



MOUNT BROADCAST

博峯

SALES BROCHURE
售樓說明書

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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 plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and

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.

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

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- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

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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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

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.

- 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.

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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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。

- 如您擬選任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 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 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，關於相當可能對享有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」；

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。

- 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。

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。

- 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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」。

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

02 INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development

Mount Broadcast ("the Development")

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

71, 73 and 75 Broadcast Drive*, of which:

Residential Tower : 75 Broadcast Drive*

House 1 : 73 Broadcast Drive*

House 2 : 71 Broadcast Drive*

*This provisional street number is subject to confirmation when the Development is completed.

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building

Residential Tower (East Wing and West Wing) : 13 storeys

(The above numbers of storeys include G/F but excluding B1/F, B2/F, R/F and Top Roof)

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

Tower (East Wing and West Wing) : B2/F, B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F, R/F and Top Roof

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

4/F, 13/F and 14/F are omitted

Refuge floor (if any) of the multi-unit building

Not Applicable

Total number of houses and house numbering

There are in total 2 houses in the Development

House 1

House 2

The Development is an uncompleted development

- The estimated material date for the Development as provided by the Authorized Person for the Development is 30 September 2026.
- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱

博峯 (「發展項目」)

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

廣播道 71、73、75 號*，其中：

住宅大樓：廣播道 75 號 *

洋房 1 : 廣播道 73 號 *

洋房 2 : 廣播道 71 號 *

*此臨時門牌號數有待發展項目建成時確認。

發展項目包含一幢多單位建築物

該幢多單位建築物的樓層總數

住宅大樓 (東翼及西翼) : 13 層

(上述樓層數目包括地下但不包括地庫 1 樓、地庫 2 樓、天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數

大樓 (東翼及西翼) : 地庫 2 樓、地庫 1 樓、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓、天台及頂層天台

該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

不設 4 樓、13 樓及 14 樓

該幢多單位建築物內的庇護層 (如有)

不適用

洋房的總數及門牌號碼

發展項目合共 2 座洋房

洋房 1

洋房 2

發展項目屬未落成發展項目

- 由發展項目的認可人士提供的該發展項目的預計關鍵日期為 2026 年 9 月 30 日。
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

Vendor

Gainful Limited

Holding companies of the Vendor

Lai Sun Development Company Limited
Ultra Big Limited

Authorized Person for the Development

Wong Ming Yim

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

DLN Architects Limited

Building contractor for the Development

CR Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Vincent T.K. Cheung, Yap & Co.

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development

The Bank of East Asia, Limited

Any other person who has made a loan for the construction of the Development

Lai Sun International Finance (2012) Limited

賣方

源昊有限公司

賣方的控權公司

麗新發展有限公司
Ultra Big Limited

發展項目的認可人士

王明炎

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

劉榮廣伍振民建築師有限公司

發展項目的承建商

華營建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

張葉司徒陳律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

東亞銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Lai Sun International Finance (2012) Limited

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	No 否
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	No 否
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	No 否
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	No 否
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	No 否
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	No 否

05

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

1. There will be no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目將不會有構成圍封牆的一部份的非結構的預製外牆。
2. There will be curtain walls forming part of the enclosing walls of the Development.
發展項目將會有構成圍封牆的一部份的幕牆。
3. The range of thickness of the curtain walls of each building: 200mm
每幢建築物的幕牆的厚度範圍：200mm

Schedule of Total Area of the Curtain Walls of Each Residential Property
每個住宅物業的幕牆總面積表

House 洋房	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
House 1 洋房1	4.867
House 2 洋房2	4.867

Residential Tower 住宅大樓	Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
East Wing and West Wing 東翼及西翼	1/F– 3/F and 5/F – 11/F 1樓至3樓及 5樓至11樓	A	3.071
		B	1.776
	12/F 12樓	A	4.501
	15/F 15樓	A	4.654

Note : 4/F, 13/F and 14/F are omitted
備註：不設4樓、13樓及14樓

06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

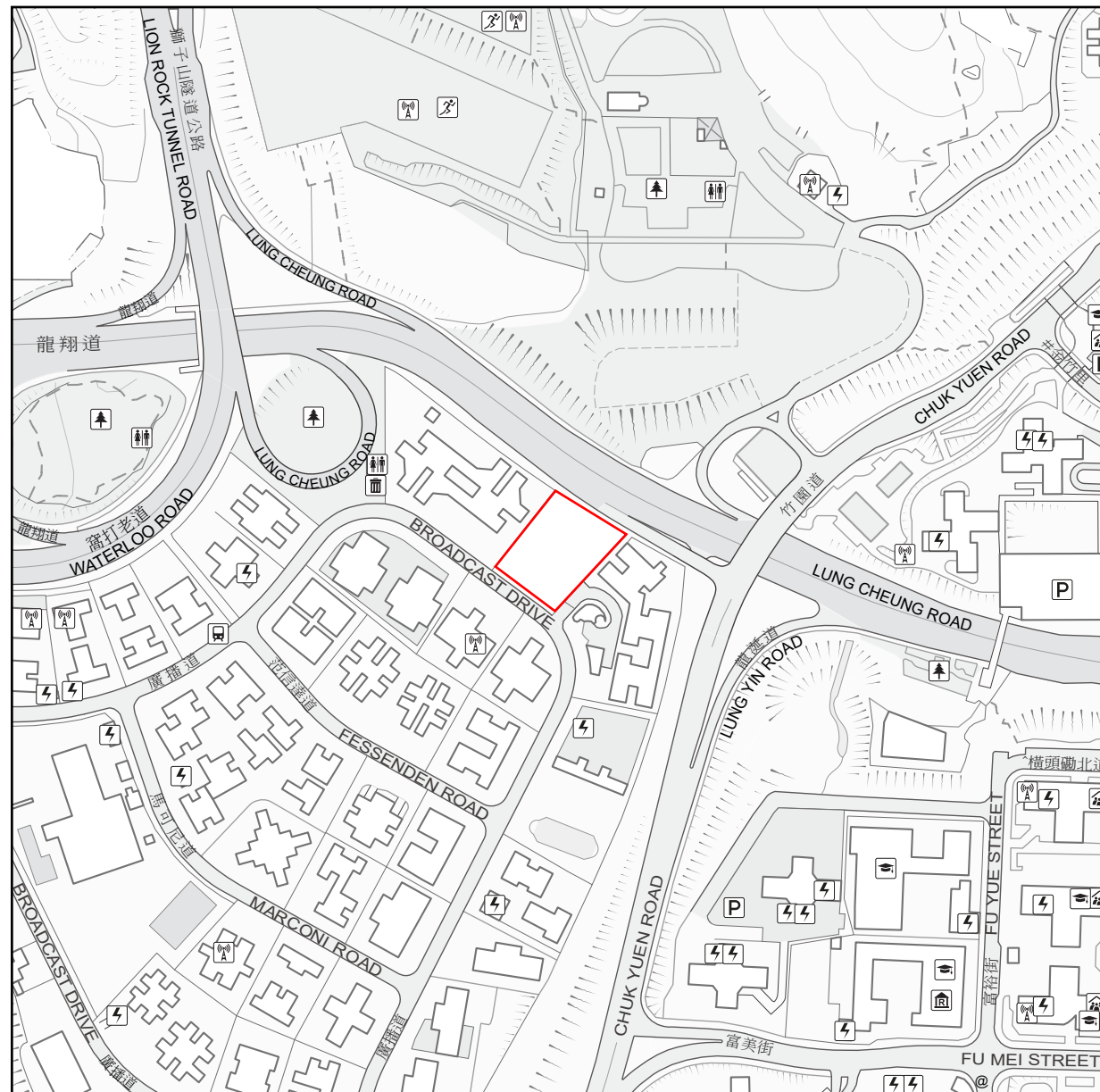
The manager to be appointed under the latest draft Deed of Mutual Covenant:

Kolot Property Services Limited

根據有關公契的最新擬稿獲委任的管理人：

高樂服務有限公司

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：
0 50 100 150 200 250 米/M



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

@ FU KEUNG STREET 富強街 # KAM CHUK LANE 金竹里 ^ WANG TAU HOM NORTH ROAD 橫頭磡北道

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and the intellectual property rights are owned by the Government of the Hong Kong SAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-B dated 21 May 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年5月21日出版之數碼地形圖，圖幅編號T11-NW-B，有需要處經修正處理。

NOTATION 圖例

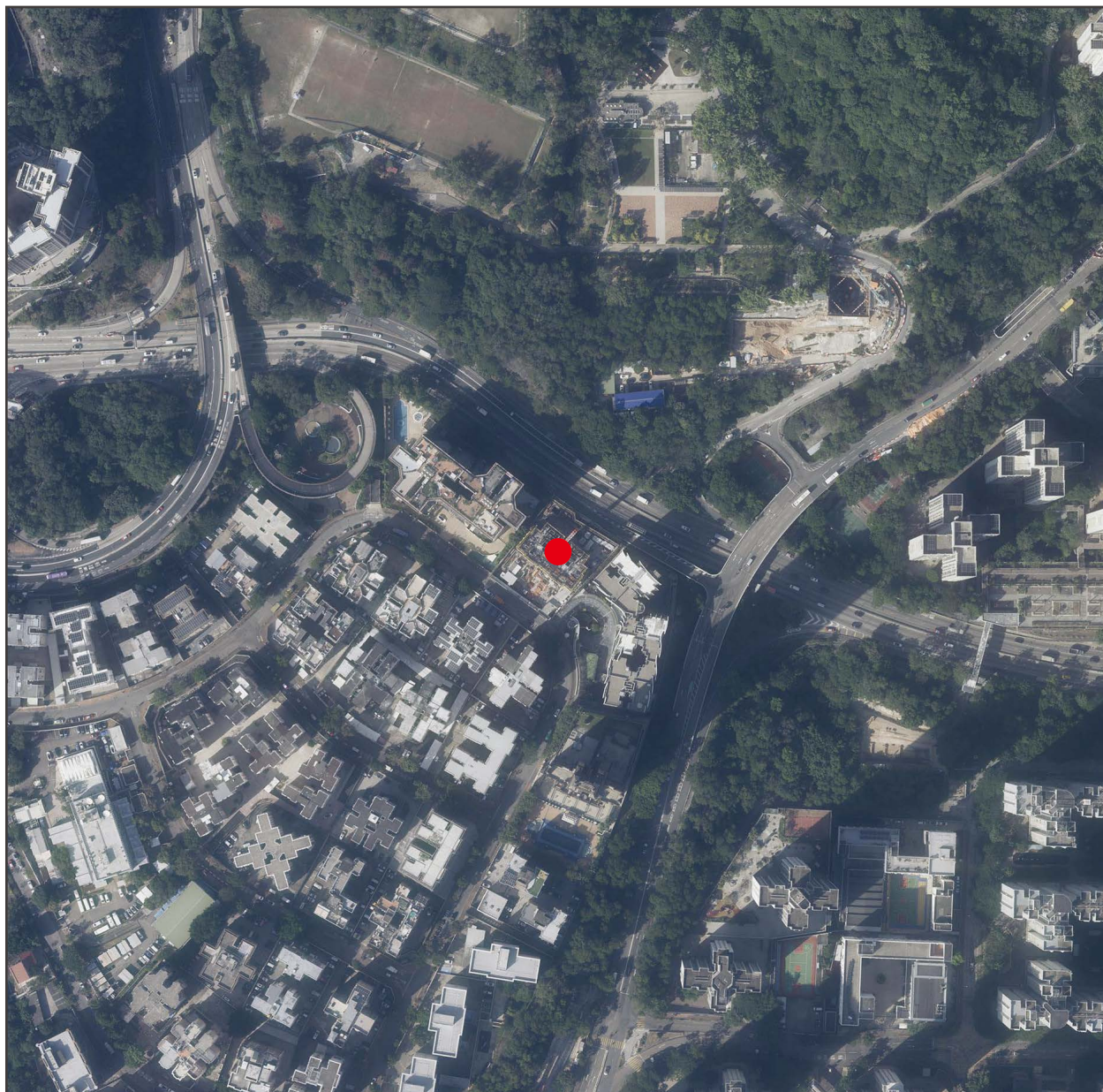
-  Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
-  Refuse Collection Point
垃圾收集站
-  Public Carpark (including Lorry Park)
公眾停車場 (包括貨車停泊處)
-  Public Convenience
公廁
-  Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站)
-  Public Utility Installation
公用事業設施裝置
-  Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
-  School (including Kindergarten)
學校 (包括幼稚園)
-  Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池)
-  Public Park
公園

Notes:

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

備註：

1. 因技術原因 (例如發展項目之形狀)，所在位置圖所顯示之範圍或多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E243512C, date of flight: 8 November 2024.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E243512C，飛行日期：2024年11月8日。

