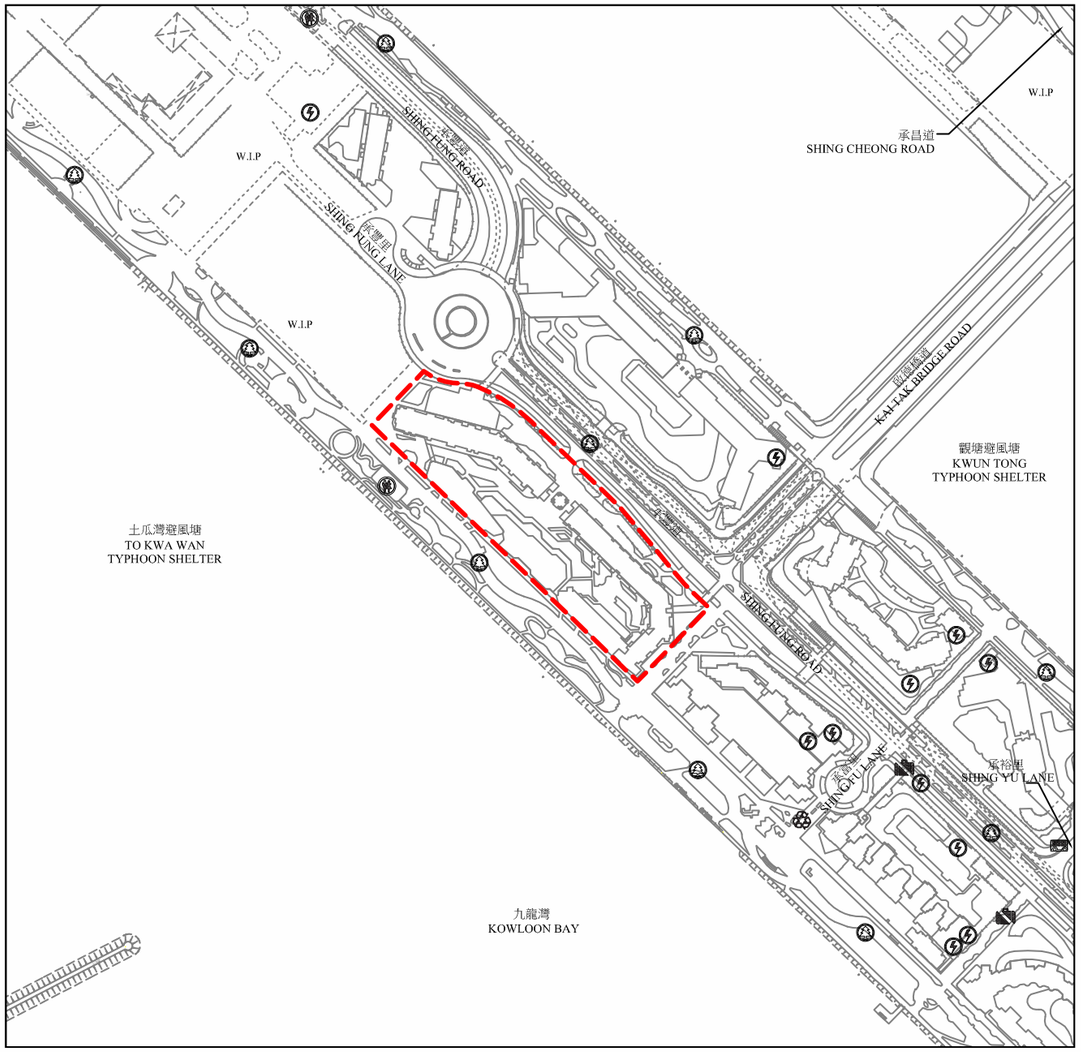
* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

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

Victoria Voyage Property Management Company Limited is appointed as the manager of the Phase under the executed Deed of Mutual Covenant and Management Agreement.

根據有關已簽立的公契，維港灣畔物業管理服務有限公司獲委任為發展項目的管理人。

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




Location of the Development
發展項目的位置

Scale 比例
Metre 米 0 50 100 150 200 250

**NOTATION 圖例 ：**

- Public Utility Installation
  公用事業設施裝置
- Power Plant (including electricity sub-stations)
  發電廠 (包括電力分站)
- Public Convenience
  公廁
- Public Park
  公園
- Public Transport Terminal (including a rail station)
  公共交通總站（包括鐵路車站）
- Refuse Collection Point
  垃圾收集站
- W.I.P. Work in Progress
  工程進行中

The above location plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet Nos. 11-NE-16B dated 12 February 2026, 11-NE-16D dated 12 February 2026, 11-NE-17A dated 12 February 2026, 11-NE-17C dated 12 February 2026, 11-NE-21B dated 12 April 2025 and 11-NE-22A dated 26 January 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
上述所在位置圖是由賣方擬備並參考地政總署測繪處之數碼地形圖iB1000/編號11-NE-16B（最近更新日期為2026年2月12日）、11-NE-16D（最近更新日期為2026年2月12日）、11-NE-17A（最近更新日期為2026年2月12日）、11-NE-17C（最近更新日期為2026年2月12日）、11-NE-21B（最近更新日期為2025年4月12日）及11-NE-22A（最近更新日期為2026年1月29日），有需要處經修正處理。

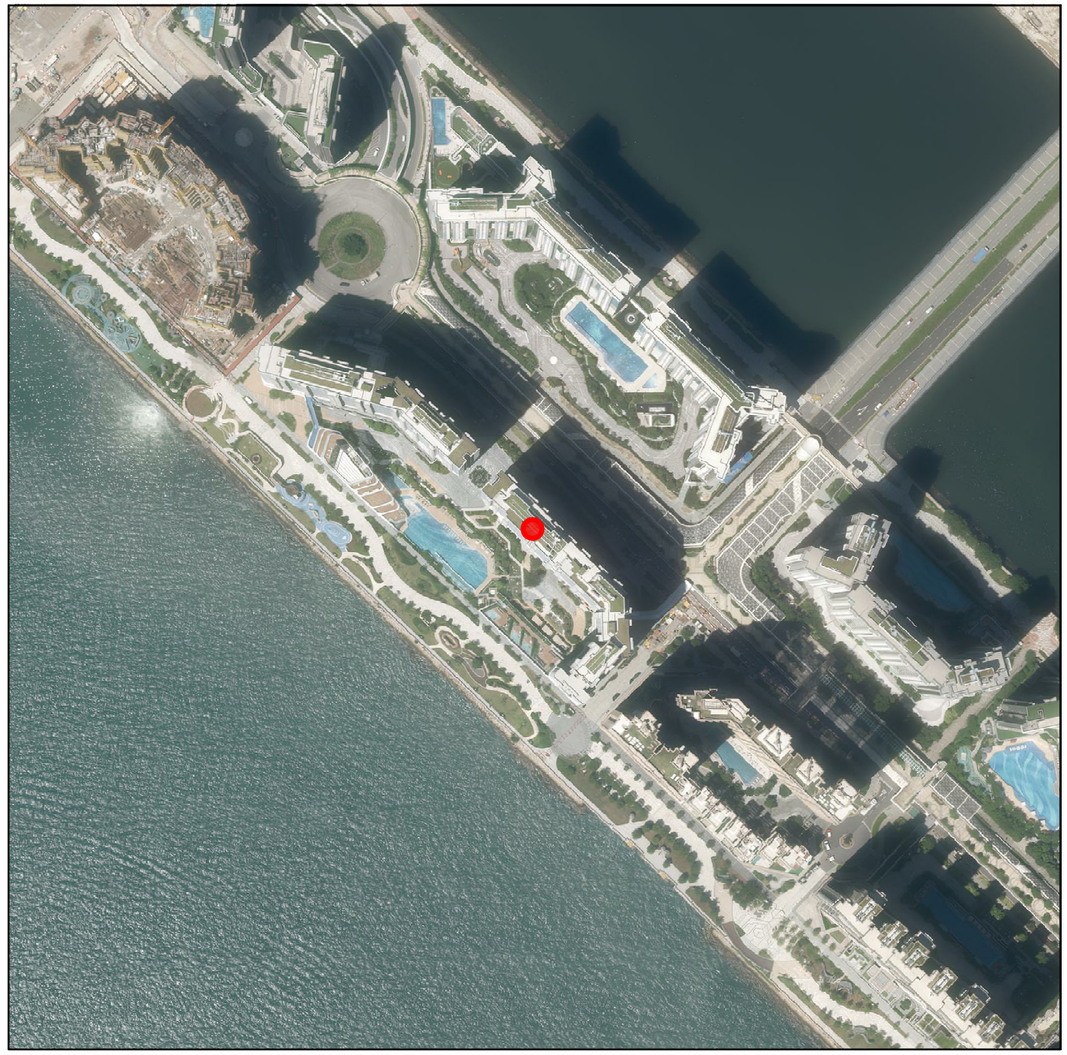
Note 附註:

(1) Due to the technical reason that the boundary of the Development is irregular, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).
由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

(2) The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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。

(3) The map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

# 08 AERIAL PHOTOGRAPH OF THE PHASE
# 期數的鳥瞰照片




● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E259742C, dated 12 September 2025.
摘錄自地政總署測繪處於2025年9月12日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E259742C。

Notes 附註:

(1) Due to technical reasons (such as the shape of the Phase), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因 (例如期數之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》(第621章) 所要求的範圍。

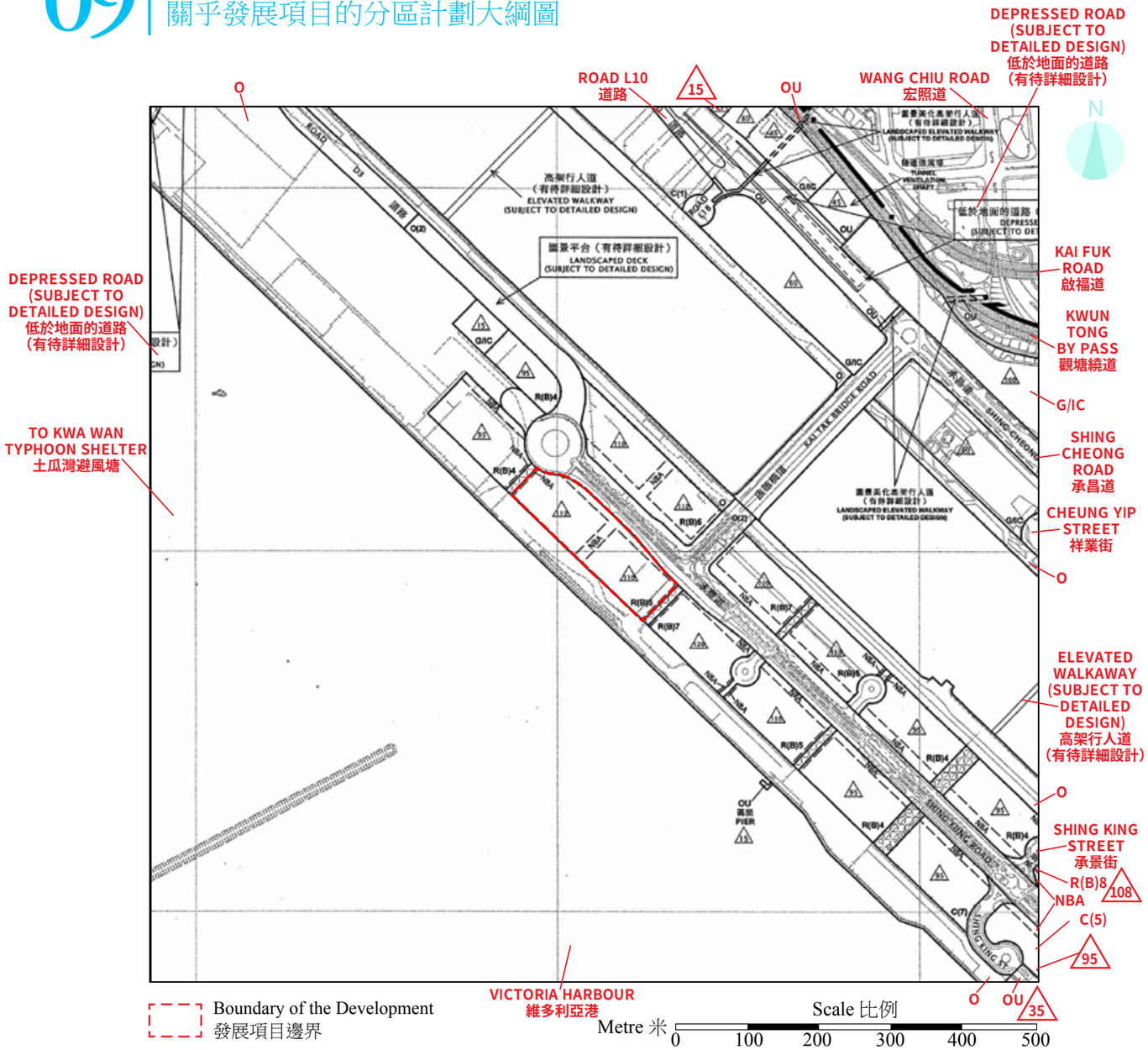
(2) Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

(3) The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Phase, its surrounding Environment and the public facilities nearby.
賣方建議準買家到有關期數地盤作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

(4) Copy of the aerial photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
期數的鳥瞰照片之副本可於期數的售樓處開放時間內免費查閱。

(This page is left blank intentionally. 此頁保留空白。)

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




## NOTATION 圖例 ：

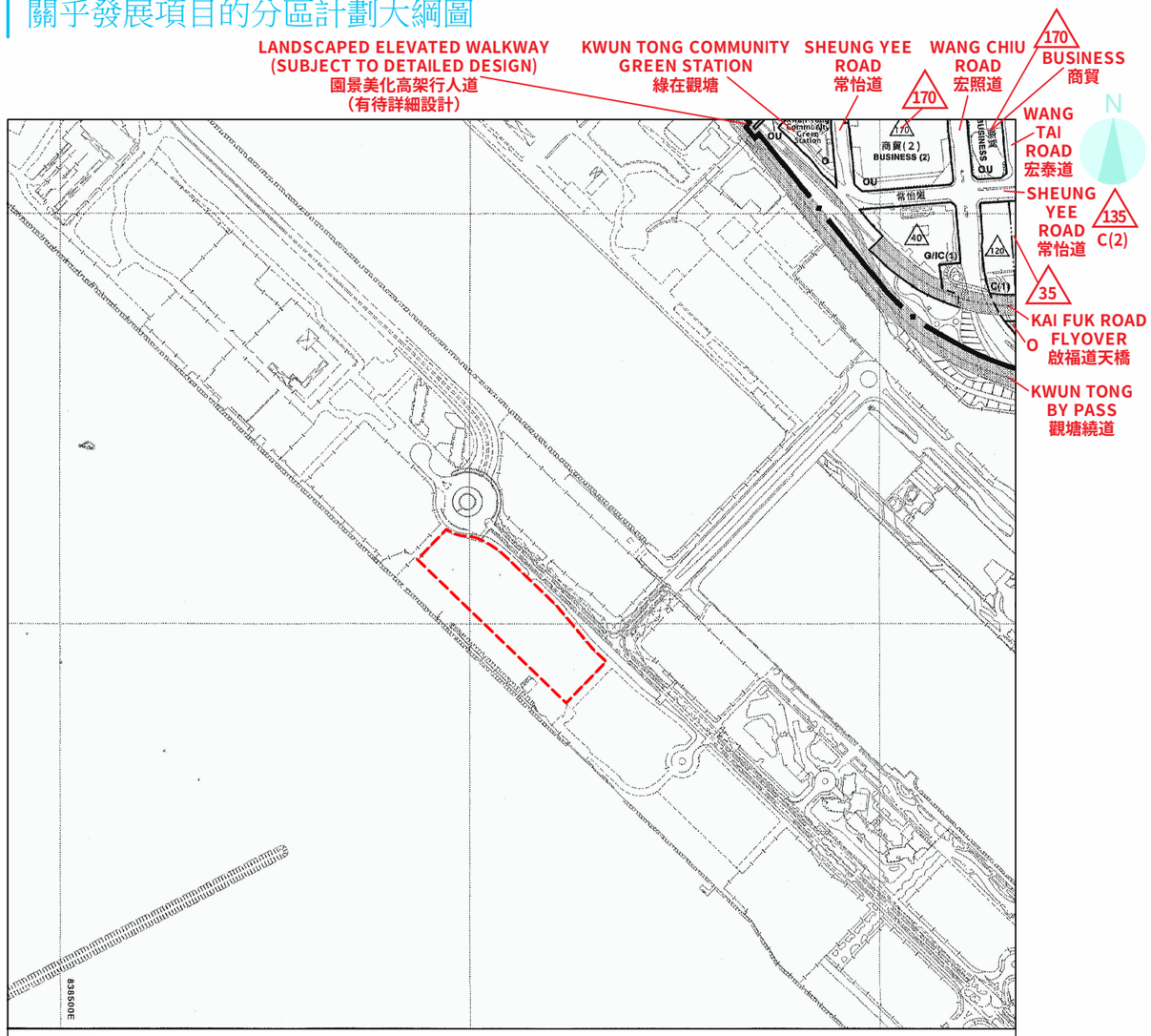
| | | |
|---|---|---|
| **ZONES** | | **地帶** |
| COMMERCIAL | C | 商業 |
| RESIDENTIAL (GROUP B) | R(B) | 住宅（乙類） |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| **COMMUNICATIONS** | | **交通** |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |
| PEDESTRIAN PRECINCT / STREET | | 行人專用區或街道 |
| **MISCELLANEOUS** | | **其他** |
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 15 | 最高建築物高度（在主水平基準上若干米） |
| NON-BUILDING AREA | NBA | 非建築用地 |

Adopted from part of the Approved Kai Tak (Kowloon Planning Area No.22) Outline Zoning Plan No.S/K22/8 gazetted on 28 October 2022 with adjustment in red.
摘錄自2022年10月28日刊憲之啟德(九龍規劃區第22區)分區計劃大綱核准圖，圖則編號為S/K22/8，經處理以紅色顯示。

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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




This blank area falls outside the coverage of the relevant Outline Zoning Plan S/K13/34.
分區計劃大綱圖S/K13/34並不覆蓋本空白範圍。

Boundary of the Development
發展項目邊界

Scale 比例
Metre 米 0 100 200 300 400 500

## NOTATION 圖例 ：

| | | |
|---|---|---|
| **ZONES** | | **地帶** |
| COMMERCIAL | C | 商業 |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/IC | 政府、機構或社區 |
| OPEN SPACE | O | 休憩用地 |
| OTHER SPECIFIED USES | OU | 其他指定用途 |
| **COMMUNICATIONS** | | **交通** |
| MAJOR ROAD AND JUNCTION | | 主要道路及路口 |
| ELEVATED ROAD | | 高架道路 |
| **MISCELLANEOUS** | | **其他** |
| BOUNDARY OF PLANNING SCHEME | | 規劃範圍界線 |
| BUILDING HEIGHT CONTROL ZONE BOUNDARY | | 建築物高度管制區界線 |
| MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 120 | 最高建築物高度（在主水平基準上若干米） |

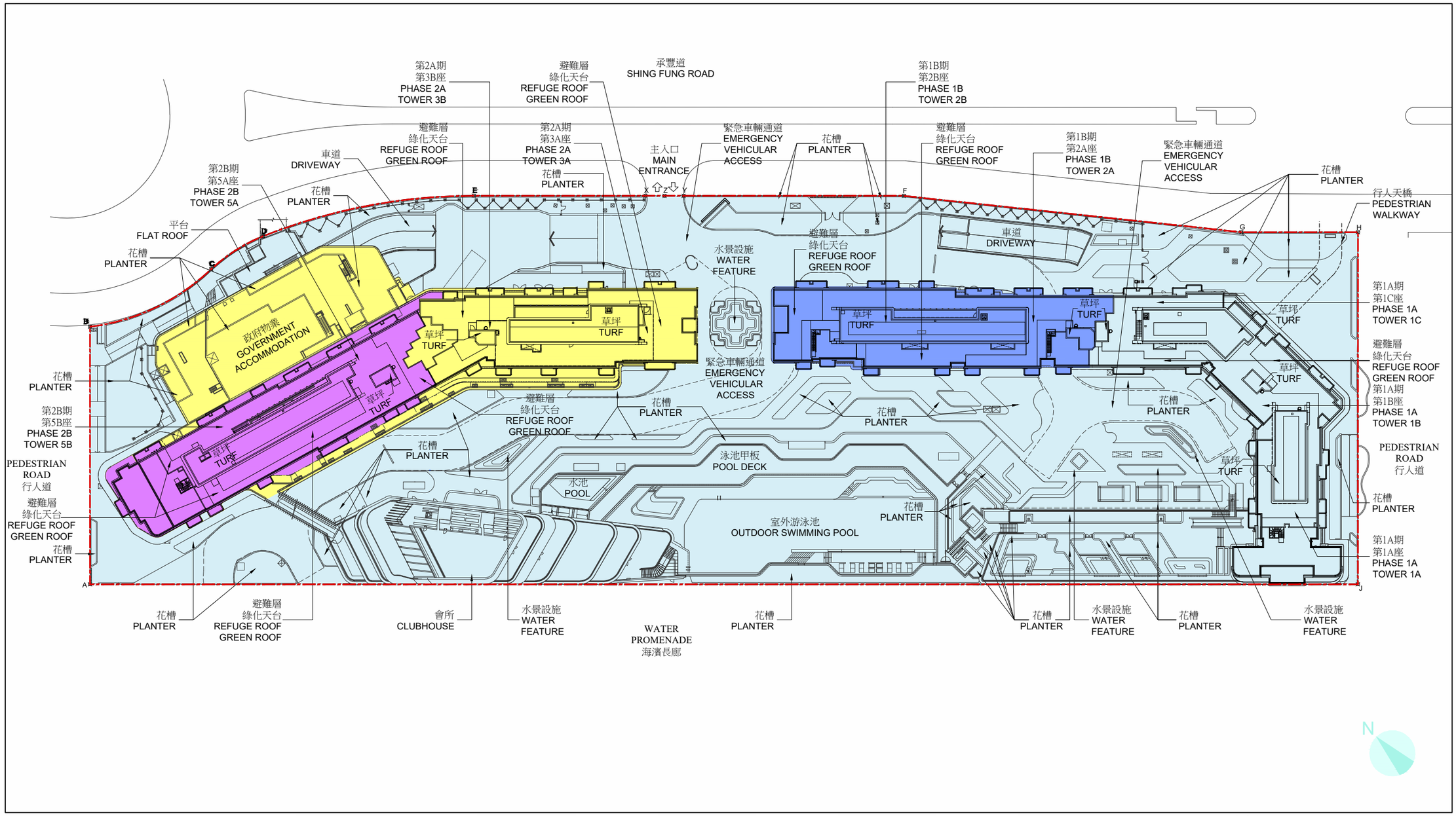
Adopted from part of the Approved Ngau Tau Kok & Kowloon Bay (Kowloon Planning Area No. 13 & 17) Outline Zoning Plan No.S/K13/34 gazetted on 7 November 2025 with adjustment in red.
摘錄自2025年11月7日刊憲之牛頭角及九龍灣(九龍規劃區第13及17區)分區計劃大綱核准圖，圖則編號為S/K13/34，經處理以紅色顯示。

Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

(This page is left blank intentionally. 此頁保留空白。)

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




Boundary of the Development 發展項目邊界

Phase 1A 第1A期

Phase 1B 第1B期

Phase 2A 第2A期

Phase 2B 第2B期

Metre 米 Scale 比例 0 10 20 30 40 50

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Legend of Terms and Abbreviations on Floor Plans:
## 樓面平面圖中的名稱及簡稱：

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.

2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or flat roof and/or roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/ or approved drainage plans and/or other relevant plans.

3. There are sunken slabs for drainage system and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services and/or drainage at some residential properties.

4. There are exposed pipes installed in some bathrooms and lavatories.

5. There are pipes enclosed by the fittings and finishes in some residential properties. For details, please refer to the latest approved drainage plans and/or other relevant plans.

6. There are non-structural prefabricated external walls in some residential properties. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential property has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

7. The ceiling height of some residential properties may vary due to structural, architectural and/or decoration design variations.

8. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans, do not reflect the exact dimensions and are for general indication only.

1. 部分樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。

2. 部分住宅物業的露台及/或工作平台及/或平台及/或天台及/或空調機平台及/或外牆上/附近設有外露及/或外牆覆蓋板內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及/或經批准的排水設施圖則及/或其他相關圖則。

3. 部分住宅物業有用以安裝排水系統的跌級樓板及/或用以裝置空調裝備及/或其他機電設備及/或排水設施的假天花/裝飾橫樑。

4. 部分浴室及洗手間內裝有外露喉管。

5. 部分住宅物業於裝置及裝修物料內設有喉管。詳細資料請參考經批准的排水設施圖則及/或其他相關圖則。

6. 部分住宅物業有非結構預製外牆。正式買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。

7. 部分住宅物業之天花高度將可能會因應結構、建築設計及/或裝修設計上的需要有所差異。

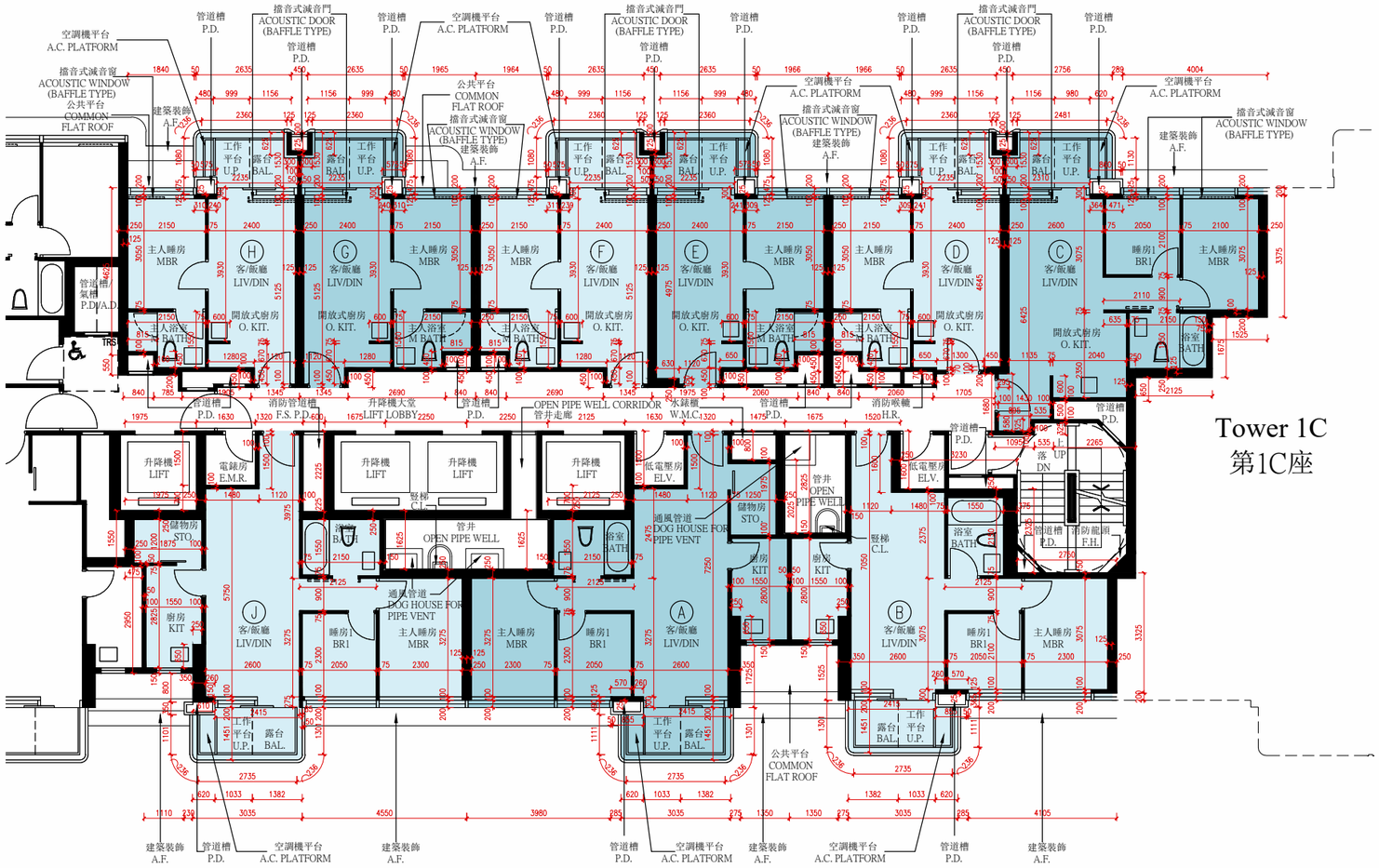
8. 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，並不代表真實尺寸及只作一般示意用途。

| | |
|---|---|
| ACOUSTIC DOOR (BAFFLE TYPE) | 擋音式減音門 |
| ACOUSTIC WINDOW (BAFFLE TYPE) | 擋音式減音窗 |
| A.C. PLATFORM = AIR-CONDITIONER PLATFORM | 空調機平台 |
| A.D. = AIR DUCT | 氣槽 |
| A.D. FOR P.W. = AIR DUCT FOR PIPE WELL | 氣槽管井 |
| A.F. = ARCHITECTURAL FEATURE | 建築裝飾 |
| AHU RM = AIR HANDLING UNIT ROOM | 風櫃房 |
| BAL. = BALCONY | 露台 |
| BATH = BATHROOM | 浴室 |
| BR 1 = BEDROOM 1 | 睡房 1 |
| BR 2 = BEDROOM 2 | 睡房 2 |
| C.D. = CABLE DUCT | 電纜槽 |
| C.L. = CAT LADDER | 豎梯 |
| COMMON FLAT ROOF | 公共平台 |
| DOG HOUSE FOR PIPE VENT | 通風管道 |
| DN = DOWN | 落 |
| EL ROOM = ELECTRICAL ROOM | 電房 |
| ELV. = EXTRA LOW VOLTAGE ROOM | 低電壓房 |
| ELV. CABINET = EXTRA LOW VOLTAGE CABINET | 低電壓櫃 |
| EL. DUCT = ELECTRICAL DUCT | 低壓電槽 |
| E.M.R. = ELECTRIC METER ROOM | 電錶房 |
| FAN ROOM FOR R.S.M.R.R. = FAN ROOM FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM | 風機房垃圾及物料回收室 |
| FLUSHING WATER TANK AND PUMP ROOM | 沖廁缸及泵房 |
| F.H. = FIRE HYDRANT | 消防龍頭 |
| F.S.P.D. = FIRE SERVICE PIPE DUCT | 消防管道 |
| FULL HEIGHT GLASS SCREEN | 全高玻璃屏幕 |
| GREEN ROOF | 綠化天台 |
| H.R. = HOSE REEL | 消防喉轆 |
| KIT = KITCHEN | 廚房 |
| LIFT | 升降機 |
| LIFT LOBBY | 升降機大堂 |
| LIFT OVERRUN | 升降機槽頂部 |
| LIV/DIN = LIVING ROOM / DINING ROOM | 客/飯廳 |
| MBR = MASTER BEDROOM | 主人睡房 |
| M BATH = MASTER BATHROOM | 主人浴室 |
| METAL PLATFORM | 金屬平台 |
| O. KIT. = OPEN KITCHEN | 開放式廚房 |
| OPEN PIPE WELL BELOW | 管井頂部 |
| OPEN PIPE WELL | 管井 |
| OPEN PIPE WELL CORRIDOR | 光井走廊 |
| P.D. = PIPE DUCT | 管道槽 |
| PIPE VENT | 通風管 |
| PIPE WELL OPENING | 光井 |
| POTABLE WATER TANK AND PUMP ROOM | 食水缸及泵房 |
| POTABLE WATER TANK A | 食水缸 A |
| POTABLE WATER TANK B | 食水缸 B |
| PRIVATE FLAT ROOF | 私人平台 |
| REFUGE ROOF | 避難天台 |
| R.S.M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM | 垃圾及物料回收室 |
| STO. = STOREROOM | 儲物房 |
| STUDY | 書房 |
| TBE ROOM = TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM | 電訊及廣播設備房 |
| TOP SLAB OF BAL., U.P. AND A.C. PLATFORM. = TOP SLAB OF BALCONY, UTILITY PLATFORM AND AIR-CONDITIONER PLATFORM | 露台、工作平台及空調機平台上蓋 |
| TRS = TEMPORARY REFUGE SPACE | 臨時庇護處 |
| U.P. = UTILITY PLATFORM | 工作平台 |
| UP | 上 |
| W.M.C. = WATER METER CABINET | 水錶櫃 |

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2A 第2A座
## 2/F 二樓

Tower 2B
第2B座




Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 2/F<br>二樓 | A | 2600 | 3.350*, 3.450*, 3.700* |
| | | B | 2600 | 3.350*, 3.450*, 3.700* |
| | | C | 2600 | 3.350*, 3.700* |
| | | D | 2600 | 3.350*, 3.450*, 3.625^, 3.700* |
| | | E | 2600 | 3.350*, 3.450*, 3.625^, 3.700* |
| | | F | 2600 | 3.350*, 3.450*, 3.625^, 3.700* |
| | | G | 2600 | 3.350*, 3.450*, 3.625^, 3.700* |
| | | H | 2600 | 3.350*, 3.450*, 3.625^, 3.700* |
| | | J | 900, 2600 | 3.350*, 3.450*, 3.700* |

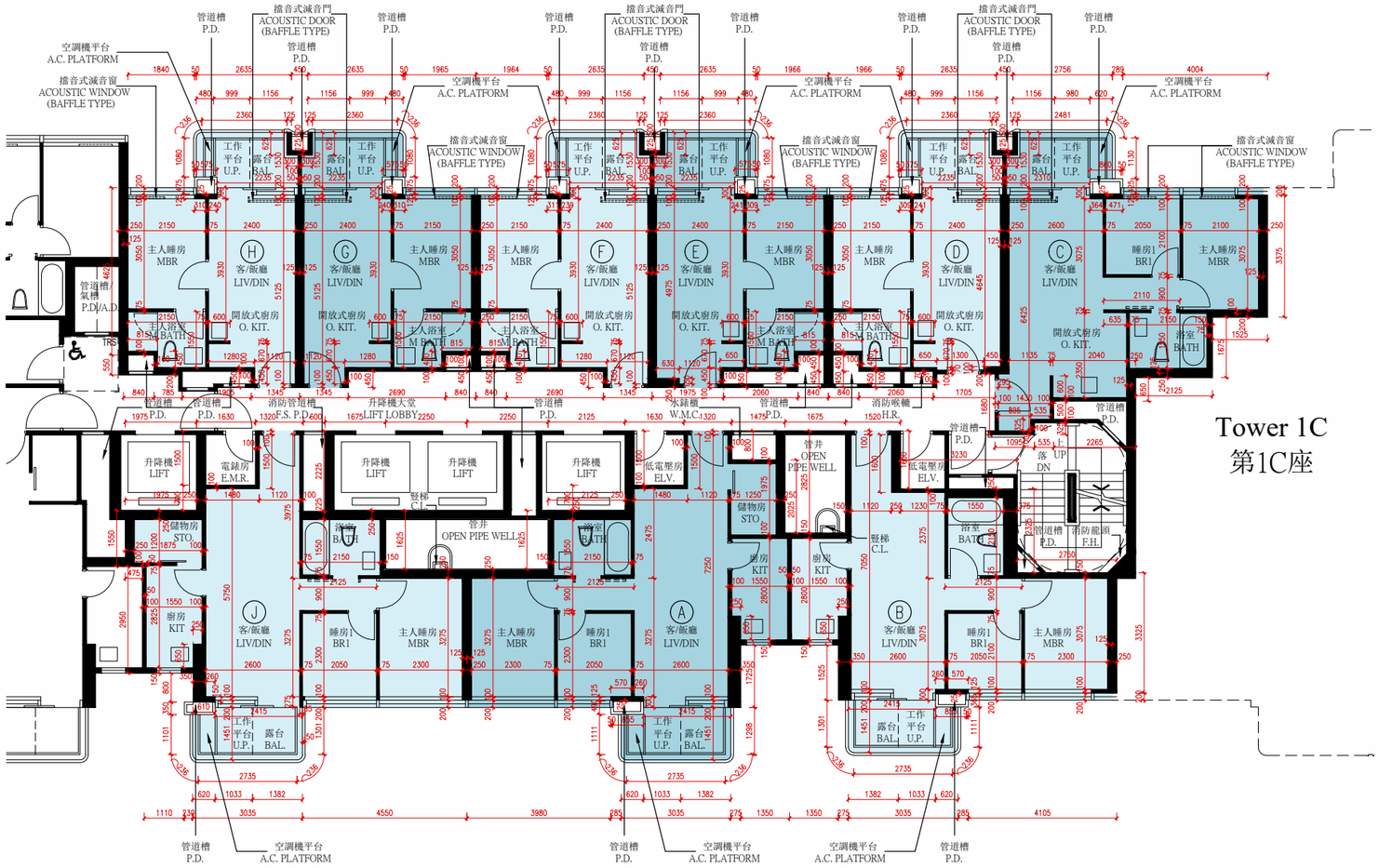
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

* Inclusive of the depth of mass concrete fill on the floor of this floor (550 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (550 毫米)
^ Inclusive of the depth of mass concrete fill on the floor of this floor (475 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (475 毫米)

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2A 第2A座
## 3/F 三樓

Tower 2B
第2B座




Tower 1C
第1C座

Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

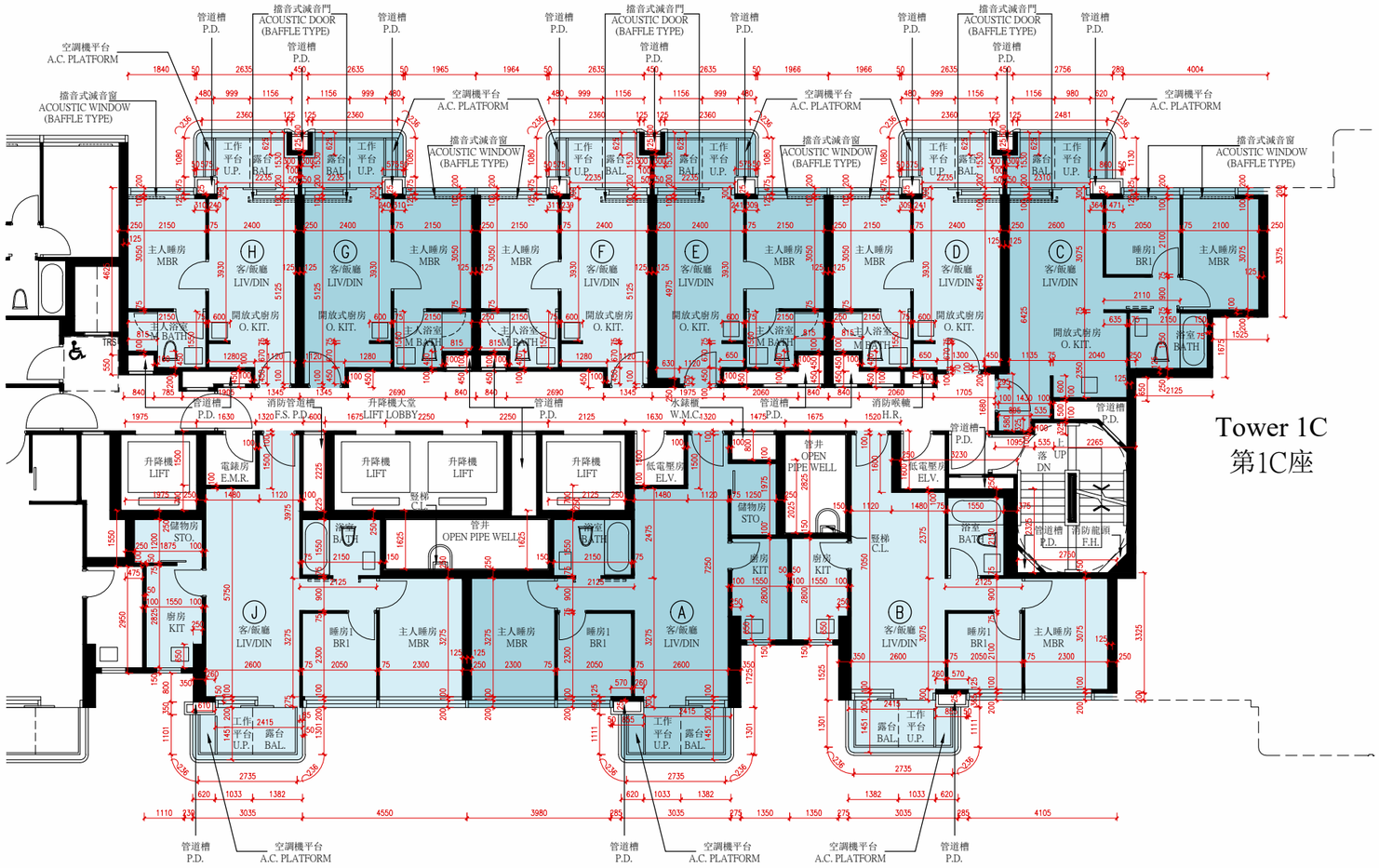
| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 3/F<br>三樓 | A | 150 | 3.150 |
| | | B | 150 | 3.150 |
| | | C | 150 | 3.150 |
| | | D | 150 | 3.150 |
| | | E | 150 | 3.150 |
| | | F | 150 | 3.150 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2A 第2A座
## 5/F 五樓

Tower 2B
第2B座




Tower 1C
第1C座

Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

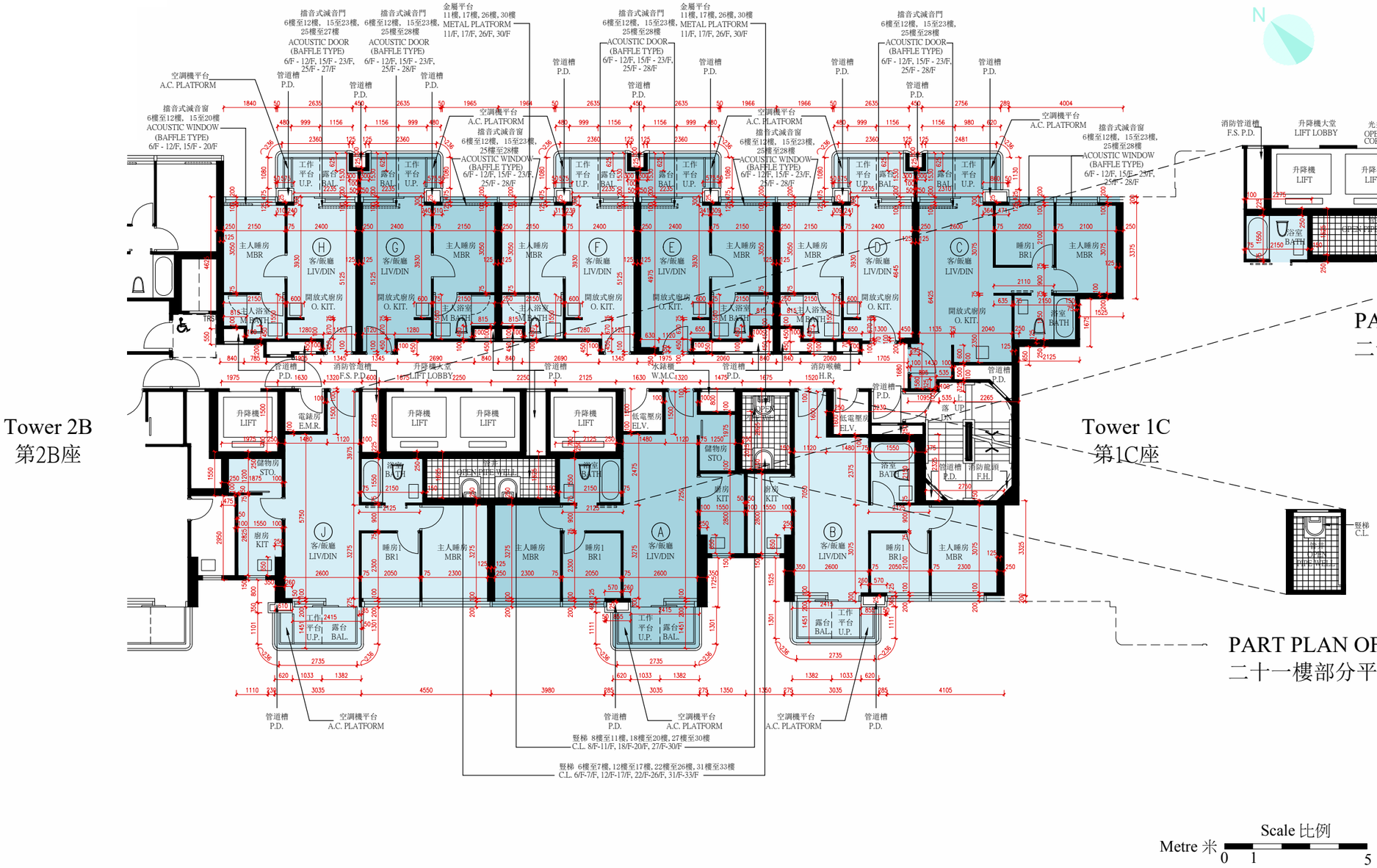
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 5/F<br>五樓 | A | 150 | 3.150 |
| | | B | 150 | 3.150 |
| | | C | 150 | 3.150 |
| | | D | 150 | 3.150 |
| | | E | 150 | 3.150 |
| | | F | 150 | 3.150 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2A 第2A座
## 6/F to 12/F, 15/F to 23/F, 25/F to 33/F
## 六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓




Tower 2B
第2B座

Tower 1C
第1C座

PART PLAN OF 21/F
二十一樓部分平面圖

PART PLAN OF 21/F
二十一樓部分平面圖

Scale 比例
Metre 米 0 1 5

Notes 附註:
(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。
(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

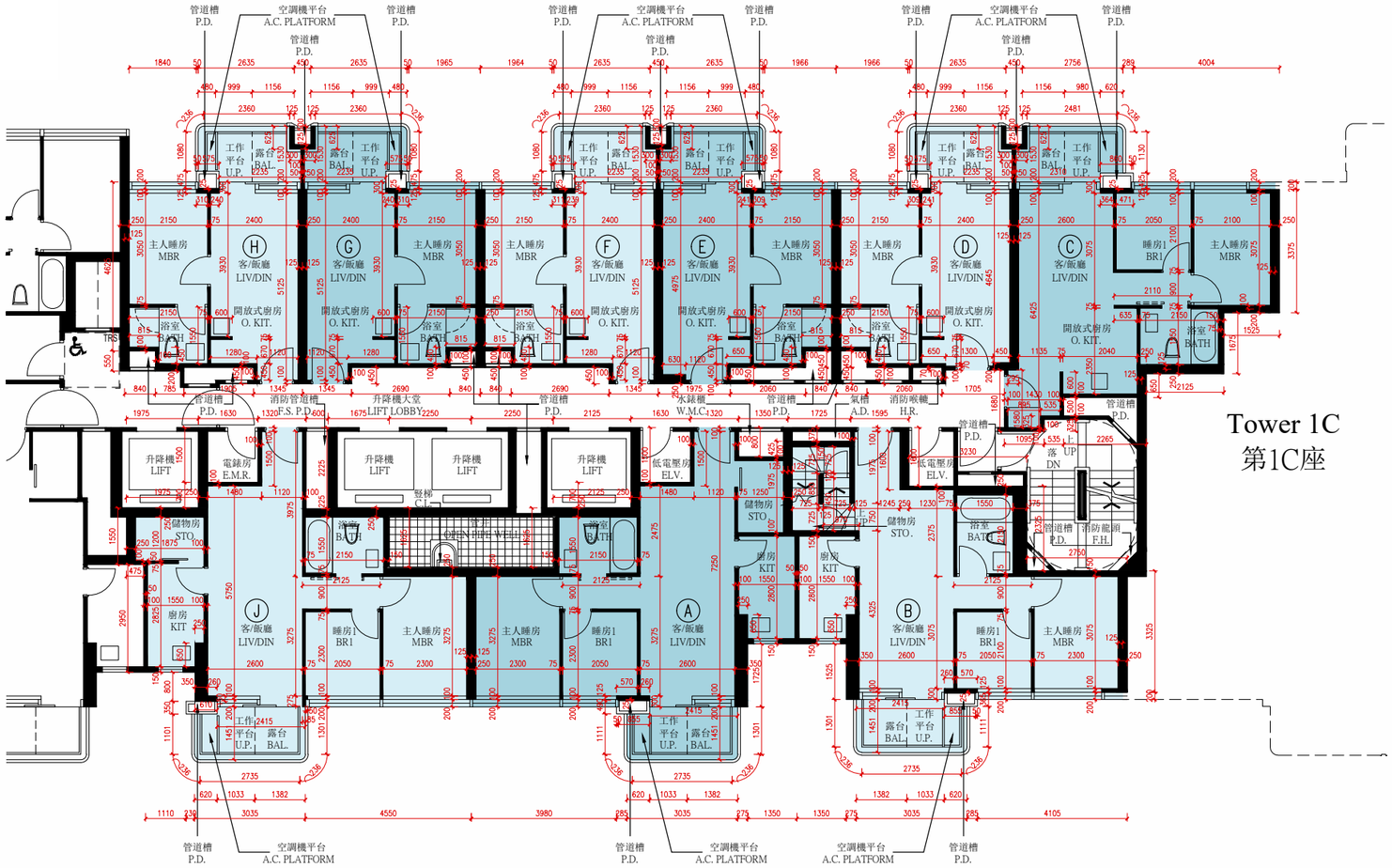
| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 6/F to 12/F,<br>15/F to 23/F,<br>25/F to 32/F<br>六樓至十二樓、<br>十五至二十三樓、<br>二十五至三十二樓 | A | 150 | 3.150 |
| | | B | 150 | 3.150 |
| | | C | 150 | 3.150 |
| | | D | 150 | 3.150 |
| | | E | 150 | 3.150 |
| | | F | 150 | 3.150 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |
| | 33/F<br>三十三樓 | A | 150 | 3.150 |
| | | B | 150 | 3.150 |
| | | C | 150 | 3.150 |
| | | D | 150 | 3.150 |
| | | E | 150 | 3.150 |
| | | F | 150 | 3.150 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2A 第2A座
## 35/F 三十五樓

Tower 2B
第2B座




Tower 1C
第1C座

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

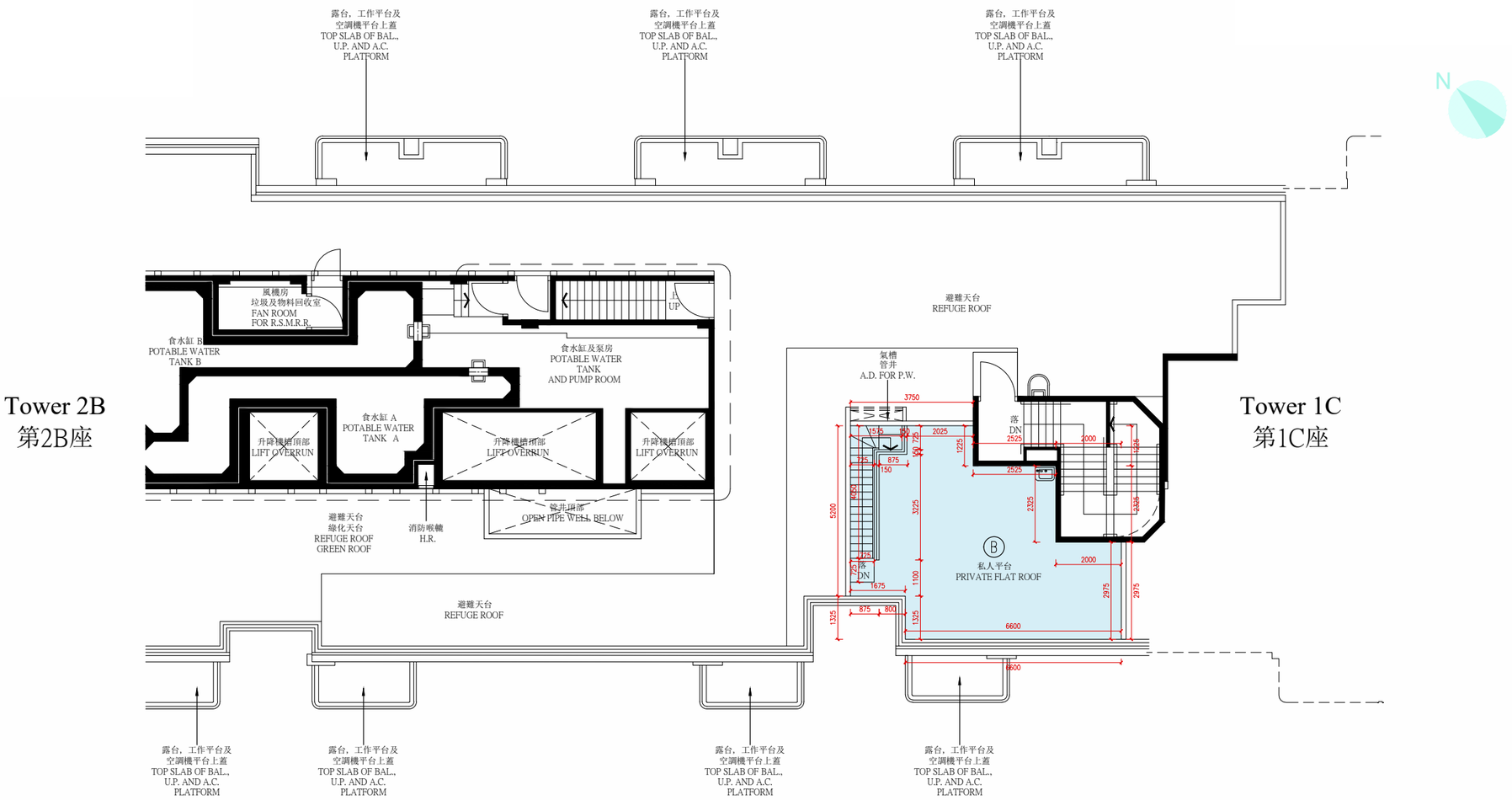
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離3) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | 35/F<br>三十五樓 | A | 150 | 3.650, 3.900, 4.000 |
| | | B | 150 | 3.650, 3.900, 4.000 |
| | | C | 150 | 3.650, 4.000 |
| | | D | 150 | 3.650, 3.725, 3.900, 4.000 |
| | | E | 150 | 3.650, 3.725, 3.900, 4.000 |
| | | F | 150 | 3.650, 3.725, 3.900, 4.000 |
| | | G | 150 | 3.650, 3.725, 3.900, 4.000 |
| | | H | 150 | 3.650, 3.725, 3.900, 4.000 |
| | | J | 150 | 3.650, 3.900, 4.000 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2A 第2A座
## Roof 天台




Tower 2B 第2B座

Tower 1C 第1C座

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

(3) The description of "Private Flat Roof" as shown on the floor plan corresponds to the description in the latest Approved Building Plans of the Phase but such Private Flat Roof is for actual use as Roof. In this connection, such Private Flat Roof has been treated as part of the "Roof" specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance") of Unit B on 35/F of Tower 2A.
樓面平面圖上顯示為「私人平台」之描述，跟期數最新批准的建築圖則上所描述的一致，惟有關私人平台實質上的用途為天台。因此，有關私人平台已根據《一手住宅物業銷售條例》（第621章）（「該條例」）的附表2第1部份，計入為第2A座35樓B單位所指明的「天台」。

Scale 比例
Metre 米 0 1 5

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

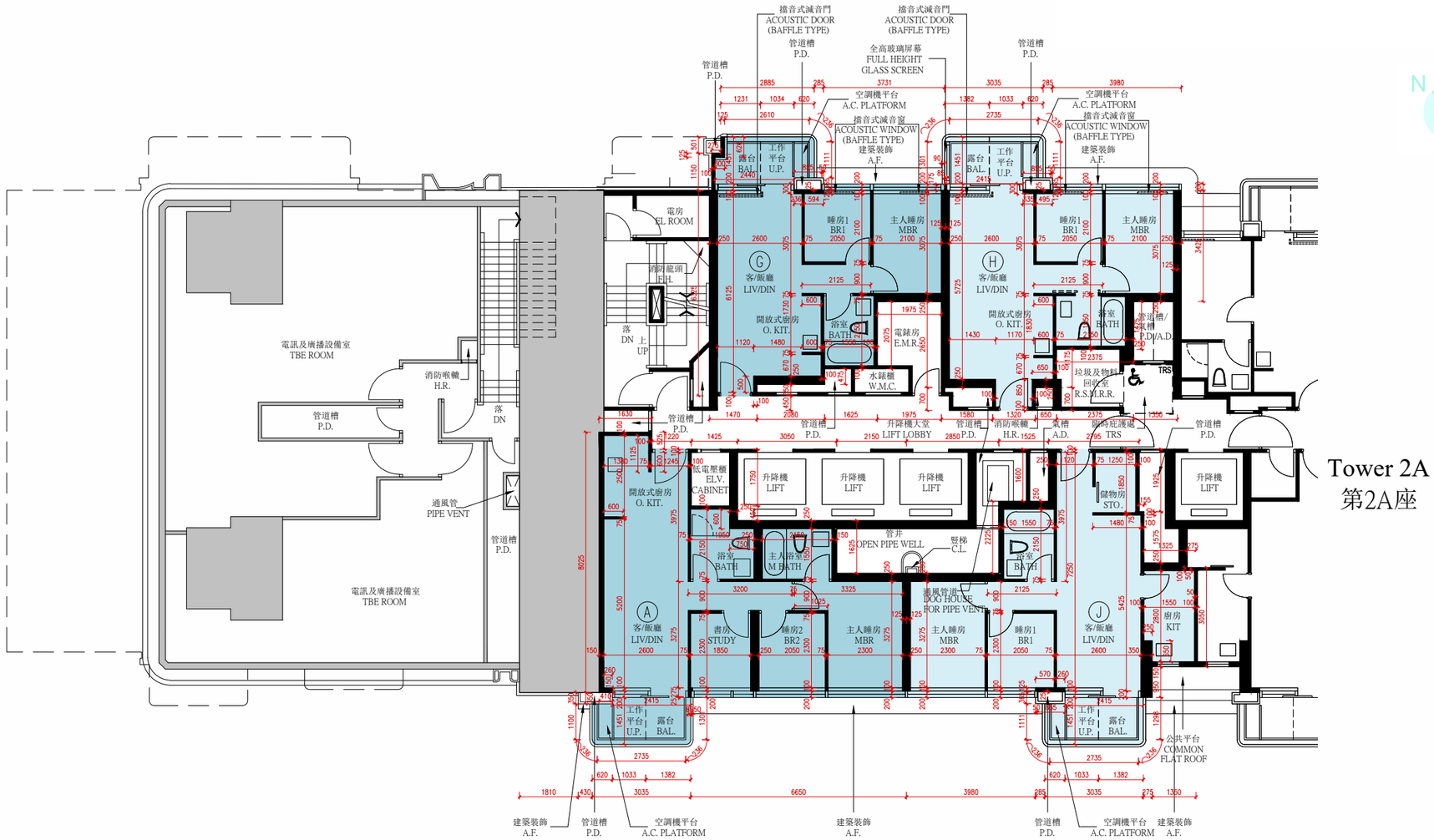
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2A<br>第2A座 | Roof<br>天台 | B | Not Applicable<br>不適用 | Not Applicable<br>不適用 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2B 第2B座
## 2/F 二樓




Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

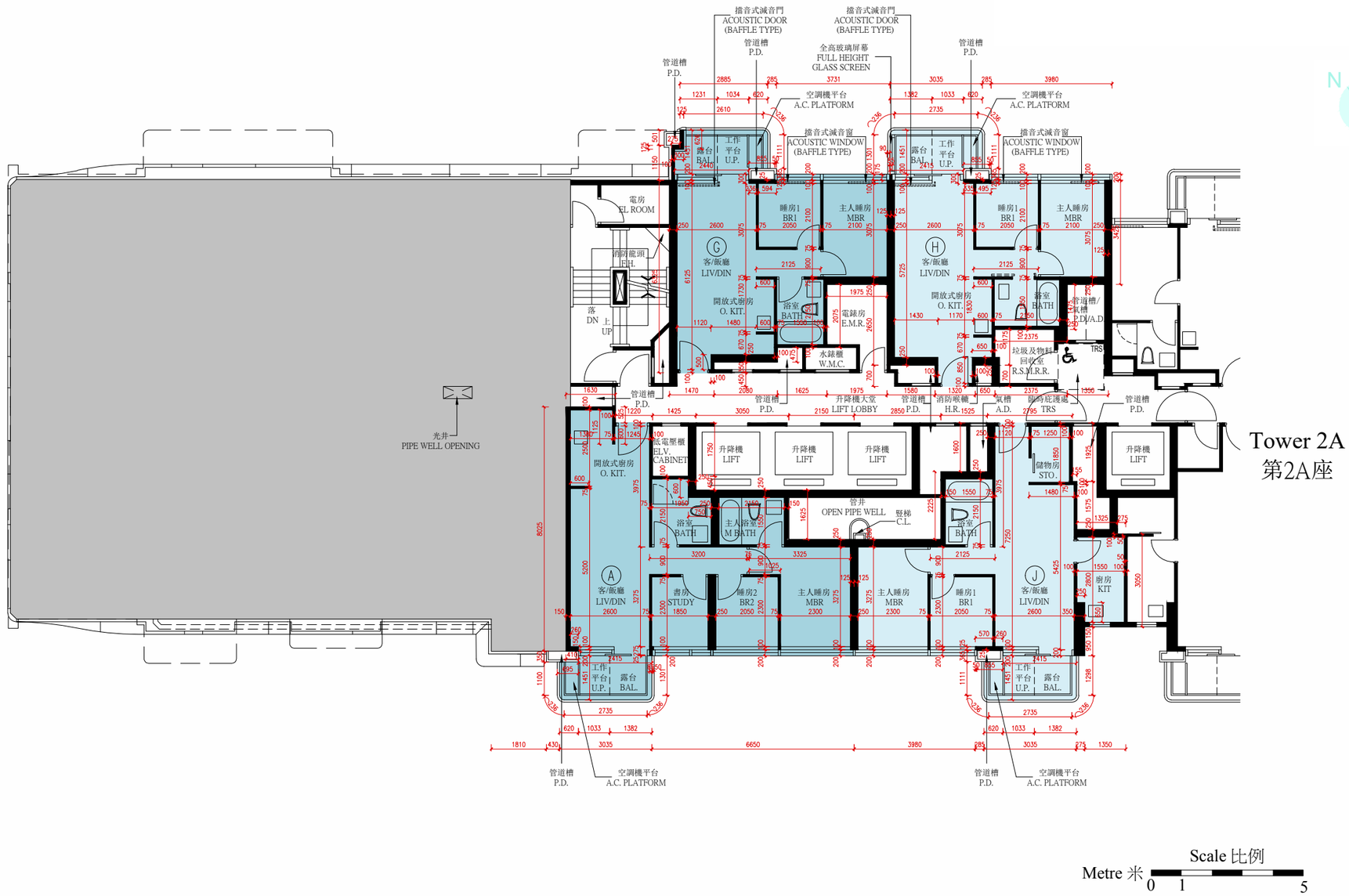
| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 2/F<br>二樓 | A | 2600 | 3.300*, 3.350*,3.625^, 3.700* |
| | | G | 2600 | 3.350*, 3.450*, 3.700* |
| | | H | 2600 | 3.350*, 3.450*, 3.700* |
| | | J | 2600 | 3.350*, 3.450*, 3.700* |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

* Inclusive of the depth of mass concrete fill on the floor of this floor (550 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (550 毫米)
^ Inclusive of the depth of mass concrete fill on the floor of this floor (475 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (475 毫米)

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2B 第2B座
## 3/F 三樓




Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

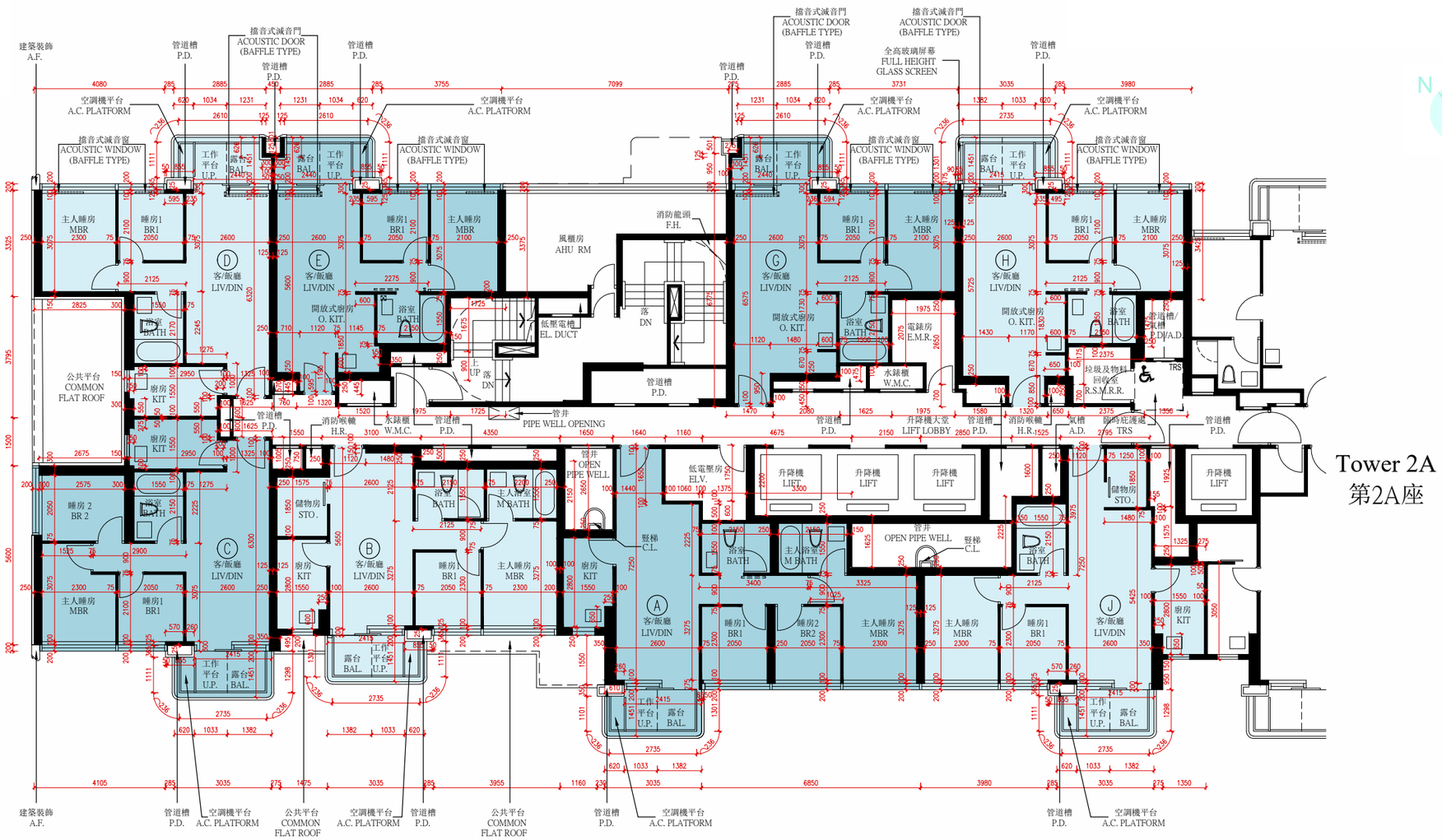
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 3/F<br>三樓 | A | 150, 175 | 2.800, 2.875, 3.075, 3.150, 3.225, 3.425, 3.500 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## TOWER 2B 第2B座
## 5/F 五樓




Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

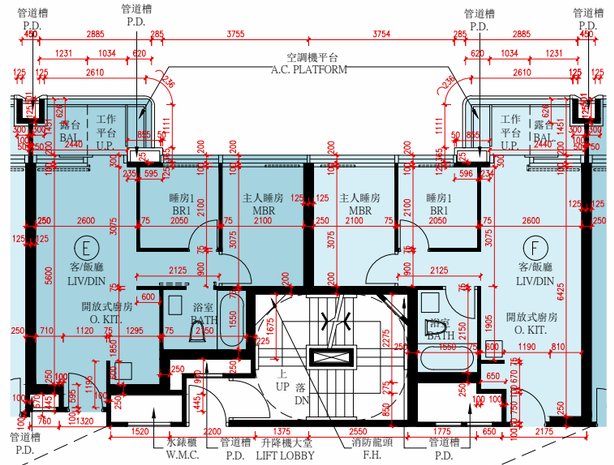
| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 5/F<br>五樓 | A | 150, 175, 2600 | 3.150, 3.350*, 3.450*, 3.700* |
| | | B | 2600 | 3.300*, 3.350*, 3.400*, 3.450*,3.625^, 3.700* |
| | | C | 2600 | 3.300*, 3.350*, 3.700* |
| | | D | 2600 | 3.300*, 3.350*, 3.700* |
| | | E | 2600 | 3.350*, 3.450*, 3.700* |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

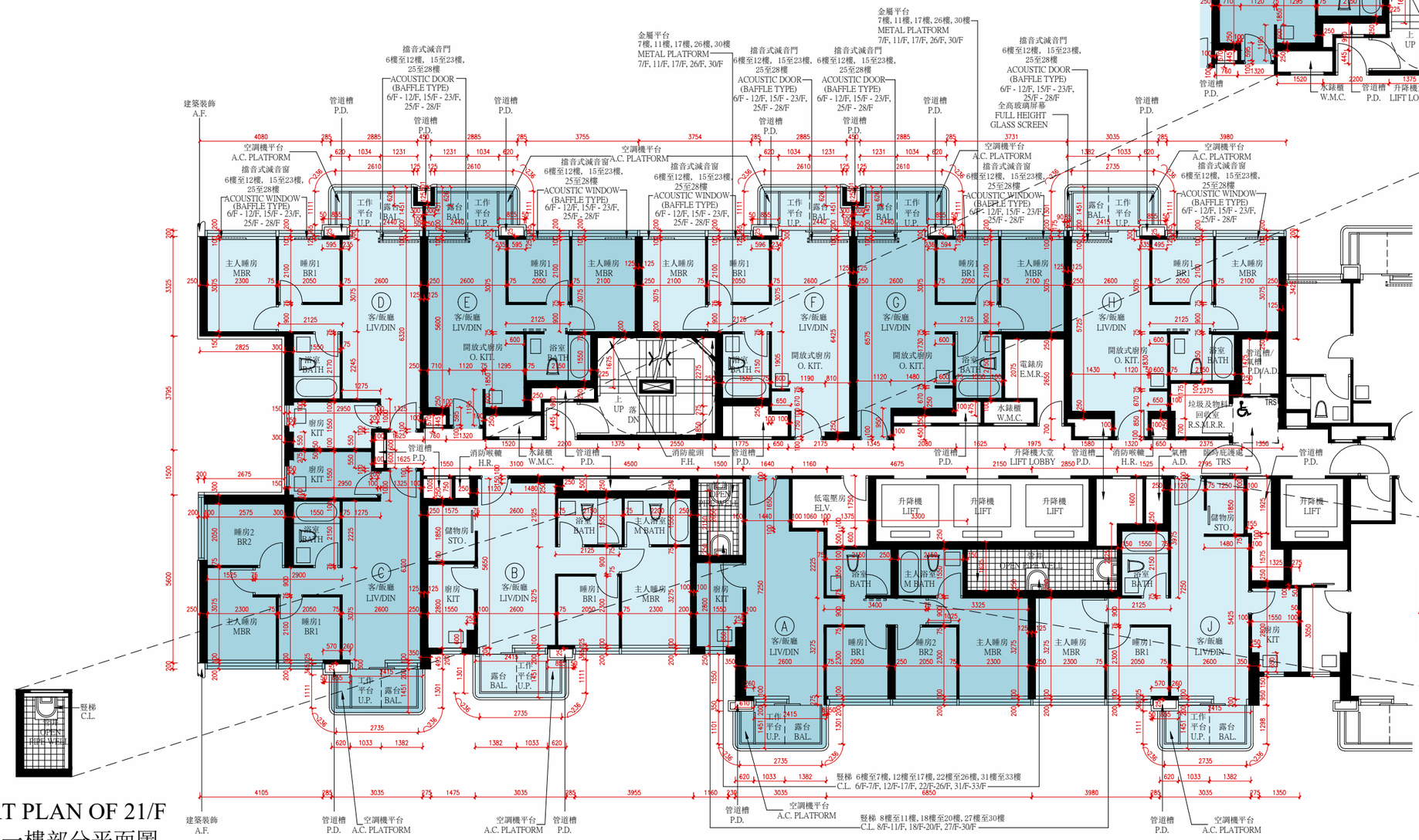
* Inclusive of the depth of mass concrete fill on the floor of this floor (550 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (550 毫米)
^ Inclusive of the depth of mass concrete fill on the floor of this floor (475 mm)
包括本層地台樓板之無鋼筋混凝土填料深度 (475 毫米)

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2B 第2B座
## 6/F to 12/F, 15/F to 23/F, 25/F to 33/F
## 六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓

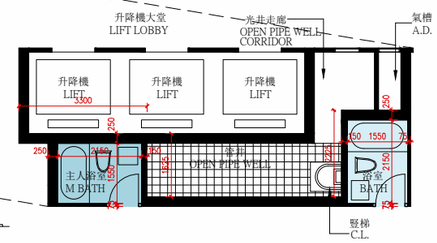


PART PLAN OF 6/F
六樓平面圖



PART PLAN OF 21/F
二十一樓部分平面圖

Tower 2A
第2A座



PART PLAN OF 21/F
二十一樓部分平面圖

Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

Scale 比例
Metre 米 0 1 5

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

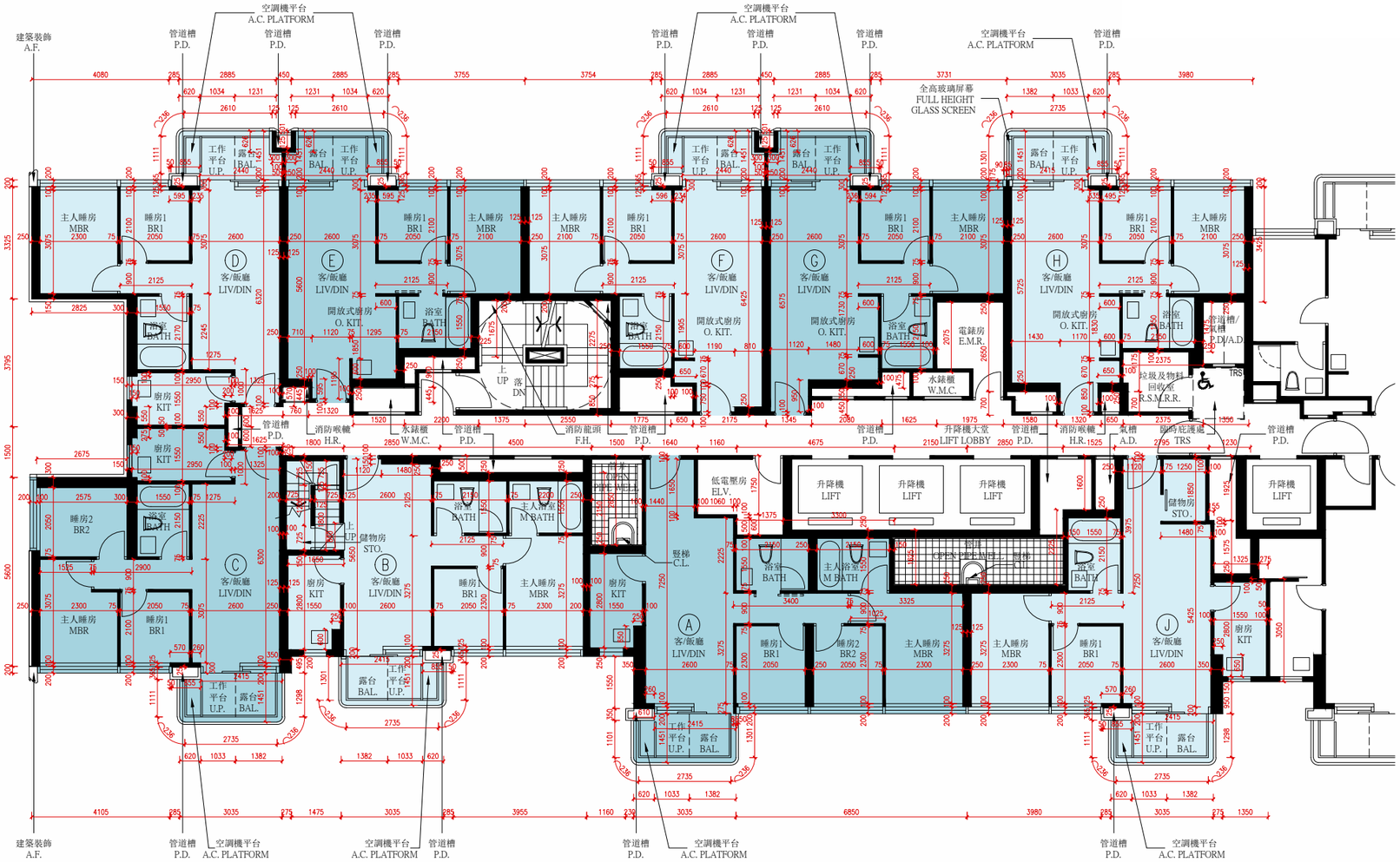
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 6/F to 12/F,<br>15/F to 23/F,<br>25/F to 33/F<br>六樓至十二樓、<br>十五至二十三樓、<br>二十五至三十三樓 | A | 150, 175 | 3.150 |
| | | B | 150 | 3.150 |
| | | C | 150 | 3.150 |
| | | D | 150 | 3.150 |
| | | E | 150 | 3.150 |
| | | F | 150 | 3.150 |
| | | G | 150 | 3.150 |
| | | H | 150 | 3.150 |
| | | J | 150 | 3.150 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2B 第2B座
## 35/F 三十五樓




Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

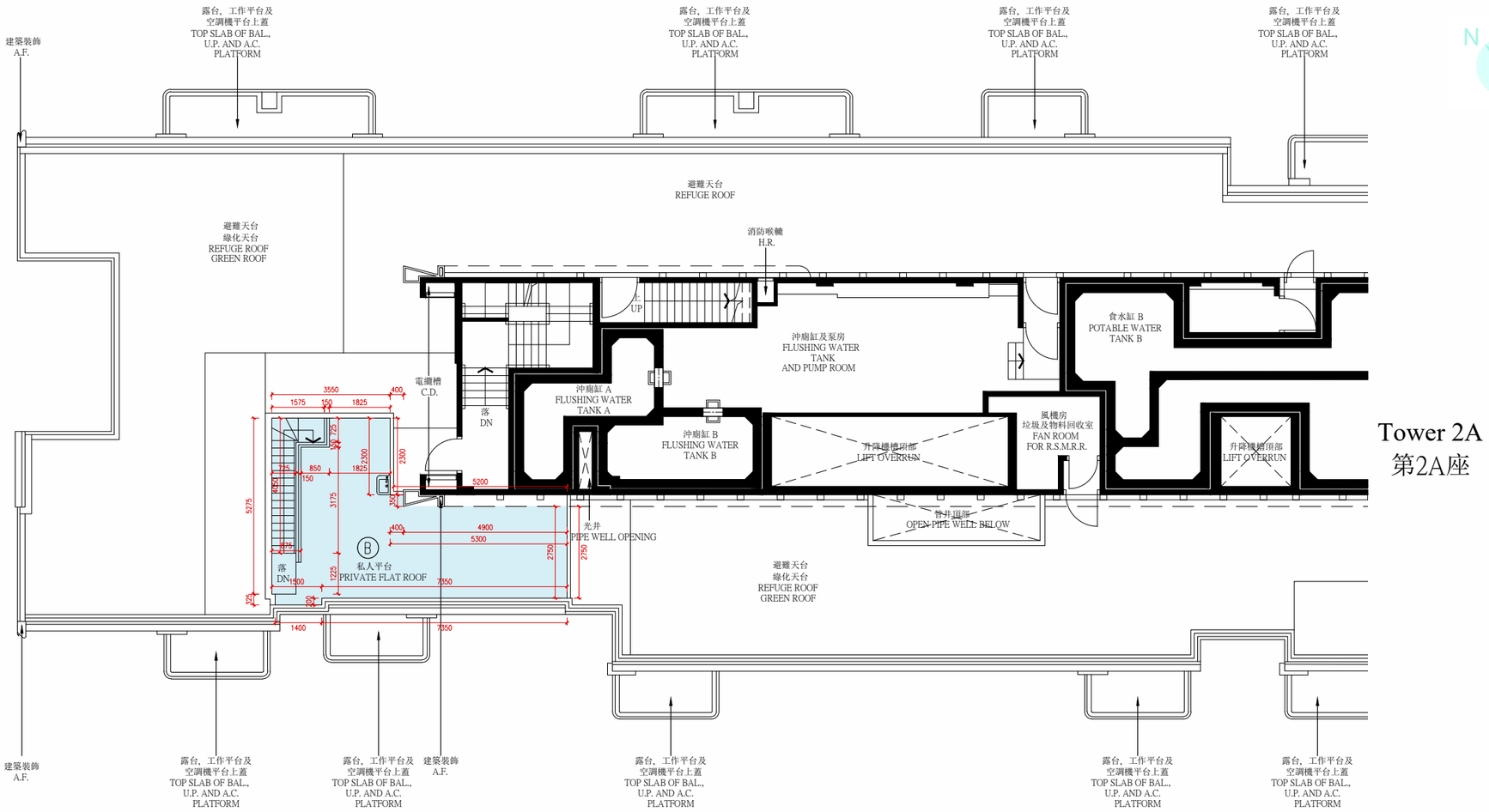
The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | 35/F<br>三十五樓 | A | 150, 175 | 3.650, 3.725,3.900, 4.000, 4.050 |
| | | B | 150 | 3.650, 3.725,3.900, 3.950, 4.000, 4050 |
| | | C | 150 | 3.650, 4.000, 4.050 |
| | | D | 150 | 3.650, 4.000, 4.050 |
| | | E | 150 | 3.650, 3.900, 4.000 |
| | | F | 150 | 3.650, 3.900, 3.950, 4.000 |
| | | G | 150 | 3.650, 3.900, 4.000 |
| | | H | 150 | 3.650, 3.900, 4.000 |
| | | J | 150 | 3.650, 3.900, 4.000 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