● Location of the Development
發展項目的位置

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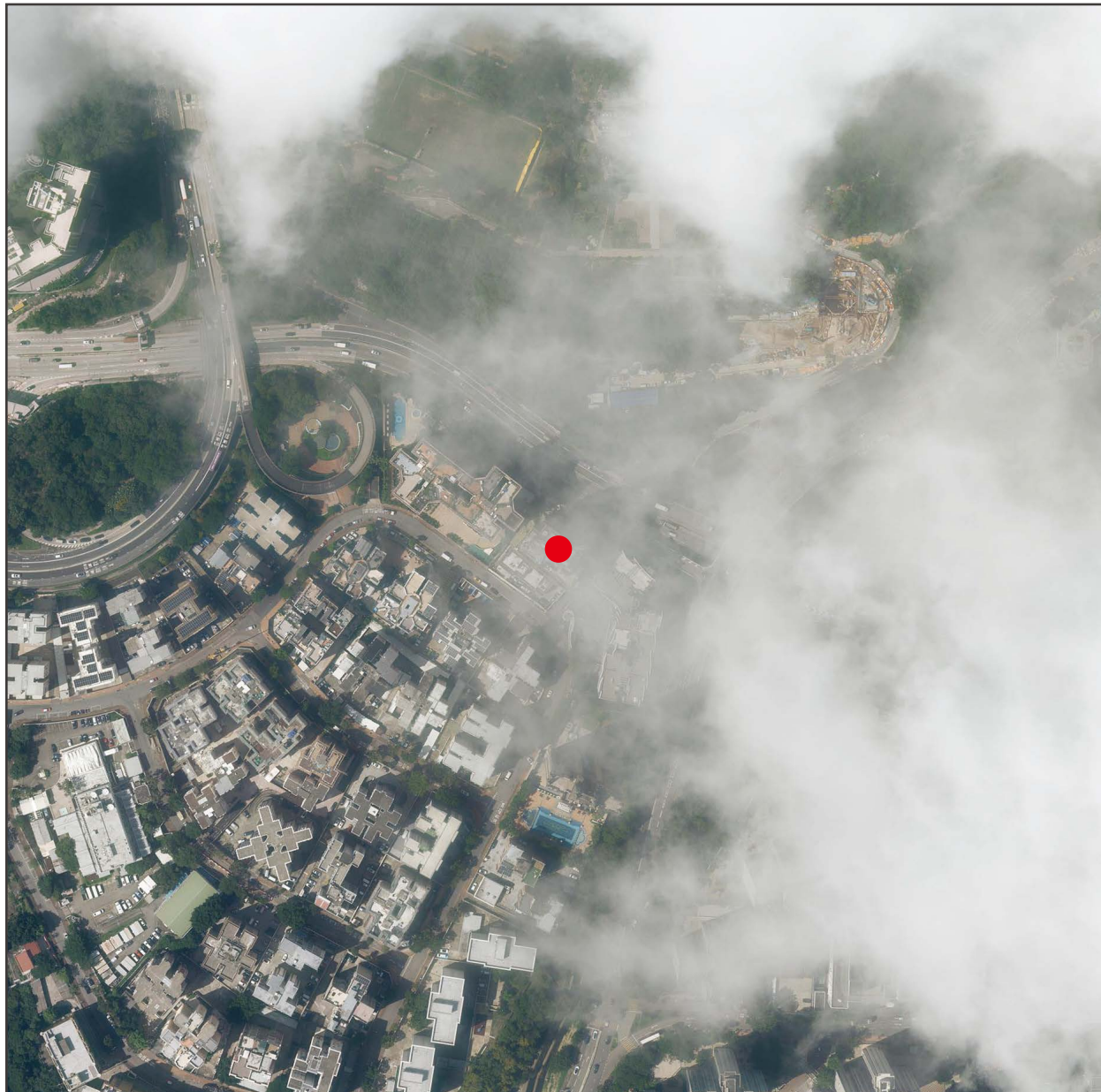
Notes:

1. Copy of the aerial photograph of the Development 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 aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 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，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E261818C, date of flight: 13 September 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E261818C，飛行日期：2025年9月13日。

● Location of the Development
發展項目的位置

Notes:

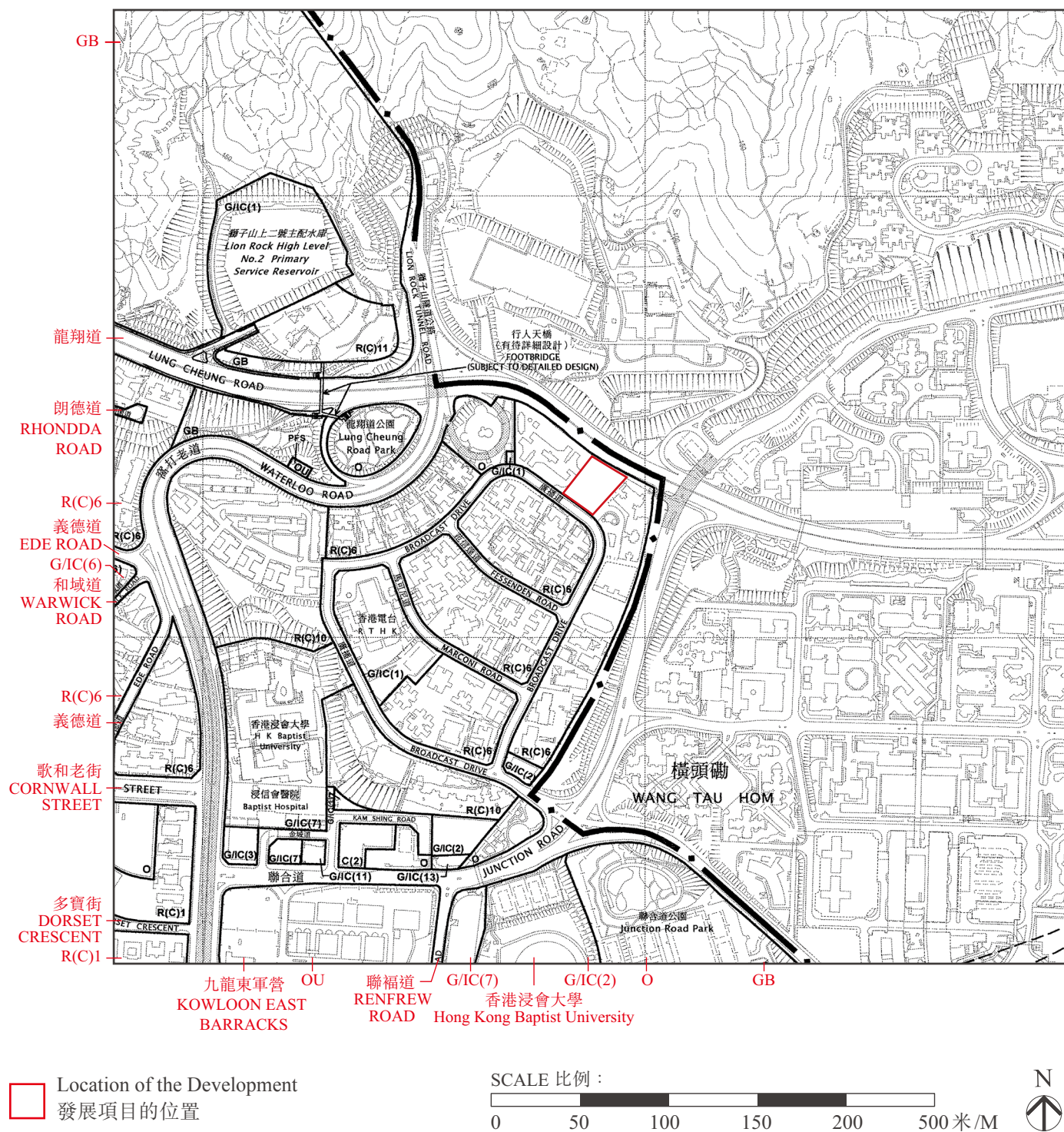
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 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，此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

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Adopted from Part of the Approved Kowloon Tong Outline Zoning Plan, Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary as shown in red.

摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖，圖則編號為S/K18/21，有需要處經修正處理，以紅色表示。

NOTATION 圖例

Zones

Commercial

C

地帶

商業

Residential (Group C)

R(C)

住宅(丙類)

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

Green Belt

GB

綠化地帶

Communications

Railway and Station (Underground)

STATION

鐵路及車站(地下)

Major Road and Junction

主要道路及路口

Elevated Road

高架道路

Miscellaneous

Boundary of Planning Scheme

P F S

其他

Petrol Filling Station

P F S

規劃範圍界線

加油站

Notes:

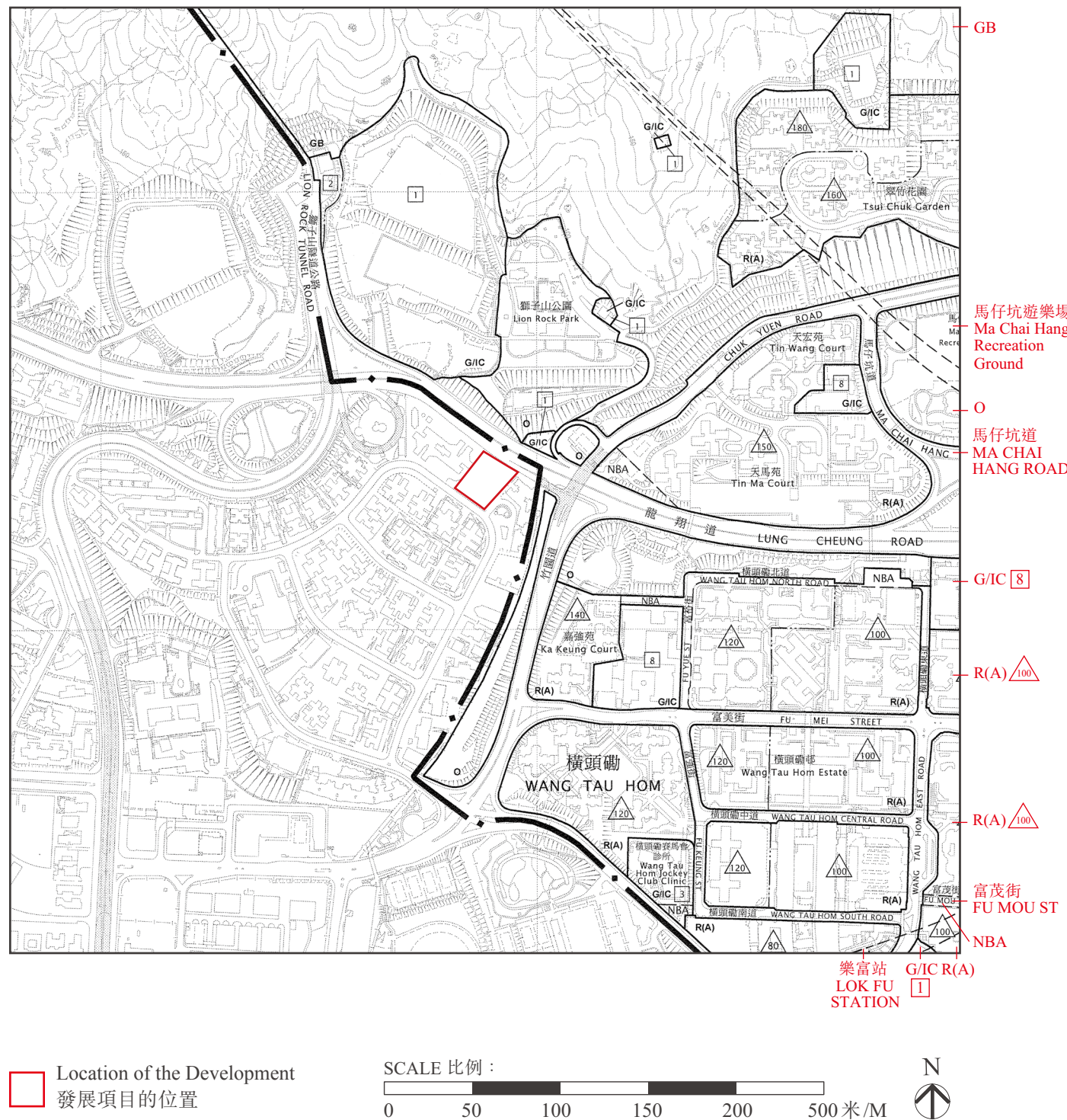
1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reason such as the shape of the Development, the outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. Please refer to the Outline Zoning, Plan, the Notes and Explanatory Statements thereto for details of the Amendment Item(s) (if any).

備註：

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍或多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 修訂項目(如有)之詳情，請參閱該分區計畫大綱圖、其註釋及說明書。

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

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



Adopted from Part of the Approved Wang Tau Hom & Tung Tau Outline Zoning Plan, Plan No. S/K8/25, gazetted on 5 May 2023, with adjustments where necessary as shown in red.

摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25，有需要處經修正處理，以紅色表示。

NOTATION 圖例

Zones		地帶
Residential (Group A)		住宅（甲類）
Government, Institution or Community		政府、機構或社區
Open Space		休憩用地
Green Belt		綠化地帶
Communications		
Railway and Station (Underground)		鐵路及車站（地下）
Major Road and Junction		主要道路及路口
Elevated Road		高架道路
Miscellaneous		
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)		最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (in number of storeys)		最高建築物高度（樓層數目）
Non-building Area		非建築用地

Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reason such as the shape of the Development, the outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. Please refer to the Outline Zoning, Plan, the Notes and Explanatory Statements thereto for details of the Amendment Item(s) (if any).