## Tower 2B 第2B座
## Roof 天台




Notes 附註:

(1) The dimensions on the floor plans are all in millimetre.
樓面平面圖所列之所有尺寸均以毫米標示。

(2) Please refer to page 21 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.
平面圖中顯示之名詞及簡稱請參閱本售樓說明書第21頁。

(3) The description of "Private Flat Roof" as shown on the floor plan corresponds to the description in the latest Approved Building Plans of the Phase but such Private Flat Roof is for actual use as Roof. In this connection, such Private Flat Roof has been treated as part of the "Roof" specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance") of Unit B on 35/F of Tower 2B.
樓面平面圖上顯示為「私人平台」之描述，跟期數最新批准的建築圖則上所描述的一致，惟有關私人平台實質上的用途為天台。因此，有關私人平台已根據《一手住宅物業銷售條例》（第621章）（「該條例」）的附表2第1部份，計入為第2B座35樓B單位所指明的「天台」。

Metre 米 Scale 比例 0 1 5

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數的住宅物業的樓面平面圖

The thickness of the floor slabs (excluding plaster) and floor-to-floor height of each residential property of the Phase as provided in the approved building plans are:
按期數的經批准的建築圖則所規定，期數每個住宅單位的樓板(不包括灰泥)的厚度及層與層之間的高度為：

| Tower<br>大廈 | Floor<br>樓層 | Unit<br>單位 | The thickness of the floor slabs (excluding plaster) of the residential property (mm)<br>住宅物業的樓板(不包括灰泥)的厚度 (毫米) | The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (m)<br>住宅物業的層與層之間的高度<br>(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (米) |
|---|---|---|---|---|
| Tower 2B<br>第2B座 | Roof<br>天台 | B | Not Applicable<br>不適用 | Not Applicable<br>不適用 |

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2A 第2A座 | 2/F 二樓 | A | 52.039 (560)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 47.935 (516)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 41.837 (450)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 27.873 (300)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 28.650 (308)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 28.368 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 28.367 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 28.752 (309)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.904 (559)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2A 第2A座 | 3/F 三樓 | A | 52.039 (560)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 47.935 (516)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 41.837 (450)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 27.873 (300)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 28.650 (308)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 28.368 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 28.367 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 28.752 (309)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.904 (559)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2A 第2A座 | 5/F 五樓 | A | 52.039 (560)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 47.935 (516)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 41.837 (450)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 27.873 (300)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 28.650 (308)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 28.368 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 28.367 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 28.752 (309)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.904 (559)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2A 第2A座 | 6/F to 12/F, 15/F to 23/F, 25/F to 33/F 六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | A | 52.039 (560)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 47.935 (516)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 41.837 (450)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 27.873 (300)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 28.650 (308)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 28.368 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 28.367 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 28.752 (309)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.904 (559)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2A 第2A座 | 35/F 三十五樓 | A | 51.761 (557)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 52.451 (565)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | 39.334 (423) | -- | -- | -- |
| | | C | 41.837 (450)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 27.873 (300)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 28.650 (308)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 28.368 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 28.367 (305)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 28.752 (309)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.904 (559)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A.
* 第2A座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2B 第2B座 | 2/F 二樓 | A | 59.350 (639)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 42.693 (460)<br>Balcony 露台 : 2.047 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 43.285 (466)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.025 (549)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | 3/F 三樓 | A | 59.350 (639)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 42.693 (460)<br>Balcony 露台 : 2.047 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 43.285 (466)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.025 (549)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2B 第2B座 | 5/F 五樓 | A | 62.146 (669)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 53.774 (579)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 52.850 (569)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 46.308 (498)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 42.532 (458)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 43.354 (467)<br>Balcony 露台 : 2.047 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 43.285 (466)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.025 (549)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2B 第2B座 | 6/F to 12/F, 15/F to 23/F, 25/F to 33/F 六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | A | 62.146 (669)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 53.774 (579)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | C | 52.850 (569)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 46.308 (498)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 42.390 (456)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 42.002 (452)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 42.451 (457)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 43.285 (466)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.025 (549)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
# 期數中的住宅物業的面積

| Description of Residential Property 物業的描述 | | | Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米(平方呎) | Area of the Other Specified Items (not included in the Saleable Area) sq. m. (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) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block Name 大廈名稱 | Floor* 樓層* | Unit 單位 | | Air-conditioning Plant Room 空調機房 | Bay Window 窗台 | Cockloft 閣樓 | Flat Roof 平台 | Garden 花園 | Parking Space 停車位 | Roof 天台 | Stairhood 梯屋 | Terrace 前庭 | Yard 庭院 |
| Tower 2B 第2B座 | 35/F 三十五樓 | A | 62.146 (669)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | B | 54.988 (592)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | 32.517 (350) | -- | -- | -- |
| | | C | 52.799 (568)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | D | 46.308 (498)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | E | 42.390 (456)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | F | 42.002 (452)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | G | 42.451 (457)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | H | 43.285 (466)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | J | 51.025 (549)<br>Balcony 露台 : 2.000 (22)<br>Utility Platform 工作平台 : 1.500 (16) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

* 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2B.
* 第2B座不設四樓、十三樓、十四樓、二十四樓及三十四樓。

The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
每個住宅物業的實用面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一個露台、工作平台及陽台（如有）的樓面面積是按《一手住宅物業銷售條例》（第621章）第8條計算得出的。

The area of every other specified items (if any) to the extent that it forms part of the residential property is calculated in accordance with Part 2 of Schedule 2 of Residential Properties (First-hand Sales) Ordinance (Cap.621).
在構成住宅物業一部份範圍內的每一其他指明的每一項目的面積（如有）是按《一手住宅物業銷售條例》（第621章）附表2第2部計算得出的。

Note 備註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 13 FLOOR PLANS OF PARKING SPACES IN THE PHASE
# 期數中的停車位的樓面平面圖

Not Applicable

不適用

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

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

2. 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.

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

1. 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約－

   (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。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT
# 公契的摘要

**A. The common parts of the Phase**

According to the Deed of Mutual Covenant and Management Agreement of the Development (the "DMC"):-

1. "Common Areas and Facilities" means:-
   (a) the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and
   (b) such other areas and facilities of and in the Land (as defined in the DMC) and the Development (as defined in the DMC) as are now or may from time to time be designated as Common Areas and Facilities in accordance with the DMC or in any Sub-Deed (as defined in the DMC);

2. "Development Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole and shall include but not limited to external walls of the Development (excluding shopfronts of the Non-industrial Portion marked Violet Dotted Lines in plans nos. DMC-03 and DMC-04 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC (as defined in the DMC), external finishes of the Government Accommodation (as defined in the DMC), external walls of the Residential Accommodation and the non-structural prefabricated external wall) (as defined in the DMC), the Greenery Areas (excluding those parts of and within the Residential Common Areas and Facilities) (as defined in the DMC), Non-essential Plant Rooms (excluding those parts of and within the Residential Common Areas and Facilities, the Government Accommodation and the Commercial Accommodation (as defined in the DMC)) (as defined in the DMC), Maintenance and Repair Access (excluding those parts of and within the Residential Common Areas and Facilities) (as defined in the DMC), Maintenance and Repair Access exclusive to PROP. FB2 forming part of the Covered Footbridges (as defined in the DMC), Designated Temporary Parking Location of Power Operated Elevating Work Platform (as defined in the DMC), lift lobbies serving a fireman's lift (excluding those forming part of the Residential Common Areas and Facilities and the Government Accommodation), protected lobbies to a required staircase (excluding those forming part of the Residential Common Areas and Facilities, the Government Accommodation and the Commercial Accommodation), back fill, electric room, electric vehicle charger room, emergency vehicular access, extra low voltage room, fire service inlets, fire services installation control room, lift lobby, loading platform, lobby, main switch room, pipe duct, planters, refuse storage & material recovery chamber, smoke vents, street fire hydrant pump room, street fire hydrant water tank, sprinkler water pump rooms, sprinkler water tank, transformer rooms, water feature, water meter cabinets, owners' corporation office, management office, footpaths, driveways, covered landscape areas (excluding those parts of and within the Residential Common Areas and Facilities), fan room, refuse storage & material recovery room, metal platform for air-conditioner, master water meter room, automatic meter reading room, potable and flushing water upfeed pump room, fire services installation water pump room, fire services installation water tank, exhaust fan room, town gas chamber, potable and flushing water pump room, loading and unloading space for refuse collection which are for the purpose of identification shown coloured Yellow and Yellow Triangulated Black in the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, PROVIDED THAT where appropriate, if (i) 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 and/or (ii) any parts specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but shall exclude the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

3. "Residential Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for the common use and benefit of the Residential Accommodation as a whole and shall include but not limited to footpaths, covered landscape areas (excluding those parts of and within the Development Common Areas and Facilities), access and working spaces (also maintenance areas for pipe duct), lift shaft areas, Maintenance and Repair Access (excluding those parts of and within the Development Common Areas and Facilities) (as defined in the DMC), Non-essential Plant Rooms (excluding those parts of and within the Development Common Areas and Facilities, the Government Accommodation and the Commercial Accommodation) (as defined in the DMC), the Greenery Areas (excluding those parts of and within the Development Common Areas and Facilities) (as defined in the DMC), the Recreational Facilities (as defined in the DMC), the Residential Loading and Unloading Spaces (as defined in the DMC), the Visitor Car Parking Spaces (as defined in the DMC), the Visitor Accessible Car Parking Spaces (as defined in the DMC), counters, offices, stores for watchmen and caretakers, guard rooms and lavatories for watchmen & caretakers, accessible unisex toilet, air handling unit (AHU) room, Bicycle Parking Spaces (as defined in the DMC), lift lobbies serving a fireman's lift (excluding those forming part of the Development Common Areas and Facilities and the Government Accommodation), protected lobbies to a required staircase (excluding those forming part of the Development Common Areas and Facilities, the Government Accommodation and the Commercial Accommodation), canopy, roof, caretaker counters, common flat roof, back fill, electric rooms, exhaust fan rooms, extra low voltage rooms, fan room, female lavatory, fire services installation water pump rooms, fire services installation water tanks, fire service inlets, green roof, hatch door, lift lobby, lift machine room, main switch rooms, switch room, male lavatory, management offices, pipe duct, pipe well, planters, potable flushing and cleaning water pump room, potable flushing water pump room, potable flushing water upfeed pump room, smoke vents, sprinkler water pump rooms, sprinkler water tanks, store, store room, telecommunication and broadcasting equipment rooms, telecommunication and broadcasting equipment, Tower 1 Carpark lift lobby, Tower 2 Carpark lift lobby, guard house, Tower 3 Carpark lift lobby, Tower 5 Carpark lift lobby, Tower 1 lift lobby, Tower 2 lift lobby, Tower 3 lift lobby, Tower 5 lift lobby, water meter cabinets, watchmen's quarter, external walls of the Residential Accommodation (as defined in the DMC) (including the curtain wall system (other than the openable windows on the curtain wall system forming part of the Residential Units (as defined in the DMC))) and the non-structural prefabricated external wall (being non-load bearing external walls which for the purpose of identification only are the areas marked red lines on the DMC Plans (certified as to their accuracy by the Authorized Person)) which are for the purpose of identification shown coloured Green and Green Triangulated Black in the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, but shall exclude the Development Common Areas and Facilities and the Carpark Common Areas and Facilities;

4. "Carpark Common Areas and Facilities" means those areas and facilities of the Carpark intended for the common use of the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitor Car Parking Spaces including but not limited to circulation passages, driveways, ramps, entrances, exits, electric vehicle charger rooms, exhaust fan room, electric vehicle charger cabinet, electric room, which are for the purpose of identification shown coloured Pink in the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities.

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

| Tower | Floor | Unit | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|---|
| Tower 2A of Tower 2 | 2/F-3/F | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 5/F | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 6/F-12/F, 15/F-23/F, 25/F-33/F | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 35/F | A | 52 |
| | | B | 53 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |

(a) There is no designation of 4/F, 13/F, 14/F, 24/F and 34/F in Tower 2A of Tower 2.
(b) Residential Unit I is omitted on 2/F to 3/F of Tower 2A of Tower 2.
(c) Residential Unit I is omitted on 5/F of Tower 2A of Tower 2.
(d) Residential Unit I is omitted on 6/F to 33/F of Tower 2A of Tower 2.
(e) Residential Unit I is omitted on 35/F of Tower 2A of Tower 2.

| Tower | Floor | Unit | Number of Undivided Shares allocated to each Residential Unit |
|---|---|---|---|
| Tower 2B of Tower 2 | 2/F-3/F | A | 59 |
| | | G | 43 |
| | | H | 43 |
| | | J | 51 |
| | 5/F | A | 62 |
| | | B | 54 |
| | | C | 53 |
| | | D | 46 |
| | | E | 43 |
| | | G | 43 |
| | | H | 43 |
| | | J | 51 |
| | 6/F-12/F, 15/F-23/F, 25/F-33/F | A | 62 |
| | | B | 54 |
| | | C | 53 |
| | | D | 46 |
| | | E | 42 |
| | | F | 42 |
| | | G | 42 |
| | | H | 43 |
| | | J | 51 |
| | 35/F | A | 62 |
| | | B | 56 |
| | | C | 53 |
| | | D | 46 |
| | | E | 42 |
| | | F | 42 |
| | | G | 42 |
| | | H | 43 |
| | | J | 51 |

(a) There is no designation of 4/F, 13/F, 14/F, 24/F and 34/F in Tower 2B of Tower 2.
(b) Residential Unit B, Residential Unit C, Residential Unit D, Residential Unit E, Residential Unit F and Residential Unit I are omitted on 2/F to 3/F of Tower 2B of Tower 2.
(c) Residential Unit F and Residential Unit I are omitted on 5/F of Tower 2B of Tower 2.
(d) Residential Unit I is omitted on 6/F to 33/F of Tower 2B of Tower 2.
(e) Residential Unit I is omitted on 35/F of Tower 2B of Tower 2.

**C. The term of years for which the manager of the Phase is appointed**

The Manager will be appointed for an initial term of two (2) years from the date of the DMC and shall continue thereafter until termination in accordance with the provisions of the DMC.

**D. The basis on which the management expenses are shared among the owners of the residential properties in the Phase**

Each Owner of a Residential Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Phase in such manner, amount and proportion as provided in the DMC by reference to the Management Shares (as defined in the DMC) allocated to his Residential Unit and the principles provided in the DMC. The number of Management Shares allocated to a Residential Unit is the same as the number of Undivided Shares as set out in Part B above.

**E. The basis on which the management fees deposit is fixed**

The management fees deposit is equal to three (3) months' contribution towards the management expenses payable in respect of a Unit based on the first annual management budget.

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

Not Applicable.

**A. 本期數的公用部分**

根據有關發展項目的《公契及管理協議》(「公契」):

1. 「公用地方及設施」指:
   (a) 「發展項目公用地方及設施」、「住宅公用地方及設施」和「停車場公用地方及設施」;及
   (b) 該土地(如公契界定)及發展項目(如公契界定)內,現時或不時按公契或任何分公契(如公契界定)劃定為公用地方及設施的其他地方及設施;

2. 「發展項目公用地方及設施」指在該土地及發展項目內,擬供發展項目整體公用及共享的地方及設施,應包括但不限於發展項目的外牆(不包括於公契夾附(經認可人士核證準確)的圖則DMC-03及DMC-04上以紫色虛線顯示非工業範圍的店面)(如公契界定)、政府樓宇的外部飾面(如公契界定)、住宅樓宇的外牆及非結構性預製外牆)(如公契界定)、綠化區(不包括構成「住宅公用地方及設施」的部份)(如公契界定)、非主要機房(不包括構成「住宅公用地方及設施」、政府樓宇和商用樓宇(如公契界定)的部份)(如公契界定)、維修和修理通道(不包括構成「住宅公用地方及設施」的部份)(如公契界定)、構成有蓋行人天橋一部分的PROP. FB2的專屬維修和修理通道(如公契界定)、動力升降工作平台指定臨時停放地點(如公契界定)、消防升降機大堂(不包括構成「住宅公用地方及設施」和政府樓宇的部份)、規定的樓梯的防護門廊(不包括構成「住宅公用地方及設施」、政府樓宇和商用樓宇的部份)、回填物、電錶房、電動汽車充電房、緊急車輛通道、低電壓房、消防入水口、消防裝置控制室、升降機大堂、上貨平台、大堂、主電掣房、管道槽、花槽、垃圾及物料回收室、排煙口、街道消防龍頭泵房、街道消防龍頭水缸、花灑泵房、花灑栓水箱、電力變壓房、水池、水錶櫃、業主立案法團辦事處、管理員辦公室、行人道、車道、有蓋園景範圍(不包括構成住宅公用地方及設施的部份)、電扇房、垃圾及物料回收房、空調機的金屬平台、主水錶房、自動讀錶房、食水及鹹水上送泵房、消防裝置水泵房、消防裝置水缸房、排氣扇房、煤氣房、食水及鹹水泵房、垃圾回收的上落貨空間,均於公契夾附(經認可人士核證準確)的公契圖則上,以黃色及黃色間黑三角區顯示,以資識別,惟於適用情況下,如(i)發展項目任何部分符合《建築物管理條例》第2條中「公用部分」(a)段的釋義及/或(ii)《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」(b)段的釋義,此等部分將受制於前述的規定,並被視為屬於發展項目公用地方及設施的部分,但不包括住宅公用地方及設施和停車場公用地方及設施;

3. 「住宅公用地方及設施」指在該土地及發展項目內,擬供住宅樓宇整體公用及共享的地方及設施,應包括但不限於行人道、有蓋園景地方(不包括構成發展項目公用地方及設施的部份)、進出及裝卸空間(亦是管道槽的維修空間)、升降機井道空間、維修和修理通道(不包括構成發展項目公用地方及設施的部份)(如公契界定)、非主要機房(不包括構成發展項目公用地方及設施、政府樓宇和商用樓宇的部份)(如公契界定)、綠化區(不包括構成發展項目公用地方及設施的部份)(如公契界定)、康樂設施(如公契界定)、住宅客貨上落停車位(如公契界定)、訪客停車位(如公契界定)、訪客暢通易達停車位(如公契界定)、保安人員及管理員櫃枱、辦公室及儲物室、保安人員及管理員的警衛室及洗手間、暢通易達無性別洗手間、風櫃房、單車停車位(如公契界定)、消防升降機大堂(不包括構成發展項目公用地方及設施和政府樓宇的部份)、規定的樓梯的防護門廊(不包括構成住宅公用地方及設施、政府樓宇和商用樓宇的部份)、簷篷、天台、管理員櫃檯、公共平台、回填物、電錶房、抽氣扇房、低電壓房、電扇房、女洗手間、街道消防龍頭泵房、街道消防龍頭水缸、消防入水口、綠化天台、檢修門、升降機大堂、升降機機房、主電掣房、電掣房、男洗手間、管理員辦公室、管道槽、管井、花槽、食水鹹水及清潔水泵房、食水及鹹水泵房、食水及鹹水上送泵房、排煙口、消防裝置泵房、消防裝置栓水箱、儲物、儲物室、電訊及廣播設備室、電訊及廣播設備、第1座停車場升降機大堂、第2座停車場升降機大堂、警衛亭、第3座停車場升降機大堂、第5座停車場升降機大堂、第1座升降機大堂、第2座升降機大堂、第3座升降機大堂、第5座升降機大堂、水錶櫃、保安人員的宿舍、住宅樓宇(如公契界定)外牆(包括幕牆系統(構成住宅單位(如公契界定)一部分的幕牆系統上的可開啟窗戶除外))及非結構性預製外牆(為非承重外牆,現於公契夾附(經認可人士核證準確)的公契圖則上,以紅色線顯示以資識別),均於公契夾附(經認可人士核證準確)的公契圖則上,以綠色及綠色間黑三角區顯示,以資識別,但不包括發展項目公用地方及設施和停車場公用地方及設施;

4. 「停車場公用地方及設施」指在停車場內擬供住宅停車位、住宅電單車停車位及訪客停車位的公用地方及設施,包括但不限於流通通道、車道、減速坡道、入口、出口、電動汽車充電房、抽氣扇房、電動汽車充電櫃、電錶房,均於公契夾附(經「認可人士」核證準確)的圖則上,以粉紅色顯示,以資識別,但不包括發展項目公用地方及設施及住宅公用地方及設施。

**B. 分配予本期數中的每個住宅物業的不分割份數的數目**

| 大廈 | 樓層 | 單位 | 每個單位獲分配的不分割份數數目 |
|---|---|---|---|
| 第2座之第2A座 | 2樓至3樓 | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 5樓 | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 6樓至12樓、15樓至23樓、25樓至33樓 | A | 52 |
| | | B | 48 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |
| | 35樓 | A | 52 |
| | | B | 53 |
| | | C | 42 |
| | | D | 28 |
| | | E | 29 |
| | | F | 28 |
| | | G | 28 |
| | | H | 29 |
| | | J | 52 |

(a) 第2座之第2A座不設4樓、13樓、14樓、24樓及34樓。
(b) 第2座之第2A座2樓至3樓不設I單位。
(c) 第2座之第2A座5樓不設I單位。
(d) 第2座之第2A座6樓至33樓不設I單位。
(e) 第2座之第2A座35樓不設I單位。

| 大廈 | 樓層 | 單位 | 每個單位獲分配的不分割份數數目 |
|---|---|---|---|
| 第2座之第2B座 | 2樓至3樓 | A | 59 |
| | | G | 43 |
| | | H | 43 |
| | | J | 51 |
| | 5樓 | A | 62 |
| | | B | 54 |
| | | C | 53 |
| | | D | 46 |
| | | E | 43 |
| | | G | 43 |
| | | H | 43 |
| | | J | 51 |
| | 6樓至12樓、15樓至23樓、25樓至33樓 | A | 62 |
| | | B | 54 |
| | | C | 53 |
| | | D | 46 |
| | | E | 42 |
| | | F | 42 |
| | | G | 42 |
| | | H | 43 |
| | | J | 51 |
| | 35樓 | A | 62 |
| | | B | 56 |
| | | C | 53 |
| | | D | 46 |
| | | E | 42 |
| | | F | 42 |
| | | G | 42 |
| | | H | 43 |
| | | J | 51 |

(a) 第2座之第2B座不設4樓、13樓、14樓、24樓及34樓。
(b) 第2座之第2B座2樓至3樓不設B單位、C單位、D單位、E單位、F單位及I單位。
(c) 第2座之第2B座5樓不設F單位及I單位。
(d) 第2座之第2B座6樓至33樓不設I單位。
(e) 第2座之第2B座35樓不設I單位。

**C. 有關本期數管理人的委任年期**

管理人的首屆任期為公契生效日起計兩(2)年，其後續任至按照公契條文終止管理人的委任為止。

**D. 管理開支按甚麼基準，在本期數中住宅物業的擁有人之間分擔**

每名住宅單位業主，應按照公契訂明的方式、金額和比例，根據其住宅單位的管理份數（如公契界定）和公契列明的準則，分擔本期數的管理開支（根據由管理人編製的預算釐定）。分配予每個住宅單位的管理份數的數目，與上述B部列出住宅單位的不分割份數的數目相同。

**E. 計算管理費按金的基準**

管理費按金相等於每個單位根據首年管理預算分擔的三（3）個月管理開支。

**F. 擁有人在本期數中保留作自用的範圍（如有的話）**

不適用。

# 16 SUMMARY OF LAND GRANT
# 批地文件的摘要

The Phase is constructed on New Kowloon Inland Lot No.6554 ("the Lot").

The Lot was granted under an Agreement and Conditions of Sale dated 16 December 2019 and registered in the Land Registry as Conditions of Sale No.20353 ("the Land Grant") for a term of 50 years commencing from 16 December 2019.

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2025." #

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

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any buildings or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding office, godown, hotel and petrol filling station) purposes and for the purpose of the Government Accommodation referred to in Special Condition No.(15)(a) hereof.

(b) Other than the First Pedestrian Walkway (as defined in Special Condition No.(10)(b)(i) hereof), any building or buildings or any part or parts thereof erected or to be erected on the areas shown coloured pink on the plan annexed hereto (hereinafter referred to as "the Pink Areas") shall not be used for any purpose other than for private residential purposes and for the purpose of the Government Accommodation referred to in Special Condition No.(15)(a) hereof."

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

"The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot…."

General Condition No.(7) of the Land Grant stipulates that:-

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

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

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

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director….."

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

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

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

"The Purchaser acknowledges that as at the date of this Agreement, there are some structures and foundations existing within the lot and the areas shown coloured yellow and yellow hatched black on the plan annexed hereto (hereinafter respectively referred to as "the Yellow Area" and "the Yellow Hatched Black Area"). The Purchaser undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said structures and foundations (other than the existing underground district cooling system facilities including but not limited to shafts and culverts below the ground level of a portion of the Yellow Area and the Yellow Hatched Black Area shown edged red on the plan annexed hereto (hereinafter referred to as "the Underground DCS Facilities") from the lot, the Yellow Area and the Yellow Hatched Black Area. …"

Special Condition No.(2)(a)(i) of the Land Grant stipulates that:-

"The Purchaser shall on or before the 30th day of June, 2023 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedules marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" and "Technical Schedule for the Building Works" annexed hereto (hereinafter collectively referred to as "the Technical Schedules"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No.(4)(a) hereof). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall."*

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

"The Purchaser shall, upon completion of the works referred to in sub-clause (a)(i) of this Special Condition, while he is in possession of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director uphold, manage, repair and maintain the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with sub-clause (g)(iv) of this Special Condition."

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

"In the event of non-fulfilment of the Purchaser's obligations under Special Condition No.(1)(c) hereof and sub-clauses (a)(i) or (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser. "

Special Condition (2)(g)(iv) of the Land Grant stipulates that:-

"The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 30th day of June, 2023 or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction."*

Special Condition No.(2)(j), (k), (l), (m) and (n) of the Land Grant stipulate that:-

"(j) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) on the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and all health problems of any trees, shrubs or other plants within the Yellow Area and the Yellow Hatched Black Area including defects, disorders and such other factors or causes which may affect the health of such trees, shrubs or other plants (which health problems are hereinafter referred to as "Tree's Health Problems"):

(i) which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof; and

(ii) which shall occur or become apparent within a period of 12 calendar months after the date(s) of re-delivery of possession by the Purchaser of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof (hereinafter referred to as "the Defects Liability and Plant Establishment Period")

(k) Whenever required by the Director, the Purchaser shall at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repairs, imperfections, breakdown, faults or any other outstanding works on the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be

specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining hereto which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof.

(l) In the event that due to any Tree's Health Problems which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof, any trees, shrubs or other plants within the Yellow Area and the Yellow Hatched Black Area have not grown or developed within the Defects Liability and Plant Establishment Period to a state and condition to the satisfaction of the Director, the Purchaser shall, is so required by the Director, at the Purchaser's own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out replanting, landscaping works, tree maintenance measures or any other measures in all respects to the satisfaction of the Director.

(m) The Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period, cause an inspection to be carried out in respect of the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree's Health Problems which may be evident. The Director reserves the right to serve upon the Purchaser within 14 days after the expiry of the Defects Liability and Plant Establishment Period, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree's Health Problems which may be evident within the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and the Purchaser shall at his own expense cause all necessary works and measures to be carried out (including replanting, landscaping works, tree maintenance measures and any other measures specified in sub-clause (l) of this Special Condition) so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

(n) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (k), (l) and (m) of this Special Condition, then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director… shall on demand be paid by the Purchaser."

Special Condition No.(4)(c), (d) and (e) of the Land Grant stipulate that:-

"(c) Not less than 40% of the Yellow Area and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants….. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under this sub-clause (c) shall not form part of the Greenery Area referred to in Special Condition No.(9)(a)(v)(I) hereof.

(d) The Purchaser shall at his own expense landscape the Yellow Area and the Yellow Hatched Black Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director …

(e) Without prejudice to the generality of Special Condition No. (2)(d) hereof, the Purchaser shall at his own expense keep and maintain the landscaping works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (2)(g)(iv) hereof."

Special Condition No.(7) 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."

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

"The Purchaser shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director."

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.(7) above) of the Lot or any part thereof, Special Condition No.(9)(a) of the Land Grant stipulates that:-

"(v) (I) the Purchaser shall at his own expense submit to the Director of Planning for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as ''the Greenery Area")…:

(A) the Greenery Area shall not be less than 30% of the area of the lot;

(B) …not less than 66% of the 30% referred to in sub-clause (a)(v)(I)(A) of this Special Condition shall be visible to pedestrians or accessible by any person or persons entering the lot;

(C) without prejudice to sub-clause (a)(v)(I)(B) of this Special Condition, the Greenery Area or any part or parts thereof shall be provided within such portions of the areas shown coloured pink hatched black and pink hatched black stippled black on the plan annexed hereto…

. . .

(F) the Director of Planning at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants;

(v) (II) the Purchaser shall at his own expense implement and complete the building works for the Greenery Area… and shall thereafter maintain the same in all respects to the satisfaction of the Director of Planning. …"

(vi) any building or buildings erected or to be erected within or partly within the Pink Rippled Black Areas solely for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall comply with the following requirements:

(I) no part of such building or buildings … together with any addition or fitting (if any) … may in the aggregate exceed a height of 15 metres above the Hong Kong Principal Datum…

…

(II) the part or parts of such building or buildings … shall not exceed two storeys and shall be erected at or above the ground level …

(vii) where a building or buildings is or are erected or to be erected within or partly within the Pink Rippled Black Areas (other than the building or buildings referred to in sub-clause (a)(vi) of this Special Condition) and the part or parts of such building or buildings, which is or are within the Pink Rippled Black Areas, is or are partly used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes,

(I) no part of such part or parts of the building or buildings… together with any addition or fitting (if any) to such part or parts of the building or buildings may in the aggregate exceed a height of 15 metres above the Hong Kong Principal Datum…

(II) such part or parts of the building or buildings… shall not exceed two storeys and shall be located at or above the ground level…

(ix) any building or buildings erected or to be erected within or partly within the Pink Cross-hatched Black Areas solely for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes shall comply with the following requirements:

(I) no part of such building or buildings … together with any addition or fitting (if any) to such building or buildings which is within the Pink Cross-hatched Black Areas may in the aggregate exceed a height of 10 metres above the Hong Kong Principal Datum…

(II) the part or parts of such building or buildings … shall not exceed one storey and shall be erected at or above the ground level…

(x) where a building or buildings is or are erected or to be erected within or partly within the Pink Cross-hatched Black Areas (other than the building or buildings referred to in sub-clause (a)(ix) of this Special Condition) and the part or parts of such building or buildings, which is or are within the Pink Cross-hatched Black Areas, is or are partly used for non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes,

(I) no part of such part or parts of the building or buildings… together with any addition or fitting (if any) to such part or parts of the building or buildings may in the aggregate exceed a height of 10 metres above the Hong Kong Principal Datum…

(II) such part or parts of the building or buildings… shall not exceed one storey and shall be located at or above the ground level…

(xiii) at least one of the buildings erected or to be erected on the lot (other than the building or buildings referred to in sub-clauses (a)(vi) and (a)(ix) of this Special Condition) shall comply with the following requirements:

(I) no part of such building or buildings together with any addition or fitting (if any) to such building or buildings may in the aggregate exceed a height of 35 metres above the Hong Kong Principal Datum…

(II) such building or buildings excluding any floor or space below the ground level shall not be less than six storeys and shall not exceed eight storeys…"

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

"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide:

(i) (I) one single storey covered footbridge link …above the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or any part of any of them so as to link up the covered footbridge which shall be located at the approximate location shown and marked "PROP. FB 1" on the plan annexed hereto and the First Pedestrian Walkway (as defined in sub-clause (b)(i) of this Special Condition); and

(II) one single storey covered footbridge link …above the Pink Hatched Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Circled Black Areas or any part of any of them so as to link up the covered footbridge which shall be located at the approximate location shown and marked "PROP. FB 2" on the plan annexed hereto and the Third Pedestrian Walkway (as defined in sub-clause (b)(iii) of this Special Condition).

The footbridge links referred to in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition are hereinafter collectively referred to as "the Footbridge Links". The Footbridge Links shall be constructed with … including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve … No permanent column or other supporting structure shall be constructed on any Government land; and

(ii) within the Pink Hatched Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Circled Black Areas or in the building or buildings to be erected on the lot supports and connections to such specifications and at such points and at such levels as shall be required or approved by the Director for the Footbridge Links so that the construction of the Footbridge Links can be carried out thereon and that pedestrian access can be gained over the Footbridge Links to and from the Covered Footbridges (as defined in Special Condition No.(11)(a)(i) hereof) and the Pedestrian Walkways (as defined in sub-clause (b) of this Special Condition)." #

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

"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide:

(i) within the Pink Areas a pedestrian walkway… so as to link up the footbridge link referred to in sub-clause (a)(i)(I) of this Special Condition and the Second Pedestrian Walkway (as defined in sub-clause (b)(ii) of this Special Condition) in the shortest possible route (hereinafter referred to as "the First Pedestrian Walkway");

(ii) within the Pink Rippled Black Areas and the Pink Hatched Black Areas between the points A and B shown and marked on the plan annexed hereto a pedestrian walkway … so as to link up the First Pedestrian Walkway via the Lifts and Escalators (as defined in sub-clause (c) of this Special Condition), the ground level of the lot and the pedestrian street shown and marked "10m PEDESTRIAN STREET" on the plan annexed hereto along the boundary line between the points A and B shown and marked on the plan annexed hereto (hereinafter referred to as "the First Pedestrian Street") in the shortest possible route (hereinafter referred to as "the Second Pedestrian Walkway"); and

(iii) within the Pink Rippled Black Areas, the Pink Circled Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Hatched Black Areas between the points H and J shown and marked on the plan annexed hereto a pedestrian walkway … so as to link up the footbridge link referred to in sub-clause (a)(i)(II) of this Special Condition via the Lifts and Escalators (as defined in sub-clause (c) of this Special Condition), the ground level of the lot and the pedestrian street shown and marked "10m PEDESTRIAN STREET" on the plan annexed hereto along the boundary line between the points H and J shown and marked on the plan annexed hereto (hereinafter referred to as "the Second Pedestrian Street") in the shortest possible route (hereinafter referred to as "the Third Pedestrian Walkway").

The First Pedestrian Walkway, the Second Pedestrian Walkway and the Third Pedestrian Walkway are hereinafter collectively referred to as "the Pedestrian Walkways"."#

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

"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide lifts and escalators (in up and down directions) for each of the covered footbridges at the respective approximate locations shown and marked "PROP. FB 1" and "PROP. FB 2" on the plan annexed hereto in the locations shown and marked "LIFT AND ESCALATORS" on the plan annexed hereto (which locations are indicative only and may be varied subject to the prior written approval of the Director) within a building or buildings erected or to be erected on the Pink Rippled Black Areas, such building or buildings being a building or buildings referred to in Special Condition No. (9)(a)(vi) hereof or such part of the building or buildings referred to in Special Condition No. (9)(a)(vii) hereof, so as to link up the Footbridge Links, the Pedestrian Walkways, the First Pedestrian Street and the Second Pedestrian Street (hereinafter referred to as "the Lifts and Escalators")."#

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

"The Purchaser shall throughout the term hereby agreed to be granted keep the Pedestrian Walkways, the Footbridge Links and the Lifts and Escalators open for the use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption."

Special Condition No.(10)(e)(i) of the Land Grant Stipulates that:-

"In the event of any redevelopment of the lot or any part thereof whereby the Pedestrian Walkways, the Footbridge Links, the Lifts and Escalators or any part or parts thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new pedestrian walkways, new footbridge links and new lifts and escalators or a part or parts thereof …"#

Special Condition No.(11)(a)(i), (c), (e), (g), (h) and (i)(i) of the Land Grant stipulates that:-

"(a)(i) The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, construct and provide two single storey covered footbridges together with all supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridges) as shall be required or approved by the Director, each at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director in the approximate positions respectively shown and marked "PROP. FB 1" and "PROP. FB 2" on the plan annexed hereto (hereinafter collectively referred to as "the Covered Footbridges"), so as to link up the Footbridge Links and the elevated landscaped deck to be constructed by the Government above the Proposed Road D3 (as defined in sub-clause (a)(ii) of this Special Condition) (hereinafter referred to as "the Elevated Landscaped Deck"). The Covered Footbridges shall be constructed with …including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve …No permanent column or other supporting structure shall be constructed on any Government land.

. . .

(c) The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director (i) connect the Footbridge Links with the Covered Footbridges; and (ii) connect the Covered Footbridges with the Elevated Landscaped Deck. Such connection works shall include the removal of claddings and parapets at the receiving points provided by the Government at the Elevated Landscaped Deck, making good and reinstating to the satisfaction of the Director the said receiving points upon completion of the connection works. The connection details between the Covered Footbridges and the Elevated Landscaped Deck including but not limited to bearings and movement joint, the loading arrangement and support details of the Covered Footbridges onto the Elevated Landscaped Deck, joint or stitching or both and bearing arrangement of the Covered Footbridges (hereinafter collectively referred to as "the Footbridge Connection Details") shall be designed and constructed by the Purchaser at his own expense with the prior approval of the Director and in all respects to the satisfaction of the Director.

. . .

(e) In the event of non-fulfillment of the Purchaser's obligations under Special Conditions Nos.(10)(a), (10)(b), (10)(c) and (10)(e) hereof and sub-clauses (a), (c), (h) and (i) of this Special Condition, the Government may carry out the necessary construction or maintenance works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director …. For the purpose of carrying out the works aforesaid, the Government, its officers, contractors, agents, workmen and any persons authorized by the Government shall have free and uninterrupted right at all reasonable times with or without vehicles, plant, equipment, material and machinery to enter into the lot or any part thereof and any building or buildings erected or to be erected thereon. ….

. . .

(g) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Purchaser in relation to the construction, alteration, management, repair and maintenance of the Covered Footbridges, the Footbridge Connection Details, the Footbridge Links, the supports and connections for the Footbridge Links referred to in Special Condition No.(10)(a)(ii) hereof, the Pedestrian Walkways and the Lifts and Escalators.

(h) Throughout the term hereby agreed to be granted, the Purchaser shall at his own expense manage and maintain the Covered Footbridges and the Footbridge Connection Details in good and substantial repair and condition in all respects to the satisfaction of the Director.

(i) (i) In the event of any redevelopment of the lot or any part thereof whereby the Covered Footbridges or any part thereof are required to be removed or demolished, the Purchaser shall if required by the Director, within such time limit as shall be laid down by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, replace the same by the construction and completion of such new covered footbridges or a part or parts thereof …"#

# 16 SUMMARY OF LAND GRANT
# 批地文件的摘要

Special Condition No.(11)(f)(i), (ii) and (iii) of the Land Grant stipulate that :-

"(i) The Covered Footbridges shall not be used for any purpose other than for the passage of all members of the public on foot or by wheelchair.

(ii) The Purchaser shall not use or permit or suffer to be used any part of the Covered Footbridges either externally or internally for advertising or for the display of any signs, notices or posters whatsoever unless otherwise approved or required by the Director.

(iii) The Purchaser shall not do or permit or suffer to be done in the Covered Footbridges anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridges or to any owner or occupier of any adjacent or neighbouring lot or lots or premises."

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

"The Purchaser shall throughout the period during which the Covered Footbridges are in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges."

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

"Not less than 10% of the area of the Footbridge Links and the Covered Footbridges respectively, and not less than 10% of the area of the First Pedestrian Walkway as the Director may at his sole discretion require, shall be planted with trees, shrubs or other plants. …The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plant. For the avoidance of doubt, the landscaping works provided under this sub-clause (l) shall not form part of the Greenery Area."

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

"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of the Pink Circled Black Areas passages (hereinafter referred to as "the Public Passage Areas")…"#

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

"Subject to sub-clause (b) of this Special Condition and except with the prior written consent of the Director, no building, structure, support for any building or structure, or projection shall be erected or constructed at or above the ground level of the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area except the following:

(i) boundary walls or fences or both provided that if the boundary walls or fences or both shall abut on the First Pedestrian Street and the Second Pedestrian Street, such boundary walls or fences or both shall be erected or constructed in all respects to the satisfaction of the Director…;

(ii) landscaping features and associated facilities;

(iii) the Footbridge Links, supports and connections for the Footbridge Links referred to in Special Condition No. (10)(a)(ii) hereof; and

(iv) the awning and shading devices referred to in Special Conditions Nos. (9)(a)(viii)(VI) and (9)(a)(xi)(III) hereof respectively.

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

"Except with the prior written consent of the Director and save for the provision of the Public Passage Areas (as defined in sub-clause (b) of this Special Condition), the provision of the awning and shading devices referred to in Special Condition No. (9)(a)(viii)(VI) hereof, the Footbridge Links and the supports and connections for the Footbridge Links referred to in Special Condition No. (10)(a)(ii) hereof, no building, structure, support for any building or structure, or projection shall be erected or constructed at or above the ground level of the Pink Circled Black Areas."

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

"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide passages at the ground level of the whole of:

(i) that portion of the Pink Hatched Black Areas along the boundary line between the points A and B shown and marked on the plan annexed hereto;

(ii) that portion of the Pink Hatched Black Areas along the boundary line between the points P11 and J shown and marked on the plan annexed hereto; and

(iii) that portion of the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area bounded by the points P1, P11, H and P12 and shown edged green on the plan annexed hereto

(hereinafter collectively referred to as "the Additional Public Passage Areas")…."#

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

"The Purchaser shall throughout the term hereby agreed to be granted keep the Public Passage Areas and the Additional Public Passage Areas open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption, for the purpose of gaining direct access to and from the First Pedestrian Street, the Second Pedestrian Street, the Proposed Road D3 and the Yellow Hatched Black Area."

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

"The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule marked "Technical Schedule for the Government Accommodation" annexed hereto (hereinafter referred to as "the Technical Schedule for the Government Accommodation") and the plans approved under Special Condition No. (16)(a) hereof at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following accommodation:

(i) (I) one residential care home for the elderly (as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation) cum day care unit for the elderly…; and
(II) two spaces … for the exclusive use by the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Residential Care Home for the Elderly cum Day Care Unit for the Elderly")…;

(ii) (I) one centre for integrated home care services team…; and
(II) one space … for the exclusive use by the centre for integrated home care services team referred to in sub-clause (a)(ii)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the centre for integrated home services team referred to in subclause (a)(ii)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Centre for Integrated Home Care Services Team") … ;

(iii) Four small group homes co-located in the residential buildings erected or to be erected on the lot or any part thereof, …(hereinafter collectively referred to as "the Small Group Homes")…;

(iv) (I) one day care centre for the elderly …; and
(II) three spaces … for the exclusive use by the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Day Care Centre for the Elderly")…; and

(v) one neighbourhood elderly centre… (hereinafter referred to as "the Neighbourhood Elderly Centre")…;

(vi) (I) one integrated vocational rehabilitation services centre…; and
(II) one space…for the exclusive use by the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(l) of this Special Condition for the parking of goods vehicles in connection with the operation of the integrated vocational rehabilitation services centre referred to in subclause (a)(vi)(l) of this Special Condition

(hereinafter collectively referred to as "the Integrated Vocational Rehabilitation Services Centre")…;

(vii) one hostel for moderately mentally handicapped persons …(hereinafter referred to as "the Hostel for Moderately Mentally Handicapped Persons") …; and

(viii) one lay-by …for the exclusive use by the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(l) of this Special Condition, the centre for integrated home care services team referred to in sub-clause (a)(ii)(I) of this Special Condition, the small group homes referred to in sub-clause (a)(iii) of this Special Condition, the day care centre for the elderly referred to in sub-clause (a)(iv)(l) of this Special Condition, the neighbourhood elderly centre referred to in sub-clause (a)(v) of this Special Condition, the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(I) of this Special Condition and the hostel for moderately mentally handicapped persons referred to in sub-clause (a)(vii) of this Special Condition for loading and unloading of goods vehicles and for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly cum day care unit for the elderly referred to in subclause (a)(i)(I) of this Special Condition, the centre for integrated home care services team referred to in subclause (a)(ii)(I) of this Special Condition, the small group homes referred to in sub-clause (a)(iii) of this Special Condition,

the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition, the neighbourhood elderly centre referred to in sub-clause (a)(v) of this Special Condition, the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(I) of this Special Condition and the hostel for moderately mentally handicapped persons referred to in sub-clause (a)(vii) of this Special Condition and located at such location, in such form and to such standards as the Director of Social Welfare may require or approve …

(the Residential Care Home for the Elderly cum Day Care Unit for the Elderly, the Centre for Integrated Home Care Services Team, the Small Group Homes, the Day Care Centre for the Elderly, the Neighbourhood Elderly Centre, the Integrated Vocational Rehabilitation Services Centre, the Hostel for Moderately Mentally Handicapped Persons and the lay-by referred to in sub-clause (a)(viii) of this Special Condition together with any other areas, facilities, services and installations exclusive thereto …… are hereinafter collectively referred to as "the Government Accommodation")."#

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

The Government hereby reserves the right to alter or vary in its absolute discretion at any time to the use of the Government Accommodation or any part thereof.

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

"Without prejudice to the provisions of Special Condition No. (26) hereof the Purchaser shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (26)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor."

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

"(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the respective dates of delivery of possession by the Purchaser of the Government Accommodation or any part thereof; and

(ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the Purchaser of the Government Accommodation or any part thereof (hereinafter referred to as "Defects Liability Period").

(b) Whenever required by the Director or F.S.I. or both, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which shall occur or become apparent within any Defects Liability Period. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works in the Government Accommodation or any part thereof and the building services installations therefor which may exist at the respective dates of delivery of possession thereof by the Purchaser.

(c) The Director or F.S.I. or both will, shortly before the expiry of each and every Defects Liability Period, cause an inspection to be carried out in respect of the relevant part of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of each and every Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the relevant part of the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(d) If the purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director… together with a sum equivalent to 20 per centum of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser….

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

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (37)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the failure of the Purchaser to maintain the Items.

Special Condition No.(30)(a), (c)(ii) and (iii) of the Land Grant stipulate that:-

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

. . .

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

. . .

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

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons. For the purpose of this subclause (c)(iii), the Government Accommodation shall not be regarded as a residential block or blocks."

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

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

. . .

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed for the residential block or blocks on the lot; …"

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

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

. . .

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed for the blocks of residential units within the lot."

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

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

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; …"

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

The Purchaser shall not partition (whether by way of assignment or other disposal or by any other means) the lot or any part thereof.

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

Subject to sub-clause (b) of this Special Condition, the Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan

annexed hereto or at such other points as may be approved in writing by the Director.

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

"The spaces provided under sub-clauses (a)(i) of this Special Condition (as may be varied under Special Condition No. (42) hereof) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

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

"The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No.(42) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the purposes stipulated in the said sub-clause 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."

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

"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 or occupiers 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."

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

"The spaces provided under sub-clause (d)(i)(II) of this Special Condition (as may be varied under Special Condition No. (42) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the purpose stipulated in sub-clause (b)(i) of this Special Condition 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."

Special Condition No.(40)(e) 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 residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 30 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates or numbers as may be approved by the Director. For the purpose of this sub-clause (e), a detached, semidetached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. …. The spaces to be provided under this sub-clause (e) (as may be varied under Special Condition No.(42) hereof) shall not be used for any purpose other than for the purpose set out in this sub-clause (e)."

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

"The Purchaser shall:

(i) on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations made thereunder and any amending legislation:

(I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with sub-clauses (a)(i), (b) and (d) of this Special Condition (as may be respectively varied under Special Condition No.(42) hereof) and sub-clauses (a)(iii) and (c) of this Special Condition; and

(II) provide and install electric vehicle medium chargers including the final circuits referred to in sub-clause (g)(i)(I) of this Special Condition in not less than 30% of the parking spaces provided in accordance with sub-clauses (a)(i) and (b) of this Special Condition (as may be respectively varied under Special Condition No.(42) hereof) and subclauses (a)(iii) and (c) of this Special Condition with at least one electric vehicle medium charger for each of such parking spaces; and

(ii) throughout the term hereby agreed to be granted, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities for electric vehicles and electric vehicle medium chargers provided and installed under sub-clauses (g)(i)(I) and (g)(i)(II) of this Special Condition in good repair and operational condition."#

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

"Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof) … shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings (excluding the Government Accommodation) erected or to be erected on the lot for private residential and non-industrial (excluding private residential, office, godown, hotel and petrol filling station) purposes as respectively stipulated in sub-clauses (a)(i) and (a)(ii) of this Special Condition."

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

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

(i) assigned except:

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

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

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

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

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

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

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

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

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

. . .

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence.

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

the Government the cost thereof, together with any administrative and professional fees and charges."

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

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

Special Condition No.(51) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto roadculverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

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

"In addition to the Purchaser's obligation under Special Condition No.(2)(h)(ii) hereof, the Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (including the Underground DCS Facilities) being or running upon, over, under or adjacent to the lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Yellow Area, the Yellow Hatched Black Area or any part of any of them or any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

Special Condition No.(53) of the Land Grant stipulates that:-

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest streamcourse, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director …and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

Special Condition No.(59)(a), (d), (e), (h), (i) and (l) of the Land Grant stipulates that:-

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

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

. . .

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

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

. . .

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

(i) in the event of non-fulfilment of the Purchaser's obligations under this Special Condition, the Government may carry out the necessary works and the Purchaser shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director…;

. . .

(l) the Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the Purchaser's obligations under this Special Condition or the carrying out of the works under sub-clause (i) of this Special Condition."

Special Condition No.(56) of the Land Grant stipulates that:-

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

Notes:

The expression "Purchaser" under the Land Grant, means the Vendor in the sales brochure and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation, its successors and assigns.

* The dates in Special Condition Nos. (2)(a)(i) and (2)(g)(iv) have been extended to 30 June 2024 pursuant to approval letters by the District Lands Office, Kowloon East of the Lands Department dated 25 September 2020 and 20 May 2024.

# The dates in Special Condition Nos. (5), (10)(a), (10)(b), (10)(c), (11)(c), (13)(b), (14)(b), (15)(a) and (40)(g)(i) have been extended to 30 June 2026 pursuant to approval letters by the District Lands Office, Kowloon East of the Lands Department dated 25 September 2020 and 20 May 2024.

# 16 SUMMARY OF LAND GRANT
# 批地文件的摘要

該期數建於新九龍內地段第6554號（「該地段」）。

該地段根據日期為2019年12月16日並於土地註冊處註冊的《賣地條件第20353號》（「批地文件」）批出，批租年期為2019年12月16日起50年。

批地文件特別條款第(5)條訂明：-

「買方應全面遵照此等批地條款和香港現時或無論任何時候生效的所有建築、衛生及規劃相關條例、附例和規例在該地段興建一座或多座建築物。上述建築物應在2025年6月30日或之前建成並適合佔用。」#

批地文件特別條款第(6)條訂明：-

(a) 「在本特別條款分條(b)款的規限下，該地段或其任何部分或該處任何已建或擬建建築物，除作非工業用途（不包括寫字樓、貨倉、酒店及加油站）和本文件特別條款第(15)(a)條所指政府樓宇外，不可作任何其他用途。

(b) 除第一行人通道（如本文件特別條款第10(b)(i)條界定）外，在本文件夾附的圖則上以粉紅色標示範圍的任何建築物或其任何已建或擬建的部份（下稱「粉紅色範圍」），除作私人住宅用途和本文件特別條款第15(a)條所指政府樓宇外，不可作任何其他用途。」

批地文件一般條款第(5)(c)條訂明：-

「倘因任何違反此等條件，或對該地段、或毗鄰或毗連地造成損害、或泥土及地下水污染，直接或間接導致或引起對政府的任何責任、索償、損失、損害、開支、費用、收費、訴求、訴訟和其他法律程序，買方須向政府作出彌償及使其獲得彌償…。」

批地文件一般條款第(7)條訂明：-

「(a) 買方須在整個批租期內，遵照此等條款進行建造或重建工程（本詞指本一般條款分條(b)款所預期進行的重建工程）：

(i) 依照經核准的設計及規劃和任何核准建築圖則（不得作任何更改或修改），維修所有建築物；

(ii) 維修現已或此後按照此等條款或日後任何經修訂的合約條文建造的所有建築物，使其修繕妥當及狀況良好，並在批租期屆滿或提前終止時，以同等的修繕狀況交還此等建築物。

(b) 如在批租期任何時期內拆卸該地段或其任何部分的任何現有建築物，買方須另建良好穩固的一座或多座同類型建築物，而總樓面面積不少於現有建築物，或經署長批准的類型和價值的一座或多座建築物作替代…。」

批地文件一般條款第(9)條訂明：

「本文件條款訂明需要平整的任何私家街、道及巷，…須在被要求下無償歸屬政府。若該等街、道及巷歸屬政府，路面、路緣、排水（污水及雨水渠）、引水及街道照明工程，由政府執行，但由買方支付費用，其後的維修，則從公共開支支付。若該等私家街、道及巷屬於批授的範圍，買方須在使署長全面滿意下，自費在該等地方提供照明、路面、路緣、排水、引水及進行維修工程。署長可基於公眾利益按需要在該處執行或達致執行安裝及維修路燈工程，買方須承擔路燈安裝工程的資本開支，並允許工人和車輛自由進出該範圍，以便安裝及維修路燈。」

批地文件特別條款第(1)(c)條訂明：-

「買方確認於本協議訂立日，該地段內並在夾附的圖則以黃色及黃色間黑斜線標示的範圍（下分別稱為「黃色範圍」及「黃色間黑斜線範圍」），存有某些建築物及構築物。買方將以使署長全面滿意的方式，自費拆卸和清拆該等建築物及構築物（於夾附圖則上黃色範圍及黃色間黑斜線範圍加上紅邊的部份所示），現存的地下區域冷凍系統設備包括但不限於在地面層以下的豎井和暗渠除外（下稱「地下區域冷凍系統」）。…」

批地文件特別條款第(2)(a)(i)條訂明：-

「買方須於2023年6月30日或之前或署長批准的其他日期，自費以使署長全面滿意的方式，於黃色範圍及黃色間黑斜線範圍內以良好工藝採用署長批准的物料，按署長所設定的標準、水平、定線和設計，依照本文件夾附標示為「黃色範圍及黃色間黑斜線範圍工程規格附表」及「建築工程工程規格附表」（下統稱「工程規格附表」、已遵從本特別條款分條(b)款規定批准的圖則，及已批准的園景設計總圖（如本文件特別條款第(4)(a)條界定），鋪設、平整、興建、建造、提供和園景美化一條海濱長廊。買方須於黃色間黑斜線範圍內提供一條闊4.5米的公眾行人路作行人專用區。為免生疑問，黃色範圍不包括任何海堤。」*

批地文件特別條款第(2)(d)條訂明：-

「買方須自本特別條款分條(a)(i)款所指工程竣工起，在其管有黃色範圍及黃色間斜黑線範圍或其任何一個或多個部分期間，以使署長全面滿意的方式，自費保持、管理、維修及保養黃色範圍及黃色間黑斜線範圍，或其一個或多個部分，及構成其一部份或依附任何該等範圍的一切物件，使其修繕妥當及狀況良好，直至黃色範圍及黃色間黑斜線範圍的管有權按照本特別條款分條(g)(iv)款交回政府為止。」

批地文件特別條款第(2)(e)條訂明：-

「若買方未有履行本文件特別條款第(1)(c)條及本特別條款分條(a)(i)或(d)款的責任，政府可進行所需工程，唯費用由買方支付，就此買方須於獲通知時，向政府繳付一筆數額等於上述工程費用的款項，該數額由署長釐定，其決定為最終決定，並對買方具約束力。」

批地文件特別條款第(2)(g)(iv)條訂明：-

「黃色範圍及黃色間黑斜線範圍或其任何一個或多個部分，須按署長以其完全酌情權指明或要求，於買方獲通知時，於2023年6月30日或之前，或署長批准的其他日期，交回政府。無論如何，署長批示本文件條款已使其滿意地遵行的信函的日期，須被視為將該等範圍交回政府的日期。」*

批地文件特別條款第(2)(j)、(k)、(l)、(m)及(n)條訂明：-

「(j) 買方須就由於以下情況引致或招致的任何性質之責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，向政府作出彌償及使其獲得彌償。該等情況包括黃色範圍及黃色間黑斜線範圍，及構成其一部份或依附任何該等範圍的一切物件，有任何不良缺點、失修、不妥善、故障、失靈或任何其他未完成工程（不論關乎工藝、質料、設計或其他原因），與及在黃色範圍及黃色間黑斜線範圍內樹木、灌木叢或其他植物的健康問題，包括因不良缺點、失調、其他因素或原因影響該等樹木、灌木叢或其他植物的健康（該等健康問題下稱「樹木健康問題」），而於：

(i) 買方將黃色範圍及黃色間黑斜線範圍，或其任何一個或多個部分，交回政府當日已存在；及

(ii) 買方將黃色範圍及黃色間黑斜線範圍，或其任何一個或多個部分，交還政府當日後12個公曆月內的期間（下稱「保修及植根期」）出現或呈現。

(k) 無論署長何時要求，買方須自費按照署長指定的期限、標準和方式，執行所有必要的維修、修理、更改、重建、補救及任何其他工程，以修葺及糾正黃色範圍及黃色間黑斜線範圍，及構成其一部份或依附任何該等範圍的一切物件，於保修及植根期內出現或呈現的不良缺點、失修、不妥善、失靈、故障或任何其他未完成工程。買方除要遵從前文的規定外，並須自費按照署長指定的期限、標準及方式修復和糾正在買方向政府交還黃色範圍及黃色間黑斜線範圍，及構成其一部份或依附任何該等範圍的一切物件當日已存在的任何不良缺點、失修、不妥善、失靈、故障或任何其他未完成工程。

(l) 如因在將黃色範圍及黃色間黑斜線範圍，或其任何一個或多個部分，交還政府當日現存的樹木健康問題，導致黃色範圍及黃色間黑斜線範圍內任何樹木、灌木叢或其他植物未能在保修及植根期內，生長或發展至使署長滿意的狀態和情況，若署長有所要求，買方須以使署長全面滿意的方式，自費按照署長指定的期限、標準及方式，進行補種、園景工程、樹木保育措施或任何其他措施。

(m) 署長於保修及植根期即將屆滿時，將派員檢查黃色範圍及黃色間黑斜線範圍，及構成其一部份或依附任何該等範圍的一切物件，以查看是否發現任何不良缺點、失修、不妥善、失靈、故障或任何其他未完成工程，及任何樹木健康問題。署長保留權利於保修植根期完結後十四天內，向買方發出保修列表，列明黃色範圍及黃色間黑斜線範圍，及構成其一部份或依附任何該等範圍的一切物件的任何不良缺點、失修、不妥善、失靈、故障或任何其他未完成工程及任何樹木健康問題。買方須自費依照署長指定的期限、標準和方式執行所有必要工程和措施（包括補種、園景工程、樹木保育措施，及任何本特別條款分條(l)款列明的任何其他措施），以作修葺和糾正。

(n) 如買方不執行本特別條款分條(k)、(l)及(m)款列明的任何工程，政府可自行執行該等工程，買方須在接獲通知時，向政府支付政府由此招致而經署長核實…的所有費用及收費。」

批地文件特別條款第(4)(c)、(d)及(e)條訂明：-

「(c) 須在不少於百分之四十(40%)的黃色範圍及黃色間黑斜線範圍內栽種樹木、灌木叢或其他植物。… 署長有完全酌情權，接受買方建議的其他非栽種的設施，以代替種植樹木、灌木叢或其他植物。為免生疑問，據本分條(c)款提供的園景工程，將不會構成本文件特別條款第(9)(a)(v)(l)條提及的綠化區的部份。

(d) 買方須以使署長全面滿意的方式…，按照已批准的園景設計總圖，自費美化黃色範圍及黃色間黑斜線範圍。

(e) 在不影響本文件特別條款第(2)(d)條的情況下，買方須以使署長全面滿意的方式，在其後自費保持及保養園景工程，使其處於安全、乾淨、整潔、齊整及健康狀態，直至黃色範圍及黃色間黑斜線範圍的管有權，根據本文件特別條款第(2)(g)(iv)條交回政府為止。」

批地文件特別條款第(7)條訂明：-

「如非事前獲署長書面同意，而署長在給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木。」

批地文件特別條款第(8)條訂明：-

「買方須以使署長全面滿意的方式，自費在該地段內沒有興建的任何部份和平台（如有），進行園景工程和種植樹木和灌木叢，並其後保養及維修園景工程、樹木和灌木叢，以維持其安全、乾淨、整潔、齊整及健康。」

批地文件特別條款第(9)(a)條訂明，受此等批地條款規限，於進行建造或重建工程（本詞指本文件一般條款第(7)條所預期進行的重建工程）時：-

「 (v) (I)買方應自費向規劃署署長提交圖則以取得其書面批准，述明在該地段、或該地段上興建或擬建的建築物的部分，提供及維護綠化的位置（包括但不限於提供帶土基的活植物）（下稱「綠化區」）…

(A) 該地段應有不少於百分之三十(30%)面積為綠化區；

(B) …本特別條款第(a)(v)(I)(A)分條所指的百分之三十(30%)面積中，應有不少於百分之六十六(66%)，須在行人視線之內，或可供進入該地段的任何人士或人等享用；

(C) 在不妨礙本特別條款第(a)(v)(I)(B)分條下，綠化區或其任何部分須設在本文件夾附的圖則以粉紅色間黑斜線及粉紅色間黑斜線綴黑網點的部分範圍內…

. . .

(F) 規劃署署長可全權酌情接受買方建議的其他非種植設施，以代替種植樹木、灌木叢或其他植物；

(v) (II)買方須以使規劃署署長全面滿意的方式，自費進行和完成綠化區工程…，並其後的保養及維修。...」

…

(vi) 在粉紅色間黑波紋範圍內興建或擬建，只作非工業（不包括私人住宅、寫字樓、貨倉、酒店及加油站）用途的建築物或其部分，須符合以下條件：

(I) 該建築物或該等建築的部分…，連同任何附加或配件（如有）…，總高度不能超過香港主水平基準以上十五(15)米…

…

(II) 該建築物或該等建築的部分…，須不超過兩層，及須興建或擬建在地面層或以上…

(vii)在粉紅色間黑波紋範圍內興建或擬建，部分作非工業（不包括私人住宅、寫字樓、貨倉、酒店及加油站）用途的建築物（不包括本特別條款分條(a)(vi)款所指的建築物）或其部分，須符合以下條件：

(I) 該建築物或該等建築的部分…，連同任何附加或配件（如有），總高度不能超過香港主水平基準以上十五(15)米…

(II) 該建築物或該等建築的部分…，須不超過兩層，及須興建或擬建在地面層或以上…

(ix) 在粉紅色間黑色交叉線範圍內興建或擬建，只作非工業（不包括私人住宅、寫字樓、貨倉、酒店及加油站）用途的建築物或其部分，須符合以下條件：

(I) 在粉紅色間黑色交叉線範圍內的建築物或該等建築的部分…，連同任何附加或配件（如有），總高度不能超過香港主水平基準以上十(10)米…

(II) 該建築物或該等建築的部分…，須不超過一層，及須興建或擬建在地面層或以上…

(x) 在粉紅色間黑色交叉線範圍內興建或擬建，部分作非工業（不包括私人住宅、寫字樓、貨倉、酒店及加油站）用途的建築物（不包括本特別條款分條(a)(ix)款所指的建築物）或在粉紅色間黑色交叉線範圍內的其部分，須符合以下條件：

(I) 該建築物或該等建築的部分…，連同任何附加或配件（如有），總高度不能超過香港主水平基準以上十(10)米…

(II) 該建築物或該等建築的部分…，須不超過一層，及須興建或擬建在地面層或以上…

(xiii)在該地段上興建或擬建的建築物（本特別條款分條(a)(vi)及(a)(ix)款所指建築物或該等建築除外）中，最少有一座建築物須符合以下條件：

(I) 該建築物或該等建築的部分，連同任何附加或配件（如有），總高度不能超過香港主水平基準以上三十五(35)米…

(II) 該建築物或該等建築，不包括地面層以下樓層或空間，須不少於六層，但不超過八層…」

批地文件特別條款第(10)(a)條訂明：-

「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費興建和提供：

(i) (I)一條在粉紅色間黑斜線範圍及粉紅色間黑斜線綴黑網點範圍，或其任何部分上…的單層有蓋行人天橋連接通道，以連接在接近本文件夾附的圖則顯示及註明為「PROP. FB 1」位置的有蓋行人天橋及第一行人通道（如本特別條款分條(b)(i)款界定）；及

(II)一條在粉紅色間黑斜線範圍、粉紅色間黑斜線綴黑網點範圍及粉紅色黑圓圈範圍，或其任何部分上…的單層有蓋行人天橋連接通道，以連接在接近本文件夾附的圖則顯示及註明為「PROP. FB 2」位置的有蓋行人天橋及第三行人通道（如本特別條款分條(b)(iii)款界定）。

本特別條款分條(a)(i)(I)及(a)(i)(II)款所指的行人天橋連接通道，下統稱「行人天橋連接通道」。行人天橋連接通道須…包括但不限於配備及建造承托件、斜路、其他相關樓梯及梯台、自動梯、升降機、內部及外部配件和固定裝置及署長全權酌情規定或批准的照明裝置。…任何政府土地上不可建造永久性支柱或其他承托構築物；及

(ii) 在粉紅色間黑斜線範圍、粉紅色間黑斜線綴黑網點範圍及粉紅色黑圓圈範圍，或在該地段任何已建或擬建的一座或多座建築物內，…行人天橋連接通道的承托件及連接段... 使行人天橋連接通道得以在上施工，及提供讓行人來回行人天橋連接通道的有蓋行人天橋（如特別條款第(11)(a)(i)條界定）和行人通道（如本特別條款分條(b)款界定）的通道。」#

批地文件特別條款第(10)(b)條訂明：-

「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費興建和提供：

(i) 一條在粉紅色範圍內的行人通道…，以可能範圍內的最短路線，連接本特別條款分條(a)(i)(I)款所指的行人天橋連接通道及第二行人通道（如本特別條款分條(b)(ii)款界定）（下稱「第一行人通道」）。

(ii) 一條在本文件夾附的圖則顯示及註明，在粉紅色間黑波紋範圍及粉紅色間黑斜線範圍內A點及B點之間的行人通道，…以可能範圍內的最短路線，途經升降機及自動梯（如本特別條款分條(c)款界定），連接第一行人通道、本地段地面層，及一條沿本文件夾附的圖則顯示及註明為A點及B點之間的邊界線，在本文件夾附的圖則顯示及註明為「10m PEDESTRIAN STREET」的步行街（此步行街下稱「第一步行街」）（這行人通道下稱「第二行人通道」）。

(iii) 一條在本文件夾附的圖則顯示及註明，在粉紅色間黑波紋範圍、粉紅色黑圓圈範圍、粉紅色間黑斜線綴黑網點，和粉紅色間黑斜線範圍內H點及J點之間的行人通道，…以可能範圍內的最短路線，途經升降機及自動梯（如本特別條款分條(c)款界定），連接本特別條款分條(a)(i)(II)款所指行人天橋連接道、本地段地面層，及一條沿本文件夾附的圖則顯示及註明為H點及J點之間的邊界線，在本文件夾附的圖則顯示及註明為「10m PEDESTRIAN STREET」的步行街（此步行街下稱「第二步行街」）（這行人通道下稱「第三行人通道」）。

第一行人通道、第二行人通道和第三行人通道，下統稱為「行人通道」。」#

批地文件特別條款第(10)(c)條訂明：-

「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費為本文件夾附的圖則顯示及註明為「PROP. FB 1」及「PROP. FB 2」的相約位置的每條有蓋行人天橋，並在本文件夾附的圖則顯示及註明為「LIFT AND ESCALATORS」的位置（該等位置僅供參考，及可經署長事先書面批准更改），在粉紅色間黑波紋範圍一座或多座建築物內，而該等建築物為本文件特別條款第(9)(a)(vi)條所指一座或多座建築物，或本文件特別條款第(9)(a)(vii)條所指一座或多座建築物的部份，設置（上下行）升降機及自動梯，以連接行人天橋連接通道、行人通道、第一行人街和第二行人街（下稱「升降機及自動梯」）。」#

批地文件特別條款第(10)(d)條訂明：-

「買方須於本文件協定批授的整個年期內，每日24小時保持行人通道、行人天橋連接通道及升降機及自動梯開放，供所有公眾免費及暢通無阻地步行或乘坐輪椅通行。」

# 16 SUMMARY OF LAND GRANT 批地文件的摘要

批地文件特別條款第(10)(e)(i)條訂明：-

「如因該地段或任何部分重建，需移除或拆卸行人通道、行人天橋連接通道及升降機及自動梯或其部分，若署長要求，買方須在署長指定時限，以使署長全面滿意的方式，自費另建和完成新的行人通道、行人天橋連接通道及升降機及自動梯或其部分…。」#

批地文件特別條款第(11)(a)(i)、(c)、(e)、(g)、(h)及(i)(i)條訂明：-

「 (a)(i)買方須在2025年6月30日或之前，或署長批准的其他日期，以使署長全面滿意的方式，自費在本文件夾附的圖則顯示及註明為「PROP. FB 1」及「PROP. FB 2」的相約位置，…建造兩(2)條單層有蓋行人天橋，連同所有承托件及連接段（包括署長全權酌情視為日後擴建上述有蓋行人天橋所需的承托件及連接段）（下統稱「有蓋行人天橋」），每條均處於香港主水平基準以上十三(13)米或署長批准或要求的其他水平，以連接行人天橋連接通道及由政府於擬建道路D3之上興建的高架觀景台（以本特別條款分條(a)(ii)款界定）（下稱「高架觀景台」）。有蓋行人天橋…包括但不限於配備及建造承托件、斜路、其他相關樓梯及梯台、自動梯、升降機、內部及外部配件和固定裝置，及署長全權酌情批准或規定的照明裝置。…任何政府土地上不可建造永久性支柱或其他承托構築物。

. . .

(c) 買方須在2025年6月30日或之前，或署長批准的其他日期，以使署長全面滿意的方式，自費(i)連接行人天橋連接通道和有蓋行人天橋；及(ii)連接有蓋行人天橋和高架觀景台。該等連接工程須包括移除政府於高架觀景台提供的接合點的包層和欄杆，並於工程完成時，以使署長滿意的方式，修好及還原有關接合點。買方須事先獲得署長批准，並以使署長全面滿意的方式，自費設計和建造有蓋行人天橋和高架觀景台之間的連接細項，包括但不限於有蓋行人天橋到高架觀景台上的軸承和活動縫、載重配置和承托細節，與及有蓋行人大橋的縫隙或拼接或兩者，及軸承佈置（下統稱「行人天橋連接細項」）。

. . .

(e) 如買方不履行本文件特別條款第(10)(a)、10(b)、10(c)及10(e)條，及本特別條款分條(a)、(c)、(h)及(i)款所訂的買方責任，政府可執行必要的建造或維修，費用由買方承擔…。買方須在接獲通知時，向政府支付相等工程費用的款項，金額由署長釐定，…為了進行上述工程，政府、其人員、承建商、代理、工人及政府授權的任何人士，在合理時間，不論駕車與否、有否攜帶工具、設備、物料及機器，有權自由無阻地通行、進出及往返該地段或其任何部分，及該地段任何已建或擬建一座或多座建築物或其任何部分。

. . .

(g) 倘買方因應建造、更改、管理、維修及保養有蓋行人天橋、行人天橋連接細項、行人天橋連接通道、本文件特別條件第(10)(a)(ii)指明行人天橋連接通道的承托件及連接段、行人通道及升降機及自動梯，而作出或遺漏作出任何事項，以致引起或導致任何性質的責任、索償、損失、損害賠償、開支、收費、費用、訴求、訴訟和法律程序，買方須向政府作出彌償及使其獲得彌償。

(h) 於本文件協定批授的整個年期內，買方須自費管理和及維修有蓋行人天橋及行人天橋連接細項，以使署長全面滿意的方式，使其修繕妥當及狀況良好。

(i) (i)如因該地段或任何部分重建，需移除或拆卸有蓋行人天橋或其部分，若署長要求，買方須在署長指定時限，以使署長全面滿意的方式，自費另建和完成新的有蓋行人天橋或其部分以代替需移除或拆卸的有蓋行人天橋或其部分…。」#

批地文件特別條款第(11)(f)(i)、(ii)及(iii)條訂明：-

「 (i) 有蓋行人天橋除供所有公眾人士步行或乘坐輪椅通行，不得作任何其他用途。

(ii) 除非署長批准或指定，否則買方不可使用，或允許或容忍他人，使用有蓋行人天橋任何內部或外部，作廣告用途或展示任何招牌、告示或海報。

(iii) 買方不可作出，或允許或容忍他人在有蓋行人天橋作出任何行為，以致或可能對途經有蓋行人天橋下方的任何人士或車輛，或任何相鄰或毗鄰地段或處所的業主或佔用人，構成滋擾、騷擾、不便或損害。」

批地文件特別條款第(11)(f)(iv)條訂明：-

「買方須於有蓋行人天橋存續期間，每日24小時保持有蓋行人天橋免費開放，供公眾步行或乘坐輪椅，經過、往返、通行、越過及上落，作所有合法用途。」

批地文件特別條款第(11)(l)條訂明：-

「不少於行人天橋連接通道及有蓋行人天橋各10%面積中，及署長全權酌情不少於第一行人通道10%面積，須種植樹木、灌木叢或其他植物。…署長可全權酌情接納買方建議取代種植樹木、灌木叢或其他植物的非種植綠化設施。為免生疑問，按本分條(l)款提供的園景工程並不構成綠化區的部份。」

批地文件特別條款第(13)(b)條訂明：-

「買方須於2025年6月30日或之前，或署長批准的其他日期，自費及以使署長全面滿意的方式，鋪設、平整、興建、及提供整個粉紅色黑圓圈範圍的地面層。（下稱「公共通道範圍」）…」#

批地文件特別條款第(14)(a)條訂明：-

「受限於本特別條款分條(b)款及除非得署長事先書面同意，不得在粉紅色間黑斜線範圍及粉紅色間黑斜線綴黑網點範圍的地面層或以上搭建或興建任何建築物、構築物、任何建築物或構築物的支撐物或伸出物，以下除外：

(i) 邊界牆、圍牆或兩者兼有，但如邊界牆、圍牆或兩者均緊靠第一行人通道及第二行人通道，該邊界牆、圍牆或兩者須在使署長全面滿意下搭建或興建…；

(ii) 園景工程特色及相關設施；

(iii) 行人天橋連接通道、本文件特別條款第(10)(a)(ii)條所指行人天橋連接通道的支承件及連接段；及

(iv) 分別在本文件特別條款第(9)(a)(viii)(VI)條及第(9)(a)(xi)(III)條所指的遮陽篷和遮陽裝置。」

批地文件特別條款第(13)(a)條訂明：-

「除非獲得署長事先書面同意，及除提供公共通道範圍（如本特別條款分條(b)款界定）、本文件特別條款第(9)(a)(viii)(VI)條所指遮陽篷和遮陽裝置、行人天橋連接通道，及本文件特別條款第(10)(a)(ii)條所指行人天橋連接段及支承件的條款外，不得在粉紅色黑圓圈範圍的地面或之上搭建或興建任何建築物、構築物、任何建築物或構築物的支撐物或伸出物。」

批地文件特別條款第(14)(b)條訂明：-

「買方須於2025年6月30日或之前，或署長批准的其他日期，自費及使署長在各方面滿意下，在以下範圍的整個地面層鋪設、平整、建造及提供通道：

(i) 在本文件夾附的圖則上粉紅色間黑斜線範圍，以沿A點及B點邊界線之間標示的部分；

(ii) 在本文件夾附的圖則上粉紅色間黑斜線範圍，以沿P11及J點邊界線之間標示的部分；及

(iii) 在本文件夾附的圖則上粉紅色間黑斜線範圍及粉紅色間黑斜線綴黑網點範圍，以P1, P11, H及P12點之間相連為界，以綠色標示其邊界的部分。

（下統稱「額外公共通道範圍」）…」#

批地文件特別條款第(14)(c)條訂明：-

「買方須於本文件協定批授的整個年期內，每日24小時保持公共通道範圍及額外公共通道範圍免費開放，供公眾步行或乘坐輪椅，直接往返通行第一行人通道、第二行人通道、擬建D3道路及黃色間黑斜線範圍，作所有合法用途。」

批地文件特別條款第(15)(a)條訂明：-

「買方須以署長全面滿意的方式，良好工藝及符合批地文件夾附並標示為「政府樓宇工程規格附表」的工程規格附表（下稱「政府樓宇工程規格附表」），根據本文件特別條款第(16)(a)條批准的圖則，於署長批准的地點、方式、設計、用料和標準，自費於該地段內興建、建造和提供以下樓宇：

(i) (I) 一(1)所安老院（如《安老院條例》、其任何附屬規例及相關修訂法例的規定界定）暨長者日間護理中心…；及

(II) 兩(2)個停車位…，專供本特別條款分條(a)(i)(I)款所指安老院暨長者日間護理中心，用作與營運本特別條款分條(a)(i)(I)款所指安老院暨長者日間護理中心、其真正來賓、訪客或獲邀人士有關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處

（下統稱「安老院暨長者日間護理中心」）…

(ii) (I) 一(1)所綜合家庭護理服務團隊中心…；及

(II) 一(1)個停車位…，專供本特別條款分條(a)(ii)(I)款所指綜合家庭護理服務團隊中心，用作與營運本特別條款分條(a)(ii)(I)款所指綜合家庭護理服務團隊中心、真正來賓、訪客或獲邀人士有

關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處

（下統稱「綜合家庭護理服務團隊中心」）…；

(iii) 四(4)所共同建在該地段或其任何部分，已建或擬建多座住宅建築物…的兒童之家（下統稱「兒童之家」）…；

(iv) (I) 一(1)所長者日間護理中心…；及

(II) 三(3)個停車位…專供本特別條款分條(a)(iv)(I)款所指長者日間護理中心，用作與營運本特別條款分條(a)(iv)(I)款所指長者日間護理中心、其真正來賓、訪客或獲邀人士有關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處

（下統稱「長者日間護理中心」…；及

(v) 一(1)所長者鄰舍中心（下稱「長者鄰舍中心」）…；

(vi) (I) 一(1)所綜合職業康復服務中心…；及

(II) 一(1)個停車位…，專供本特別條款分條 (a)(vi)(I)款所指綜合職業康復服務中心，用作與本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心營運有關的貨車停泊

（下統稱「綜合職業康復服務中心」）…；

(vii)一(1)所中度弱智人士宿舍…（下稱「中度弱智人士宿舍」…；及

(viii)一(1)個…以社會福利署署長要求或批准的地點、形式和標準的臨時停車處，專供本特別條款分條(a)(i)(I)款所指安老院暨長者日間護理中心、本特別條款分條(a)(ii)(I)款所指綜合家庭護理服務團隊中心、本特別條款分條(a)(iii)款所指兒童之家、本特別條款分條(a)(iv)(I)款所指長者日間護理中心、本特別條款分條(a)(v)款所指長者鄰舍中心、本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心，本特別條款分條(a)(vii)款所指中度弱智人士宿舍，用作裝卸貨車及由汽車包括的士、救護車、私家小巴接送乘客，並與營運本特別條款分條(a)(i)(I)款分條所指的安老院暨長者日間護理中心、本特別條款分條(a)(ii)(I)款所指的綜合家庭護理服務團隊中心、本特別條款分條(a)(iii)款所指的兒童之家、本特別條款分條(a)(iv)(I)款所指的長者日間護理中心、本特別條款分條(a)(v)款所指長者鄰舍中心、本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心，及本特別條款分條(a)(vii)款所指中度弱智人士宿舍相關…

（本特別條款分條(a)(viii)款所指安老院暨長者日間護理中心、綜合家庭護理服務團隊中心、兒童之家、長者日間護理中心、長者鄰舍中心、綜合職業康復服務中心、中度弱智人士宿舍及本特別條款分條(a)(viii)款所指的臨時停車處，連同署長全權酌情決定的任何其他範圍、設施、服務和裝置…，下統稱「政府樓宇」）」#

批地文件特別條款第(15)(b)條訂明：-

政府特此保留隨時自行決定更改或變更政府樓宇或其任何部分的使用的權利。

批地文件特別條款第(25)(a)條訂明：-

「在無損本文件特別條款第(26)條的規定下，買方須以使署長全面滿意的方式，自費維修政府樓宇及該處的屋宇裝備裝置，以保持其狀況良好，直至本文件特別條款第(26)(a)條訂明的保修期屆滿為止。」

批地文件特別條款第(26)條訂明：-

「(a) 政府樓宇及該處各屋宇裝備裝置如有任何下列不良缺點、失修、不妥善、故障、失靈或任何其他尚未完成工程（不論乃關乎工藝、物料、設計等），以致引起或招致任何責任、索償、損失、損害、開支、費用、收費、訴求、訴訟和其他法律程序，買方須向政府及財政司司長法團作出彌償及使其獲得彌償：

(i) 在買方交付政府樓宇或其中任何部份的管有權當日之前已存在；

(ii) 買方交付政府樓宇或其中任何部份的管有權當日後365日內（下稱「保修期」）出現或呈現。

(b) 如署長或財政司司長法團或兩者要求，買方須自費於署長或財政司司長法團或兩者指定的時限內，以其指定的標準和方式，執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正政府樓宇或其中任何部分和該處屋宇裝備裝置於保修期內出現或呈現的不良缺點、失修、不妥善、故障、失靈或任何其他尚未完成工程。除此之外，買方並須自費在署長或財政司司長法團或兩者指定的時限內，以其指定的標準和方式，修葺及糾正政府樓宇或其中任何部分和該處屋宇裝備裝置於買方交付管有權當日或已存在的不良缺點、失修、不妥善、故障、失靈或任何其他未完成工程。

(c) 每個保修期即將屆滿時，署長或財政司司長法團或兩者將安排檢驗政府樓宇相關部分及該處屋宇裝備裝置，以查找任何明顯的不良缺點、失修、不妥善、故障、失靈或任何其他尚未完成工程。署長或財政司司長法團各自保留權利，於保修期屆滿後十四(14)日內，向買方發出建築瑕疵細項表，列明政府樓宇及該處屋宇裝備裝置的明顯不良缺點、失修、不妥善、故障、失靈或任何其他尚未完成工程。買方須自費安排執行所有必要工程，以在署長或財政司司長法團或兩者指定的時限內，以其指定的標準和方式，補救及糾正此等缺失。

(d) 如買方不執行本特別條款分條(b)及(c)款所訂的任何工程，政府或財政司司長法團或兩者可自行施工。買方須在接獲通知時，支付經署長核證…為政府或財政司司長法團或兩者因此招致的所有相關費用及收費，另加相等於費用及收費總額百分之二十(20%)的行政費用。…」

批地文件特別條款第(28)條訂明：-

「(a) 買方須在本文件協定批授的整個年期內，自費但受惠於財政司司長法團根據本文件特別條款第(37)(a)(ii)(I)條的分攤額，並以使署長全面滿意的方式，維修以下項目（下稱「該等項目」）：

(i) 政府樓宇的外部飾面，及政府樓宇裡、四周、之內、其上及其下所有牆、柱、樑、天花、天台樓板、行車路或樓板結構及任何其他結構件；

(ii) 所有供政府樓宇及該地段上發展項目其餘部分使用的升降機、自動梯及樓梯；

(iii) 屬於政府樓宇及該地段上發展項目其餘部分系統一部分的所有屋宇裝備裝置、機器及設備（包括但不限於手提式及非手提式消防裝置與設備）；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段上發展項目其餘部份使用的公共部分及設施。

(b) 如買方不維修該等項目，不論直接或間接，而招致或引起任何責任、索償、損失、賠償、支出、費用、收費、索求、訴訟及其他程序，買方須向政府及財政司司長法團作出彌償及使其獲得彌償。」

批地文件特別條款第(30)(a)、(c)(ii)及(iii)條訂明：-

「(a) 買方可在該地段搭建、建造及提供經署長書面批准的該等康樂設施及其附屬設施（下稱「設施」）。設施的類型、大小、設計、高度和布局事前必須獲得署長書面批准。

. . .