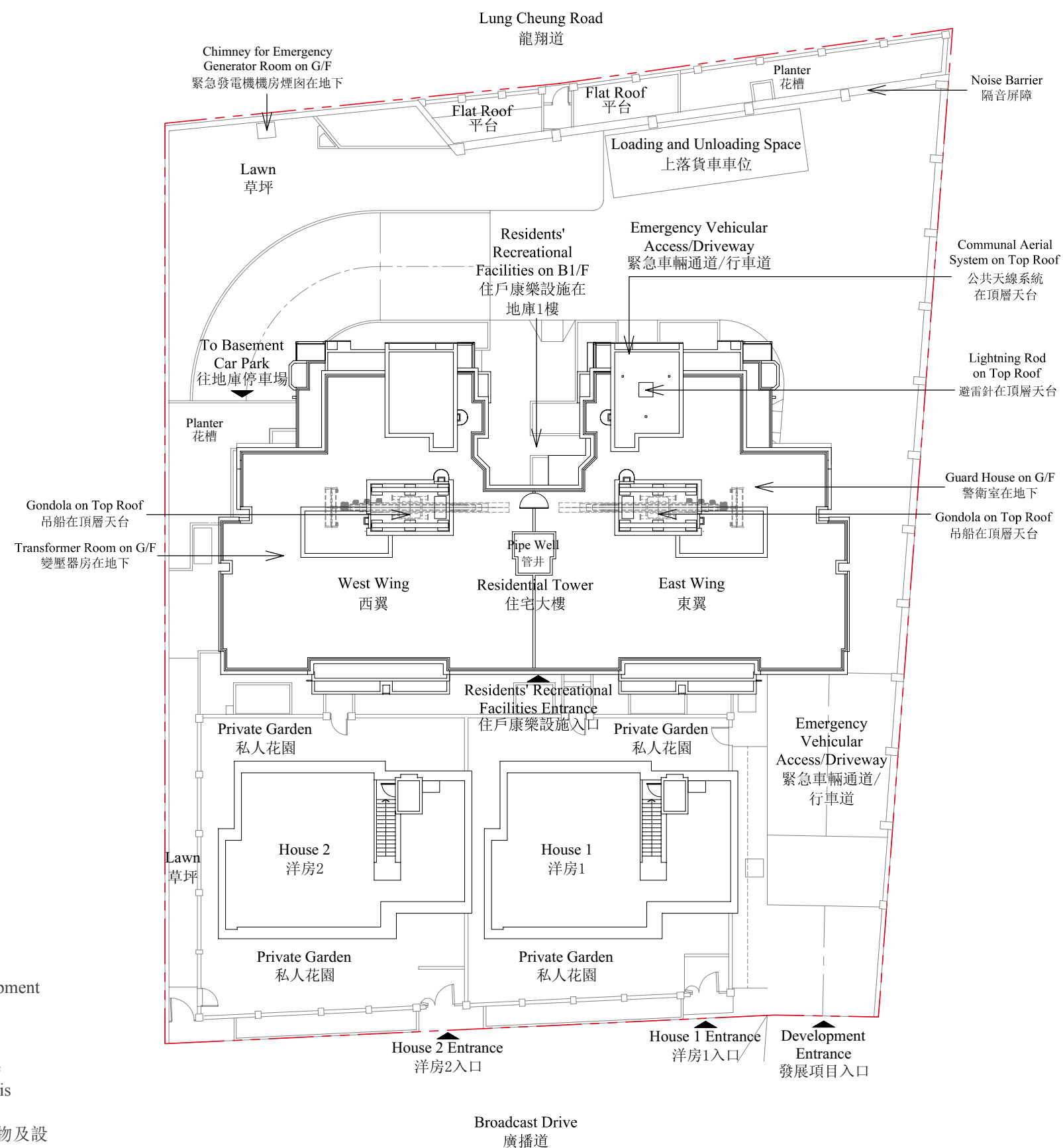
備註：

1. 上述分區計劃大綱圖可於開放時間向售樓處免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍或多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 修訂項目（如有）之詳情，請參閱該分區計畫大綱圖、其註釋及說明書。

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

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

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



Legend 圖例：

--- Boundary of the Development
發展項目的界線

The estimated date of completion of the building and facilities as provided by the Authorized Person for the Development is 30 September 2026.

由發展項目的認可人士提供的該建築物及設施的預計落成日期為2026年9月30日。

SCALE 比例：0 10M/米

N

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS ON FLOOR PLANS

樓面平面圖中的名詞及簡稱之圖例

A/C ROOM	= Air-conditioning Plant Room 冷氣機機房
A.W.	= Acoustic Window 減音窗
A.W. AT 3/F – 9/F	= Acoustic Window at 3/F, 5/F to 9/F 設於3樓、5樓至9樓的減音窗
BAL.	= Balcony 露台
BATH 1	= Bathroom 1 浴室1
BATH 2	= Bathroom 2 浴室2
BATH 3	= Bathroom 3 浴室3
BATH 4	= Bathroom 4 浴室4
BED 1	= Bedroom 1 睡房1
BED 2	= Bedroom 2 睡房2
BED 3	= Bedroom 3 睡房3
BED 4	= Bedroom 4 睡房4
COMMON FLAT ROOF	= Common Flat Roof 公用平台
CANOPY	= Canopy 簷篷
CORR.	= Corridor 走廊
DIN. / DINING	= Dining Room 飯廳
DN	= Down 往下
DRESSING ROOM	= Dressing Room 衣帽間
East Wing	= East Wing 東翼

E.D. / ELEC.	= Electrical Duct 電線槽
E.L.V.	= Extra Low Voltage Duct 特低壓電管道槽
F.G.	= Fixed Glazing 固定玻璃
FIREMAN'S LIFT LOBBY	= Fireman's Lift Lobby 消防員升降機大堂
FLAT ROOF	= Flat Roof 平台
FLAT ROOF FOR FLAT A OF 12/F EAST WING	= Flat Roof for Flat A of 12/F East Wing 平台供東翼12樓A單位
FLAT ROOF FOR FLAT A OF 12/F WEST WING	= Flat Roof for Flat A of 12/F West Wing 平台供西翼12樓A單位
HOUSE GARAGE	= House Garage 洋房車庫
H.R.	= Hose Reel 消防喉轆
H.R. AT H/L	= Hose Reel At High Level 設於高處的消防喉轆
KIT.	= Kitchen 廚房
LAV.	= Lavatory 洗手間
LIFT	= Lift 升降機
LIFT ACCESS PANEL	= Lift Access Panel 升降機操控面板
LIFT MACHINE ROOM	= Lift Machine Room 升降機機房
LIFT OVERRUN	= Lift Overrun 升降機槽頂部
LIV. / LIVING	= Living Room 客廳
M.BATH	= Master Bathroom 主人浴室

M.BED	= Master Bedroom 主人睡房
P.D.	= Pipe Duct 管道槽
P.L.	= Protected Lobby 保護門廊
PRIVATE FLAT ROOF	= Private Flat Roof 私人平台
PRIVATE GARDEN	= Private Garden 私人花園
PRIVATE ROOF GARDEN	= Private Roof Garden 私人天台花園
PRIVATE LIFT LOBBY	= Private Lift Lobby 私人升降機大堂
POWDER	= Powder Room 化妝間
P.W.	= Pipe Well 管井
R.S.M.R.R.	= Refuse Storage Material Recovery Room 垃圾及物料回收室
ST.	= Store Room 儲物室
ST. 2	= Store Room 2 儲物室2
TOP OF BAL.	= Top of Balcony 露台頂
TOP OF U.P.	= Top of Utility Platform 工作平台頂
U.P.	= Utility Platform 工作平台
UP	= Up 往上
UT.	= Utility Room 多用途房
West Wing	= West Wing 西翼
W.M.C.	= Water Meter Cabinet 水錶櫃

Notes applicable to the floor plans of this section:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Balcony and utility platform are non-enclosed areas.
3. There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
4. Common drain pipes are located at external wall(s) at or adjacent to balcony, utility platform, private garden, private flat roof and private roof of some residential properties. Please refer to the latest approved building plans for details.
5. There are ceiling bulkheads or false ceilings in living room and dining room, bedroom, corridor, bathroom, store room, utility room, powder room, lavatory and/or kitchen of some residential properties for pipes of the air-conditioning system or the water supply system. Please refer to the latest approved building plans for details.
6. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of building services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
7. Those icons of fittings and appliances shown on the floor plans of residential properties like wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

適用於本節各樓面平面圖之備註：

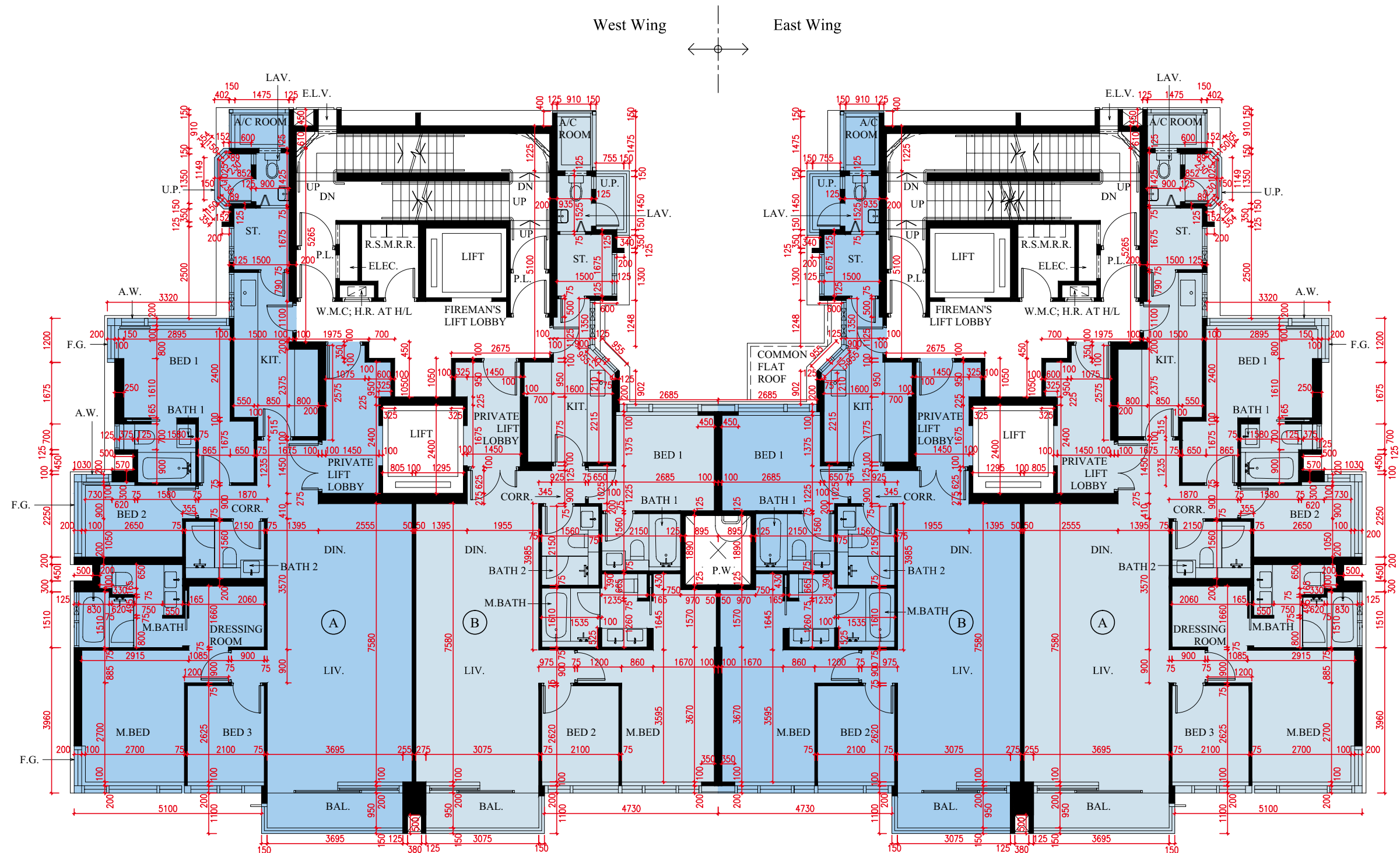
1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 露台及工作平台為不可封閉之地方。
3. 部份樓層外牆範圍設有建築裝飾及/或外露喉管。詳情請參閱最新的經批准建築圖則。
4. 部份住宅物業的露台、工作平台、私人花園、私人平台及私人天台內或側外牆有公用去水渠。詳情請參閱最新的經批准建築圖則。
5. 部份住宅物業客廳及飯廳、睡房、走廊、浴室、儲物室、多用途房、化妝間、洗手間及/或廚房之裝飾橫樑或假天花內裝置冷氣喉管或供水喉管。詳情請參閱最新的經批准建築圖則。
6. 部份住宅物業內之部份天花或有跌級樓板，用以安裝上層之建築設備或配合上層之結構、建築設計及/或裝修設計上的需要。
7. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 1/F FLOOR PLAN

住宅大樓1樓樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		East Wing 東翼		West Wing 西翼	
		A	B	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	1/F 1 樓	3650", 4000"	3650", 4000"	3650", 4000"	3650", 4000"
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 175	150, 175	150, 175

" Inclusive of the thickness of mass concrete fill of this floor (500mm).

" 包括本層之混凝土填充層厚度 (500 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

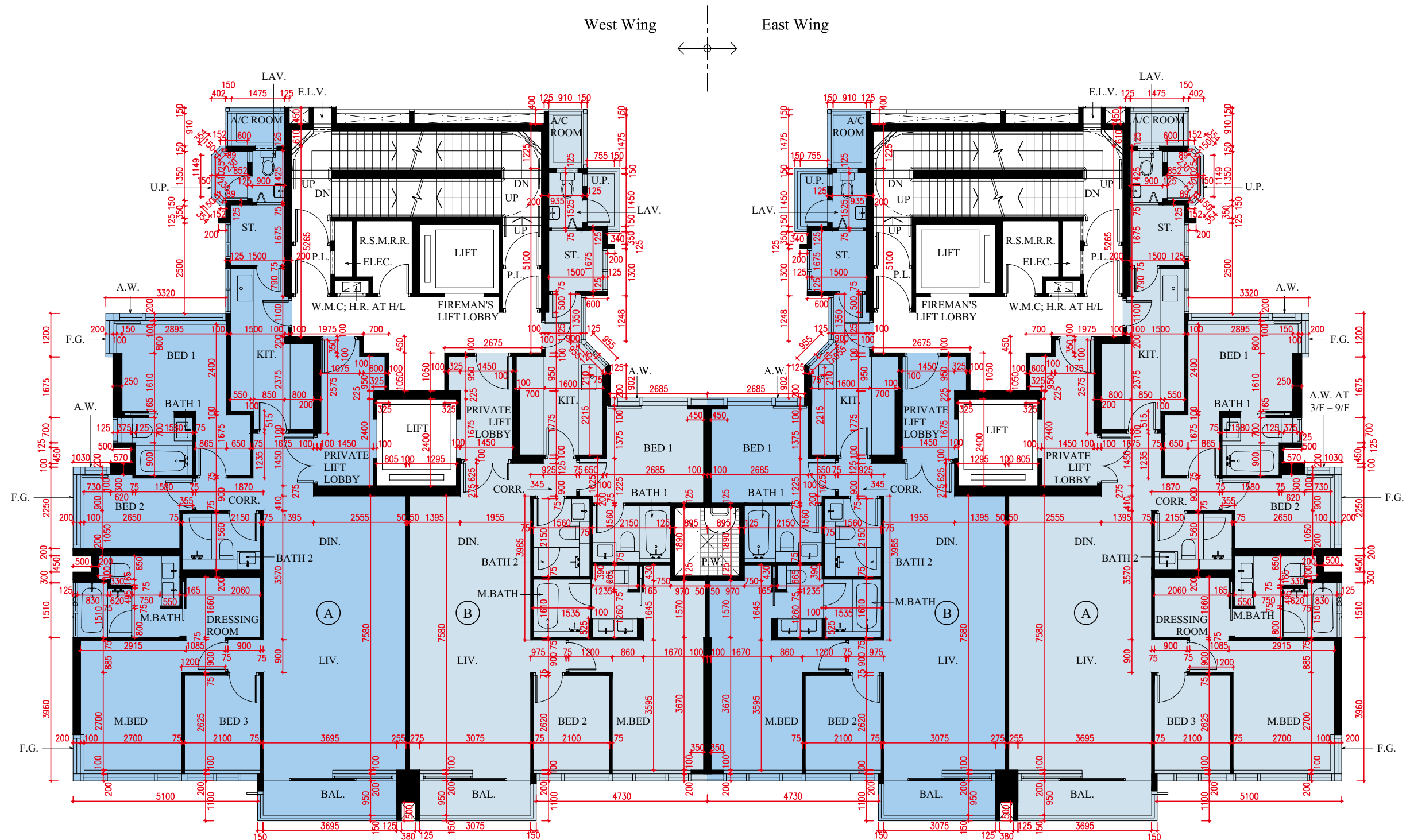
備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第 21 頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 2/F - 3/F & 5/F - 9/F FLOOR PLAN
住宅大樓2樓至3樓及5樓至9樓樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		East Wing 東翼		West Wing 西翼	
		A	B	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	2/F - 3/F & 5/F - 9/F 2樓至3樓及5樓至9樓	3500*, 3500	3500*, 3500	3500*, 3500	3500*, 3500
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 175	150, 175	150, 175

- * Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
- * 包括本層地台跌級樓板之跌級深度 (350 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

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備註：

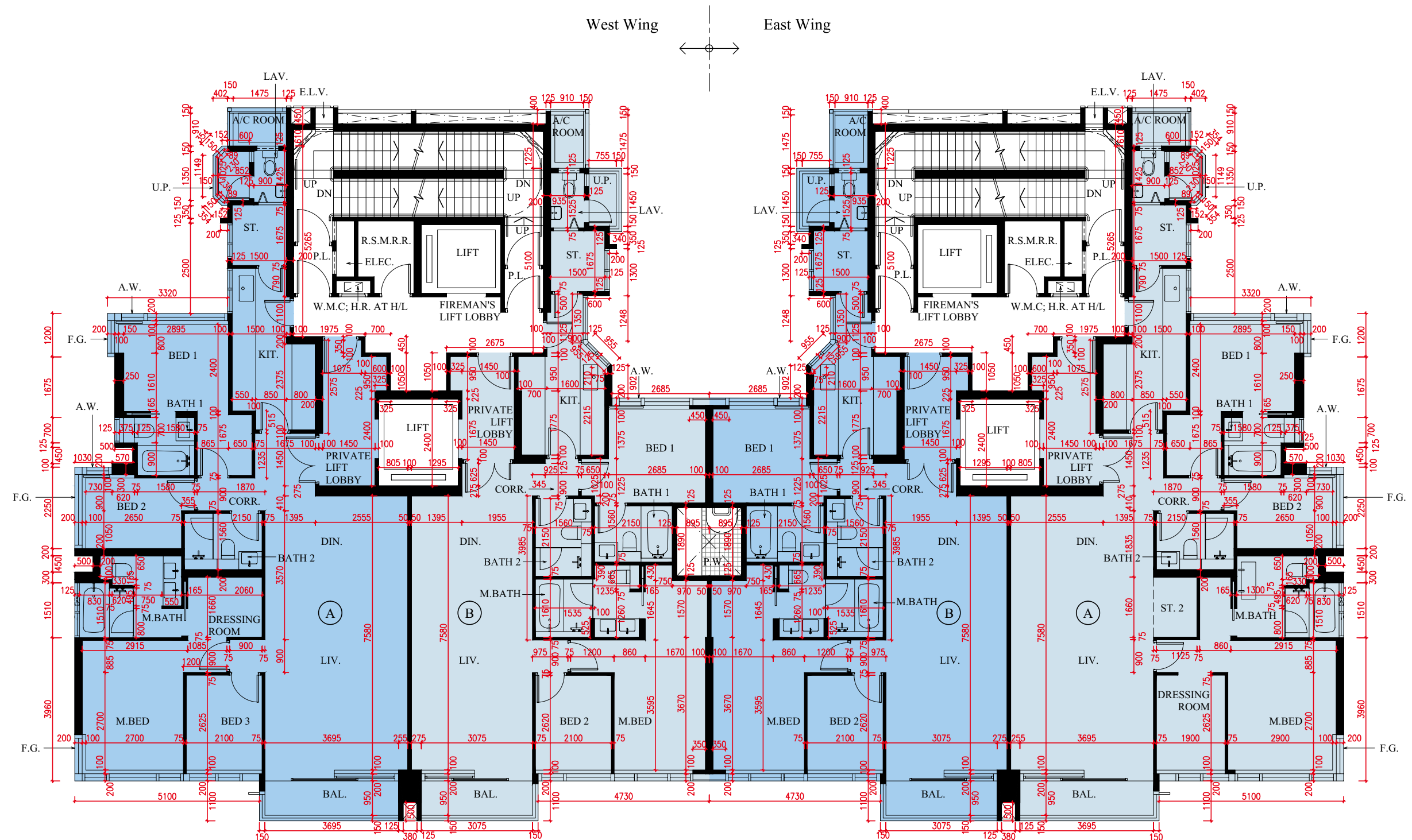
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3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 10/F FLOOR PLAN

住宅大樓10樓樓面平面圖



SCALE 比例: 0 5M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		East Wing 東翼		West Wing 西翼	
		A	B	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	10/F 10樓	3500*, 3500	3500*, 3500	3500*, 3500	3500*, 3500
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 175	150, 175	150, 175

- * Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
- * 包括本層地台跌級樓板之跌級深度 (350 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

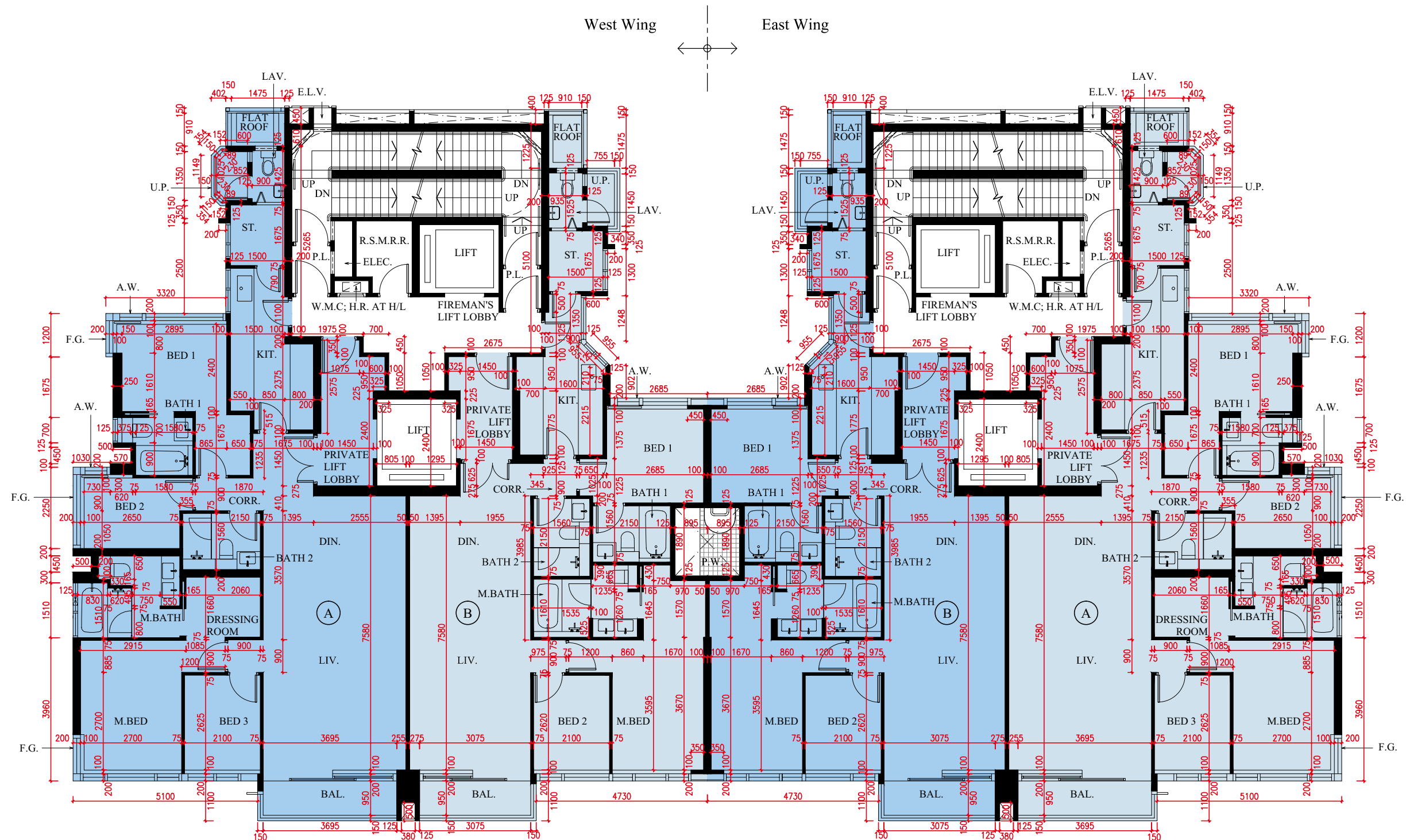
1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第 21 頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 11/F FLOOR PLAN

住宅大樓 11 樓樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位			
		East Wing 東翼		West Wing 西翼	
		A	B	A	B
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	11/F 11 樓	3150, 3200, 3350, 3500*, 3500, 3550*, 3850*	3100, 3150, 3200, 3350, 3450*, 3500*, 3500, 3850*	3150, 3200, 3350, 3500*, 3500, 3550*, 3850*	3100, 3150, 3200, 3350, 3450*, 3500*, 3500, 3850*
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 175	150, 175	150, 175	150, 175

- * Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).
- * 包括本層地台跌級樓板之跌級深度 (350 毫米)。

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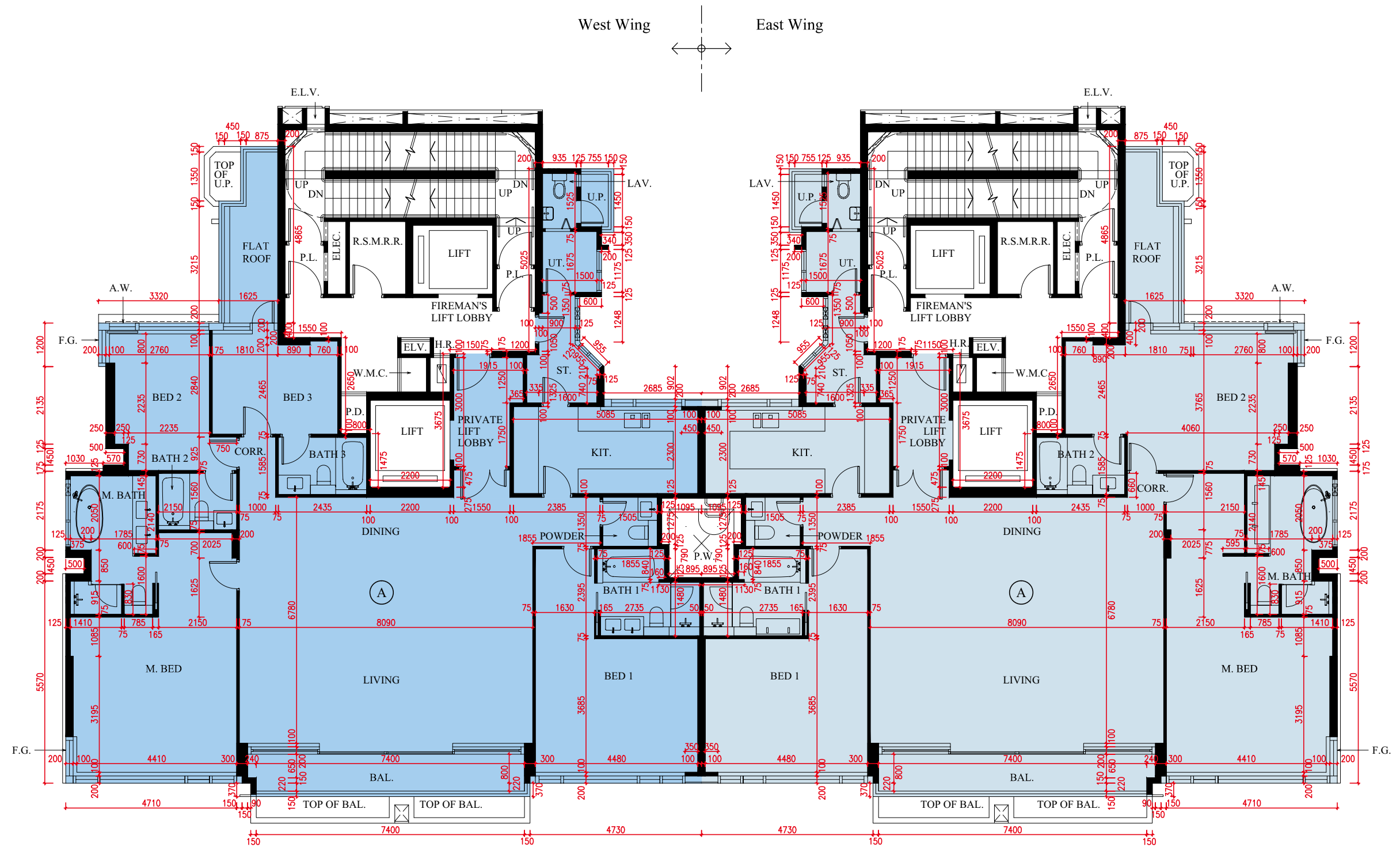
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4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 12/F FLOOR PLAN
住宅大樓12樓樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		East Wing 東翼	West Wing 西翼
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	12/F 12樓	3150, 3500 [^] , 3500*, 3500 [^] , 3500, 3850*	3150, 3500 [^] , 3500*, 3500 [^] , 3500, 3850*
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 225, 275	150, 225, 275

[^] Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm).