(c) 如設施的任何部分被豁免列入計算本特別條款分條(b)款的總樓面面積（下稱「豁免設施」）：

. . .

(ii) 買方須自費保養豁免設施，使設施處於修繕妥當的狀態，並以使署長滿意的方式，操作豁免設施；及

(iii) 豁免設施僅供該地段上已建或擬建的一座或多座住宅大廈的住戶和他們的真正訪客使用，其他人一概不得使用。就本分條(c)(iii)款而言，政府樓宇不被視為一座或多座住宅大廈。」

批地文件特別條款第(31)(a)(ii)條訂明：-

「(a) 在以下條件的規限下，可在該地段設有看守員、管理員或兩者的辦公房舍：

. . .

(ii) 該房舍不得用作為該地段一座或多座住宅大廈完全及必要地受僱於該地段工作的看守員、管理員或兩者的辦公房舍以外的任何用途；…」

批地文件特別條款第(32)(a)(ii)條訂明：-

「(a) 在以下條件的規限下，可在該地段設有看守員或管理員或兩者的宿舍：

. . .

(ii) 該等宿舍不得用作完全及必要地受僱於該地段內住宅單位樓宇工作的看守員、管理員或兩者的宿舍以外的任何用途。」

批地文件特別條款第(33)(a)條訂明：-

「可在該地段設有一個辦事處以供業主立案法團或業主委員會使用，但：

(i) 該辦事處不得用作就該地段已建成或擬建的建築物已成立或將會成立的業主立案法團或業主委員會開會及處理行政工作以外的任何用途；…」

批地文件特別條款第(38)條訂明：-

買方不得分割（無論是通過轉讓或其他出售形式或任何其他方式）該地段或其任何部分。

# 16 SUMMARY OF LAND GRANT
# 批地文件的摘要

批地文件特別條款第(39)(a)條訂明：-

根據本特別條款第 (b) 款的規定，除本文件夾附的圖則上所示和標記的X點和 Y 點之間通過的 Z或經署長書面批准的其他點外，買方不能以機動車輛進出該地段。

批地文件特別條款第(40)(a)(iv)條訂明：-

「根據本特別條款分條(a)(i)（可根據本文件特別條款第(42)條更改）及(a)(iii)款提供的停車位，除作該款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。」

批地文件特別條款第(40)(b)(iii)條訂明：-

「根據本特別條款分條(b)(i)款（可根據本文件特別條款第(42)條更改）提供的停車位，除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建用作該等條款所訂用途的一座或多座建築物各佔用人及彼等各真正來賓、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在停車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。」

批地文件特別條款第(40)(c)(ii)條訂明：-

「傷殘人士停車位除供《道路交通條例》、其任何附屬規例及相關修訂法例界定的傷殘人士停泊屬於該地段任何已建或擬建一座或多座建築物各住戶或佔用人和彼等各真正來賓、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在該處儲存、陳列或展示車輛作招售等或提供洗車及汽車美容服務。」

批地文件特別條款第(40)(d)(iii)條訂明：-

「根據本特別條款分條(d)(i)(II)款（可根據本文件特別條款第(42)條更改）提供的停車位，除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建作本特別條款分條(b)(i)款所訂用途的一座或多座建築物佔用人及彼等各真正來賓、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在該處儲存、陳列或展示車輛作招售等或提供洗車及汽車美容服務。」

批地文件特別條款第(40)(e)條訂明：-

「須於該地段內以使署長滿意的方式，按每30個每個樓面面積少於70平方米的住宅單位或部分一(1)個車位的比率，或署長批准的其他比率或數目，以供該地段任何已建或擬建的一座或多座大廈內的住宅單位的住客及其真正賓客、訪客或獲邀人士的單車停泊。就本分條(e)款而言，獨立式、半獨立式或排屋或擬用作單戶住宅的房屋並不構成一(1)個住宅單位。根據本分條(e)款（可根據本文件特別條款第(42)條更改）提供的停車位，除供本分條(e)款所訂用途外，不可作任何其他用途。」

批地文件特別條款第(40)(g)條訂明：-

「買方須：

(i) 於2025年6月30日或之前或署長批准的其他日期當日或之前，自費以使機電工程署署長滿意的標準及設計，及在各方面遵守《建築物條例》及《電力條例》、其任何附屬規例及任何修訂法例：

(I) 提供及安裝供電動車輛使用的充電設施，包括但不限於在按本特別條款分條(a)(i)、(b)及(d)款（三者均可根據本文件特別條款第(42)條更改）及本特別條款分條(a)(iii)及(c)款提供的所有停車位，安裝固定電力裝置及最終電路；及

(II) 於按本特別條款分條(a)(i)及(b)款（兩者均可根據本文件特別條款第(42)條更改）及本特別條款分條(a)(iii)及(c)款提供的不少於百分之三十的停車位，提供及安裝電動車輛中速充電器，包括本特別條款分條(g)(i)(I)款提及的最終電路，使每個該等停車位至少有一個電動車輛中速充電器；及

(ii) 於本文件協定批授的整個年期內，以使機電工程署署長全面滿意的方式，自費維修、保養、修理及管理按本特別條款分條(g)(i)(I)和(g)(i)(II)款提供及安裝的充電設施及電動車輛中速充電器，使其處於維修妥善及操作良好的狀況。」#

批地文件特別條款第(41)(b)條訂明：-

「根據本特別條款分條(a)(i)及(a)(ii)款（可根據本文件特別條款第(42)條更改）提供的每個停車位…，除供與該地段任何已建或擬建作私人住宅及非工業用途（不包括私人住宅、寫字樓、貨倉、酒店及加油站）的一座或多座建築物（不包括政府樓宇）相關的上落客貨車用外，按本特別條款分條(a)(i)和(a)(ii)款不可作任何其他用途。」

批地文件特別條款第(44)條訂明：-

「(a) 儘管此等批地條款已完滿遵守和履行使署長滿意，住宅停車位及住宅電單車停車位仍不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔用該地段任何已建或擬建一座或多座建築物內的住宅單位的不分割份數，一併轉讓；或

(II) 承讓人現時已擁有具專有權使用和佔用該地段任何已建或擬建一座或多座建築物內的住宅單位的不分割份數；或

(ii) 分租，但租予該地段任何已建或擬建一座或多座建築物內的住宅單位的住戶除外；

但於任何情況下，該地段任何已建或擬建一座或多座建築物內的任何一個住宅單位的業主及住戶，均不可承讓或承租多於三個住宅停車位及住宅電單車停車位。

(b) 儘管有本特別條款分條(a)款，買方仍可在事前獲署長書面同意下，以整體方式轉讓所有住宅停車位及住宅電單車停車位，但承讓方必須為買方的全資附屬公司。

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

(d) 本特別條款分條(a)及(b)款不適用於傷殘人士停車位。」

批地文件特別條款第(48)條訂明：-

(a)「如該地段內或任何政府土地現時或以往曾經配合，或因應該地段或其任何部分的形成、平整或發展事宜進行削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等批地條款等規定買方執行的其他工程，或因任何其他目的，不論事前是否獲署長書面同意，買方亦須在當時或其後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。買方須以使署長滿意的方式，在本文件協定批授的整個年期內，自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構或附屬工程或其他工程，使其修繕妥當及狀況良好。

. . .

(c) 無論何時，如因買方進行的形成、平整、發展或其他工程，或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰政府土地或已批租土地，發生滑土、山泥傾瀉或地陷，買方須以使署長滿意的方式，自費還原並修葺該處，並就該等滑土、山泥傾瀉或地陷直接或間接造成或招致之責任、索償、損失、損害、開支、費用、收費、訴求、訴訟和其他法律程序，向政府作出彌償及使其獲得彌償。

(d) 除享有訂明可就違反此等批地條款追討之任何其他權利或補償權外，署長還有權向買方發出書面通知，要求買方進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水結構或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如買方疏忽或不執行通知所訂明期限內以署長滿意的方式完成通知的指示，署長可即時執行及進行必要工程。買方須在接獲通知時，向政府償還有關的費用，以及任何行政及專業收費與費用。」

批地文件特別條款第(50)條訂明：-

「如該地段或其任何部分的發展或重建項目已安裝預應力地錨，買方須在預應力地錨的整個使用周期內，以使署長滿意的方式，自費定期維修和監察，並在署長不時全權酌情要求時，提交上述監察工程的報告及資料。如買方疏忽或不執行規定的監察工程，署長可即時執行和進行監察工程，買方須在接獲通知時，向政府償還有關的費用。」

批地文件特別條款第(51)條訂明：-

「(a) 如源自該地段，或受該地段發展項目影響的其他地方之廢土、泥石、瓦礫、建築廢物或建材（下稱「廢料」），侵蝕、沖流或棄置於公共小巷或道路，又或排進或排至道路下水道、前濱或海床、污水管、雨水渠或明渠或其他政府產業（下稱「政府產業」），買方必須自費清理廢料，和修復受損的政府產業，並須就廢料侵蝕、沖流或棄置而導致私人物業蒙受損害或滋擾，不論直接或間接因此或與此有關所引致對政府的責任、索償、損失、損害、開支、費用、收費、訴求、訴訟和其他法律程序，向政府作出彌償及使其獲得彌償。

(b) 儘管有本特別條款分條(a)款，署長仍可以（但沒有義務）應買方要求清理廢料，並修葺對政府產業造成的損壞，而買方須在接獲通知時，向政府支付有關費用。」

批地文件特別條款第(52)條訂明：-

「除了本文件特別條款第2(h)(ii)條的責任外，買方還須時刻謹慎地採取所有完善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程（下稱「工程」）施工期間為要，藉以避免損害、滋擾或阻塞位於、貫穿、跨越、在其下或毗鄰該地段、黃色範圍、黃色間黑斜線範

# 16 SUMMARY OF LAND GRANT 批地文件的摘要

圍，或其中任何部分的政府或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置（包括地下區域供冷系統設施）（下統稱「服務設施」）。買方執行任何此等工程之前，必須進行或達致進行完善的調查及查詢，以核實服務設施的現況及水平位置，並須以書面向署長提交處理任何可能受工程影響的服務設施之建議書，以待全面批准。在署長以書面批准工程及上述建議書前，買方不得展開任何工程。此外，買方須遵從和自費履行署長給予上述批准時就服務設施制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。買方須自費以使署長滿意的方式修理、修葺及還原工程（明渠、污水管、雨水渠或總喉例外；除非署長另作決定，否則此等渠道須由署長修復，而買方須在接獲通知時，向政府支付有關的費用）導致或引起該地段、黃色範圍、黃色間黑斜線範圍，或其中任何部分或任何服務設施蒙受的損害、滋擾或阻塞。如買方不以使署長滿意的方式在該地段、黃色範圍、黃色間黑斜線範圍，或其中任何部分或任何服務設施，執行此等必要的改道、重鋪、修理、修葺及還原工程，署長可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，買方須在接獲通知時，向政府支付有關的費用。」

批地文件特別條款第(53)條訂明：-

「(a) 買方須按署長視為需要，以使署長滿意的方式，自費在該地段邊界範圍內，或政府土地上建造和維修排水渠及渠道，以截流和輸送所有落下或流進該地段的暴雨水或雨水，至最鄰近的河溪、集水井、渠道或政府雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾，以致對政府引起任何訴訟、索償及需索，買方須承擔全責，並向政府作出彌償及使其獲得彌償。

(b) 署長可執行接駁該地段任何排水渠及污水管至已鋪設及啟用之政府雨水渠及污水管的工程，…。買方須在接獲通知時，向政府支付此等接駁工程的費用。然而，買方亦可自費以署長滿意的方式，執行政府土地範圍內的上述接駁工程部分，有關工程由買方自費維修。如政府發出通知，買方須將此等工程移交政府，日後由政府自費維修，而買方須在接獲通知時，向政府支付上述接駁工程的技術審核費用。如買方不按規定維修於政府土地範圍內建造的上述接駁工程部分，署長可按其視為必要執行相關的維修工程，而買方須在接獲通知時，向政府支付此等工程的費用。」

批地文件特別條款第(59)(a)、(d)、(e)、(h)、(i)及(l)條訂明：-

「如已批准噪音緩解措施包含於該地段上興建或建造，任何伸展至該地段邊界以外並跨越毗鄰政府土地的一個或多個隔音屏障（下稱「隔音屏障」），須遵從以下條件：

(a) 買方須自費依照建築事務監督批准的圖則及全面遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定設計、興建和建造隔音屏障；

. . .

(d) 買方須時刻自費保養、維修和修理隔音屏障或（經署長批准）其任何替換物，以使署長全面滿意的方式，使其修繕妥當及狀況良好。如執行本項特別條款的工作需要暫時禁止車輛通行或改道，必須在施工前取得運輸署署長以書面同意臨時交通安排；

(e) 隔音屏障除作隔音屏障外，不可作任何其他用途。除非事前獲署長書面同意，買方不可使用或容忍、准許他人使用隔音屏障或其任何一個或多個部分，作陳列廣告或展示任何招牌、告示或海報用途；

. . .

(h) 署長可隨時全權酌情行使權利，向買方發出書面通知，要求買方在接獲通知書後六個公曆月內，拆卸及清拆跨越政府土地的隔音屏障任何一個或多個部分。買方接獲通知書後，須在通知書列明的期限內，自費以使署長全面滿意的方式，拆卸及清拆上述的隔音屏障部分；

(i) 如買方未有履行本項特別條款所訂的責任，政府可執行必要的工程，而買方須在接獲通知時，向政府支付一筆由署長決定，相等於有關工程費用的款項…；

. . .

(l) 倘因買方履行本項特別條款訂明的責任，或因執行本特別條款分條(i)款訂明的工程，直接或間接導致或引起對政府的任何責任、損失、損害、開支、索償、費用、收費、訴求、訴訟和其他法律程序，買方須向政府作出彌償及使其獲得彌償。」

批地文件特別條款第(56)條訂明：-

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

註：
批地文件中「買方」一詞，指本售樓說明書的賣方及如上下文意允許或規定包括其遺囑執行人、遺產管理人、承讓人及如為公司者，包括其繼承人及受讓人。

* 依據地政總署九龍東區地政處的日期為2020年9月25日及2024年5月20日的批准信函，特別條款第(2)(a)(i)及(2)(g)(iv)條中的日期已被修訂為2024年6月30日。

\# 依據地政總署九龍東區地政處的日期為2020年9月25日及2024年5月20日的批准信函，特別條款第(5)、(10)(a)、 (10)(b)、(10)(c)、(11)(c)、(13)(b)、(14)(b)、(15)(a)及(40)(g)(i)條中的日期已被修訂為2026年6月30日。

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

**A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use**

1. The Yellow Area and the Yellow Hatched Black Area (Promenade)

Relevant provisions of the land grant:

Special Condition No.(2)(a)(i) of the Land Grant stipulates that:-
"The Purchaser shall on or before the 30th day of June, 2023 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedules marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" and "Technical Schedule for the Building Works" annexed hereto (hereinafter collectively referred to as "the Technical Schedules"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No.(4)(a) hereof). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall."*

Special Condition No.(2)(g)(iv) of the Land Grant stipulates that:-
"The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 30th day of June, 2023 or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction."*

Relevant provisions of the deed of mutual covenant:

Definition of "Yellow Area and the Yellow Hatched Black Area" in the deed of mutual covenant:
" "Yellow Area and the Yellow Hatched Black Area" means the areas shown coloured yellow and yellow hatched black respectively in the plan annexed to the Government Grant and provided for laying, forming, erecting, constructing, providing and landscaping a promenade in accordance with Special Conditions Nos. (2) and (4) of the Government Grant;"

2. The Footbridge Links, the Pedestrian Walkways and the Lifts and Escalators

Relevant provisions of the land grant:

Special Condition No.(10)(a) of the Land Grant stipulates that:-
"The Purchaser shall on or before the 30th day of June 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide:

(i) (I) one single storey covered footbridge link … above the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area or any part of any of them so as to link up the covered footbridge which shall be located at the approximate location shown and marked "PROP. FB 1" on the plan annexed hereto and the First Pedestrian Walkway (as defined in sub-clause (b)(i) of this Special Condition); and

(II) one single storey covered footbridge link … above the Pink Hatched Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Circled Black Areas or any part of any of them so as to link up the covered footbridge which shall be located at the approximate location shown and marked "PROP. FB 2" on the plan annexed hereto and the Third Pedestrian Walkway (as defined in sub-clause (b)(iii) of this Special Condition).

The footbridge links referred to in sub-clauses (a)(i)(I) and (a)(i)(II) of this Special Condition are hereinafter collectively referred to as "the Footbridge Links". The Footbridge Links shall be constructed with … including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve … No permanent column or other supporting structure shall be constructed on any Government land; and

(ii) within the Pink Hatched Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Circled Black Areas or in the building or buildings to be erected on the lot supports and connections… for the Footbridge Links so that the construction of the Footbridge Links can be carried out thereon and that pedestrian access can be gained over the Footbridge Links to and from the Covered Footbridges (as defined in Special Condition No.(11)(a)(i) hereof) and the Pedestrian Walkways (as defined in sub-clause (b) of this Special Condition)."#

Special Condition No.(10)(b) of the Land Grant stipulates that:-
"The Purchaser shall on or before the 30th day of June 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director construct and provide:

(i) within the Pink Areas a pedestrian walkway … so as to link up the footbridge link referred to in sub-clause (a)(i)(I) of this Special Condition and the Second Pedestrian Walkway (as defined in sub-clause (b)(ii) of this Special Condition) in the shortest possible route (hereinafter referred to as "the First Pedestrian Walkway");

(ii) within the Pink Rippled Black Areas and the Pink Hatched Black Areas between the points A and B shown and marked on the plan annexed hereto a pedestrian walkway … so as to link up the First Pedestrian Walkway via the Lifts and Escalators (as defined in sub-clause (c) of this Special Condition), the ground level of the lot and the pedestrian street shown and marked "10m PEDESTRIAN STREET" on the plan annexed hereto along the boundary line between the points A and B shown and marked on the plan annexed hereto (hereinafter referred to as "the First Pedestrian Street") in the shortest possible route (hereinafter referred to as "the Second Pedestrian Walkway"); and

(iii) within the Pink Rippled Black Areas, the Pink Circled Black Areas, the Pink Hatched Black Stippled Black Area and the Pink Hatched Black Areas between the points H and J shown and marked on the plan annexed hereto a pedestrian walkway … so as to link up the footbridge link referred to in sub-clause (a)(i)(II) of this Special Condition via the Lifts and Escalators (as defined in sub-clause (c) of this Special Condition), the ground level of the lot and the pedestrian street shown and marked "10m PEDESTRIAN STREET" on the plan annexed hereto along the boundary line between the points H and J shown and marked on the plan annexed hereto (hereinafter referred to as "the Second Pedestrian Street") in the shortest possible route (hereinafter referred to as "the Third Pedestrian Walkway").

The First Pedestrian Walkway, the Second Pedestrian Walkway and the Third Pedestrian Walkway are hereinafter collectively referred to as "the Pedestrian Walkways"." #

Special Condition No.(10)(c) of the Land Grant Stipulates that:-
"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director provide lifts and escalators (in up and down directions) for each of the covered footbridges at the respective approximate locations shown and marked "PROP. FB 1" and "PROP. FB 2" on the plan annexed hereto in the locations shown and marked "LIFT AND ESCALATORS" on the plan annexed hereto (which locations are indicative only and may be varied subject to the prior written approval of the Director) within a building or buildings erected or to be erected on the Pink Rippled Black Areas, such building or buildings being a building or buildings referred to in Special Condition No. (9)(a)(vi) hereof or such part of the building or buildings referred to in Special Condition No. (9)(a)(vii) hereof, so as to link up the Footbridge Links, the Pedestrian Walkways, the First Pedestrian Street and the Second Pedestrian Street (hereinafter referred to as "the Lifts and Escalators")." #

Special Condition No.(10)(d) of the Land Grant Stipulates that:-
"The Purchaser shall throughout the term hereby agreed to be granted keep the Pedestrian Walkways, the Footbridge Links and the Lifts and Escalators open for the use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption."

Relevant provisions of the deed of mutual covenant:

Definition of "24-hour Walkway" in the deed of mutual covenant:
" "24-hour Walkway" means the 24-hour pedestrian walkway comprising the Pedestrian Walkways, the Footbridge Links and the Lifts and Escalators and open for use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption in accordance with Special Condition No. (10)(d) of the Government Grant and which for the purposes of identification only is shown coloured Brown Hatched Black in plans nos.DMC-03, DMC-04, DMC-05, DMC-06 and DMC-07 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto and forms part of the Commercial Accommodation;"

Definition of "Footbridge Links" in the deed of mutual covenant:
" "Footbridge Links" means the two single storey covered footbridge links constructed or to be constructed in accordance with Special Condition No. (10)(a) of the Government Grant and forms part of the Commercial Accommodation;"

Definition of "Pedestrian Walkways" in the deed of mutual covenant:
"Pedestrian Walkways" means the pedestrian walkways provided or to be provided in accordance with Special Condition No. (10)(b) of the Government Grant and form part of the Commercial Accommodation;

Definition of "Lifts and Escalators" in the deed of mutual covenant:
" "Lifts and Escalators" means lifts and escalators (in up and down directions) for each of the Covered Footbridges constructed or to be constructed in accordance with Special Condition No. (10)(c) of the Government Grant and forms part of the Commercial Accommodation;"

Clause 10.14(b) and (c) of the deed of mutual covenant stipulates that:-
"(b)The Owner of the Commercial Accommodation shall keep the 24-hour Walkway open for the use by all members of the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption in accordance with Special Condition No. (10)(d) of the Government Grant.

(c) For the avoidance of doubt and notwithstanding anything to the contrary contained in this Deed, it is expressly declared that the management and maintenance of the Commercial Accommodation shall be undertaken by the Owner of the Commercial Accommodation or the manager(s) appointed by them (as the case may be) to do so. In particular,

(i) the 24-hour Walkway shall be maintained by the Owner of the Commercial Accommodation;

(ii) the Covered Footbridges and the Footbridge Connection Details shall be maintained by the Owner of the Commercial Accommodation; and

(iii) the Public Passage Areas and the Additional Public Passage Areas shall be maintained by the Owner of the Commercial Accommodation."

Section 1(e) of Part B of the Second Schedule to the deed of mutual covenant stipulates that:-
"The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held: …the right of all members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the 24-hour Walkway and the Covered Footbridges as referred to in Special Conditions Nos. (10)(d) and (11)(f)(iv) of the Government Grant respectively ;"

3. The Covered Footbridges

Relevant provisions of the land grant:

Special Condition No.(11)(a)(i), (c) and (f)(iv) of the Land Grant stipulates that:-
"(a)(i) The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, construct and provide two single storey covered footbridges together with all supports and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the covered footbridges) as shall be required or approved by the Director, each at 13 metres above the Hong Kong Principal Datum or such other level as may be approved or required by the Director in the approximate positions respectively shown and marked "PROP. FB 1" and "PROP. FB 2" on the plan annexed hereto (hereinafter collectively referred to as "the Covered Footbridges"), so as to link up the Footbridge Links and the elevated landscaped deck to be constructed by the Government above the Proposed Road D3 (as defined in sub-clause (a)(ii) of this Special Condition) (hereinafter referred to as "the Elevated Landscaped Deck"). The Covered Footbridges shall be constructed with …including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion shall require or approve …No permanent column or other supporting structure shall be constructed on any Government land. #

. . .

(c) The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director (i) connect the Footbridge Links with the Covered Footbridges; and (ii) connect the Covered Footbridges with the Elevated Landscaped Deck. Such connection works shall include the removal of claddings and parapets at the receiving points provided by the Government at the Elevated Landscaped Deck, making good and reinstating to the satisfaction of the Director the said receiving points upon completion of the connection works. The connection details between the Covered Footbridges and the Elevated Landscaped Deck including but not limited to bearings and movement joint, the loading arrangement and support details of the Covered Footbridges onto the Elevated Landscaped Deck, joint or stitching or both and bearing arrangement of the Covered Footbridges (hereinafter collectively referred to as "the Footbridge Connection Details") shall be designed and constructed by the Purchaser at his own expense with the prior approval of the Director and in all respects to the satisfaction of the Director.#

. . .

(f)(iv) The Purchaser shall throughout the period during which the Covered Footbridges are in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges."

Relevant provisions of the deed of mutual covenant:

Definition of "Covered Footbridges" in the deed of mutual covenant:
" "Covered Footbridges" means the two single storey covered footbridges and such other structural supports and connections constructed or to be constructed in accordance with Special Condition No. (11)(a) of the Government Grant;"

Definition of "Footbridge Connection Details" in the deed of mutual covenant:
" "Footbridge Connection Details" means the connection details between the Covered Footbridges and the Elevated Landscaped Deck including but not limited to bearings and movement joint, the loading arrangement and support details of the Covered Footbridges onto the Elevated Landscaped Deck, joint or stitching or both and bearing arrangement of the Covered Footbridges constructed or to be constructed in accordance with Special Condition No. (11)(c) of the Government Grant;"

Clause 10.15(b) of the deed of mutual covenant stipulates that:-
"The Owner of the Commercial Accommodation shall throughout the period during which the Covered Footbridges are in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass 24 hours a day on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges in accordance with Special Condition No. (11)(f)(iv) of the Government Grant."

Section 1(e) of Part B of the Second Schedule to the deed of mutual covenant stipulates that:-
"The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held: …the right of all members of the public at all times during 24 hours a day for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along,

to, from, through, over, up and down the 24-hour Walkway and the Covered Footbridges as referred to in Special Conditions Nos. (10)(d) and (11)(f)(iv) of the Government Grant respectively ;"

4. Public Passage Areas and Additional Public Passage Area

Relevant provisions of the land grant:

Special Condition No.(13)(b) of the Land Grant stipulates that:-
"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide at the ground level of the whole of the Pink Circled Black Areas passages (hereinafter referred to as "the Public Passage Areas")…"#

Special Condition No.(14)(b) of the Land Grant stipulates that:-
"The Purchaser shall on or before the 30th day of June, 2025 or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, construct and provide passages at the ground level of the whole of:

(i) that portion of the Pink Hatched Black Areas along the boundary line between the points A and B shown and marked on the plan annexed hereto;
(ii) that portion of the Pink Hatched Black Areas along the boundary line between the points P11 and J shown and marked on the plan annexed hereto; and
(iii) that portion of the Pink Hatched Black Areas and the Pink Hatched Black Stippled Black Area bounded by the points P1, P11, H and P12 and shown edged green on the plan annexed hereto

(hereinafter collectively referred to as "the Additional Public Passage Areas")…."#

Special Condition No.(14)(c) of the Land Grant stipulates that:-
"The Purchaser shall throughout the term hereby agreed to be granted keep the Public Passage Areas and the Additional Public Passage Areas open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption, for the purpose of gaining direct access to and from the First Pedestrian Street, the Second Pedestrian Street, the Proposed Road D3 and the Yellow Hatched Black Area."

Relevant provisions of the deed of mutual covenant:

Definition of "Public Passage Areas" in the deed of mutual covenant:
" "Public Passage Areas" means the passages referred to and defined as "the Public Passage Areas" under Special Condition No.(13)(b) of the Government Grant which for the purposes of identification only is marked "PPA" and its boundary line is marked Red Dashed Line in plans nos. DMC-03 and DMC-04 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto and forms part of the Commercial Accommodation;"

Definition of "Additional Public Passage Areas" in the deed of mutual covenant:
" "Additional Public Passage Areas" means the passages referred to and defined as "the Additional Public Passage Areas" under Special Condition No.(14)(b) of the Government Grant which for the purposes of identification only is marked "APPA" in plans nos. DMC-03 and DMC-04 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto and forms part of the Commercial Accommodation;"

Clause 10.12 of the deed of mutual covenant stipulates that:-
"The Owner of the Commercial Accommodation shall keep the Public Passage Areas and the Additional Public Passage Areas open for use by the public 24 hours a day on foot or by wheelchair for all lawful purposes free of charge without any interruption in accordance with Special Condition No. (14)(c) of the Government Grant."

Section 1(f) of Part B of the Second Schedule to the deed of mutual covenant stipulates that:-
"The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held:- …the right of all members of the public to use the Public Passage Areas and Additional Public Passage Areas on foot or by wheelchair 24 hours a day for all lawful purposes free of charge and without any interruption."

5. Government Accommodation

Relevant provisions of the land grant:

Special Condition No.(15)(a) of the Land Grant stipulates that:-
"The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule marked "Technical Schedule for the Government Accommodation" annexed hereto (hereinafter referred to as "the Technical Schedule for the Government Accommodation") and the plans approved under Special Condition No. (16)(a) hereof at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following accommodation:

(i) (I) one residential care home for the elderly (as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation) cum day care unit for the elderly…; and
(II) two spaces … for the exclusive use by the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Residential Care Home for the Elderly cum Day Care Unit for the Elderly")…;
(ii) (I) one centre for integrated home care services team…; and
(II) one space … for the exclusive use by the centre for integrated home care services team referred to in sub-clause (a)(ii)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the centre for integrated home services team referred to in subclause (a)(ii)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Centre for Integrated Home Care Services Team") … ;
(iii) Four small group homes co-located in the residential buildings erected or to be erected on the lot or any part thereof, …(hereinafter collectively referred to as "the Small Group Homes")…;
(iv) (I) one day care centre for the elderly …; and
(II) three spaces … for the exclusive use by the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition for the parking of private light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, in connection with the operation of the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition and their bona fide guests, visitors or invitee

(hereinafter collectively referred to as "the Day Care Centre for the Elderly")…; and
(v) one neighbourhood elderly centre… (hereinafter referred to as "the Neighbourhood Elderly Centre")…;
(vi) (I) one integrated vocational rehabilitation services centre…; and
(II) one space…for the exclusive use by the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(l) of this Special Condition for the parking of goods vehicles in connection with the operation of the integrated vocational rehabilitation services centre referred to in subclause (a)(vi)(l) of this Special Condition

(hereinafter collectively referred to as "the Integrated Vocational Rehabilitation Services Centre")…;
(vii) one hostel for moderately mentally handicapped persons …(hereinafter referred to as "the Hostel for Moderately Mentally Handicapped Persons") …; and
(viii) one lay-by …for the exclusive use by the residential care home for the elderly cum day care unit for the elderly referred to in sub-clause (a)(i)(I) of this Special Condition, the centre for integrated home care services team referred to in sub-clause (a)(ii)(I) of this Special Condition, the small group homes referred to in sub-clause (a)(iii) of this Special Condition, the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition, the neighbourhood elderly centre referred to in sub-clause (a)(v) of this Special Condition, the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(I) of this Special Condition and the hostel for moderately mentally

handicapped persons referred to in sub-clause (a)(vii) of this Special Condition for loading and unloading of goods vehicles and for the picking up and setting down of passengers from motor vehicles including taxis, ambulances and private light buses in connection with the operation of the residential care home for the elderly cum day care unit for the elderly referred to in subclause (a)(i)(I) of this Special Condition, the centre for integrated home care services team referred to in subclause (a)(ii)(I) of this Special Condition, the small group homes referred to in sub-clause (a)(iii) of this Special Condition, the day care centre for the elderly referred to in sub-clause (a)(iv)(I) of this Special Condition, the neighbourhood elderly centre referred to in sub-clause (a)(v) of this Special Condition, the integrated vocational rehabilitation services centre referred to in sub-clause (a)(vi)(I) of this Special Condition and the hostel for moderately mentally handicapped persons referred to in sub-clause (a)(vii) of this Special Condition and located at such location, in such form and to such standards as the Director of Social Welfare may require or approve …

(the Residential Care Home for the Elderly cum Day Care Unit for the Elderly, the Centre for Integrated Home Care Services Team, the Small Group Homes, the Day Care Centre for the Elderly, the Neighbourhood Elderly Centre, the Integrated Vocational Rehabilitation Services Centre, the Hostel for Moderately Mentally Handicapped Persons and the lay-by referred to in sub-clause (a)(viii) of this Special Condition together with any other areas, facilities, services and installations exclusive thereto …… are hereinafter collectively referred to as "the Government Accommodation")."#

Special Condition No.(28)(a) of the Land Grant stipulates that:-
"The Purchaser shall throughout the term hereby agreed to be granted at his own expense … maintain the following items (hereinafter referred to as "the Items"):

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

Relevant provisions of the deed of mutual covenant:

Definition of "Government Accommodation" in the deed of mutual covenant:

" "Government Accommodation" shall have the same meaning as defined in Special Condition No. (15)(a) of the Government Grant comprising:

(a) the Residential Care Home for the Elderly cum Day Care Unit for the Elderly (as defined in Special Condition No. (15)(a)(i) of the Government Grant) which consists of one residential care home for the elderly cum day care unit for the elderly and two G.A. Private Light Bus Parking Spaces, for the exclusive use by the residential care home for the elderly cum day care unit for the elderly referred to in this subparagraph and their bona fide guests, visitors or invitee and for the purpose of identification marked "RCHE" in plans nos. DMC-05 and DMC-07 of the DMC Plans, marked "DCU" in plan no. DMC-07 of the DMC Plans and marked "G-01" and "G-02" in plan no. DMC-01 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(b) the Centre for Integrated Home Care Services Team (as defined in Special Condition No. (15)(a)(ii) of the Government Grant) which consists of one centre for integrated home care services team and one G.A. Private Light Bus Parking Space, for the exclusive use by the centre for integrated home services team referred to in this sub-paragraph and their bona fide guests, visitors or invitee and for the purpose of identification marked "IHCST" in plan no. DMC-08 of the DMC Plans and marked "G-03" in plan no. DMC-01 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(c) the Small Group Homes (as defined in Special Condition No. (15)(a)(iii) of the Government Grant) which consists of four small group homes and for the purpose of identification marked "SGH(A)", "SGH(B)", "SGH(C)" and "SGH(D)" in plan no. DMC-08 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(d) the Day Care Centre for the Elderly (as defined in Special Condition No. (15)(a)(iv) of the Government Grant) which consists of one day care centre for the elderly and three G.A. Private Light Bus Parking Spaces, for the exclusive use by the day care centre for the elderly referred to in this sub-paragraph and their bona fide guests, visitors or invitee and for the purpose of identification marked "DE" in plan no. DMC-03 of the DMC Plans and marked"G-04", "G-05" and "G-06" in plan no. DMC-01 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(e) the Neighbourhood Elderly Centre (as defined in Special Condition No. (15)(a)(v) of the Government Grant) and for the purpose of identification marked "NEC" in plan no. DMC-03 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(f) the Integrated Vocational Rehabilitation Services Centre (as defined in Special Condition No. (15)(a)(vi) of the Government Grant) which consists of one integrated vocational rehabilitation services centre and one G.A. Goods Vehicles Parking Space for the exclusive use by the integrated vocational rehabilitation services centre referred to in this sub-paragraph and for the purpose of identification marked "IVRSC" in plan no. DMC-08 of the DMC Plans and marked "G-07" in plan no. DMC-01 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(g) the Hostel for Moderately Mentally Handicapped Persons (as defined in Special Condition No. (15)(a)(vii) of the Government Grant) and for the purpose of identification marked "HMMH" in plan no. DMC-05 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;
(h) the G.A. Lay-by for the exclusive use by the residential care home for the elderly cum day care unit for the elderly as referred to in subparagraph (a) above, the centre for integrated home care services team as referred to in sub-paragraph (b) above, the small group homes as referred to in sub-paragraph (c) above, the day care centre for the elderly as referred to in sub-paragraph (d) above, the neighbourhood elderly centre as referred to in sub-paragraph (e) above, the integrated vocational rehabilitation services centre as referred to in sub-paragraph (f) above, and the hostel for moderately mentally handicapped persons as referred to in sub-paragraph (g) above and for the purpose of identification marked "G.A. LAY-BY" in plan no. DMC-03 of the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto; and

together with Other Areas exclusive to the Government Accommodation, which for the purposes of identification only are shown coloured "Indigo" in the DMC Plans and the internal floor area outline of the Residential Care Home for the Elderly cum Day Care Unit for the Elderly, the Centre for Integrated Home Care Services Team, the Small Group Homes, the Day Care Centre for the Elderly, the Neighbourhood Elderly Centre, the Integrated Vocational Rehabilitation Services Centre, the Hostel for Moderately Mentally Handicapped Persons and the G.A. Lay-by are shown and delineated by Light Violet Dotted Lines in the DMC Plans (certified as to their accuracy by the Authorized Person) annexed hereto;"

Definition of "Items" in the deed of mutual covenant:
" "Items" means "the Items" as referred to and defined in Special Condition No.(28)(a) of the Government Grant …"

Definition of "Other Areas exclusive to the Government Accommodation" in the deed of mutual covenant:
" "Other Areas exclusive to the Government Accommodation" means any other areas, facilities, services and installations exclusive to the Government Accommodation as the Director of Lands may in his absolute discretion determine (whose determination shall be conclusive and binding on all Owners) in accordance with Special Condition No. (15)(a) and forms part of the Government Accommodation;"

Clause 2.4 of the deed of mutual covenant stipulates that :-
"Without prejudice to the rights of the Owner of the Government Accommodation in Clause 3 of Part A of Second Schedule, the Owner or Owners for the time being of each Undivided Share shall at all times hereafter be bound by and shall observe and perform the covenants, provisions and restrictions contained herein and in the THIRD SCHEDULE hereto and such Owner or Owners (save and except for the Owner of Government Accommodation) shall comply

with the Development Rules from time to time in force so far as the same are binding on such Owner or Owners."

Clause 2.9 of the deed of mutual covenant stipulates that :-

"(a) FSI as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) but not the remainder of the Development. Notwithstanding the aforesaid, upon the request of the Owner of the Government Accommodation, the Manager will undertake the maintenance of services, facilities and installations serving exclusively the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.

(b) FSI as owner of the Government Accommodation shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors provided however that the liability of FSI shall be determined by the GPA or person nominated by the Director of Lands for this purpose and in any event shall not exceed the proportion of the management and maintenance charges which the gross floor area of the Government Accommodation bears to the gross floor area of the Development and shall only commence from the date of the Assignment or the date of taking over of the Government Accommodation, whichever is the earlier and provided further that FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by the GPA or person nominated by the Director of Lands for this purpose.

(c) The Government or FSI shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager.

(d) FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether the Common Areas and Facilities or otherwise) or for the provisions of facilities or services which do not, in the opinion of the GPA or person nominated by the Director of Lands for this purpose, directly serve or otherwise benefit the Government Accommodation.

(e) FSI shall not be liable for any payment of Special Fund, management deposits, capital equipment fund (except for the reimbursement of capital expenditure, as shall first be approved by GPA or person nominated by the Director of Lands for this purpose, in respect of facilities and services which actually serve the Government Accommodation or are used by the occupier thereof, his servants, contractors, agents or visitors), debris removal fee, insurance premium in respect of the Government Accommodation, interest and penalty charges on late or default in payment of management and maintenance charges or payment of a like nature.

(f) As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and budgets to justify the expenses incurred/estimated.

(g) The said accounts, reports, budgets, notices and demands shall be sent free of charge to FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9th Floor, South Tower, West Kowloon Government Offices, No. 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.

(h) Any consent that the Owner of the Government Accommodation may be required to obtain from the Manager shall not be unreasonably withheld and shall be provided free of charge.

(i) No Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation. GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected."

Clause 3 of Part A of the Second Schedule to the deed of mutual covenant stipulates that:-

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

(a) the right of shelter, support and protection for the Government Accommodation;

(b) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or hereafter laid on or running through any part of the Land and any part of the Development;

(c) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as the "Government Accommodation Services") at any time at its absolute discretion without any charge by the Owner (except FSI) Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

(d) the right to go pass and repass over and along and to use any Common Areas and Facilities in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any Common Areas and Facilities;

(e) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Land or any part thereof or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition and alteration works and other works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;

(f) the free and uninterrupted rights of way to and from the Government Accommodation;

(g) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen and others and with or without tools, equipment, plant, machinery, material or motor vehicles for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(h) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(i) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part of the Development with or without servants, workmen and others and with or without tools, equipment, plant, machinery, material or motor vehicles; and

(j) such other rights, privileges and easements as may be deemed necessary or desirable by the Director of Lands."

**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**

1. Items

Relevant provisions of the land grant:

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

"The Purchaser shall throughout the term hereby agreed to be granted at his own expense … maintain the following items (hereinafter referred to as "the Items"):

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

Relevant provisions of the deed of mutual covenant:

Definition of "Items" in the deed of mutual covenant:
" "Items" means "the Items" as referred to and defined in Special Condition No.(28)(a) of the Government Grant …"

Clause 10.13(a) of the deed of mutual covenant stipulates that:-
"All Owners (excluding FSI) shall at their own expense and in all respects to the satisfaction of the Director of Lands manage and maintain the Items."

**C. Size of 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 section 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 above, 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 Part B above, the facilities or open spaces are required to be managed, operated or maintained at the expense of the owners of the residential properties of 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.

Notes:
The expression "Purchaser" under the Land Grant, means the Vendor in this sales brochure and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation, its successors and assigns.

* The dates in Special Condition Nos. (2)(a)(i) and (2)(g)(iv) have been extended to 30 June 2024 pursuant to approval letters by the District Lands Office/ Kowloon East of the Lands Department dated 25 September 2020 and 20 May 2024.

# The dates in Special Condition Nos. (10)(a), (10)(b), (10)(c), (11)(c), (13)(b), (14)(b) and (15)(a) have been extended to 30 June 2026 pursuant to approval letters by the District Lands Office/ Kowloon East of the Lands Department dated 25 September 2020 and 20 May 2024.

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

**A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施**

1. 黃色範圍及黃色間黑斜線範圍(海濱長廊)

批地文件相關條文：

批地文件特別條款第(2)(a)(i)條訂明：-
「買方須於2023年6月30日或署長批准的其他日期，自費以使署長全面滿意的方式，於黃色範圍及黃色間黑斜線範圍內以良好工藝採用署長批准的物料，按署長所設定的標準、水平、定線和設計，依照本文件夾附標示為「黃色範圍及黃色間黑斜線範圍工程規格附表」及「建築工程工程規格附表」（下統稱「工程規格附表」、已遵從本特別條款分條(b)款規定批准的圖則，及已批准的園景設計總圖（如本文件特別條款第(4)(a)條界定），鋪設、平整、興建、建造、提供和園景美化一條海濱長廊。買方須於黃色間黑斜線範圍內提供一條闊4.5米的公眾行人路作行人專用區。為免生疑問，黃色範圍不包括任何海堤。」*

批地文件特別條款第(2)(g)(iv)條訂明：-
「黃色範圍及黃色間黑斜線範圍或其任何一個或多個部分，須按署長以其完全酌情權指明或要求，於買方獲通知時，於2023年6月30日或之前，或署長批准的其他日期，交回政府。無論如何，署長批示本文件條款已使其滿意地遵行信函的日期，須被視為將該等範圍交回政府的日期。」*

公契相關條文：

公契中「黃色範圍及黃色間黑斜線範圍」的定義：
「「黃色範圍及黃色間黑斜線範圍」指批地文件夾附圖則內以黃色及黃色間黑斜線標示的範圍，並根據批地文件特別條款第(2)及(4)條鋪設、平整、興建、建造、提供和園景美化一條海濱長廊。」

2. 行人天橋連接通道、行人通道及升降機及自動梯

批地文件相關條文：

批地文件特別條款第(10)(a)條訂明：-
「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費興建和提供：
(i) (I) 一條在粉紅色間黑斜線範圍及粉紅色間黑斜線綴黑網點範圍，或其任何部分上…的單層有蓋行人天橋連接通道，以連接在接近本文件夾附的圖則顯示及註明為「PROP. FB 1」位置的有蓋行人天橋及第一行人通道（如本特別條款分條(b)(i)款界定）；及
(II) 一條在粉紅色間黑斜線範圍、粉紅色間黑斜線綴黑網點範圍及粉紅色黑圓圈範圍，或其任何部分上…的單層有蓋行人天橋連接通道，以連接在接近本文件夾附的圖則顯示及註明為「PROP. FB 2」位置的有蓋行人天橋及第三行人通道（如本特別條款分條(b)(iii)款界定）。
本特別條款分條(a)(i)(I)及(a)(i)(II)款所指的行人天橋連接通道，下統稱「行人天橋連接通道」。行人天橋連接通道須…包括但不限於配備及建造承托件、斜路、其他相關樓梯及梯台、自動梯、升降機、內部及外部配件和固定裝置及署長全權酌情規定或批准的照明裝置。…任何政府土地上不可建造永久性支柱或其他承托構築物；及
(ii) 在粉紅色間黑斜線範圍、粉紅色間黑斜線綴黑網點範圍及粉紅色黑圓圈範圍，或在該地段任何已建或擬建的一座或多座建築物內，…行人天橋連接通道的承托件及連接段…使行人天橋連接通道得以在上施工，及提供讓行人來回行人天橋連接通道的有蓋行人天橋（如特別條款第(11)(a)(i)條界定）和行人通道（如本特別條款分條(b)款界定）的通道。」#

批地文件特別條款第(10)(b)條訂明：-
「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費興建和提供：
(i) 一條在粉紅色範圍內的行人通道…，以可能範圍內的最短路線，連接本特別條款分條(a)(i)(I)款所指的行人天橋連接通道及第二行人通道（如本特別條款分條(b)(ii)款界定）（下稱「第一行人通道」）。
(ii) 一條在本文件夾附的圖則顯示及註明，在粉紅色間黑波紋範圍及粉紅色間黑斜線範圍內A點及B點之間的行人通道，…以可能範圍內的最短路線，途經升降機及自動梯（如本特別條款分條(c)款界定），連接第一行人通道、本地段地面層，及一條沿本文件夾附的圖則顯示及註明為A點及B點之間的邊界線，在本文件夾附的圖則顯示及註明為「10m PEDESTRIAN STREET」的步行街（此步行街下稱「第一步行街」）（這行人通道下稱「第二行人通道」）。
(iii) 一條在本文件夾附的圖則顯示及註明，在粉紅色間黑波紋範圍、粉紅色間黑圓圈範圍、粉紅色間黑斜線綴黑網點，和粉紅色間黑斜線範圍內H點及J點之間的行人通道，…以可能範圍內的最短路線，途經升降機及自動梯（如本特別條款分條(c)款界定），連接本特別條款分條(a)(i)(II)款所指行人天橋連接道、本地段地面層，及一條沿本文件夾附的圖則顯示及註明為H點及J點之間的邊界線，在本文件夾附的圖則顯示及註明為「10m PEDESTRIAN STREET」的步行街（此步行街下稱「第二步行街」）（這行人通道下稱「第三行人通道」）。
第一行人通道、第二行人通道和第三行人通道，下統稱為「行人通道」。」#

批地文件特別條款第(10)(c)條訂明：-
「買方須在2025年6月30日或之前，或在署長批准的其他日期，以使署長全面滿意的方式，自費為本文件夾附的圖則顯示及註明為「PROP. FB 1」及「PROP. FB 2」的相約位置的每條有蓋行人天橋，並在本文件夾附的圖則顯示及註明為「LIFT AND ESCALATORS」的位置（該等位置僅供參考，及可經署長事先書面批准更改），在粉紅色間黑波紋範圍一座或多座建築物內，而該等建築物為本文件特別條款第(9)(a)(vi)條所指一座或多座建築物，或本文件特別條款第(9)(a)(vii)條所指一座或多座建築物的部份，設置（上下行）電升降機及自動梯，以連接行人天橋連接通道、行人通道、第一行人街和第二行人街（下稱「升降機及自動梯」）。」#

批地文件特別條款第(10)(d)條訂明：-
「買方須於本文件協定批授的整個年期內，每日24小時保持行人通道、行人天橋連接通道及升降機及自動梯開放，供所有公眾免費及暢通無阻地步行或乘坐輪椅通行。」

公契相關條文：

公契中「24小時通道」的定義：
「「24小時通道」指由行人通道、行人天橋連接通道及升降機及自動梯組成的24小時行人通道，並根據批地文件特別條款第(10)(d)條供所有公眾免費及暢通無阻地步行或乘坐輪椅通行，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03、DMC-04、DMC-05、DMC-06及DMC-07圖則以褐色間黑斜線顯示以資識別，並組成商用樓宇部份；」

公契中「行人天橋連接通道」的定義：
「「行人天橋連接通道」指根據批地文件特別條款第(10)(a)條已建或擬建的兩(2)條單層有蓋行人天橋連接通道，並組成商用樓宇部份；」

公契中「行人通道」的定義：
「「行人通道」指根據批地文件特別條款第(10)(b)條已供或擬供的行人通道，並組成商用樓宇部份；」

公契中「升降機及自動梯」的定義：
「「升降機及自動梯」指根據批地文件特別條款第(10)(c)條為每條有蓋行人天橋已建或擬建的（上下行）升降機及自動梯，並組成商用樓宇部份；」

公契第10.14(b)及(c)條訂明：-
「(b) 商用樓宇業主應根據批地文件特別條款第(10)(d)條每日24小時開放24小時通道供所有公眾免費及暢通無阻地步行或乘坐輪椅通行，作所有合法用途。
(c) 為免生疑問及儘管本文有任何另有規定，現明確聲明商用樓宇業主或其委任的管理人（視屬何情況而定）須負責管理及維修商用樓宇。特別是：
(i) 24小時通道須由商用樓宇業主維修；
(ii) 有蓋行人天橋及行人天橋連接細項須由商用樓宇業主維修；
(iii) 公共通道範圍及額外公共通道範圍須由商用樓宇業主維修。」

公契第二附表第B部分的第1(e)條訂明：-
「業主擁有的每份不分割份數及持有、使用、佔用與享用其處所之專有權均遵從下列權利和特權：…根據批地文件特別條款第(10)(d)及(11)(f)(iv)條所有公眾每日24小時均可免費及暢通無阻地步行或乘坐輪椅往返、通行、經過及上落24小時通道及有蓋行人天橋作所有合法用途的權利；」

3. 有蓋行人天橋

批地文件相關條文：

批地文件特別條款第(11)(a)(i), (c)及(f)(iv)條訂明：-
「(a)(i) 買方須在2025年6月30日或之前，或署長批准的其他日期，以使署長全面滿意的方式，自費在本文件夾附的圖則顯示及註明為「PROP. FB 1」及「PROP. FB 2」的相約位置，…建造兩(2)條單層有蓋行人天橋，連同所有承托件及連接段（包括署長全權酌情視為日後擴建上述有蓋行人天橋所需的承托件及連接段）（下統稱「有蓋行人天橋」），每條均處於香港主水平基準以上十三(13)米或署長批准或要求的其他水平，以連接行人天橋連接

通道及由政府於擬建道路D3之上興建的高架觀景台（以本特別條款分條(a)(ii)款界定）（下稱「高架觀景台」）。有蓋行人天橋…包括但不限於配備及建造承托件、斜路、其他相關樓梯及梯台、自動梯、升降機、內部及外部配件和固定裝置，及署長全權酌情批准或規定的照明裝置。…任何政府土地上不可建造永久性支柱或其他承托構築物。#

...

(c) 買方須在2025年6月30日或之前，或署長批准的其他日期，以使署長全面滿意的方式，自費(i)連接行人天橋連接通道和有蓋行人天橋；及(ii)連接有蓋行人天橋和高架觀景台。該等連接工程須包括移除政府於高架觀景台提供的接合點的包層和欄杆，並於工程完成時，以使署長滿意的方式，修好及還原有關接合點。買方須事先獲得署長批准，並以使署長全面滿意的方式，自費設計和建造有蓋行人天橋和高架觀景台之間的連接細項，包括但不限於有蓋行人天橋到高架觀景台上的軸承和活動縫、載重配置和承托細節，與及有蓋行人大橋的縫隙或拼接或兩者，及軸承佈置（下統稱「行人天橋連接細項」）。#

...

(f)(iv) 買方須於有蓋行人天橋存續期間，每日24小時保持有蓋行人天橋免費開放，供所有公眾步行或乘坐輪椅，經過、往返、通行、越過及上落，作所有合法用途。」

公契相關條文：

公契中「有蓋行人天橋」的定義：
「「有蓋行人天橋」指根據批地文件特別條款第(11)(a)條已建或擬建的兩(2)條單層有蓋行人天橋及其所有建築承托件及連接段；」

公契中「行人天橋連接細項」的定義：
「「行人天橋連接細項」指根據批地文件特別條款第(11)(c)條已建或擬建的有蓋行人天橋和高架觀景台之間的連接細項，包括但不限於有蓋行人天橋到高架觀景台上的軸承和活動縫、載重配置和承托細節，與及有蓋行人大橋的縫隙或拼接或兩者，及軸承佈置；」

公契第10.15(b)條訂明：-
「商用樓宇業主須根據批地文件特別條款第(11)(f)(iv)條於有蓋行人天橋存續期間，每日24小時保持有蓋行人天橋免費開放，供所有公眾步行或乘坐輪椅，往返、通行、經過及上落，作所有合法用途。」

公契第二附表第B部分的第1(e)條訂明：-
「業主擁有的每份不分割份數及持有、使用、佔用與享用其處所之專有權均遵從下列權利和特權：…根據批地文件特別條款第(10)(d)及(11)(f)(iv)條所有公眾每日24小時均可免費及暢通無阻地步行或乘坐輪椅往返、通行、經過及上落24小時通道及有蓋行人天橋作所有合法用途的權利；」

4. 公共通道範圍及額外公共通道範圍

批地文件相關條文：

批地文件特別條款第(13)(b)條訂明：-
「買方須於2025年6月30日之前，或署長批准的其他日期，自費及以使署長全面滿意的方式，鋪設、平整、興建、及提供整個粉紅色黑圓圈範圍的地面層。（下稱「公共通道範圍」）…」#

批地文件特別條款第(14)(b)條訂明：-
「買方須於2025年6月30日或之前，或署長批准的其他日期，自費及使署長在各方面滿意下，在以下範圍的整個地面層鋪設、平整、建造及提供通道：
(i) 在本文件夾附的圖則上粉紅色間黑斜線範圍，以沿A點及B點邊界線之間標示的部分；
(ii) 在本文件夾附的圖則上粉紅色間黑斜線範圍，以沿P11及J點邊界線之間標示的部分；及
(iii) 在本文件夾附的圖則上粉紅色間黑斜線範圍及粉紅色間黑斜線綴黑網點範圍，以P1, P11, H及P12點之間相連為界，以綠色標示其邊界的部分。
（下統稱「額外公共通道範圍」）…」#

批地文件特別條款第(14)(c)條訂明：-
「買方須於本文件協定批授的整個年期內，每日24小時保持公共通道範圍及額外公共通道範圍免費開放，供公眾步行或乘坐輪椅，直接往返通行第一行人通道、第二行人通道、擬建D3道路及黃色間黑斜線範圍，作所有合法用途。」

公契相關條文：

公契中「公共通道範圍」的定義：
「「公共通道範圍」指批地文件特別條款第(13)(b)條載明及界定為公共通道範圍的通道，，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03及DMC-04圖則以「PPA」標示，其界線以紅色虛線顯示以資識別，並組成商用樓宇部份；」

公契中「額外公共通道範圍」的定義：
「「額外公共通道範圍」指批地文件特別條款第(14)(b)條載明及界定為額外公共通道範圍的通道，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03及DMC-04圖則以「APPA」標示，以資識別，並組成商用樓宇部份；」

公契第10.12條訂明：-
「商用樓宇業主須根據批地文件特別條款第(14)(c)條每日24小時保持公共通道範圍及額外公共通道範圍免費開放，供公眾步行或乘坐輪椅使用，作所有合法用途。」

公契第二附表第B部分的第1(f)條訂明：-
「業主擁有的每份不分割份數及持有、使用、佔用與享用其處所之專有權均遵從下列權利和特權：…所有公眾每日24小時均可免費及暢通無阻地步行或乘坐輪椅使用公共通道範圍及額外公共通道範圍作所有合法用途的權利；」

5. 政府樓宇

批地文件相關條文：

批地文件特別條款第(15)(a)條訂明：-
「買方須以署長全面滿意的方式，良好工藝及符合批地文件夾附並標示為「政府樓宇工程規格附表」的工程規格附表（下稱「政府樓宇工程規格附表」），根據本文件特別條款第(16)(a)條批准的圖則，於署長批准的地點、方式、設計、用料和標準，自費於該地段內興建、建造和提供以下樓宇：
(i) (I) 一(1)所安老院（如《安老院條例》、其任何附屬規例及相關修訂法例的規定界定）暨長者日間護理中心…；及
(II) 兩(2)個停車位…，專供本特別條款分條(a)(i)(I)款所指安老院暨長者日間護理中心，用作與營運本分條(a)(i)(I)款所指安老院暨長者日間護理中心、其真正來賓、訪客或獲邀人士有關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處
（下統稱「安老院暨長者日間護理中心」）…
(ii) (I) 一(1)所綜合家庭護理服務團隊中心…；及
(II) 一(1)個停車位…，專供本條(a)(ii)(I)款所指綜合家庭護理服務團隊中心，用作與營運本特別條款分條(a)(ii)(I)款所指綜合家庭護理服務團隊中心、真正來賓、訪客或獲邀人士有關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處
（下統稱「綜合家庭護理服務團隊中心」）…；
(iii) 四(4)所共同建在該地段或其任何部分，已建或擬建多座住宅建築物…的兒童之家（下統稱「兒童之家」）…；
(iv) (I) 一(1)所長者日間護理中心…；及
(II) 三(3)個停車位… 專供本特別條款分條(a)(iv)(I)款所指長者日間護理中心，用作與營運本特別條款分條(a)(iv)(I)款所指長者日間護理中心、其真正來賓、訪客或獲邀人士有關，根據《道路交通條例》、其任何附屬規例及相關修訂法例的規定領有牌照的私家小巴泊車處
（下統稱「長者日間護理中心」…；及
(v) 一(1)所長者鄰舍中心（下稱「長者鄰舍中心」）…；
(vi) (I) 一(1)所綜合職業康復服務中心…；及
(II) 一(1)個停車位…，專供本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心，用作與本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心營運有關的貨車停泊
（下統稱「綜合職業康復服務中心」）…；
(vii) 一(1)所中度弱智人士宿舍…（下稱「中度弱智人士宿舍」…；及
(viii) 一(1)個…以社會福利署署長要求或批准的地點、形式和標準的臨時停車處，專供本特別條款分條(a)(i)(I)款所指安老院暨長者日間護理中心、本特別條款分條(a)(ii)(I)款所指綜合家庭護理服務團隊中心、本特別條款分條(a)(iii)款所指兒童之家、本特別條款分條(a)(iv)(I)款所指長者日間護理中心、本特別條款分條(a)(v)款所指長者鄰舍中心、本特別條款分條(a)(vi)(I)款所指綜合職業康復服務中心，本特別條款分條(a)(vii)款所指中度弱智人士宿舍，用作裝卸貨車及由汽車包括的士、救護車、私家小巴接送乘客，並與營運本特別條款分條(a)(i)(I)款分條所指的安老院暨長者日間護理中心、本特別條款分條(a)(ii)(I)款所指的綜合家庭護理服務團隊中心、本特別條款分條(a)(iii)款所指的兒童之家、本特別條款分條(a)(iv)(I)款所指的長者日間護理中心、本特別條款分條(a)(v)款所指長者鄰舍中心、本特別條款

分條(a)(vi)(I)款所指綜合職業康復服務中心，及本特別條款分條(a)(vii)款所指中度弱智人士宿舍相關…

（本特別條款分條(a)(viii)款所指安老院暨長者日間護理中心、綜合家庭護理服務團隊中心、兒童之家、長者日間護理中心、長者鄰舍中心、綜合職業康復服務中心、中度弱智人士宿舍及本特別條款分條(a)(viii)款所指的臨時停車處，連同署長全權酌情決定的任何其他範圍、設施、服務和裝置…，下統稱「政府樓宇」）」#

批地文件特別條款第(28)(a)條訂明：-

「買方須於本文件協定批授的整個年期內，自費…維修以下項目（下統稱「該等項目」）：

(i) 政府樓宇的外部飾面，及政府樓宇裡、四周、之內、其上及其下所有牆、柱、樑、天花、天台樓板、行車路或樓板結構及任何其他結構件；

(ii) 所有供政府樓宇及該地段上發展項目其餘部分使用的升降機、自動梯及樓梯；

(iii) 屬於政府樓宇及該地段上發展項目其餘部分的系統一部分的所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段上發展項目其餘部分使用的公共部分及設施。」

公契相關條文：

公契中「政府樓宇」的定義：

「「政府樓宇」的釋義與批地文件特別條款第(15)(a)條下的定義一致，包括：

(a) 安老院暨長者日間護理中心（如批地文件特別條款第(15)(a)(i)條界定），由一(1)所安老院暨長者日間護理中心及兩(2)個專供本條所指的安老院暨長者日間護理中心及其真正來賓、訪客或獲邀人士使用的政府樓宇私家小巴停車位組成，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-05及DMC-07圖則以「RCHE」標示，在公契圖則編號DMC-07圖則以「DCU」標示及在公契圖則編號DMC-01圖則以「G-01」及「G-02」標示，以資識別；

(b) 綜合家庭護理服務團隊中心（如批地文件特別條款第(15)(a)(ii)條界定），由一(1)所綜合家庭護理服務團隊中心及一(1)個專供本分段所指的綜合家庭護理服務團隊中心及其真正來賓、訪客或獲邀人士使用的政府樓宇私家小巴停車位組成，專用作本條所指綜合家庭護理服務團隊中心，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-08圖則以「IHCST」標示及在公契圖則編號DMC-01圖則以「G-03」標示，以資識別；

(c) 兒童之家（如批地文件特別條款第(15)(a)(iii)條界定），由四(4)所兒童之家組成，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-08圖則以「SGH(A)」、「SGH(B)」、「SGH(C)」及「SGH(D)」標示，以資識別；

(d) 長者日間護理中心（如批地文件特別條款第(15)(a)(iv)條界定），由一(1)所長者日間護理中心及三(3)個專供本分段所指的長者日間護理中心及其真正來賓、訪客或獲邀人士使用的政府樓宇私家小巴停車位組成，用作與營運本條所指長者日間護理中心，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03圖則以「DE」標示及在公契圖則編號DMC-01圖則以「G-04」、「G-05」及「G-06」標示，以資識別；

(e) 長者鄰舍中心（如批地文件特別條款第(15)(a)(v)條界定），現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03圖則以「NEC」標示，以資識別；

(f) 綜合職業康復服務中心（如批地文件特別條款第(15)(a)(vi)條界定），由一(1)所綜合職業康復服務中心及一(1)個專供本分段所指的綜合職業康復服務中心使用的政府樓宇貨車停車位組成，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-08圖則以「IVRSC」標示及在公契圖則編號DMC-01圖則以「G-07」標示，以資識別；

(g) 中度弱智人士宿舍（如批地文件特別條款第(15)(a)(vii)條界定），現於本文件夾附經認可人士核證準確的公契圖則編號DMC-05圖則以「HMMH」標示，以資識別；

(h) 政府樓宇臨時停車處專供本分段(a)款所指安老院暨長者日間護理中心、本分段(b)款所指綜合家庭護理服務團隊中心、本分段(c)款所指兒童之家、本分段(d)款所指長者日間護理中心、本分段(e)款所指長者鄰舍中心、本分段(f)款所指綜合職業康復服務中心、及本分段(g)款所指中度弱智人士宿舍使用，現於本文件夾附經認可人士核證準確的公契圖則編號DMC-03圖則以「G.A. LAY-BY」標示，以資識別；及

連同專屬政府樓宇的其他範圍，現於本文件夾附經認可人士核證準確的公契圖則以靛藍色標示，以資識別，安老院暨長者日間護理中心、綜合家庭護理服務團隊中心、兒童之家、長者日間護理中心、長者鄰舍中心、綜合職業康復服務中心、中度弱智人士宿舍及政府樓宇臨時停車處的內部樓面面積邊界，現於本文件夾附經認可人士核證準確的公契圖則以淺紫色點線標示，以資識別。」

公契中「該等項目」的定義：

「「該等項目」指批地文件特別條款第(28)(a)條所載的「該等項目」…」

公契中「專屬政府樓宇的其他範圍」的定義：

「「專屬政府樓宇的其他範圍」指根據批地文件特別條款第(15)(a)條地政總署署長全權酌情指定專屬政府樓宇的任何範圍、設施、裝備及裝置(署長的決定將作終論並對所有業主約束)，並組成政府樓宇部份。」

公契第2.4條訂明：-

「茲毋損本文第二附表第A部分的第3條中政府樓宇業主的權利，每份不分割份數的現任業主或業主們須受約束於及遵守並履行此處及本文第三附表內的承諾、條文和限制，只要發展項目守則對上述業主或業主們（政府樓宇業主除外）具約束力，上述業主或業主們須不時遵守該發展項目守則。」

公契第2.9條訂明：-

「(a) 財政司司長法團作為政府樓宇業主應負責維修及管理政府樓宇（不包括該等物件），但毋須負責維修和管理發展項目其餘部分。儘管有以上(a)款之規定，管理人須應政府樓宇業主的要求維修政府樓宇專用的服務、設施及裝置，並可獲償付此等維修工程的費用，但施工前管理人必須提交成本估算連同支持文件及政府樓宇業主視為必要的任何其他相關資料，經由業主以書面批核估算費用，管理人方可展開維修工程。

(b) 財政司司長法團作為政府樓宇業主須承擔責任支付直接服務政府樓宇的或讓該處佔領人、其傭工、承辦商、代理或訪客使用的設施或服務之管理及維修費，惟前提是財政司司長法團的責任將由政府產業署署長或地政總署署長為此提名的人士釐定，且於任何情況下須支付的管理及保養費用的比例均不得超過政府樓宇的樓面總面積佔發展項目的樓面總面積的比例，有關的維修及管理費用的繳付責任將由政府樓宇的轉讓契據的日期或接收政府樓宇的日期起計，以較早者為準；另一前提為除非及直至政府產業署署長或地政總署署長為此提名的人士已經以書面方式批准有關金額，財政司司長法團並無責任支付任何管理及保養費用。

(c) 政府或財政司司長法團有權全權酌情隨時更改或修改政府樓宇或其任何部份的用途，而毋須徵取第一業主、其他業主或管理人批准或同意。

(d) 財政司司長法團作為政府樓宇業主並無責任分擔任何發展項目其餘部分或政府產業署署長或地政總署署長指定人士認為非直接服務政府樓宇或使其受益的設施或服務的管理及維修費用（無論是公用地方及設施或其他）。

(e) 財政司司長法團毋須承擔責任支付特別基金款項、管理費按金、資本設備基金（償付為實際服務於政府樓宇或由其佔用人、僱員、承包商、代理人或訪客使用的設施和服務的資本開支除外，惟該等開支須先由政府產業署署長或地政總署署長為此目的而指定的人士批准）、廢料清理費、保險保費、遲繳或欠繳管理和維修費的罰息及罰款或同類款項。

(f) 如政府產業署署長以書面要求，管理人須免費向財政司司長法團提供季度賬目、經審核報告及預算案，以說明各項招致/預算的開支。

(g) 上述賬目、報告、預算案、通知及付款通知書應免費以預付郵費方式郵寄至財政司司長法團或手遞至九龍油麻地海庭道11號西九龍政府合署南座9樓政府產業署的政府產業署署長，或其他指定人士及地址。

(h) 如政府樓宇業主須就任何事宜徵取管理人同意，管理人不可無理拒絕，並須免費辦理同意書。

(i) 任何業主(包括第一業主)均不可代表財政司司長法團或政府產業署署長與政府交涉處理任何直接影響政府樓宇的事項。政府產業署署長以其完全酌情權決定政府樓宇有否被直接影響。」

公契第二附表第A部分的第3條訂明：-

「財政司司長法團、其承租人、租客、被許可人、及任何獲授權人士及政府樓宇或其任何部分當時的業主及佔用人有以下權利、特權及地役權，以下權利、特權及地役權的行使不受管理人或任何其他業主的任何許可、批准或同意影響：

(a) 政府樓宇受庇護、支撐物及保護的權利；

(b) 在任何時候讓氣體、電力、食水、污水、空調、電話及所有其他服務自由透過現時或於批租期內於該土地的任何部分及發展項目的任何部分鋪設或越過的溝渠、污水管、排水渠、排煙管、管線、管道、水道、電纜、水管、電線及其他導體往來或通過政府樓宇的權利；

(c) 於任何時候全權酌情，自費改動、改道、更改、重鋪或還原任何政府樓宇或其任何部分專用的服務及設施（「政府樓宇服務」）的權利，而無須向其他業主（財政司司長法團除外）支付任何費用，亦無須取得其批准或同意，惟在進行上述政府樓宇服務的任何改動、

改道、更改、重鋪或還原工程時必須採取適當及足夠的預防措施，以確保不會對該土地內及服務除政府樓宇外該土地上發展項目的所有部分的該等服務及設施造成損壞；

(d) 為正確地使用及享用政府樓宇或其任何部分的目的通行及再通行、進出、往返及使用公用地方及設施，以及使用和享用公用地方及設施的權利；

(e) 在所有合理時間不論是否連同測量師、承辦商、工人及其他人，及不論是否攜帶車輛、機械、設備、物料及機器進入該土地或發展項目任何部分的權利，以便擴建政府樓宇或其任何部分或進行保養、維修、加建及改建及其他工程，以及進行政府樓宇服務或其任何部分的保養、維修、改建、改道、更改、重鋪及還原；

(f) 享有暢通無阻進出政府樓宇的通行權；

(g) 在財政司司長法團認為合適時在政府樓宇或其任何部分內、周圍及邊界上的牆、柱及其他結構組件安裝、建設、展示、陳列、保養、維修、拆除和更新招牌及廣告的專有權，及進入該土地或其任何部分或發展項目任何部分的通行權，不論是否連同受僱人、工人及其他人，及不論是否攜帶工具、設備、機械、機器、物料或機動車輛，以便檢查、安裝、建設、展示、陳列、保養、維修、拆除及更新此等招牌及廣告；

(h) 固定於政府樓宇的天台樓板、牆及其他結構組件上面、裏面或表面的照明管道、該等消防、通風及其他服務、設施、裝置、固定裝置、輔助工程，設備及物料的通行權；

(i) 於政府樓宇內、周圍、其範圍內、其上及其下的牆、圓柱、樑、天花、天台板、行車道或樓板及其他結構組件上或其任何部分改變及運行附加服務以專門服務或惠及政府樓宇的權利，及相關通行該土地或發展項目任何部分的權利，不論是否連同傭人、工人及其他人，及不論是否攜帶工具、設備、機械、機器、物料或機動車輛；及

(j) 地政總署署長視為必要或恰當的其他權利、特權及地役權。」

**B. 根據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**

1. 該等項目

批地文件相關條文：

批地文件特別條款第(28)(a)條訂明：-
「買方須於本文件協定批授的整個年期內，自費…維修以下項目（下統稱「該等項目」）：

(i) 政府樓宇的外部飾面，及政府樓宇裡、四周、之內、其上及其下所有牆、柱、樑、天花、天台樓板、行車路或樓板結構及任何其他結構件；

(ii) 所有供政府樓宇及該地段上發展項目其餘部分使用的升降機、自動梯及樓梯；

(iii) 屬於政府樓宇及該地段上發展項目其餘部分系統一部分的所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；

(iv) 政府樓宇之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇及該地段上發展項目其餘部分使用的公共部分及設施。」

公契相關條文：

公契中「該等項目」的定義：
「「該等項目」指批地文件特別條款第(28)(a)條所載的「該等項目」…」

公契第10.13(a)條訂明：-
「所有業主（不包括財政司司長法團）應自費管理和維修該等項目，並在各方面使地政總署署長滿意。」

**C. 根據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休憩用地面積**

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部分**

不適用。

就上述的供公眾使用的任何該等設施及休憩用地，及土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或土地中的該等部分。

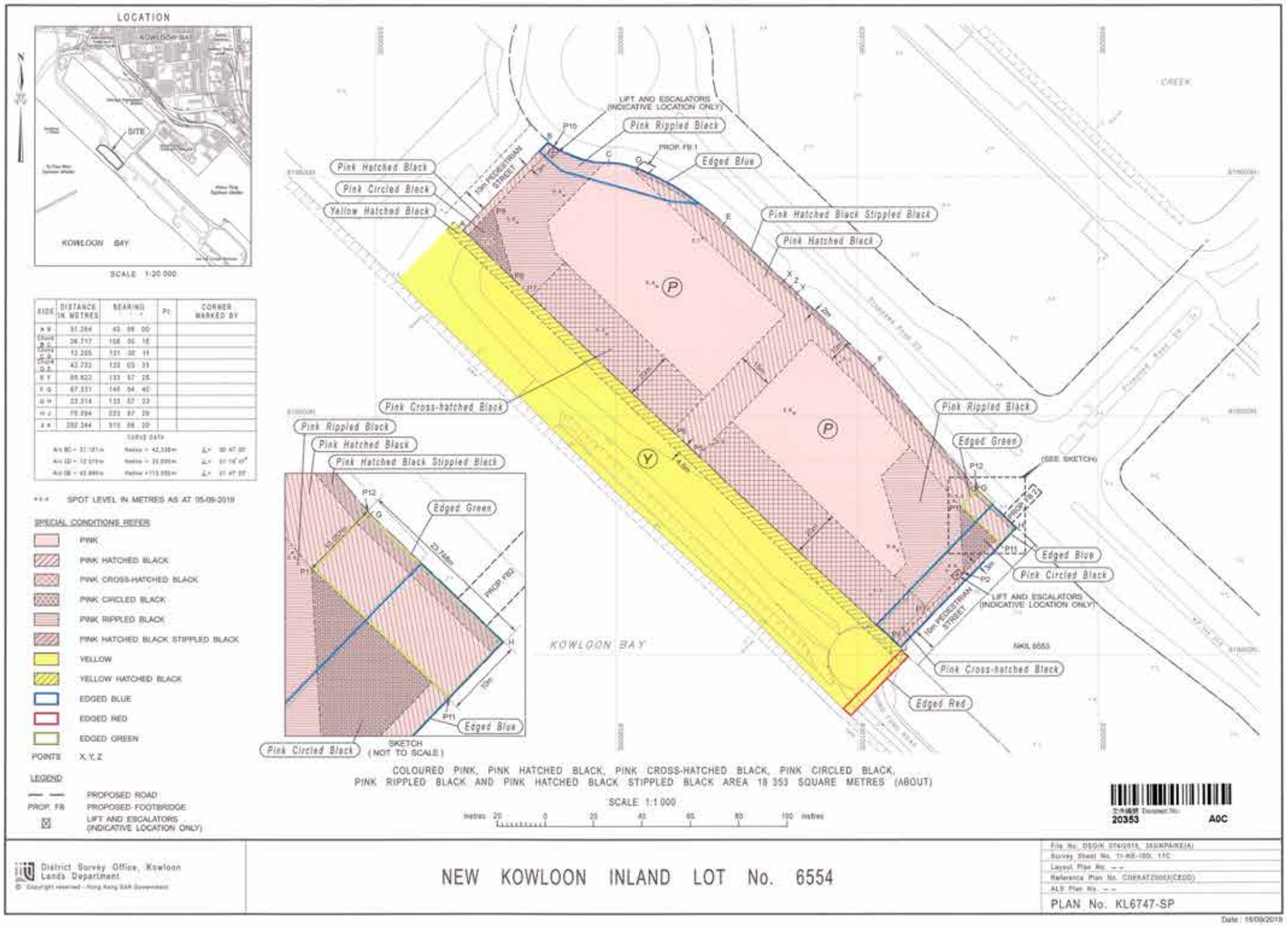
就上述B部分所述的任何該等設施及休憩用地，該等設施或休憩用地按規定須由期數中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地的部分開支。

註：
批地文件中「買方」一詞，指本售樓說明書的賣方及如上下文意允許或規定包括其遺囑執行人、遺產管理人、承讓人及如為公司者，包括其繼承人及受讓人。

* 依據地政總署九龍東區地政處的日期為2020年9月25日及2024年5月20日的批准信函，特別條款第(2)(a)(i)及(2)(g)(iv)條中的日期已被修訂為2024年6月30日。

\# 依據地政總署九龍東區地政處的日期為2020年9月25日及2024年5月20日的批准信函，特別條款第(10)(a), (10)(b), (10)(c), (11)(c), (13)(b), (14)(b)及(15)(a)條中的日期已被修訂為2026年6月30日。

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




**LEGEND 圖例**

- PINK 粉紅色
- PINK HATCHED BLACK 粉紅色間黑斜線
- PINK CROSS-HATCHED BLACK 粉紅色間黑色交叉線
- PINK CIRCLED BLACK 粉紅色黑圓圈
- PINK RIPPLED BLACK 粉紅色間黑波紋
- PINK HATCHED BLACK STIPPLED BLACK 粉紅色間黑斜線綴黑網點
- YELLOW 黃色
- YELLOW HATCHED BLACK 黃色間黑斜線
- EDGED BLUE 加上藍邊
- EDGED RED 加上紅邊
- EDGED GREEN 加上綠邊
- POINTS POINTS X,Y,Z X點、Y點及Z點
- PROPOSED ROAD 擬建中道路
- PROP. FB LIFT AND ESCALATORS 升降機及自動梯
  (INDICATIVE LOCATION ONLY) (位置僅供參考)