[^] 包括本層地台跌級樓板之跌級深度 (300 毫米)。

* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).

* 包括本層地台跌級樓板之跌級深度 (350 毫米)。

[^] Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm).

[^] 包括本層地台跌級樓板之跌級深度 (400 毫米)。

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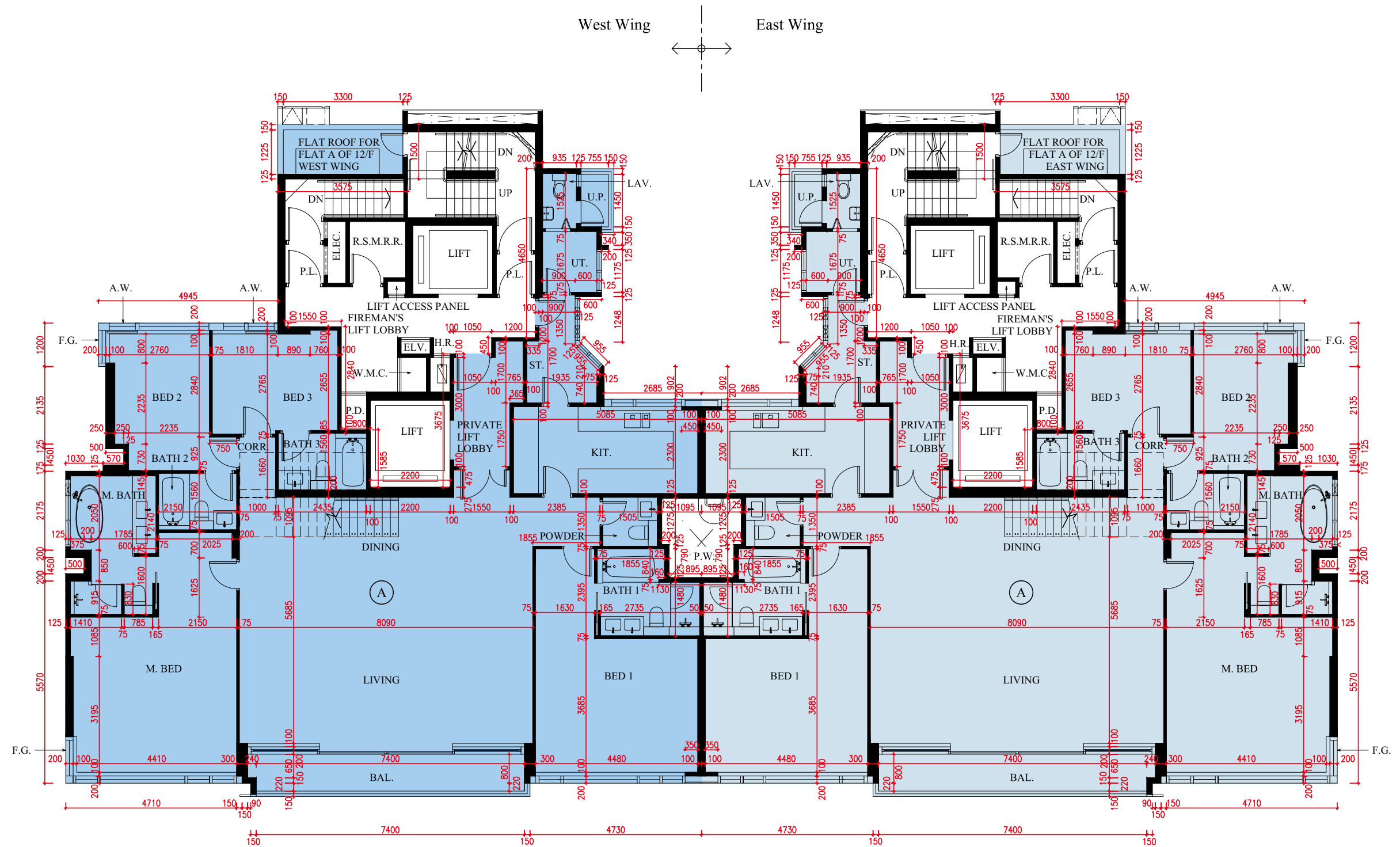
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2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第21頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER 15/F FLOOR PLAN
住宅大樓15樓樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		East Wing 東翼	West Wing 西翼
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	15/F 15 樓	3850, 4000, 4300 ^Æ , 4350*, 4400 [^] , 4400	3850, 4000, 4300 ^Æ , 4350*, 4400 [^] , 4400
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150, 225, 275	150, 225, 275

^Æ Inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm).

^Æ 包括本層地台跌級樓板之跌級深度 (300 毫米)。

* Inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm).

* 包括本層地台跌級樓板之跌級深度 (350 毫米)。

[^] Inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm).

[^] 包括本層地台跌級樓板之跌級深度 (400 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

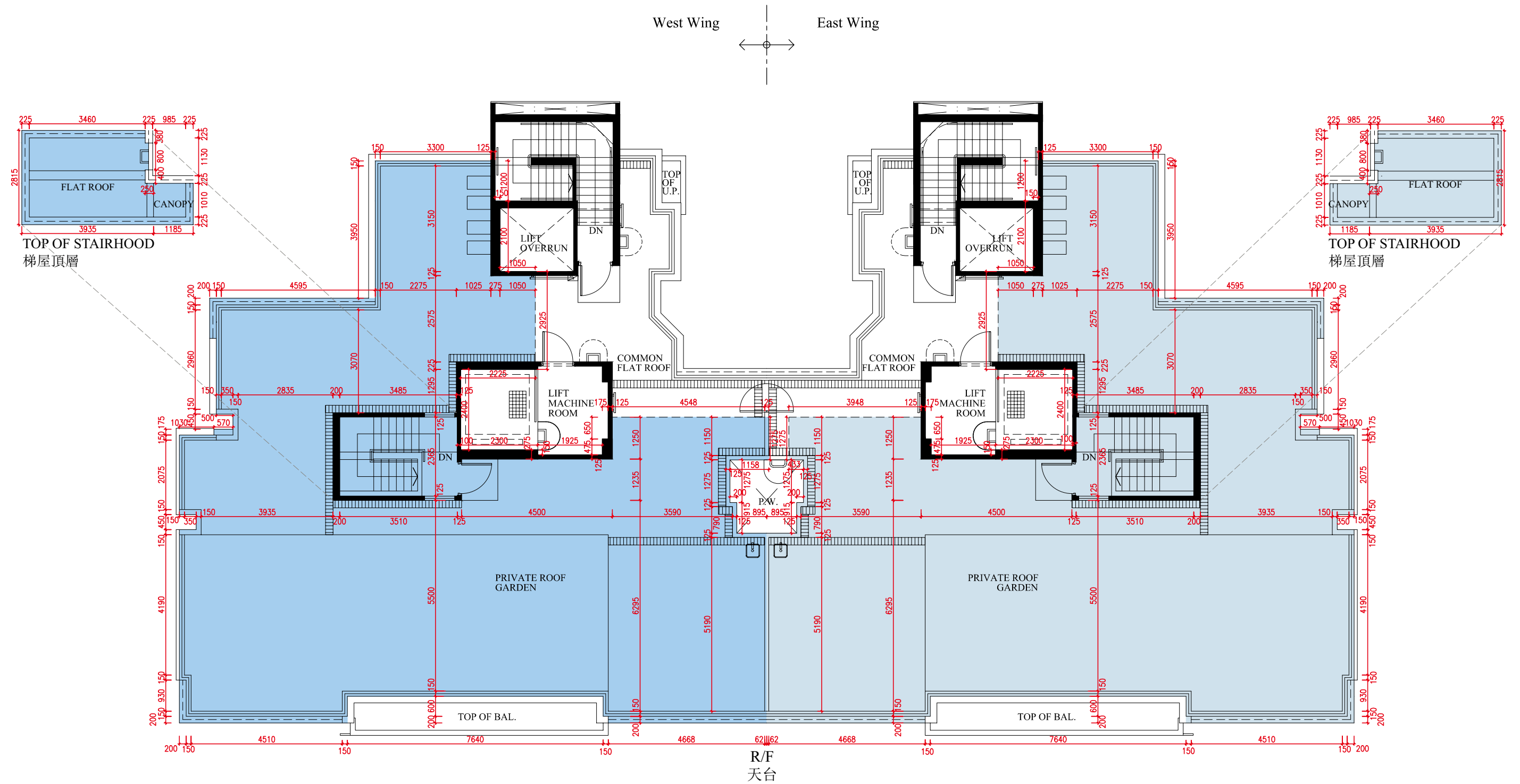
備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第 21 頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

RESIDENTIAL TOWER R/F AND TOP OF STAIRHOOD FLOOR PLAN
住宅大樓天台及梯屋頂層樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	Unit 單位	
		East Wing 東翼	West Wing 西翼
		A	A
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	R/F (Stairhood) 天台 (梯屋)	3100 ⁸	3100 ⁸
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		150	150

⁸ Inclusive of the thickness of mass concrete fill of this floor (600mm).

⁸ 包括本層之混凝土填充層厚度 (600 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)
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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