# 18 WARNING TO PURCHASERS
# 對買方的警告

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

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

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

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

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

4. In the case of paragraph 3(ii) 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.

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

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

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

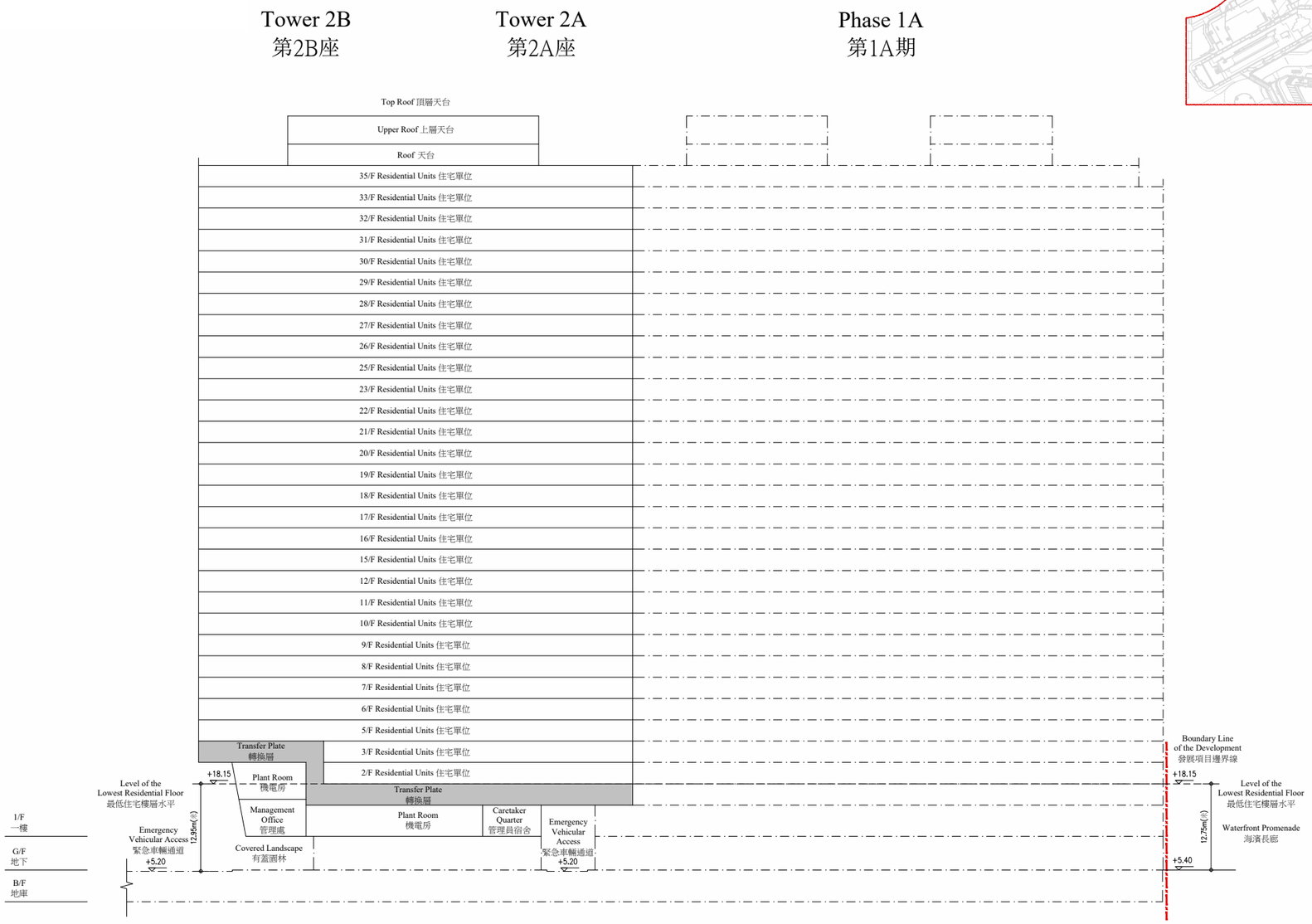
   (i) 該律師事務所可能不能夠保障買方的利益；及

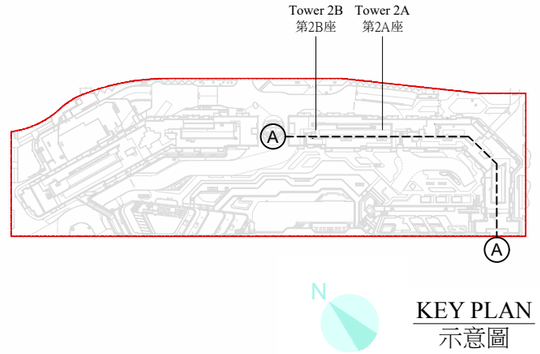
   (ii) 買方可能要聘用一間獨立的律師事務所。

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

# 19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
# 期數中的建築物的橫截面圖

## CROSS-SECTION A-A
## 橫截面圖 A－A



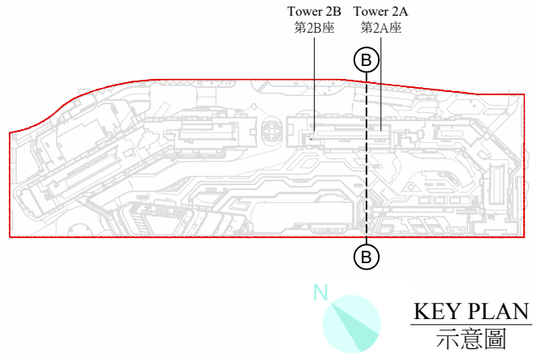



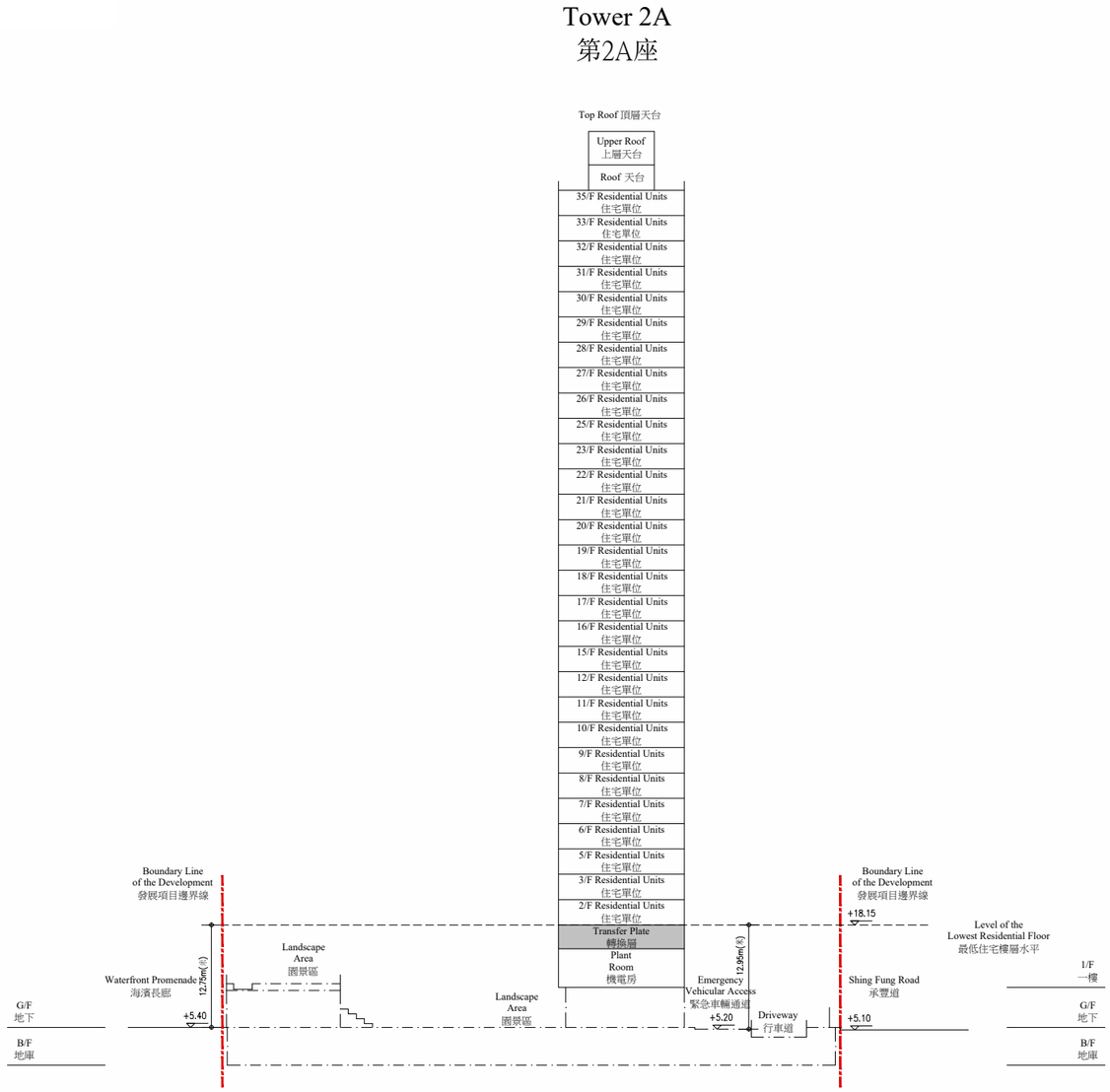

Notes:
1. ▽— Height in metres above the Hong Kong Principal Datum (HKPD).
2. The part of Waterfront Promenade adjacent to the building is 5.40 metres above the Hong Kong Principal Datum (HKPD).
3. The part of Emergency Vehicular Access adjacent to the building is 5.20 metres above the Hong Kong Principal Datum (HKPD).
4. ------ Dotted line denotes the lowest residential floor of the building.

附註：
1. ▽— 香港主水平基準以上的高度(米)。
2. 毗連建築物的一段海濱長廊為香港主水平基準以上5.40米。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.20米。
4. ------ 虛線為該建築物最低住宅樓層水平。

# 19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
# 期數中的建築物的橫截面圖

## CROSS-SECTION B-B
## 橫截面圖 B－B



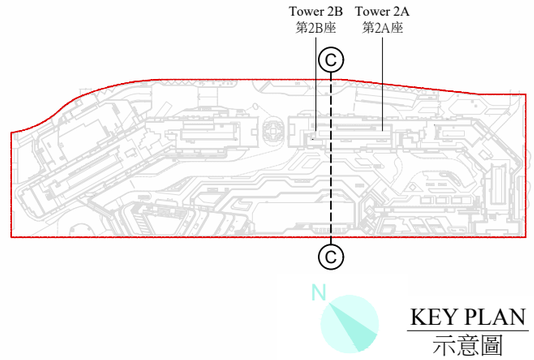




Notes:
1. ▽— Height in metres above the Hong Kong Principal Datum (HKPD).
2. The part of Waterfront Promenade adjacent to the building is 5.40 metres above the Hong Kong Principal Datum (HKPD).
3. The part of Emergency Vehicular Access adjacent to the building is 5.20 metres above the Hong Kong Principal Datum (HKPD).
4. ------ Dotted line denotes the lowest residential floor of the building.

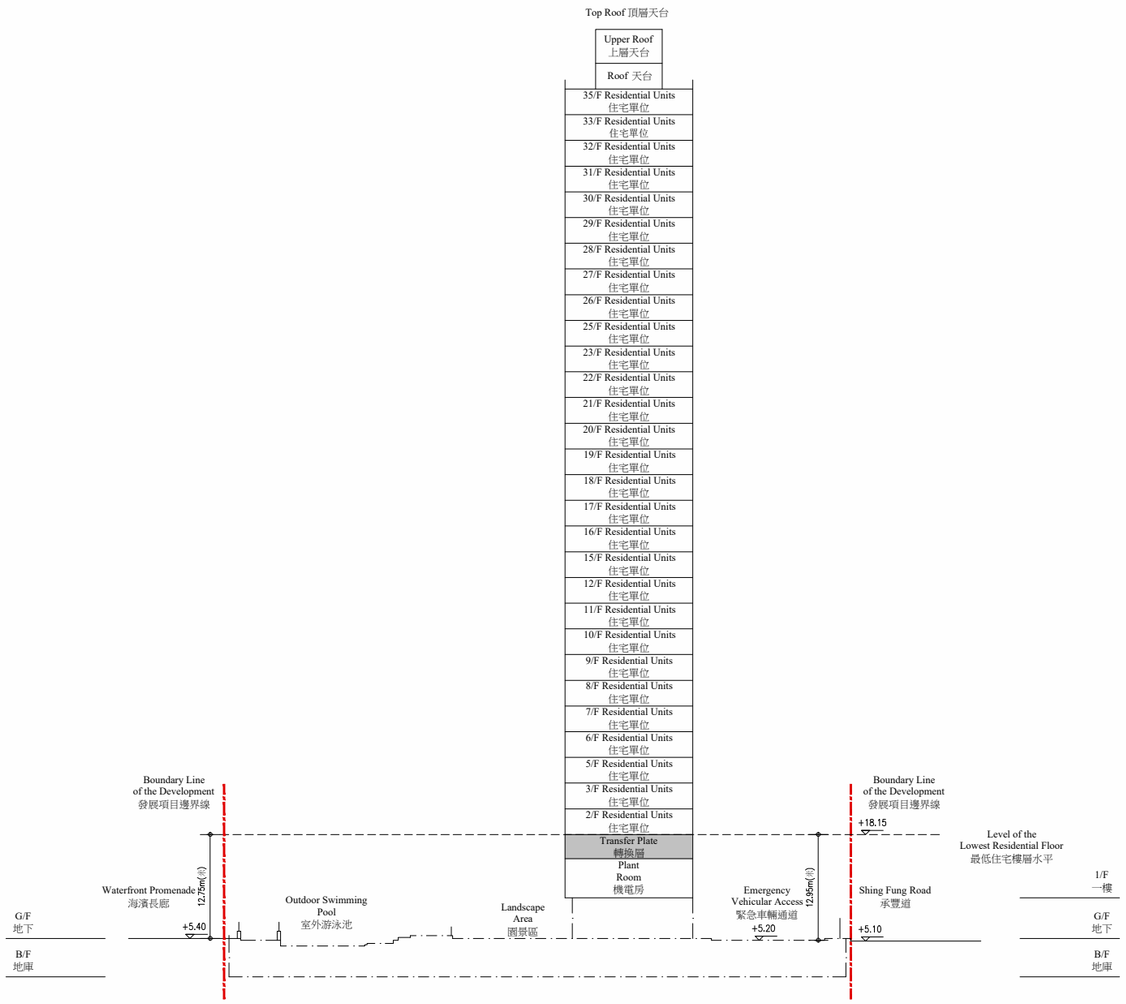
附註：
1. ▽— 香港主水平基準以上的高度(米)。
2. 毗連建築物的一段海濱長廊為香港主水平基準以上5.40米。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.20米。
4. ------ 虛線為該建築物最低住宅樓層水平。

# 19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
# 期數中的建築物的橫截面圖

## CROSS-SECTION C-C
## 橫截面圖 C－C




Tower 2B
第2B座




Notes:
1. ▽— Height in metres above the Hong Kong Principal Datum (HKPD).
2. The part of Waterfront Promenade adjacent to the building is 5.40 metres above the Hong Kong Principal Datum (HKPD).
3. The part of Emergency Vehicular Access adjacent to the building is 5.20 metres above the Hong Kong Principal Datum (HKPD).
4. ------ Dotted line denotes the lowest residential floor of the building.

附註：
1. ▽— 香港主水平基準以上的高度(米)。
2. 毗連建築物的一段海濱長廊為香港主水平基準以上5.40米。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.20米。
4. ------ 虛線為該建築物最低住宅樓層水平。

# 20 ELEVATION PLAN
# 立面圖

## ELEVATION PLAN 1 - 3
## 立面圖 1 - 3

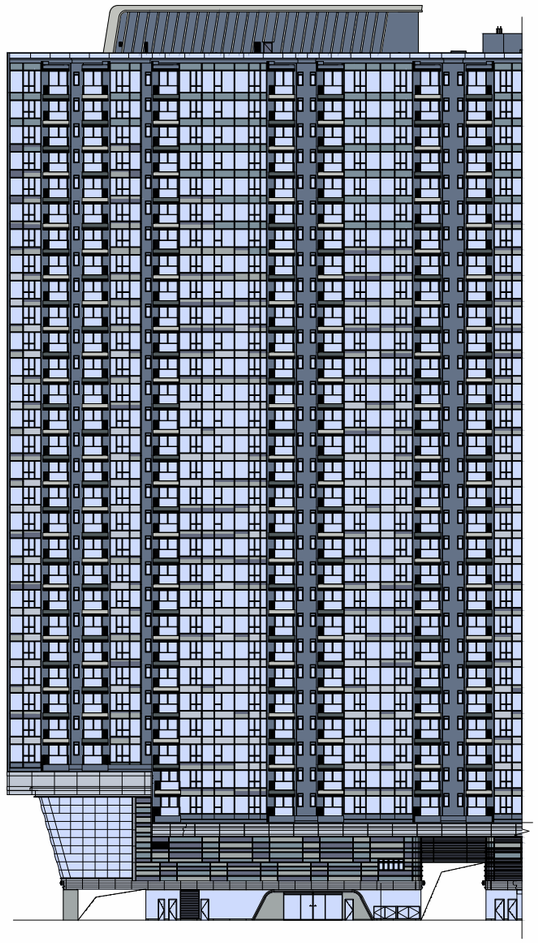
Tower 2B
第2B座

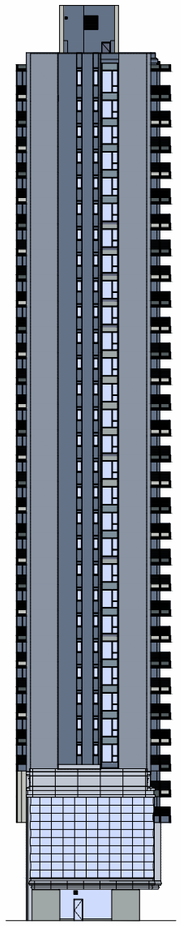
Tower 2A
第2A座

Tower 2B
第2B座

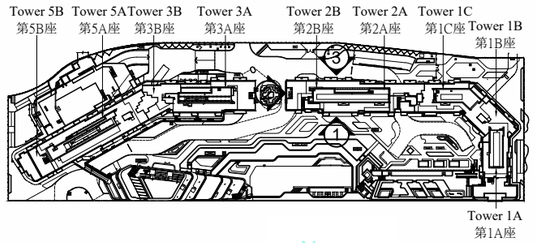
Tower 2A
第2A座

Tower 2B
第2B座










KEY PLAN
示意圖

ELEVATION PLAN 1
立面圖 1

ELEVATION PLAN 2
立面圖 2

ELEVATION PLAN 3
立面圖 3

It has been certified by the Authorized Person for the Phase that the above elevations:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 September 2024; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士已經證明該等立面：
(a) 以2024年9月19日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

# 21 INFORMATION ON COMMON FACILITIES IN THE PHASE
# 期數中的公用設施的資料

| Category of Common Facilities<br>公用設施的類別 | Covered Area 有蓋面積<br>sq. m. 平方米<br>(sq. ft. 平方呎) | Uncovered Area 無蓋面積<br>sq. m. 平方米<br>(sq. ft. 平方呎) |
|---|---|---|
| Residents' clubhouse (including any recreational facilities for residents' use)<br>住客會所（包括供住客使用的任何康樂設施） | Not Applicable<br>不適用 | Not Applicable<br>不適用 |
| 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)<br>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其他名稱） | Not Applicable<br>不適用 | Not Applicable<br>不適用 |
| 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)<br>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） | Not Applicable<br>不適用 | Not Applicable<br>不適用 |

Note 附註:
The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

# 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
# 閱覽圖則及公契

1. The address of the website on which copy of the Outline Zoning Plans relating to the Development is available is: www.ozp.tpb.gov.hk.

2. A copy of the every executed 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 free of charge at the place at which the specified residential property is offered to be sold.

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

2. 關於指明住宅物業的每一公契於該指明住宅物業提供出售的日期的已簽立的文本將存放在該指明住宅物業的售樓處，以供免費閱覽。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **1. Exterior Finishes** | | | |
|---|---|---|---|
| Item | | Description | |
| (a) | External Wall | Type of finishes | External wall of towers is finished with ceramic tiles, curtain wall, glass wall, aluminium cladding, aluminium louvre, aluminum grilles and aluminium feature. |
| (b) | Window | Material of the frame | Aluminium frame is finished with fluorocarbon coating. |
| | | Material of the glass | Insulated Glass Unit (IGU) with low emissivity coating are provided for all windows, except the windows provided in the following locations:<br><br>For the following locations, windows are installed with tempered glass:<br>Kitchen of Unit A on 2/F to 3/F, 8/F to 15/F, 17/F to 20/F, 22/F to 23/F, 26/F to 35/F of Tower 2A, Unit B on 2/F, 8/F, 10/F, 15/F, 17/F to 23/F, 26/F to 35/F of Tower 2A and Unit J on 2/F to 35/F of Tower 2A;<br><br>Kitchen of Unit A on 5/F, 7/F, 10/F, 17/F, 23/F, 25/F, 28/F to 35/F of Tower 2B, Unit B on 5/F to 10/F, 17/F to 19/F, 21/F, 25/F to 35/F of Tower 2B, Unit C on 5/F, 7/F to 15/F, 17/F, 19/F to 20/F, 22/F to 35/F of Tower 2B, Unit D on 5/F to 35/F of Tower 2B and Unit J on 2/F to 35/F of Tower 2B. |
| (c) | Bay Window | Material of bay window | Not applicable. |
| | | Finishes of window sill | Not applicable. |
| (d) | Planter | Type of finishes | Not applicable. |
| (e) | Verandah or Balcony | Type of finishes | (i) Balcony<br>Balcony is fitted with clear laminated tempered glass balustrade with aluminium top rail.<br>Floor is finished with artificial timber decks.<br>Wall is finished with aluminium cladding, ceramic tiles and full height glass screen (when provided).<br>Ceiling is fitted with aluminium panel in fluorocarbon coating. |
| | | | (ii) There is no verandah |
| | | Whether it is covered | All balconies are covered. |
| (f) | Drying Facilities for Clothing | Type | Not applicable. |
| | | Material | Not applicable. |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

| **1. 外部裝修** | | | |
|---|---|---|---|
| 細項 | | 描述 | |
| (a) | 外牆 | 裝修物料的類型 | 大廈外牆鋪砌釉面瓷磚、玻璃幕牆、玻璃牆、鋁質掛板、鋁質百葉、鋁質護柵及鋁質裝飾。 |
| (b) | 窗 | 框的用料 | 氟碳噴塗層鋁質窗框。 |
| | | 玻璃的用料 | 所有窗採用中空玻璃配低輻射鍍膜，以下位置提供的窗除外：<br><br>以下位置的窗採用鋼化玻璃：<br>第2A座2樓至3樓、8樓至15樓、17樓至20樓、22樓至23樓、26樓至35樓A單位、第2A座2樓、8樓、10樓、15樓、17樓至23樓、26樓至35樓B單位及第2A座2樓至35樓J單位廚房；<br><br>第2B座5樓、7樓、10樓、17樓、23樓、25樓、28樓至35樓A單位、第2B座5樓至10樓、17樓至19樓、21樓、25樓至35樓B單位、第2B座5樓、7樓至15樓、17樓、19樓至20樓、22樓至35樓C單位、第2B座5樓至35樓D單位及第2B座2樓至35樓J單位廚房。 |
| (c) | 窗台 | 窗台的用料 | 不適用。 |
| | | 窗台板的裝修物料 | 不適用。 |
| (d) | 花槽 | 裝修物料的類型 | 不適用。 |
| (e) | 陽台或露台 | 裝修物料的類型 | (i) 露台<br>露台裝設夾層強化清玻璃欄杆及鋁質頂欄。<br>地台鋪砌人造木地台。<br>牆壁配有鋁質掛板、鋪砌釉面瓷磚及設有全高玻璃屏風(如設有)。<br>天花板裝設配有氟碳噴塗層之鋁板。 |
| | | | (ii) 沒有陽台 |
| | | 是否有蓋 | 露台均是有蓋的。 |
| (f) | 乾衣設施 | 類型 | 不適用。 |
| | | 用料 | 不適用。 |

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **2. Interior Finishes** | | | |
|---|---|---|---|
| Item | | Description | |
| (a) | Lobby | Residential Entrance Lobbies (B/F) | Wall is finished with timber veneer, glass panel, stainless steel panel and plastic laminate where exposed.<br>Floor is finished with porcelain tile.<br>Ceiling is fitted with false ceiling finished with emulsion paint and aluminum strip. |
| | | Residential Entrance Lobbies (G/F) | Wall is finished with natural stone, glass panel, resin panel, stainless steel panel and stainless steel strip where exposed.<br>Floor is finished with stainless steel strip and natural stone.<br>Ceiling is fitted with false ceiling finished with emulsion paint, stainless steel panel and stainless steel strip. |
| | | Residential Floor Lift Lobbies of Towers | Wall is finished with timber veneer, glass panel and stainless steel panel where exposed.<br>Floor is finished with stainless steel strip and porcelain tile. Ceiling is fitted with false ceiling finished with emulsion paint. |
| | | Residential Floor Services Lift Lobbies of Towers | Wall is finished with emulsion paint where exposed. Floor is finished with porcelain tile.<br>Ceiling is fitted with false ceiling finished with emulsion paint. |
| (b) | Internal Wall and Ceiling | Internal Wall | Internal wall of all Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with emulsion paint and natural stone at window edge where exposed, except the following units:<br><br>(Only applicable to Units E on 2/F to 16/F, 18/F to 35/F of Tower 2A, Units F on 6/F to 35/F and Unit H on 2/F, 3/F, 6/F to 35/F of Tower 2B)<br>Internal wall of Living/Dining Rooms are finished with emulsion paint, mirror panel, stainless steel strip and natural stone at window edge where exposed. Master Bedroom is finished with emulsion paint where exposed and natural stone at window edge. Bedrooms (if any) are finished with emulsion paint where exposed and natural stone at window edge.<br><br>(Only applicable to Units C, D on 2/F to 16/F, 18/F to 35/F, Unit B on 35/F of Tower 2A and Unit B on 35/F of Tower 2B)<br>Internal wall of Living/Dining Rooms are finished with emulsion paint, timber panel and natural stone at window edge where exposed. Master Bedroom is finished with emulsion paint where exposed and natural stone at window edge. Bedrooms (if any) are finished with emulsion paint where exposed and natural stone at window edge.<br><br>(Only applicable to Unit A on 17/F of Tower 2B)<br>Internal wall of Living/Dining Rooms are finished with emulsion paint, wallpaper and natural stone at window edge where exposed. Master Bedroom is finished with emulsion paint, wallpaper where exposed and natural stone at window edge. Bedrooms are finished with emulsion paint, wallpaper where exposed and natural stone at window edge. |
| | | Ceiling | All Internal ceiling of Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with false ceiling and emulsion paint where exposed. |
| (c) | Internal Floor | All Living/Dining Rooms, Master Bedrooms and Bedrooms are finished with engineered timber flooring with timber skirting, natural stone floor border with stainless steel trim adjoining combined balcony and utility platform. | |

| **2.室內裝修物料** | | | |
|---|---|---|---|
| 細項 | | 描述 | |
| (a) | 大堂 | 住宅入口大堂(地庫) | 牆壁外露部分鋪砌木皮飾面、玻璃面板、不銹鋼飾面及膠板。地板鋪砌瓷磚。<br>天花板裝設假天花並髹上乳膠漆及鋁質條。 |
| | | 住宅入口大堂(地下) | 牆壁外露部分鋪砌天然石材、玻璃面板、樹脂板飾面、不銹鋼飾面及不銹鋼飾條。<br>地板鋪砌不銹鋼飾條及天然石材。<br>天花板裝設假天花並髹上乳膠漆、不銹鋼飾面及不銹鋼飾條。 |
| | | 大廈的住宅樓層電梯大堂 | 牆壁外露部份鋪砌木皮飾面、玻璃面板及不銹鋼飾面。地板鋪砌不銹鋼飾條及瓷磚。<br>天花板裝設假天花並髹上乳膠漆。 |
| | | 大廈的住宅樓層貨運電梯大堂 | 牆壁外露部份髹上乳膠漆。地板鋪砌瓷磚。<br>天花板裝設假天花並髹上乳膠漆。 |
| (b) | 內牆及天花板 | 內牆 | 所有客/飯廳、主人睡房及睡房內牆外露部分均髹上乳膠漆及窗邊緣鋪砌天然石材，以下單位除外：<br><br>(只適用於第2A座2樓至16樓、18樓至35樓E單位、第2B座6樓至35樓F單位及2樓、3樓、6樓至35樓H單位)<br>客/飯廳內牆外露部分髹上乳膠漆、鏡面板、不銹鋼飾條及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材；睡房(如有)內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。<br><br>(只適用於第2A座2樓至16樓、18樓至35樓C、D單位、35樓B單位及2B座35樓B單位)<br>客/飯廳內牆外露部分髹上乳膠漆、木皮飾面及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材；睡房(如有)內牆外露部分髹上乳膠漆及窗邊緣鋪砌天然石材。<br><br>(只適用於第2B座17樓A單位)<br>客/飯廳內牆外露部分髹上乳膠漆、牆紙及窗邊緣鋪砌天然石材；主人睡房內牆外露部分髹上乳膠漆、牆紙及窗邊緣鋪砌天然石材；睡房內牆外露部分髹上乳膠漆、牆紙及窗邊緣鋪砌天然石材。 |
| | | 天花板 | 所有客/飯廳、主人睡房及睡房的天花板外露部分均設有假天花並髹上乳膠漆。 |
| (c) | 內部地板 | 所有客/飯廳、主人睡房及睡房鋪砌複合木地板連木腳線，連接組合露台及工作平台邊界位置鋪砌天然石材連不銹鋼條。 | |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **2. Interior Finishes** | | | |
|---|---|---|---|
| Item | | Description | |
| (d) | Bathroom | Master Bathroom | Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling.<br><br>Floor is finished with porcelain tile and natural stone where exposed.<br><br>Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed. |
| | | Bathroom | Wall is finished with porcelain tile, mirror panel and stainless steel strip where exposed up to false ceiling.<br><br>Floor is finished with porcelain tile and natural stone where exposed.<br><br>Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling in emulsion paint and stainless steel strip where exposed. |
| (e) | Kitchen | Kitchen (Excluding Open Kitchen)<br>Wall is finished with porcelain tile, engineering stone at window edge, glass panel and stainless steel panel where exposed up to false ceiling.<br>Floor is finished with porcelain tile and natural stone where exposed.<br>Ceiling is fitted with aluminium panel false ceiling and gypsum board false ceiling, emulsion paint and stainless steel strip where exposed.<br>Cooking bench is finished with quartz based engineering stone.<br><br>Open Kitchen<br>Wall is finished with plastic laminate, glass panel and stainless steel panel where exposed up to false ceiling. Floor is finished with engineered timber flooring where exposed.<br>Ceiling is fitted with false ceiling finished with emulsion paint where exposed.<br>Cooking bench is finished with quartz based engineering stone. | |

| **2.室內裝修物料** | | | |
|---|---|---|---|
| 細項 | | 描述 | |
| (d) | 浴室 | 主人浴室 | 牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。<br><br>地板外露部分鋪砌瓷磚及天然石材。<br><br>天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 |
| | | 浴室 | 牆壁外露部分鋪砌瓷磚、鏡面板及不銹鋼飾條至假天花。<br><br>地板外露部分鋪砌瓷磚及天然石材。<br><br>天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。 |
| (e) | 廚房 | 廚房 (不包括開放式廚房)<br>牆壁外露部分鋪砌瓷磚、窗邊緣鋪砌人造石、玻璃面板及不銹鋼飾面至假天花。<br>地板外露部份鋪砌瓷磚及天然石材。<br>天花板外露部分裝設鋁板假天花及石膏板假天花並髹上乳膠漆及不銹鋼飾條。<br>灶台面採用石英石。<br><br>開放式廚房<br>牆壁外露部分鋪砌膠板、玻璃面板及不銹鋼飾面至假天花。地板外露部份鋪砌複合木地板。<br>天花板外露部分裝設假天花並髹上乳膠漆。<br>灶台面採用石英石。 | |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **3. Interior Fittings** | | | |
|---|---|---|---|
| Item | | Description | |
| (a) | Doors | Residential Unit Entrance Door | Timber veneer, stainless steel panel and stainless steel strip finished solid core fire rated timber swing door fitted with door hinge, door closer, door viewer, door stopper, smoke door seal and lockset with handle. |
| | | Master Bedroom Door | Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. |
| | | Bedroom Door | Timber veneer and stainless steel strip finished hollow core timber swing door fitted with door hinge, door stopper, lockset and handle. |
| | | Master Bathroom Door | Timber veneer, aluminium strip, stainless steel panel and aluminium louver finished hollow core timber swing door fitted with door hinge, door stopper, lockset, handle and robe hook. |
| | | Bathroom Door | Timber veneer, aluminium strip and aluminium louver finished hollow core timber swing door (if swing door provided) fitted with door hinge, door stopper, lockset, handle and robe hook.<br><br>Timber veneer, aluminium strip, stainless steel panel and aluminium louver finished hollow core timber sliding door (if sliding door provided) fitted with hanging sliding door track set, lockset, recessed handle and brush door seal. |
| | | Kitchen Door | Timber veneer and stainless steel trim finished solid core fire rated timber swing door fitted with stainless steel frame fire rated glass panel fitted with door hinge, door closer, door stopper, handle and smoke door seal. |
| | | Storeroom Door | Timber veneer with stainless steel strip finished hollow core timber swing door fitted with door hinge, lockset, recessed handle and brush door seal.<br>except the following units:<br><br>(Only applicable to Unit B on 35/F of Tower 2A and Unit B on 35/F of Tower 2B)<br>Timber veneer finished hollow core timber swing door fitted with door hinge, lockset and recessed handle. |
| | | Combined Balcony and Utility Platform Door | Aluminium framed sliding glass door with fluorocarbon coating; fitted with lockset and handle. |
| | | Staircase Door to Roof | Aluminium framed glass swing door with fluorocarbon coating, fitted with lockset and handle. |

| **3. 室內裝置** | | | |
|---|---|---|---|
| 細項 | | 描述 | |
| (a) | 門 | 住宅單位大門 | 實心防火木掩門配木皮飾面、不銹鋼面板及不銹鋼飾條，裝妥門鉸、氣鼓、防盜眼、門擋、防煙條、門鎖連手柄。 |
| | | 主人睡房門 | 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。 |
| | | 睡房門 | 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門擋、門鎖及手柄。 |
| | | 主人浴室門 | 空心木掩門配木皮飾面、鋁質飾條、不銹鋼飾面及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾。 |
| | | 浴室門 | 空心木掩門(如設有掩門)配木皮飾面、鋁質飾條及鋁質百葉，裝妥門鉸、門擋、門鎖、手柄及掛勾。<br><br>空心木趟門(如設有趟門)配木皮飾面、鋁質飾條、不銹鋼飾面及鋁質百葉，裝妥趟門吊路軌、門鎖、暗藏式手柄及刷門封條。 |
| | | 廚房門 | 實心防火木掩門配木皮飾面及不銹鋼飾條，門身鑲有防火玻璃配不銹鋼框，裝妥門鉸、氣鼓、門擋、手柄及防煙條。 |
| | | 儲物房門 | 空心木掩門配木皮飾面及不銹鋼飾條，裝妥門鉸、門鎖、暗藏式手柄及刷門封條。以下單位除外：<br><br>(只適用於第2A座35樓B單位及第2B座35樓B單位)<br>空心木掩門配木皮飾面，裝妥門鉸、門鎖及暗藏式手柄。 |
| | | 組合露台及工作平台門 | 氟化碳塗層鋁框玻璃趟門，裝妥門鎖及手柄。 |
| | | 往天台樓梯門 | 氟化碳塗層鋁框玻璃掩門，裝妥門鎖及手柄。 |



Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **3. Interior Fittings** | | |
|---|---|---|
| Item | | Description |
| (b) | Bathroom | Master Bathroom (for units listed below only):<br>Units D, E, F, G and H on 2/F to 35/F of Tower 2A.<br>Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder.<br><br>Master Bathroom (for units listed below only):<br>Units A on 2/F to 35/F of Tower 2B and Units B on 5/F to 35/F of Tower 2B.<br>Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and counter top, stainless steel framed glass, resin panel, plastic laminate and stainless steel panel. Sanitary wares and fittings include press steel bathtub (1500mmL X 700mmW X 420mmH) with natural stone at top and glass at side with stainless steel frame of exposed surface, brushed bronze bath mixer, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze towel rack, brushed bronze paper roll holder and stainless steel shower curtain rod.<br><br>Bathroom (for units listed below only):<br>Units A, B, C and J on 2/F to 35/F of Tower 2A; Units G, H and J on 2/F to 35/F of Tower 2B, Units C, D and E on 5/F to 35/F of Tower 2B, Units F on 6/F to 35/F of Tower 2B.<br>Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and counter top, stainless steel framed glass, resin panel, plastic laminate and stainless steel panel. Sanitary wares and fittings include press steel bathtub (1500mmL X 700mmW X 420mmH) with natural stone at top and glass at side with stainless steel frame of exposed surface, brushed bronze bath mixer, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer, brushed bronze towel rack, brushed bronze paper roll holder and stainless steel shower curtain rod.<br><br>Bathroom (for units listed below only):<br>Units A on 2/F to 35/F of Tower 2B and Units B on 5/F to 35/F of Tower 2B.<br>Fitted with glass hanging cabinet with mirror and stainless steel frame. Wooden lower cabinet with engineering stone panel and countertop, resin panel, plastic laminate with stainless steel panel. Sanitary wares and fittings include tempered glass shower enclosure with stainless steel frame, brushed bronze handle, brushed bronze hand shower set, vitreous china water closet, vitreous china wash basin, brushed bronze basin mixer and brushed bronze paper roll holder.<br><br>See “Water Supply” below for type and material of water supply system. |
| (c) | Kitchen | Kitchen (excluding Open Kitchens)<br>Fitted with wooden hanging cabinets with plastic laminate door panel, and wooden low cabinets with metallic lacquer door panel, aluminum skirting, plastic laminate, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink.<br><br>Open Kitchens<br>Fitted with wooden hanging cabinets with metallic lacquer door panel, aluminum skirting and wooden low cabinets with plastic laminate door panel, quartz based engineering stone countertop, chrome plated sink mixer and stainless steel sink.<br><br>Sprinkler head and smoke detector are provided for Open Kitchen. See “Water Supply” below for material of water supply system |
| (d) | Bedroom | Not applicable, expect the following units:<br>Unit A on 17/F of Tower 2B<br>Master Bedroom and Bedroom 2 fitted with fabric curtain and sheer with metal track.<br>Bedroom 1 fitted with wooden blind. |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

| **3. 室內裝置** | | |
|---|---|---|
| 細項 | | 描述 |
| (b) | 浴室 | 主人浴室(只適用於以下列出之單位)：<br>第2A座2樓至35樓D、E、F、G及H單位。<br>裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。<br><br>主人浴室(只適用於以下列出之單位)：<br>第2B座2樓至35樓A及5樓至35樓B單位<br>裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面，玻璃連不銹鋼框、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括鑄鐵製浴缸(1500毫米長X700毫米闊X420毫米高)面鋪砌天然石材、側面外露位置為玻璃及不銹鋼框、鍍銅浴缸水龍頭、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅毛巾架、鍍銅廁紙架及不銹鋼浴簾杆。<br><br>浴室(只適用於以下列出之單位)：<br>第2A座2樓至35樓A、B、C及J單位；第2B座2樓至35樓G、H及J單位；第2B座5樓至35樓C、D及E單位；第2B座6樓至35樓F單位。<br>裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面，玻璃連不銹鋼框、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括鑄鐵製浴缸(1500毫米長X700毫米闊X420毫米高)面鋪砌天然石材、側面外露位置為玻璃及不銹鋼框、鍍銅浴缸水龍頭、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭、鍍銅毛巾架、鍍銅廁紙架及不銹鋼浴簾杆。<br><br>浴室(只適用於以下列出之單位)：<br>第2B座2樓至35樓A及5樓至35樓B單位<br>裝設玻璃吊櫃配鏡及不銹鋼框。木製地櫃配人造石面板及檯面、樹脂板面板、膠板飾面及不銹鋼面板。潔具包括不銹鋼框強化玻璃淋浴間、鍍銅手柄、鍍銅手握式淋浴花灑套裝、搪瓷坐廁、搪瓷洗手盆、鍍銅洗手盆水龍頭及鍍銅廁紙架。<br><br>供水系統的類別及用料見下文「供水」一欄。 |
| (c) | 廚房 | 廚房 (不包括開放式廚房)<br>裝設木製吊櫃配以膠板門板及木製地櫃配以金屬漆門板、鋁質腳線、膠板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。<br><br>開放式廚房<br>裝設木製吊櫃配以金屬漆門板、鋁質腳線及木製地櫃配以膠板門板、石英石檯面、鍍鉻洗滌盆水龍頭及不銹鋼洗滌盆。<br><br>開放式廚房均提供消防花灑頭和煙霧探測器。供水系統的用料見下文「供水」一欄。 |
| (d) | 睡房 | 不適用，以下單位除外：<br>第2B座17樓A單位<br>主人睡房及睡房2裝設布質窗簾及窗紗連金屬路軌。<br>睡房1裝設木百葉簾。 |

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **3. Interior Fittings** | | |
|---|---|---|
| Item | | Description |
| (e) | Telephone | For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units". |
| (f) | Aerials | For the location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units". |
| (g) | Electrical Installations | Miniature Circuit Breaker board completed with protective devices is provided for each unit.<br><br>Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.<br><br>For the number and location of socket outlets, fuse connection units and air-conditioner points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units. |
| (h) | Gas Supply | Town gas connection point is provided. Separate gas meter and town gas pipes are provided, town gas supply pipes are connected to gas water heater for all residential units. Gas water heater(s) is/are installed in Kitchen or Combined Balcony and Utility Platform.<br><br>Town gas supply pipes are connected to gas cooker hob in Kitchen and Open Kitchen.<br><br>For the location of gas point for water heater connection, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units". |
| (i) | Washing Machine Connection Point | Water supply connection point of a pipe of 22mm in diameter and drain point of a pipe of 40mm in diameter are provided for washing machine connection points in Kitchen or Open Kitchen.<br><br>For the location of the connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Units". |
| (j) | Water Supply | Copper pipes for cold and hot water system. UPVC pipes for flushing water supply system.<br><br>Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, cladding, non-concrete partition walls, designated pipe ducts or other materials.<br><br>Hot water is available. Hot water supply to Kitchen, Open Kitchen, Master Bathroom and Bathroom(s) is provided by gas water heater or instantaneous electric water heater. |

| **3. 室內裝置** | | |
|---|---|---|
| 細項 | | 描述 |
| (e) | 電話 | 接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。 |
| (f) | 天線 | 接駁點的位置及數目，請參考「住宅單位機電裝置數量說明表」。 |
| (g) | 電力裝置 | 每戶均裝有包括漏電保護器的配電箱。<br><br>導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。<br>外露的導管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。<br><br>電插座、接線電掣及空調機接駁點的數目及位置，請參考「住宅單位機電裝置數量說明表」。 |
| (h) | 氣體供應 | 設有煤氣接駁點。所有住宅單位均有獨立煤氣錶及裝置煤氣管道，煤氣管道接駁至煤氣熱水爐。煤氣熱水爐設於廚房或組合露台及工作平台。<br><br>煤氣管道接駁廚房及開放式廚房提供煤氣煮食爐。<br><br>煤氣熱水爐接駁點之位置，請參考「住宅單位機電裝置數量說明表」。 |
| (i) | 洗衣機接駁點 | 廚房或開放式廚房之洗衣機來水接駁點(其設計為直徑22毫米)及去水接駁點(其設計為直徑40毫米)。<br><br>接駁點之位置，請參考「住宅單位機電裝置數量說明表」。 |
| (j) | 供水 | 冷熱水供水系統採用銅喉管。沖水供水系統採用膠喉管。<br><br>水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。<br>外露的水管可能被假天花、裝飾橫樑、貯存櫃、掛板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。<br><br>備有熱水供應。煤氣熱水爐或即熱式電熱水爐供應熱水到廚房、開放式廚房、主人浴室及浴室。 |



Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **4. Miscellaneous** | | |
|---|---|---|
| Item | | Description |
| (a) | Lifts | Residential Tower<br>6 passenger lifts (lift no. T2-L1 to T2-L3 and T2-L5 to T2-L7 )(brand: “Kone”, model no. MiniSpace NMX18) are provided in Tower 2, serving Basement, G/F, 2/F to 35/F.<br><br>1 passenger lift (lift no. T2-L4)(brand: “Kone”, model no. MiniSpace NMX18) is provided in Tower 2, serving Basement, G/F, 1/F to 35/F. |
| (b) | Letter Box | Metal letter box is provided for each unit. |
| (c) | Refuse Collection | Refuse storage and material recovery room is provided on each residential floor.<br>Domestic refuse will be collected and removed by cleaners. |

| **4.雜項** | | |
|---|---|---|
| 細項 | | 描述 |
| (a) | 升降機 | 住宅大廈<br>6部住客升降機(升降機編號T2-L1至T2-L3及T2-L5至T2-L7)(品牌：通力，型號MiniSpaceNMX18)設於第 2 座，來往地庫、地下、2樓至35樓。<br><br>1部住客升降機(升降機編號T2-L4)(品牌：通力，型號MiniSpaceNMX18)設於第2座，來往地庫、地下、1樓至35樓。 |
| (b) | 信箱 | 每單位配有金屬信箱。 |
| (c) | 垃圾收集 | 每層住宅樓層均設有垃圾及物料回收室。<br>家居垃圾將由清潔工人收集及運走。 |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

The Vendor 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 the comparable quality will be installed.
賣方承諾如期數中沒有安裝分別於下表第 4(a)及第 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。

| **4. Miscellaneous** | | | |
|---|---|---|---|
| Item | | Description | |
| (d) | Water meter, electricity meter and gas meter | Water meter | Separate water meter for each individual residential unit is provided in the common water meter cabinet on every residential floor. |
| | | Electricity meter | Separate electricity meter for individual residential unit is provided in the electric meter room on every residential floors. |
| | | Gas meter | Separate town gas meter for individual residential unit is located inside the false ceiling at Combined Balcony and Utility Platform. |
| (e) | Security facilities | C.C.T.V. cameras are provided for main entrance gates, podium, residential entrance lobbies, all lifts, carpark, clubhouse, landscape area and temporary refuge space.<br><br>Access security system is provided outside of main entrance at G/F, residential entrance lobbies, lifts and clubhouse.<br><br>Vehicular control system is installed at the Development. | |
| (f) | Appliances | For brand names and model numbers of appliances, please refer to “Appliances Schedule” | |

| **4.雜項** | | | |
|---|---|---|---|
| 細項 | | 描述 | |
| (d) | 水錶、電錶及氣體錶 | 水錶 | 每戶住宅單位之獨立水錶安裝於每層住宅樓層之公用水錶櫃內。 |
| | | 電錶 | 每戶住宅單位之獨立電錶安裝於每層住宅樓層之電錶房內。 |
| | | 氣體錶 | 每戶住宅單位之獨立煤氣錶設於組合露台及工作平台的假天花內。 |
| (e) | 保安設施 | 主入口閘、平台、住宅入口大堂、所有升降機、停車場、會所、園林地方及臨時庇護處均裝有閉路電視。<br><br>地下主入口外、住宅入口大堂、升降機及會所均設有進出保安系統。<br><br>發展項目設有車輛管制系統。 | |
| (f) | 設備 | 設備品牌名稱及產品型號，請參考「設備表」。 | |

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 2A and 2B.

備註：第2A及2B座不設4樓、13樓、14樓、24樓及34樓。

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

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

| Appliance<br>設備 | Brand Name<br>品牌 | Model No.<br>型號 | Tower 2A<br>第2A座<br>2/F-3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F<br>二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓、三十五樓 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| **Appliance Schedule 設備** | | | | | | | | | | | |
| Wok Burner Gas Hob 炒鑊氣體煮食爐 | Miele | CS1018G | 1 | 1 | - | - | - | - | - | - | 1 |
| Town Gas Double Burner 雙爐頭氣體煮食爐 | Siemens 西門子 | ER3A6BB70X | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| 2-Burners Gas Hob 雙爐頭氣體煮食爐 | Miele | CS1013-1 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Refrigerator 雪櫃 | Siemens 西門子 | KI42LADD2K | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Fridge-freezer 雪櫃連冰箱 | Miele | KFNS 7734D | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Steam Combination Oven 蒸焗爐 | Miele | DGC 7440 HC Pro | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Washer Dryer 洗衣乾衣機 | Siemens 西門子 | WK14D321HK | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Cooker hood 抽油煙機 | Miele | DAS2620 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Exhaust Fan 抽氣扇 | GELEC | DPT15-34H | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 2 |
| Thermo Ventilator 浴室寶 | Panasonic 樂聲 | FV-40BE3H2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bluetooth Speaker 藍牙揚聲器 | Bose | 435910 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Smart Doorlock 智能電子鎖 | Siemens 西門子 | C321-BG | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| **Water Heater Appliance Schedule 熱水爐設備** | | | | | | | | | | | |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW221TFQL | 1 | 1 | - | - | - | - | - | - | 1 |
| Gas Water Heater 煤氣熱水爐 | TGC | RBOX16QL / RBOX16QR | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| **Air-conditioning Appliance Schedule 空調機設備** | | | | | | | | | | | |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FTXS25KVMN | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FTXS50KAVMN | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ25AVM | 2 | 1 | 1 | - | - | - | - | - | 2 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ32AVM | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ50AVM | - | 1 | 1 | - | - | - | - | - | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ63AVM | 1 | - | - | - | - | - | - | - | 1 |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | 3MXS80AA | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ5BAV | - | 1 | 1 | - | - | - | - | - | - |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ6BAV | 1 | - | - | - | - | - | - | - | 1 |

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

備註 :
1. 上表“ - ”代表“不適用”。

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

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

| Appliance<br>設備 | Brand Name<br>品牌 | Model No.<br>型號 | Tower 2B<br>第2B座 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2/F-3/F<br>二樓至三樓 | | | | 5/F<br>五樓 | | | | | | | |
| | | | Unit A<br>A單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| **Appliance Schedule 設備** | | | | | | | | | | | | | | |
| Wok Burner Gas Hob 炒鑊氣體煮食爐 | Miele | CS1018G | - | - | - | 1 | 1 | 1 | 1 | 1 | - | - | - | 1 |
| 2-Burners Gas Hob 雙爐頭氣體煮食爐 | Miele | CS1013-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fridge-freezer 雪櫃連冰箱 | Miele | KFNS 7734D | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Steam Combination Oven 蒸焗爐 | Miele | DGC 7440 HC Pro | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Washer Dryer 洗衣乾衣機 | Siemens 西門子 | WK14D321HK | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Cooker hood 抽油煙機 | Miele | DAS2620 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Exhaust Fan 抽氣扇 | GELEC | DPT15-34H | 2 | 1 | 1 | 2 | 3 | 3 | 2 | 2 | 1 | 1 | 1 | 2 |
| Thermo Ventilator 浴室寶 | Panasonic 樂聲 | FV-40BE3H2 | 2 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bluetooth Speaker 藍牙揚聲器 | Bose | 435910 | 2 | 1 | 1 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| Smart Doorlock 智能電子鎖 | Siemens 西門子 | C321-BG | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| **Water Heater Appliance Schedule 熱水爐設備** | | | | | | | | | | | | | | |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW221TFQL | - | - | - | 1 | - | - | 1 | 1 | - | - | - | 1 |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW161TFQL | - | - | - | - | 1 | 1 | - | - | - | - | - | - |
| Gas Water Heater 煤氣熱水爐 | TGC | RBOX16QL / RBOX16QR | 1 | 1 | 1 | - | 1 | 1 | - | - | 1 | 1 | 1 | - |
| Instantaneous Electric Water Heater 即熱式電熱水爐 | Stiebel Eltron 斯寶亞創 | DHM 6 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| **Air-conditioning Appliance Schedule 空調機設備** | | | | | | | | | | | | | | |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ25AVM | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 2 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ32AVM | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ50AVM | - | 1 | 1 | - | - | - | - | 1 | 1 | 1 | 1 | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ63AVM | 1 | - | - | 1 | 1 | 1 | 1 | - | - | - | - | 1 |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ5BAV | - | 1 | 1 | - | - | - | - | 1 | 1 | 1 | 1 | - |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ6BAV | 1 | - | - | 1 | 1 | 1 | 1 | - | - | - | - | 1 |



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

備註 :
1. 上表“ - ”代表“不適用”。

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

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

| Appliance<br>設備 | Brand Name<br>品牌 | Model No.<br>型號 | Tower 2B<br>第2B座<br>6/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| **Appliance Schedule 設備** | | | | | | | | | | | |
| Wok Burner Gas Hob 炒鑊氣體煮食爐 | Miele | CS1018G | 1 | 1 | 1 | 1 | - | - | - | - | 1 |
| 2-Burners Gas Hob 雙爐頭氣體煮食爐 | Miele | CS1013-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fridge-freezer 雪櫃連冰箱 | Miele | KFNS 7734D | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Steam Combination Oven 蒸焗爐 | Miele | DGC 7440 HC Pro | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Washer Dryer 洗衣乾衣機 | Siemens 西門子 | WK14D321HK | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Cooker hood 抽油煙機 | Miele | DAS2620 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Exhaust Fan 抽氣扇 | GELEC | DPT15-34H | 3 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 2 |
| Thermo Ventilator 浴室寶 | Panasonic 樂聲 | FV-40BE3H2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bluetooth Speaker 藍牙揚聲器 | Bose | 435910 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Smart Doorlock 智能電子鎖 | Siemens 西門子 | C321-BG | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| **Water Heater Appliance Schedule 熱水爐設備** | | | | | | | | | | | |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW221TFQL | - | - | 1 | 1 | - | - | - | - | 1 |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW161TFQL | 1 | 1 | - | - | - | - | - | - | - |
| Gas Water Heater 煤氣熱水爐 | TGC | RBOX16QL / RBOX16QR | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| **Air-conditioning Appliance Schedule 空調機設備** | | | | | | | | | | | |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ25AVM | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 2 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ32AVM | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ50AVM | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ63AVM | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ5BAV | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ6BAV | 1 | 1 | 1 | - | - | - | - | - | 1 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

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

| Appliance<br>設備 | Brand Name<br>品牌 | Model No.<br>型號 | Tower 2B<br>第2B座<br>35/F<br>三十五樓 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| **Appliance Schedule 設備** | | | | | | | | | | | |
| Wok Burner Gas Hob 炒鑊氣體煮食爐 | Miele | CS1018G | 1 | 1 | 1 | 1 | - | - | - | - | 1 |
| 2-Burners Gas Hob 雙爐頭氣體煮食爐 | Miele | CS1013-1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fridge-freezer 雪櫃連冰箱 | Miele | KFNS 7734D | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Steam Combination Oven 蒸焗爐 | Miele | DGC 7440 HC Pro | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Washer Dryer 洗衣乾衣機 | Siemens 西門子 | WK14D321HK | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Cooker hood 抽油煙機 | Miele | DAS2620 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Exhaust Fan 抽氣扇 | GELEC | DPT15-34H | 3 | 3 | 2 | 2 | 1 | 1 | 1 | 1 | 2 |
| Thermo Ventilator 浴室寶 | Panasonic 樂聲 | FV-40BE3H2 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bluetooth Speaker 藍牙揚聲器 | Bose | 435910 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Smart Doorlock 智能電子鎖 | Siemens 西門子 | C321-BG | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| **Water Heater Appliance Schedule 熱水爐設備** | | | | | | | | | | | |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW221TFQL | - | - | 1 | 1 | - | - | - | - | 1 |
| Gas Water Heater 煤氣熱水爐 | TGC | TNJW161TFQL | 1 | 1 | - | - | - | - | - | - | - |
| Gas Water Heater 煤氣熱水爐 | TGC | RBOX16QL / RBOX16QR | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| **Air-conditioning Appliance Schedule 空調機設備** | | | | | | | | | | | |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ25AVM | 2 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 2 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ32AVM | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ50AVM | - | 1 | - | 1 | 1 | 1 | 1 | 1 | - |
| Indoor Unit Air Conditioner 室內空調機 | Daikin 大金 | FXAQ63AVM | 1 | - | 1 | - | - | - | - | - | 1 |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ5BAV | - | 1 | - | 1 | 1 | 1 | 1 | 1 | - |
| Outdoor Unit Air Conditioner 室外空調機 | Daikin 大金 | RJLQ6BAV | 1 | - | 1 | - | - | - | - | - | 1 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表"-"代表"不適用"。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2A<br>第2A座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 5 | 5 | 5 | 2 | 2 | 2 | 2 | 2 | 5 |
| | Double Pole Switch 雙極開關掣 | 2 | 2 | 1 | - | - | - | - | - | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 4 | 4 | 4 | 2 | 2 | 2 | 2 | 2 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 1 |
| | Double Pole Switch 雙極開關掣 | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1<br>睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | - | - | - | - | - | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2A<br>第2A座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>二樓至三樓、五樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 4 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 5 | 5 | 4 | 3 | 3 | 3 | 3 | 3 | 5 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | 1 | - | - | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | 1 | - | - | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | - | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | 1 | - | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | - | - | - | - | - | - | - | 1 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |



Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2A<br>第2A座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 35/F<br>三十五樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 5 | 6 | 5 | 2 | 2 | 2 | 2 | 2 | 5 |
| | Double Pole Switch 雙極開關掣 | 2 | 2 | 1 | - | - | - | - | - | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 4 | 5 | 4 | 2 | 2 | 3 | 2 | 2 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 1 |
| | Double Pole Switch 雙極開關掣 | - | - | - | 1 | 1 | 1 | 1 | 1 | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1<br>睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | - | - | - | - | - | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | - | - | - | - | - | 1 |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

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

備註 :
1. 上表 “ - ” 代表 “不適用” 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2A<br>第2A座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 35/F<br>三十五樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 4 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 5 | 5 | 4 | 3 | 3 | 3 | 3 | 3 | 5 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | - | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | - | - | - | - | - | - | - | 1 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Staircase<br>樓梯 | Lighting Point 照明燈位 | - | 3 | - | - | - | - | - | - | - |
| Roof<br>天台 | Weatherproof Single Socket Outlet 防水單位電插座 | - | 1 | - | - | - | - | - | - | - |
| | Lighting Switch 開關燈掣 | - | 1 | - | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | - | 4 | - | - | - | - | - | - | - |
| | Water Point 供水點 | - | 1 | - | - | - | - | - | - | - |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | |
|---|---|---|---|---|---|
| | | 2/F-3/F<br>二樓至三樓 | | | |
| | | Unit A<br>A單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 6 | 4 | 5 | 5 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 3 | 4 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 2 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 2 | 1 | 1 | 1 |
| Bedroom 1 / Study Room<br>睡房 1 / 書房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 |
| Bedroom 2<br>睡房 2 | Twin Socket Outlet 雙位電插座 | 2 | - | - | - |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | - | - | - |
| | Telecom Outlet 電訊插座 | 1 | - | - | - |
| | Lighting Switch 開關燈掣 | 1 | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | - | - |
| | Lighting Point 照明燈位 | 1 | - | - | - |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | |
|---|---|---|---|---|---|
| | | 2/F-3/F<br>二樓至三樓 | | | |
| | | Unit A<br>A單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Master Bathroom<br>主人浴室 | Single Socket Outlet 單位電插座 | 1 | - | - | - |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | - | - |
| | Connection Unit 電源接駁點 | 1 | - | - | - |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | - | - | - |
| | Lighting Point 照明燈位 | 5 | - | - | - |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 3 | 3 | 3 | 5 |
| | Electric Water Heater Isolator Switch<br>電熱水爐隔離開關掣 | 1 | - | - | - |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | - | - | - | 1 |
| | Lighting Point 照明燈位 | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | - | - | 1 |



Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 " - " 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | |
|---|---|---|---|---|---|
| | | 2/F-3/F<br>二樓至三樓 | | | |
| | | Unit A<br>A單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表"-"代表"不適用"。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 5/F<br>五樓 | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 6 | 5 | 6 | 5 | 4 | 5 | 5 | 5 |
| | Double Pole Switch 雙極開關掣 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 3 | 5 | 4 | 3 | 4 | 4 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1<br>睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 2<br>睡房 2 | Twin Socket Outlet 雙位電插座 | 2 | - | 2 | - | - | - | - | - |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | - | 1 | - | - | - | - | - |
| | Telecom Outlet 電訊插座 | 1 | - | 1 | - | - | - | - | - |
| | Lighting Switch 開關燈掣 | 1 | - | 1 | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | 1 | - | - | - | - | - |
| | Lighting Point 照明燈位 | 1 | - | 1 | - | - | - | - | - |



Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 " - " 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 5/F<br>五樓 | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Master Bathroom<br>主人浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | - | - | - | - | - | - |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | - | - | - | - |
| | Connection Unit 電源接駁點 | 1 | 1 | - | - | - | - | - | - |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | 5 | 5 | - | - | - | - | - | - |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 4 | 4 | 4 | 4 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 5 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | 1 | 1 | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | - | 1 | 1 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | - | 1 | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | - | 1 | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | - | 1 | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | - | 1 | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | 1 | - | - | - | - | - | 1 |

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

備註 :
1. 上表“ - ”代表“不適用” 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 5/F<br>五樓 | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | - | - | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

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

備註 :
1. 上表“ - ”代表“不適用”。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 6/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 6 | 5 | 6 | 5 | 4 | 4 | 5 | 5 | 5 |
| | Double Pole Switch 雙極開關掣 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 3 | 5 | 4 | 3 | 3 | 4 | 4 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | - | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1<br>睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 2<br>睡房 2 | Twin Socket Outlet 雙位電插座 | 2 | - | 2 | - | - | - | - | - | - |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | - | 1 | - | - | - | - | - | - |
| | Telecom Outlet 電訊插座 | 1 | - | 1 | - | - | - | - | - | - |
| | Lighting Switch 開關燈掣 | 1 | - | 1 | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | 1 | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | 1 | - | 1 | - | - | - | - | - | - |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 6/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Master Bathroom<br>主人浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | - | - | - | - | - | - | - |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | - | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | - | - | - | - | - |
| | Connection Unit 電源接駁點 | 1 | 1 | - | - | - | - | - | - | - |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | - | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | 5 | 5 | - | - | - | - | - | - | - |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 4 | 4 | 4 | 4 | 1 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 3 | 5 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | 1 | 1 | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | - | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | - | 1 | - | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | - | 1 | - | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | - | 1 | - | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | - | 1 | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | 1 | - | - | - | - | - | - | 1 |



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

備註 :
1. 上表“ - ”代表“不適用”。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 6/F to 12/F, 15/F to 23/F, 25/F to 33/F<br>六樓至十二樓、十五樓至二十三樓、二十五樓至三十三樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 " - " 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 35/F<br>三十五樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Living/Dining Room<br>客/飯廳 | Twin Socket Outlet 雙位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | TV / FM Outlet 電視 / 電台天線插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Telecom Outlet 電訊插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | Fibre Outlet (Faceplate Reserved) 光纖插座 (預留面板) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 6 | 6 | 6 | 5 | 4 | 4 | 5 | 5 | 5 |
| | Double Pole Switch 雙極開關掣 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 | 2 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 4 | 5 | 4 | 3 | 3 | 4 | 4 | 4 |
| | Door Bell 門鐘 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Master Bedroom<br>主人睡房 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | - | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 1<br>睡房 1 | Twin Socket Outlet 雙位電插座 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Telecom Outlet 電訊插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Switch 開關燈掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Bedroom 2<br>睡房 2 | Twin Socket Outlet 雙位電插座 | 2 | - | 2 | - | - | - | - | - | - |
| | TV / FM Outlet 電視 / 電台天線插座 | 1 | - | 1 | - | - | - | - | - | - |
| | Telecom Outlet 電訊插座 | 1 | - | 1 | - | - | - | - | - | - |
| | Lighting Switch 開關燈掣 | 1 | - | 1 | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | - | 1 | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | 1 | - | 1 | - | - | - | - | - | - |



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

備註 :
1. 上表“ - ”代表“不適用” 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 35/F<br>三十五樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Master Bathroom<br>主人浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | - | - | - | - | - | - | - |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | - | - | - | - | - | - | - |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | - | - | - | - | - |
| | Connection Unit 電源接駁點 | 1 | 1 | - | - | - | - | - | - | - |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | - | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | 5 | 5 | - | - | - | - | - | - | - |
| Bathroom<br>浴室 | Single Socket Outlet 單位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Single Socket Outlet with USB port 單位電插座附有USB接口 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Gas Heater Controller 煤氣熱水爐遙控器 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Kitchen / Open Kitchen<br>廚房 / 開放式廚房 | Single Socket Outlet 單位電插座 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Twin Socket Outlet 雙位電插座 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Double Pole Switch 雙極開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Fused Spur Unit 保險絲電源接線位 | 4 | 4 | 4 | 4 | 1 | 1 | 1 | 1 | 4 |
| | Lighting Point 照明燈位 | 5 | 5 | 5 | 5 | 4 | 3 | 3 | 3 | 5 |
| | Connection Unit 電源接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | 1 | 1 | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - |
| | Washer Connection Point (Water Inlet) 洗衣機來水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Washer Connection Point (Water Outlet) 洗衣機去水接駁點 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Storeroom<br>儲物房 | Twin Socket Outlet 雙位電插座 | - | 1 | - | - | - | - | - | - | 1 |
| | Lighting Switch 開關燈掣 | - | 1 | - | - | - | - | - | - | 1 |
| | Fused Spur Unit 保險絲電源接線位 | - | - | - | - | - | - | - | - | 1 |
| | Lighting Point 照明燈位 | - | 1 | - | - | - | - | - | - | 1 |
| | Miniature Circuit Breaker Board 配電箱 | - | - | - | - | - | - | - | - | 1 |

Notes :
1. The symbol "-" as shown in the schedule above denotes "Not applicable".

備註 :
1. 上表 "-" 代表 "不適用" 。

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

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

| Location<br>位置 | Mechanical & Electrical Provisions<br>機電裝置 | Tower 2B<br>第2B座 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 35/F<br>三十五樓 | | | | | | | | |
| | | Unit A<br>A單位 | Unit B<br>B單位 | Unit C<br>C單位 | Unit D<br>D單位 | Unit E<br>E單位 | Unit F<br>F單位 | Unit G<br>G單位 | Unit H<br>H單位 | Unit J<br>J單位 |
| Combined Balcony and Utility Platform<br>組合露台及工作平台 | Fused Spur Unit 保險絲電源接線位 | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| | Lighting Point 照明燈位 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | Town Gas Heater Connection Point 煤氣熱水爐接駁點 | 1 | 1 | - | - | 1 | 1 | 1 | 1 | - |
| Air-conditioner Platform<br>空調機平台 | A/C Oudoor Unit Weatherproof Type Double Pole Isolator Switch<br>空調機(室外機組) 防水雙極隔離開關掣 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Staircase<br>樓梯 | Lighting Point 照明燈位 | - | 3 | - | - | - | - | - | - | - |
| Roof<br>天台 | Weatherproof Single Socket Outlet 防水單位電插座 | - | 1 | - | - | - | - | - | - | - |
| | Lighting Switch 開關燈掣 | - | 1 | - | - | - | - | - | - | - |
| | Lighting Point 照明燈位 | - | 3 | - | - | - | - | - | - | - |
| | Water Point 供水點 | - | 1 | - | - | - | - | - | - | - |

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

備註 :
1. 上表“ - ”代表“不適用”。

## 24 SERVICE AGREEMENTS
## 服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.
Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

## 25 GOVERNMENT RENT
## 地稅

The Vendor (Owner) is liable for the Government rent payable for the specified residential property up to and including the date of the assignment of that specified residential property.

賣方（擁有人）有法律責任繳付該指明住宅物業直至該指明住宅物業的業權轉讓日期(包括該日)為止的地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER
## 買方的雜項付款

- On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner 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.

Note:
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.

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

附註：
在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用。

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

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

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

## 28 MAINTENANCE OF SLOPES
## 斜坡維修

Not Applicable

不適用

## 29 MODIFICATION
## 修訂

Not Applicable

不適用

# 30 RELEVANT INFORMATION
# 有關資料

1. GONDOLA

   Systems for Gondola (or other machine(s) such as removable metal platform) of the residential towers in the Phase may operate and park in the airspace above the flat roof (if any) or roof (if any), or outside the curtain walls or windows, which form part of a residential unit.

2. SIGNAGES

   There will be backlit signages on the external walls of the Development on and below 2/F. The backlit signages may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

3. COMMON PARTS INSIDE AND/OR ABUTTING THE FLAT ROOF AND/OR ROOF OF THE RESIDENTIAL PROPERTIES IN THE PHASE

   There are areas which are common parts inside and/or abutting the flat roof and/or roof of some of the residential properties in the Phase. For locations of the said common parts, please refer to the "Floor Plans of Residential Properties in the Phase" Section in this Sales Brochure. Pursuant to the Deed of Mutual Covenant and Management Agreement ("DMC") of the Development, the Manager of the Development has the power to enter with or without workmen, equipment or materials at all reasonable times on reasonable notice (except in an emergency) any part of the Development to exercise or carry out any of its powers or duties under the DMC, including without limitation to carry out necessary repairs to the Development or abate any hazard or nuisance which does or may affect the common parts or other owners.

4. NOISE MITIGATION MEASURES

   Noise mitigation measures which will be provided in the Phase include acoustic windows and acoustic doors. For details of such noise mitigation measures and relevant units in the Phase, prospective purchases should refer to the Noise Impact Assessment Report dated March 2023 (Reference Number: R7313_V3.1) (the "NIAR"). Copy of the NIAR will be available for free inspection upon request by prospective purchasers at the sales office during its opening hours (photocopies will be available on payment of photocopying charges). Please also refer to "Floor Plans of Residential Properties in the Phase" section of this Sales Brochure for details on the location of acoustic windows and acoustic doors. Prospective purchasers should note the impact of the existence of acoustic windows and acoustic doors on the views of relevant units and that the relevant units may be affected by noise if the acoustic windows or the acoustic doors are opened.

5. Prospective purchasers are advised that the Vendor has constructed a canopy over the main entrance lobby on Ground Floor of Tower 1B and 1C of Tower 1 under the Minor Works Control System of the Buildings Ordinance and in compliance with any applicable laws and regulations. The canopy forms part of the Residential Common Areas and Facilities under the DMC, and its usage shall be governed by the terms of the DMC.

1. 吊船

   期數住宅大樓之吊船(或其他機械如可移動金屬平台)系統可能會在構成住宅單位一部分之平台(如有)或天台(如有)上空，或幕牆或窗戶外操作或停泊。

2. 廣告牌

   發展項目2樓及以下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家請注意上述燈箱廣告牌對個別住宅物業可能造成的影響(如有)。

3. 期數中住宅物業之平台及/或天台內存有及/或毗連的公用部分

   於期數中部分住宅物業之平台及/或天台內存有及/或毗連屬公用部分之範圍。有關上述公用部分的位置，請參閱本售樓說明書之「期數的住宅物業的樓面平面圖」。根據發展項目公契，發展項目管理人有權經合理預先通知(緊急情況除外)帶同或不帶同工人、設備或物料在任何合理時間內進入發展項目任何部分，以行使或執行其按公契下有的任何權利或義務，包括但不限於對發展項目進行必要的維修或減少對公用部份或其他業主的妨礙或干擾。

4. 噪音消減措施

   期數將提供噪音消減措施包括減音窗及減音門。有關噪音消減措施詳情及期數內的相關單位，準買家應參考2023年3月的噪音影響評估報告(參考編號R7313_V3.1)(「噪音影響評估報告」)。準買家可於售樓處開放時間內要求免費查閱噪音影響評估報告(並可於支付影印費後取得影印本)。有關減音窗及減音門的位置，準買家亦應參考本售樓說明書「期數的住宅物業的樓面平面圖」一節。準買家應注意減音窗及減音門對相關單位景觀的影響，以及如減音窗或減音門被開啟時相關單位將可能受噪音影響。

5. 準買家請注意賣方已根據《建築物條例》下的《小型工程監管制度》，在第1座之第1B及1C座地下大堂主入口處上方加建簷篷，該工程遵守相關法律及法規要求。該簷篷為發展項目公契住宅公共地方及設施的一部分，其使用須受發展項目公契條款約束。

# 31 WEBSITE OF THE PHASE
# 期數的互聯網網址

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

www.victoriavoyage.com.hk

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.victoriavoyage.com.hk

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
# 申請建築物總樓面面積寬免的資料

**Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features**
**獲寬免總樓面面積的設施分項**

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA 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.
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。

| | **Disregarded GFA under Building (Planning) Regulations 23(3)(b)<br>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積** | **Area (sq. m.)<br>面積(平方米)** |
|---|---|---|
| 1.(#) | Carpark and loading/unloading area excluding public transport terminus<br>停車場及上落客貨地方(公共交通總站除外) | 10,669.652 |
| 2. | **Plant rooms and similar services<br>機房及相類設施** | **Area (sq. m.)<br>面積(平方米)** |
| 2.1 | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. .<br>所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 | 957.574 |
| 2.2(#) | Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.<br>所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等 | 5,953.579 |
| 2.3 | Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.<br>非強制性或非必要機房，例如空調機房、送風櫃房等 | 509.062 |
| | **Green Features under Joint Practice Notes 1 and 2<br>根據聯合作業備考第1及第2號提供的環保設施** | **Area (sq. m.)<br>面積(平方米)** |
| 3. | Balcony<br>露台 | 2,070.180 |
| 4. | Wider common corridor and lift lobby<br>加闊的公用走廊及升降機大堂 | N/A<br>不適用 |
| 5. | Communal sky garden<br>公用空中花園 | N/A<br>不適用 |
| 6. | Acoustic fin<br>隔聲鰭 | N/A<br>不適用 |
| 7. | Wing wall, wind catcher and funnel<br>翼牆、捕風器及風斗 | N/A<br>不適用 |
| 8. | Non-structural prefabricated external wall<br>非結構預製外牆 | 259.367 |
| 9. | Utility platform<br>工作平台 | 1,542.000 |
| 10. | Noise barrier<br>隔音屏障 | N/A<br>不適用 |

| | **Amenity Features<br>適意設施** | **Area (sq. m.)<br>面積(平方米)** |
|---|---|---|
| 11. | Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office<br>管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處 | 222.067 |
| 12. | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities<br>住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等 | 3,493.030 |
| 13. | Covered landscaped and play area<br>有蓋園景區及遊樂場地 | 1,055.760 |
| 14. | Horizontal screen/covered walkway and trellis<br>橫向屏障/有蓋人行道及花棚 | 14.013 |
| 15. | Larger lift shaft<br>擴大升降機槽 | 1,776.753 |
| 16. | Chimney shaft<br>煙囪管道 | N/A<br>不適用 |
| 17. | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room<br>其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房 | N/A<br>不適用 |
| 18.(#) | Pipe duct, air duct and vertical riser for mandatory feature or essential plant room<br>強制性設施或必要機房所需的管槽、氣槽及垂直立管 | 4,455.181 |
| 19. | Pipe duct, air duct for non-mandatory or non-essential plant room<br>非強制性設施或非必要機房所需的管槽及氣槽 | N/A<br>不適用 |
| 20. | Plant room, pipe duct, air duct for environmentally friendly system and feature<br>環保系統及設施所需的機房、管槽及氣槽 | N/A<br>不適用 |
| 21. | Void in duplex domestic flat and house<br>複式住宅單位及洋房的中空空間 | N/A<br>不適用 |
| 22. | Sunshade and reflector<br>遮陽篷及反光罩 | 183.514 |
| 23.(#) | Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window<br>伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 | N/A<br>不適用 |
| 24. | Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway<br>《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道 | N/A<br>不適用 |

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
# 申請建築物總樓面面積寬免的資料

**Breakdown of Gross Floor Area (GFA) Concessions Obtained for All Features**
**獲寬免總樓面面積的設施分項**

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA 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.
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。

| | **Other Exempted Items<br>其他項目** | **Area (sq. m.)<br>面積(平方米)** |
|---|---|---|
| 25.(#) | Refuge floor including refuge floor cum sky garden<br>庇護層，包括庇護層兼空中花園 | N/A<br>不適用 |
| 26. | Covered area under large projecting/overhanging feature<br>大型伸出/外懸設施下的有蓋地方 | N/A<br>不適用 |
| 27. | Public transport terminus<br>公共交通總站 | N/A<br>不適用 |
| 28.(#) | Party structure and common staircase<br>共用構築物及公用樓梯 | N/A<br>不適用 |
| 29.(#) | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA<br>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 | N/A<br>不適用 |
| 30. | Public passage<br>公眾通道 | N/A<br>不適用 |
| 31. | Covered set back area<br>有蓋的後移部分 | N/A<br>不適用 |
| | **Bonus GFA<br>額外總樓面面積** | **Area (sq. m.)<br>面積(平方米)** |
| 32. | Bonus GFA<br>額外總樓面面積 | N/A<br>不適用 |
| | **Additional Green Features under Joint Practice Note (No. 8)<br>根據聯合作業備考(第8號)提供的額外環保設施** | **Area (sq. m.)<br>面積(平方米)** |
| 33. | Buildings adopting Modular Integrated Construction<br>採用「組裝合成」建築法的樓宇 | N/A<br>不適用 |

Note 附註:
The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
# 申請建築物總樓面面積寬免的資料

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







**Estimated Energy Performance or Consumption for the Common Parts of the Phase**
**期數的公用部分的預計能量表現或消耗**

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

| **Part I**<br>**第 I 部分** | |
|---|---|
| Provision of Central Air Conditioning<br>提供中央空調 | Yes<br>是 |
| Provision of Energy Efficient Features<br>提供具能源效益的設施 | Yes<br>是 |
| Energy Efficient Features proposed:<br>擬安裝的具能源效益的設施 :- | 1. High energy-performance glazing with low U-value and Shading Coefficient (SC) 低總熱傳送值及遮陽系數高能源效益玻璃<br>2. High Coefficient of Performance (COP) VRF & split-type Air Conditioning Units 高效能可變冷媒流量及分體式空調機<br>3. Energy-efficient Lighting design with lower lighting power density (LPD) 低耗能高能效照明設計 |

| **Part II: The predicted annual energy use of the proposed building/part of building** (Note 1)<br>**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) | | | | | |
|---|---|---|---|---|---|
| Location<br>位置 | Internal Floor Area Served ($m^2$)<br>使用有關裝置的內部<br>樓面面積(平方米) | Annual Energy Use of Baseline Building (Note 2)<br>基線樓宇 (註腳2)<br>每年能源消耗量 | | Annual Energy Use of Proposed Building<br>擬興建樓宇<br>每年能源消耗量 | |
| | | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時/平方米/年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣/石油氣<br>用量單位/平方米/年 | Electricity<br>kWh/$m^2$/annum<br>電力<br>千瓦小時/平方米/年 | Town Gas/LPG<br>unit/$m^2$/annum<br>煤氣/石油氣<br>用量單位/平方米/年 |
| Area served by central building services installation (Note3)<br>有使用中央屋宇裝備裝置(註腳3)的部份 | 19,258.78 | 142.6 | 0 | 122.3 | 0 |

# 32 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
# 申請建築物總樓面面積寬免的資料

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

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building.
   The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m2/annum) and town gas/LPG consumption (unit/m2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version);
   and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a)"每年能源消耗量"與新建樓宇BEAM Plus 標準（現行版本）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）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"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

## 33 CHANGES
## 改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

## 34 DATE OF PRINTING
## 印製日期

30th July 2025

2025年7月30日

# 35 EXAMINATION RECORDS
# 檢視紀錄

| Examination/Revision Date<br>檢視/修改日期 | Page Number<br>頁數 | Revision Made<br>所有修改 |
|---|---|---|
| 7th August 2025<br>2025年8月7日 | 121 | Updated the "Relevant Information"<br>更新「有關資料」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |
| 5th September 2025<br>2025年9月5日 | 15 | Updated the "Aerial Photograph of The Phase"<br>更新「期數的鳥瞰照片」 |
| | 16<br>(deleted page 刪除頁) | Deleted the "Aerial Photograph of The Phase"<br>刪除「期數的鳥瞰照片」 |
| | 91 & 117 | Updated the "Fittings, Finishes and Appliances"<br>更新「裝置、裝修物料及設備」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |
| 27th October 2025<br>2025年10月27日 | 14 | Updated the "Location Plan of the Development"<br>更新「發展項目的所在位置圖」 |
| | 92, 94 & 95 | Updated the "Fittings, Finishes and Appliances"<br>更新「裝置、裝修物料及設備」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |
| 7th November 2025<br>2025年11月7日 | 92, 95 | Updated the "Fittings, Finishes and Appliances"<br>更新「裝置、裝修物料及設備」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |
| 15th January 2026<br>2026年1月15日 | 6 | Updated the "Information on Vendor and Others involved in the Phase"<br>更新「賣方及有參與期數的其他人的資料」 |
| | 13 | Updated the "Information on Property Management"<br>更新「物業管理的資料」 |
| | 14 | Updated the "Location Plan of the Development"<br>更新「發展項目的所在位置圖」 |
| | 18 | Updated the "Outline Zoning Plan relating to the Development"<br>更新「關乎發展項目的分區計劃大綱圖」 |
| | 40 & 42 | Updated the "Floor Plans of Residential Properties in the Phase"<br>更新「期數的住宅物業的樓面平面圖」 |
| | 59-60 | Updated the "Summary of Deed of Mutual Covenant"<br>更新「公契的摘要」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |
| 13th April 2026<br>2026年4月13日 | 14 | Updated the "Location Plan of the Development"<br>更新「發展項目的所在位置圖」 |
| | 15 | Updated the "Aerial Photograph of The Phase"<br>更新「期數的鳥瞰照片」 |
| | 18 | Updated the "Outline Zoning Plan relating to the Development"<br>更新「關乎發展項目的分區計劃大綱圖」 |
| | 90 | Updated the "Inspection of Plans and Deed of Mutual Covenant"<br>更新「閱覽圖則及公契」 |
| | 127 | Updated the "Examination Records"<br>更新「檢視紀錄」 |