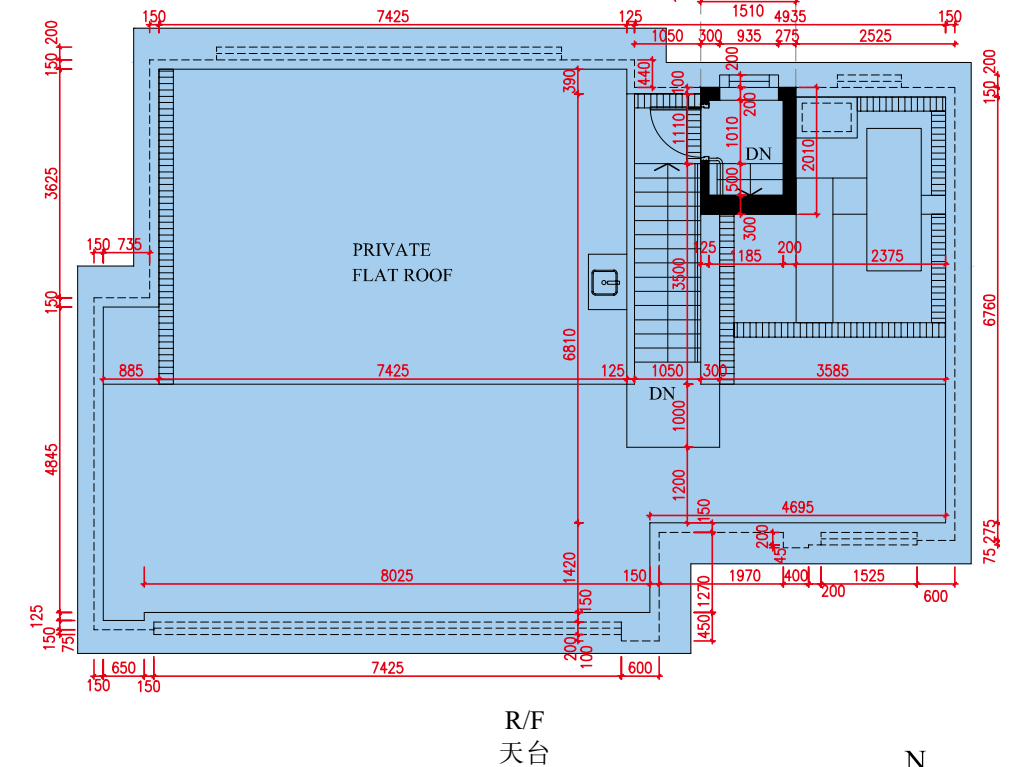
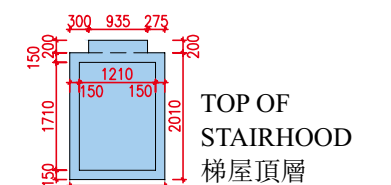
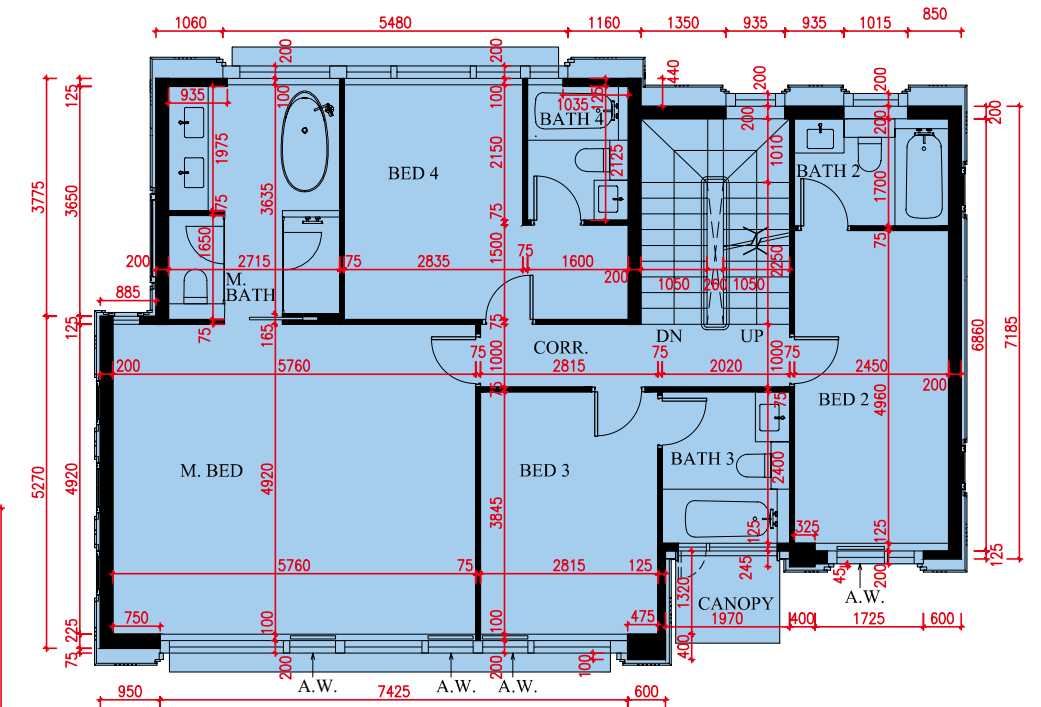
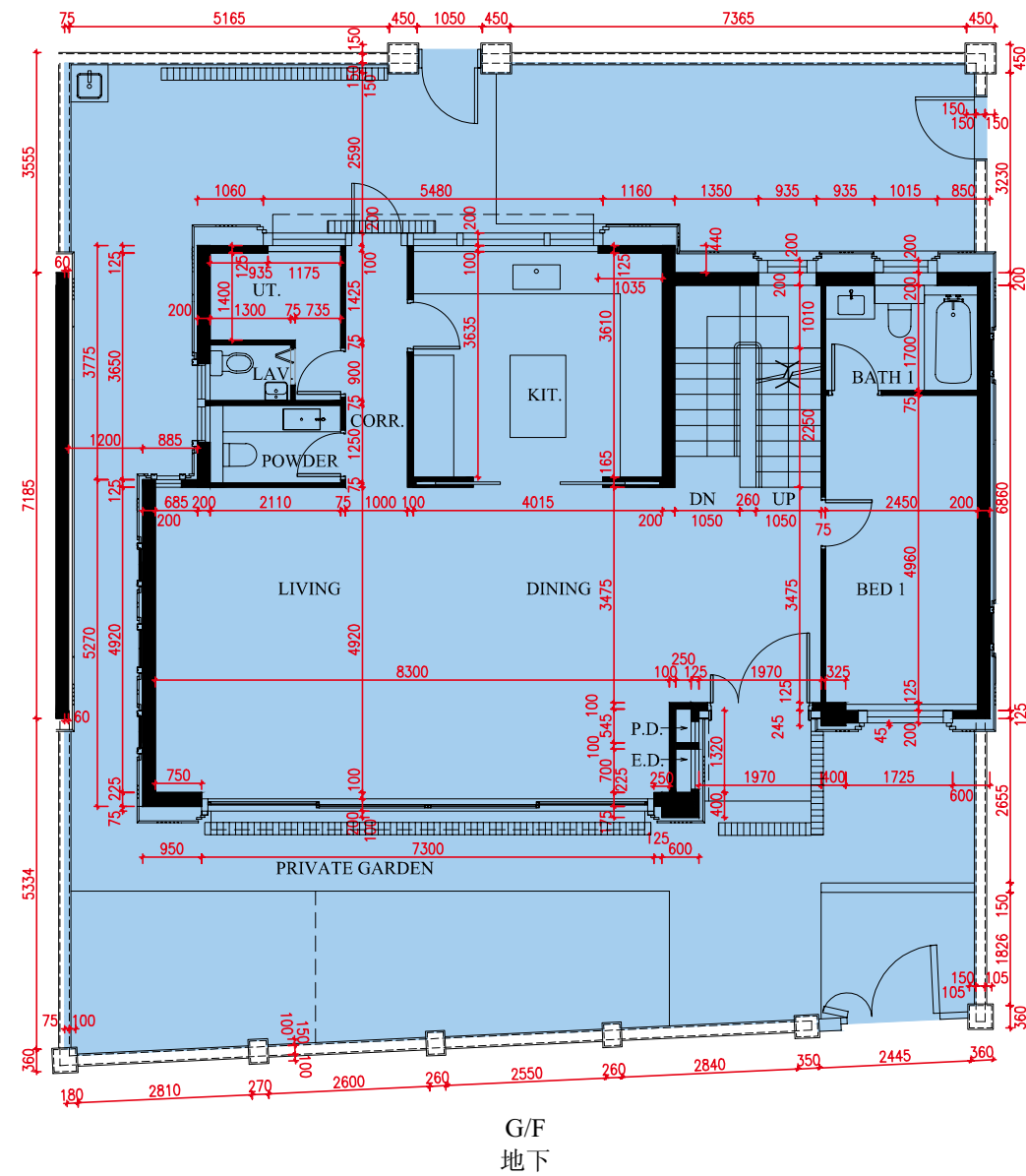
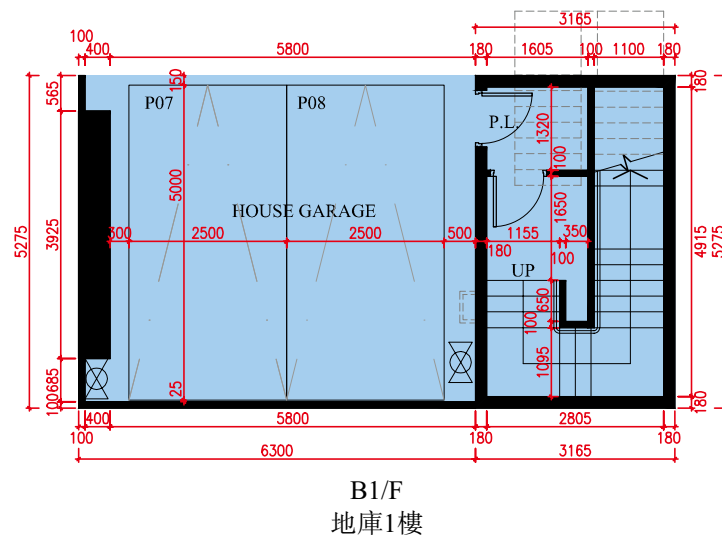
備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第21頁。
3. 樓板厚度是指在承重樓板上的結構樓板（不包括混凝土填充層）的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

1 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE 1 FLOOR PLAN
洋房1樓面平面圖



SCALE 比例: 0 5M/米

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	B1/F 地庫 1 樓	G/F 地下	1/F 1 樓	R/F (Stairhood) 天台 (梯屋)
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	HOUSE 1 洋房 1	4330	4170 [†]	3500	3325
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		1000	150, 225	150, 175	150

[†] Inclusive of the thickness of mass concrete fill of this floor (370mm).

[†] 包括本層之混凝土填充層厚度 (370 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

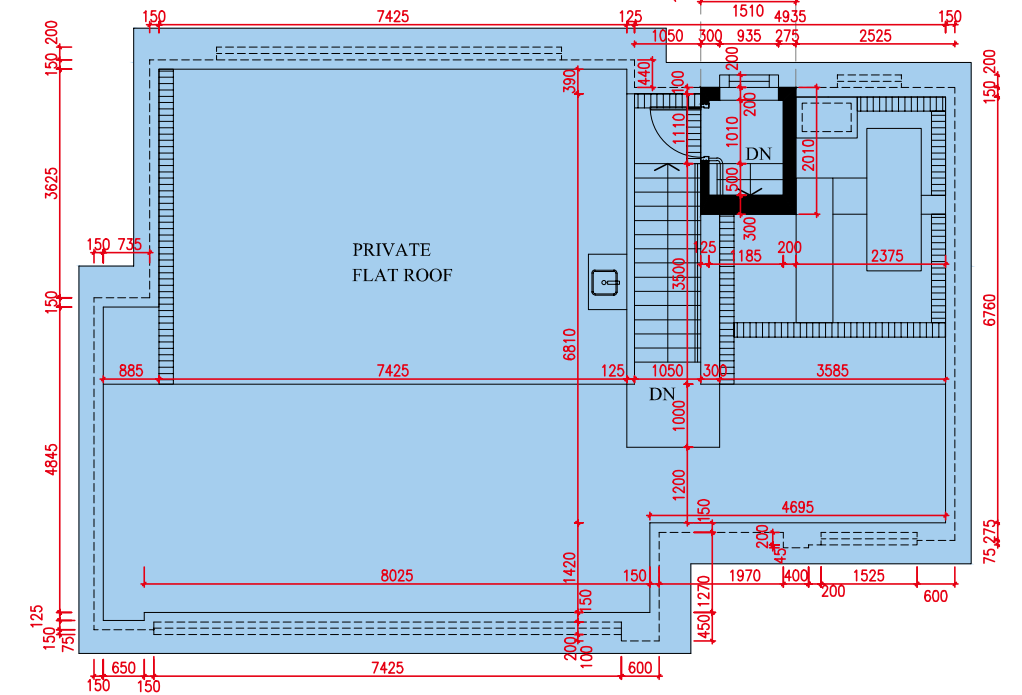
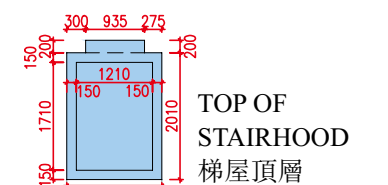
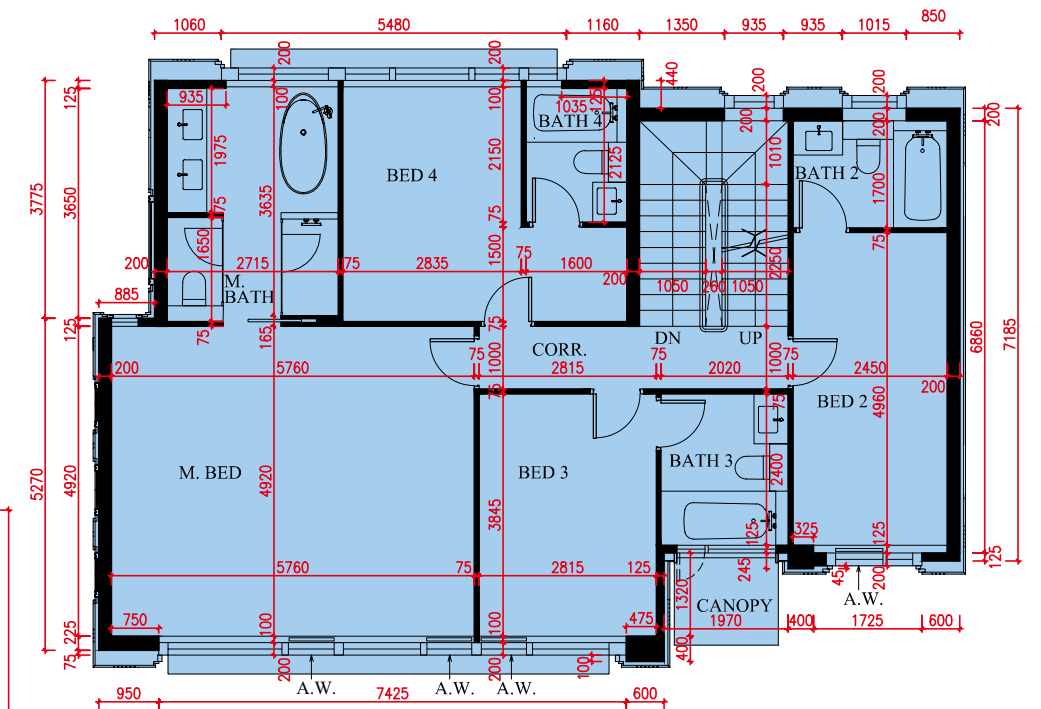
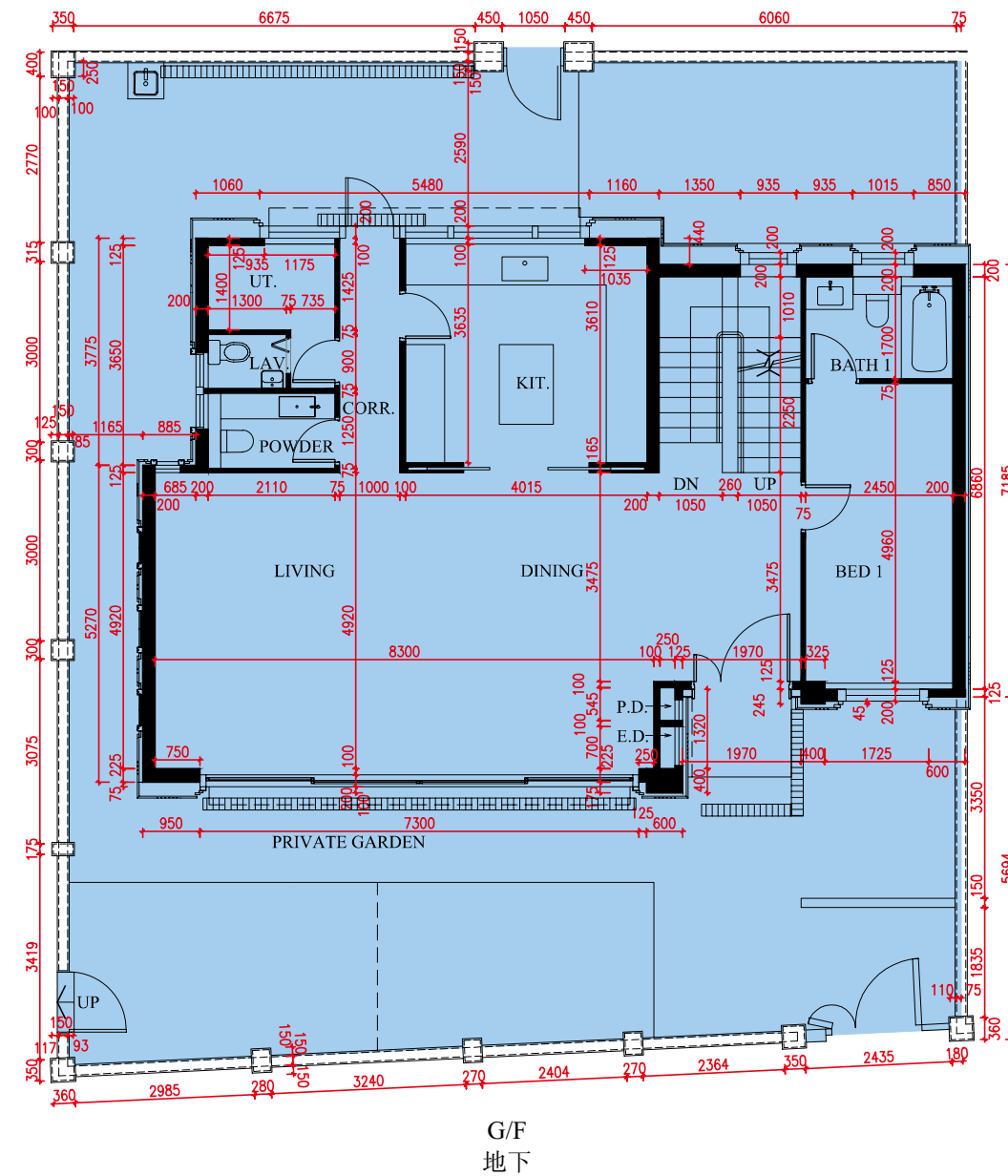
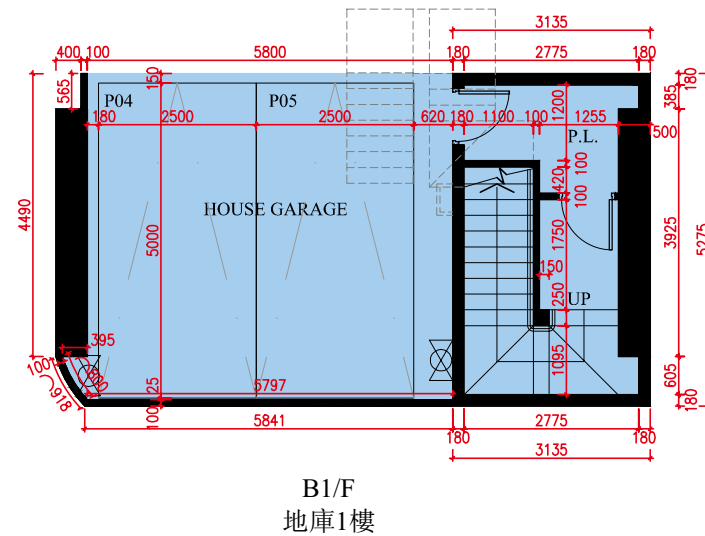
備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第 21 頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

HOUSE 2 FLOOR PLAN
洋房2樓面平面圖



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

Each Residential Property 每個住宅物業	Floor 樓層	B1/F 地庫 1 樓	G/F 地下	1/F 1 樓	R/F (Stairhood) 天台 (梯屋)
Floor-to-Floor Height (mm) 層與層之間的高度 (毫米)	HOUSE 2 洋房 2	2325, 4330	4170 [‡]	3500	3325
Thickness of Floor Slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)		200, 1000	150, 225	150, 175	150

[‡] Inclusive of the thickness of mass concrete fill of this floor (370mm).

[‡] 包括本層之混凝土填充層厚度 (370 毫米)。

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於發展項目的住宅物業，因為其設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 21 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.
4. The dimensions of floor plans are all structural dimensions in millimetre.

備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第 21 頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括混凝土填充層) 的厚度。
4. 平面圖所列之尺寸數字為毫米標示的建築結構尺寸。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft) 平方米（平方呎）									
House 洋房		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 洋房 1	243.645 (2623) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	-	112.894 (1215)	30.515 (328)	100.348 (1080)	1.976 (21)	-	-
House 2 洋房 2	243.487 (2621) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	-	125.547 (1351)	30.173 (325)	100.348 (1080)	1.976 (21)	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or 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. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

- The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet, which may be slightly different from that shown in square metre.
- There is no verandah in the residential properties of the Development.
- The symbol “-” as shown in the above table denotes “Not provided”.

備註：

- 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。
- 發展項目的住宅物業不設陽台。
- 上表所顯示之「-」符號代表「不提供」。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Tower 座樓	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
Residential Tower - East Wing 住宅大樓 - 東翼	1/F– 3/F and 5/F – 10/F 1樓至3樓及 5樓至10樓	A	122.815 (1322) Balcony 露台 : 4.292 (46) Utility Platform 工作平台 : 1.500 (16)	1.512 (16)	-	-	-	-	-	-	-	-	-
		B	101.132 (1089) Balcony 露台 : 3.610 (39) Utility Platform 工作平台 : 1.500 (16)	1.512 (16)	-	-	-	-	-	-	-	-	-
	11/F 11 樓	A	122.815 (1322) Balcony 露台 : 4.292 (46) Utility Platform 工作平台 : 1.500 (16)	-	-	-	1.342 (14)	-	-	-	-	-	-
		B	101.132 (1089) Balcony 露台 : 3.610 (39) Utility Platform 工作平台 : 1.500 (16)	-	-	-	1.342 (14)	-	-	-	-	-	-
	12/F 12 樓	A	204.997 (2207) Balcony 露台 : 9.020 (97) Utility Platform 工作平台 : 1.500 (16)	-	-	-	10.097 (109)	-	-	-	-	-	-
	15/F 15 樓	A	206.000 (2217) Balcony 露台 : 9.020 (97) Utility Platform 工作平台 : 1.500 (16)	-	-	-	8.515 (92)	-	-	168.166 (1810)	8.301 (89)	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or 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. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

- The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted
- There is no verandah in the residential properties of the Development.
- The symbol “ - ”as shown in the above table denotes “Not provided”.

備註：

- 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米＝10.764平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓
- 發展項目的住宅物業不設陽台。
- 上表所顯示之「-」符號代表「不提供」。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft) 平方米 (平方呎)									
Tower 座樓	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
Residential Tower - West Wing 住宅大樓 - 西翼	1/F– 3/F and 5/F – 10/F 1樓至3樓及 5樓至10樓	A	122.815 (1322) Balcony 露台 : 4.292 (46) Utility Platform 工作平台 : 1.500 (16)	1.512 (16)	-	-	-	-	-	-	-	-	-
		B	101.132 (1089) Balcony 露台 : 3.610 (39) Utility Platform 工作平台 : 1.500 (16)	1.512 (16)	-	-	-	-	-	-	-	-	-
	11/F 11 樓	A	122.815 (1322) Balcony 露台 : 4.292 (46) Utility Platform 工作平台 : 1.500 (16)	-	-	-	1.342 (14)	-	-	-	-	-	-
		B	101.132 (1089) Balcony 露台 : 3.610 (39) Utility Platform 工作平台 : 1.500 (16)	-	-	-	1.342 (14)	-	-	-	-	-	-
	12/F 12 樓	A	204.997 (2207) Balcony 露台 : 9.020 (97) Utility Platform 工作平台 : 1.500 (16)	-	-	-	10.097 (109)	-	-	-	-	-	-
	15/F 15 樓	A	206.000 (2217) Balcony 露台 : 9.020 (97) Utility Platform 工作平台 : 1.500 (16)	-	-	-	8.515 (92)	-	-	168.856 (1818)	8.301 (89)	-	-

The saleable area of each residential property and the floor area of every balcony, utility platform or 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. The area of other specified items to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. 每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積）是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

- The saleable area and the floor area of balcony, utility platform and verandah are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
- The area of other specified items is calculated in accordance with part 2 of schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- Areas in metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted
- There is no verandah in the residential properties of the Development.
- The symbol “ - ”as shown in the above table denotes “Not provided”.

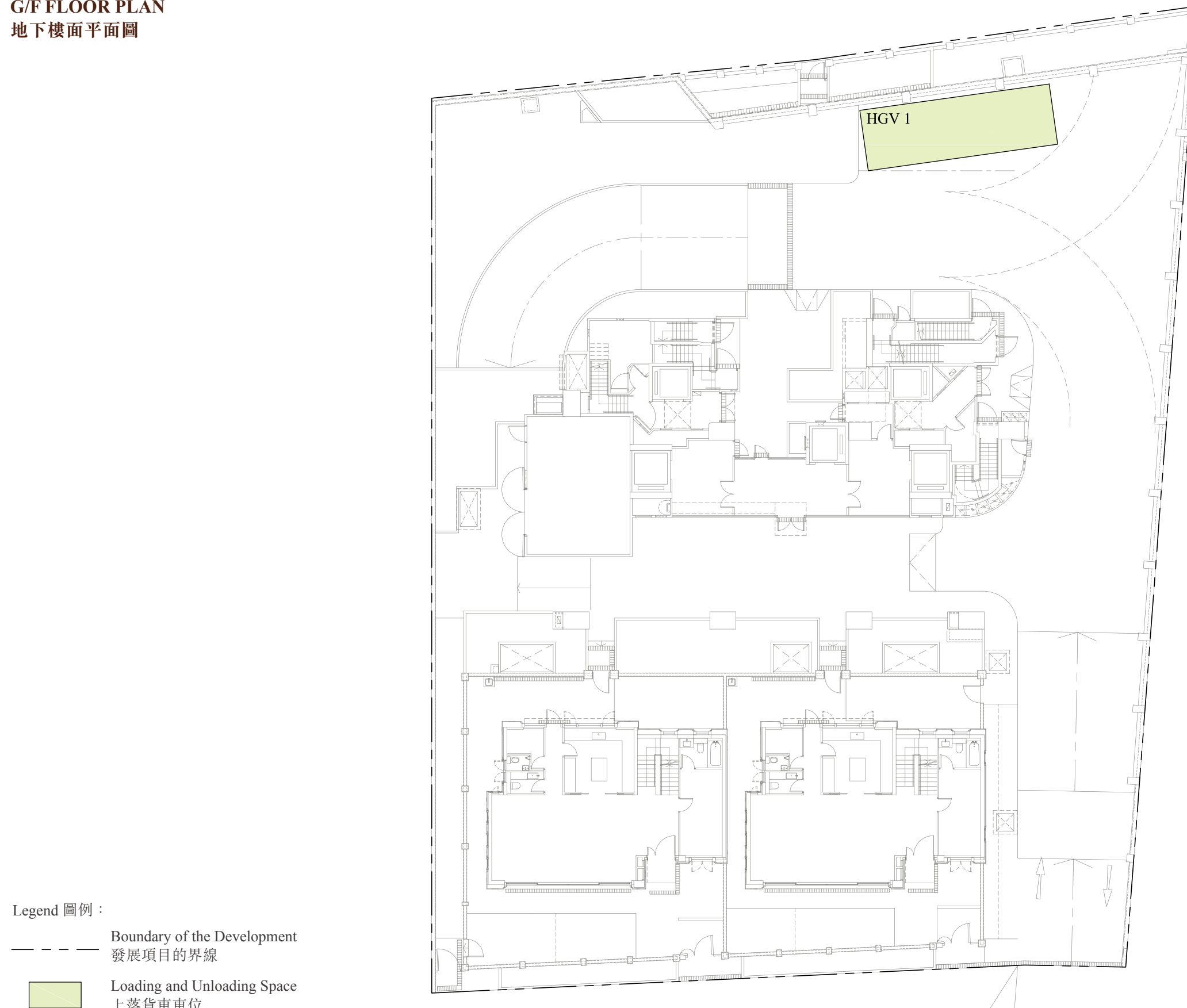
備註：

- 實用面積及露台、工作平台及陽台的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。
- 其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓
- 發展項目的住宅物業不設陽台。
- 上表所顯示之「-」符號代表「不提供」。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

G/F FLOOR PLAN
地下樓面平面圖



SCALE 比例：0 10M/米

N

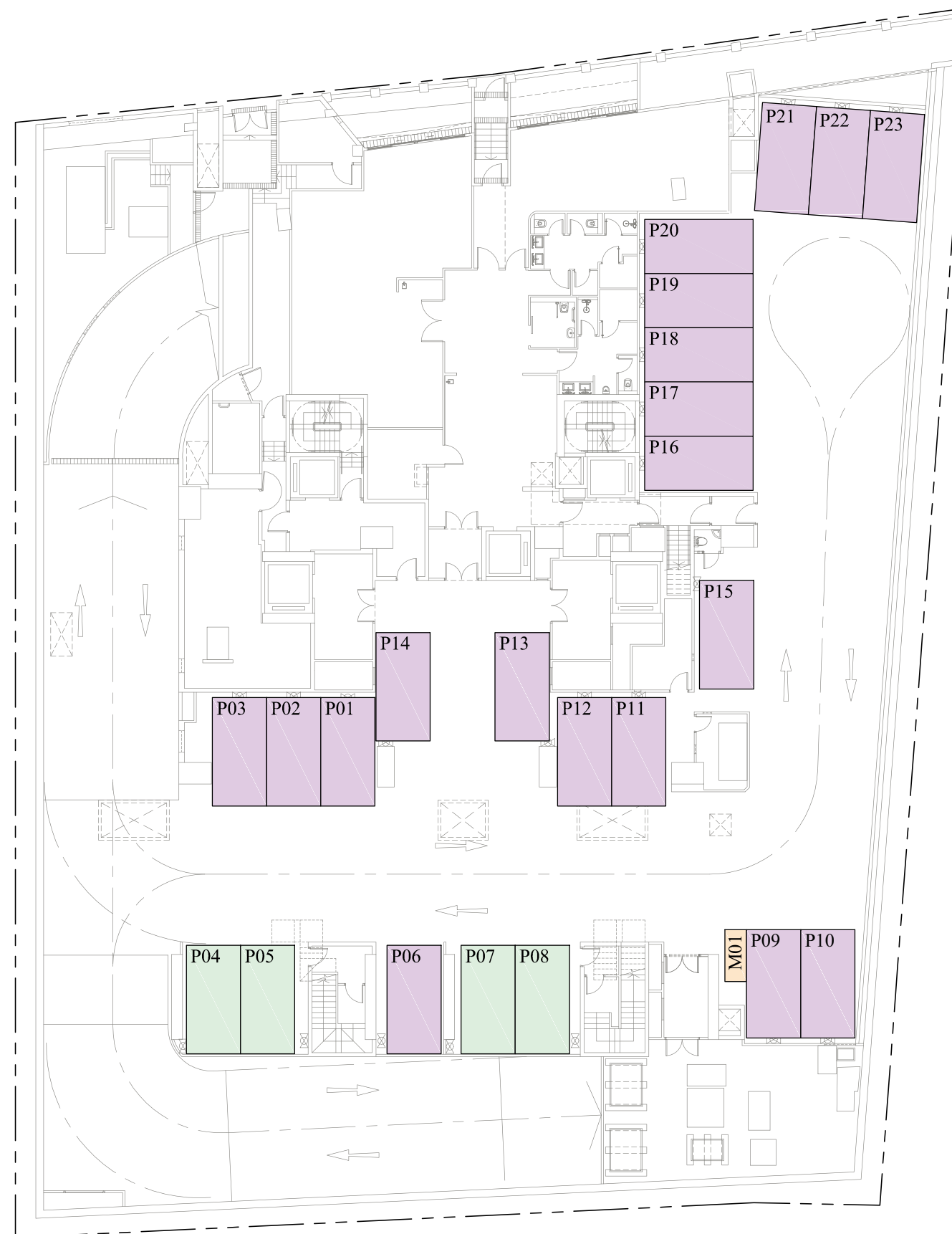
13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

B1/F FLOOR PLAN
地庫1樓樓面平面圖

Legend 圖例：

-  Boundary of the Development
發展項目的界線
-  Residential Parking Space
住宅停車位
-  Residential Parking Space
(held with and forming part of the House)
住宅停車位 (構成洋房的一部分的)
-  Motor Cycle Parking Space
電單車停車位



SCALE 比例： 10M/米

N


13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

B2/F FLOOR PLAN
地庫2樓樓面平面圖



13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

Number, Dimensions and Areas of Parking Spaces 停車位的數目、尺寸及面積

	Category of parking space 停車位類別	Location 位置	Number 數目	The dimensions of each parking space (L x W)(m) 每個停車位的尺寸 (長 x 闊) (米)	Area per parking space (sq.m) 每個停車位面積 (平方米)
	Loading and unloading space 上落貨車車位	G/F 地下	1	11 x 3.5	38.5
	Residential parking space 住宅停車位	B1/F 地庫1樓	19	5 x 2.5	12.5
	Residential parking space (held with and forming part of the House) 住宅停車位 (構成洋房的一部分的)		4	5 x 2.5	12.5
	Motor cycle parking space 電單車停車位		1	2.4 x 1	2.4
	Residential parking space 住宅停車位	B2/F 地庫2樓	37	5 x 2.5	12.5
	Accessible visitor parking space 暢通易達訪客停車位		2	5 x 2.5	12.5

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 (the “preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
 - (a) the preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（該「臨時合約」）時須支付款額為 5% 的臨時訂金；
 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分 持有；
 3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 –
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant incorporating Management Agreement of the Development (“DMC”) provides that:-

A. Common parts of the Development

1. “Common Areas” means the Development Common Areas, the Carpark Common Areas, the Residential Common Areas, the House Common Areas and the Tower Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant.
2. “Development Common Areas” means those parts of the Development as shown on the Basement 2 Floor Plan, the Basement 1 Floor Plan, the Ground Floor Plan annexed to this Deed and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured light violet, indigo and indigo stippled black and intended for the common use and benefit of the Owners and Occupiers of the Units including, but not limited to, certain entrances, exits, emergency vehicle access, passageways, stairways, staircases and ramps, hose reels, refuse storage and material recovery chamber, CLP transformer room, Loading and Unloading Space, Development Common Areas (Vertical Greening Areas), Development Common Areas (Covered Landscape Areas), main switch room, sprinkler tank, sprinkler water pump room, Fire Services check meter cabinet, Fire Services tank, Fire Services tank and pump room, Fire Services control room (with sprinkler control valve), flushing water tank and booster pump room, electric room, extra low voltage room, emergency generator room, management office and owners’ corporation office, master water meter cabinet, check meter cabinet, cable riser trench, maintenance corridor, protected lobby, guard house, guard lavatory, Primary Air-handling Unit, external walls (not forming part of any Unit), noise barrier(s) installed/erected on the Ground Floor, Maintenance & Repair Access (not serving the Residential Tower nor the Houses) and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit EXCLUDING the Residential Common Areas, House Common Areas, Tower Common Areas and Carpark Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas.
3. “Carpark Common Areas” means the areas on the Basement 2 Floor, Basement 1 Floor and Ground Floor of the Development as shown on the Basement 2 Floor Plan, Basement 1 Floor Plan and Ground Floor Plan annexed to this Deed and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured yellow and intended for the common use and benefit of (i) the Owners and Occupiers of the Parking Space(s), (ii) the Owners and Occupiers of the Carparking Spaces held

with and forming part of the House(s) and (iii) the occupiers of the Visitors’ Parking Spaces/Accessible Parking Spaces including, but not limited to, staircases, air intake vents, smoke vents, driveways, ramps and other spaces or areas containing the Carpark Common Facilities and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Parking Spaces and the occupiers of the Visitors’ Parking Spaces/Accessible Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space EXCLUDING the Development Common Areas, Residential Common Areas, House Common Areas and Tower Common Areas EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Parking Spaces, such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas;

4. “Residential Common Areas” means and includes all those areas of the Development (whether within or outside the Residential Accommodation) as shown on the Basement 2 Floor Plan, Basement 1 Floor Plan, Ground Floor Plan, annexed to this Deed and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured orange, orange hatched black, orange cross hatched black, orange stippled black, orange cross hatched black cum orange stippled black and intended for the common use and benefit of the Owners and Occupiers of the Residential Units including, but not limited to, the Visitors’ Parking Spaces/Accessible Parking Spaces, Residential Common Areas (Greenery Areas), Residential Common Areas (Greenery Areas) cum Residential Common Areas (Covered Landscape Areas), Residential Common Areas (Covered Landscape Areas), the Club House, lift lobbies on Basement 1 Floor and Ground Floor, fireman’s lift lobby on Basement 2 Floor and Ground Floor, protected lobby on Basement 1 Floor, lift pits, lift shafts, staircases, exits, ramps, Telecommunication and Broadcasting room, potable water tank and booster pump room, and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit EXCLUDING the Development Common Areas, House Common Areas, Tower Common Areas and Carpark Common Areas EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas;

5. “House Common Areas” means the water meter cabinet on the Basement 1 Floor of the Development as shown on the Basement 1 Floor Plan annexed to this Deed and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured green hatched black and the fence walls and external surface of the fence walls enclosing the Houses and intended for the common use and benefit of the Owners and Occupiers of the Houses and not for the exclusive use or benefit of the Owner or Occupier of any individual House EXCLUDING the Development Common Areas, Carpark Common Areas, Residential Common Areas and Tower Common Areas EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner;
6. “Tower Common Areas” means and includes all those areas of the Development (whether within or outside the Residential Accommodation) as shown on the Basement 2 Floor Plan, Basement 1 Floor Plan, Ground Floor Plan, 1/F Plan and Part Plan of pipe well, Typical Floor Plan, 12/F Plan, 15/F Plan, Roof Floor Plan and Top Roof Floor Plan annexed to this Deed and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured green and intended for the common use and benefit of the Owners and Occupiers of the Units in the Residential Tower including, but not limited to, Maintenance & Repair Access serving the Residential Tower, CCTV Imaging Device, access and working space(s) required for the operation of CCTV Imaging Device, lift lobbies on Basement 2 Floor, Basement 1 Floor and Ground Floor, protected lift lobby on Ground Floor, fireman’s lift lobby on all floors, lift shafts, staircases, exits, ramps, non-openable windows not forming part of any Unit in the Residential Tower, external walls and parapet walls of the Residential Accommodation (other than the interior surface of such walls facing such Units, the glass and metal parapets/balustrade/fences of the Non-enclosed Areas (if any), the Flat Roof (if any) and the Roof (if any) which form parts of the Unit in the Residential Tower), the architectural fins and features, claddings, lift machine rooms, lift platforms, lift overrun, refuse storage and material recovery chambers, electric room, electric cabinets, pipe well, water meter cabinets, pipe ducts, Extra Low Voltage ducts, Fire Services tank, Fire Services tank and pump room, Common Flat Roofs on 1st Floor, Roof Floor and Top Roof Floor, transfer plate and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Units in the Residential Tower and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit in the Residential Tower EXCLUDING the Development Common Areas, House Common Areas, Residential Common Areas and Carpark Common Areas EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units in the Residential Tower, such parts shall be deemed to have been included as, and shall form part of, the Tower Common Areas.

15 SUMMARY OF DEED OF MUTUAL COVENANT

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7. “Common Facilities” means the Development Common Facilities, the Carpark Common Facilities, the Residential Common Facilities, the House Common Facilities and the Tower Common Facilities and such of the installations and facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant.

8. “Development Common Facilities” means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Units and not for exclusive use or benefit of the Owners or Occupiers of any individual Unit including but not limited to:-

- (a) such of the sewers, drains, water courses, pipes, gutters, wells, smoke vent outlets, Fire Services inlet, sprinkler inlet, sprinkler control valve, water meter cabinet, town gas valve (if any), aerials, wires and cables, telecommunications and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;
- (b) such of the facilities and equipment in the transformer room, main switch room, extra low voltage room, Fire Services tank and pump room, sprinkler tank, Fire Services tank, Fire Services check meter cabinet, master water meter cabinet, flushing water tank and booster pump room, cable riser trench, Fire Services control room, emergency generator room for the common use and benefit of the Development;
- (c) metal gate, features and fences, louvres, lighting, mechanical ventilation/air-conditioning (if any) for the Development Common Areas; and
- (d) refuse collection equipment and facilities

EXCLUDING the Residential Common Facilities, House Common Facilities, Tower Common Facilities and Carpark Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

9. “Carpark Common Facilities” means those installations and facilities of the Development used in common by or installed for the common use and benefit of (i) the Owners and Occupiers of the Parking Spaces, (ii) the Owners and Occupiers of the Carparking Spaces held with and forming part of the House(s) and (iii) the occupiers of the Visitors’ Parking Spaces/ Accessible Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space and include:-

- (a) the Common EV Facilities, lighting and security system (if any) for the Carpark Common Areas;
- (b) air-conditioning and mechanical ventilation system (if any); and

- (c) any other facilities and equipment including but not limited to air ducts installed for the common use and benefit of any of the Owners or Occupiers of the Parking Spaces and any occupier of the Visitors’ Parking Spaces/Accessible Parking Spaces and not for the exclusive use or benefit of the Owner or Occupier of any individual Parking Space,

EXCLUDING the Residential Common Facilities, House Common Facilities, Tower Common Facilities and Development Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

10. “Residential Common Facilities” means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit and include:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;
- (b) television and wireless aerials, security system;
- (c) lifts and lift shafts; and
- (d) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Residential Units and not for the use and benefit of a particular Residential Unit,

EXCLUDING the Development Common Facilities, House Common Facilities, Tower Common Facilities and Carpark Common Facilities EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

11. “House Common Facilities” means those installations and facilities of the Development including the water meter and any other facilities and equipment used in common by or installed for the common use and benefit of the Owners and Occupiers of the Houses and not for the exclusive use and benefit of the of the Owner or Occupier of any individual House EXCLUDING the Residential Common Facilities, Tower Common Facilities, Carpark Common Facilities and Development Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

12. “Tower Common Facilities” means all those installations and facilities of the Development (whether within or outside the Residential Accommodation) used in common by or installed for the common use and benefit of the Owners and Occupiers of the Units in the Residential Tower and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit in the Residential Tower and include:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Tower Common Areas;
- (b) television and wireless aerials, security system;
- (c) lifts and lift shafts; and
- (d) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Units in the Residential Tower and not for the use and benefit of a particular Unit in the Residential Tower,

EXCLUDING the Development Common Facilities, House Common Facilities, Residential Common Facilities and Carpark Common Facilities EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

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

House	Undivided Shares for each Unit
House 1	275
House 2	277

Residential Tower	Floor	Unit	Undivided Shares for each Unit
East Wing	1/F – 11/F	A	123
		B	101
	12/F	A	206
West Wing	15/F	A	224
	1/F – 11/F	A	123
		B	101
	12/F	A	206
	15/F	A	225

Note:

There is no designation of 4/F, 13/F and 14/F.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

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

Subject to the provisions of the Building Management Ordinance (Cap. 344), the Manager shall be appointed for an initial term of two (2) years from the date of appointment under the DMC and shall thereafter continue until termination of the Manager's appointment in accordance with the provisions of the DMC.

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

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 Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Residential Unit and the principles provided in the DMC.

Under the DMC, the Owners shall contribute towards the Management Charges in the following manner:-

- (a) all Owners of Units in the Development shall contribute to the expenses of the Development Management Budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Units owned by them bears to the total Management Shares for the Development.
- (b) the Owners of the Units in the Residential Tower shall contribute to:-
 - (i) the expenses of the Tower Management Budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Units in the Residential Tower owned by them bears to the total Management Shares allocated to the Residential Tower; and
 - (ii) the expenses of the Residential Management Budget and a fair proportion of the expenses of the Car Park Management Budget which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces/Accessible Parking Spaces as and when the same become due and payable in the proportion that the Management Shares attributable to the Units in the Residential Tower owned by them bears to the total Management Shares allocated to the Residential Accommodation.
- (c) the Owners of the Houses shall contribute to:-
 - (i) the expenses of House Management Budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Houses owned by them bears to the total Management Shares allocated to the Houses; and

- (ii) the expenses of the Residential Management Budget and a fair proportion of the expenses of the Car Park Management Budget which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces/Accessible Parking Spaces and the Carparking Spaces held with and forming part of the respective Houses as and when the same become due and payable in the proportion that the Management Shares attributable to the Houses owned by them bears to the total Management Shares allocated to the Residential Accommodation.

- (d) the Owners of the Parking Spaces shall contribute to the expenses of the Car Park Management Budget (excluding fair proportion(s) thereof which shall be contributed by the Owners of the Units in the Residential Tower and the Owners of the Houses under the above sub-clauses (b)(ii) and (c)(ii) respectively) as and when the same become due and payable in the proportion that the Management Shares attributable to the Parking Spaces owned by them bears to the total Management Shares allocated to all the Parking Spaces.
- (e) where any expenditure for the management and maintenance of the Development and the Land shall in the opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

E. Basis on which the management fee deposit is fixed

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

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

Not Applicable.

Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used above shall have the same meaning as defined in the DMC.
2. For full details, please refer to the latest draft DMC which is free for inspection during opening hours at the sales office. A copy of the latest draft DMC can be obtained upon payment of the necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議擬稿（「公契」）有下列條文：

A. 發展項目的公用部分

1. 「公用地方」指「發展項目公用地方」、「停車場公用地方」、「住宅公用地方」、「洋房公用地方」及「大樓公用地方」，以及任何「副公契」指定為公用地方的所有「發展項目」部分。
2. 「發展項目公用地方」指現於本「契約」所夾附經「認可人士」或其代表核證準確的「地庫2樓平面圖」、「地庫1樓平面圖」及「地下層平面圖」分別以淺紫色、靛藍色和靛藍色加黑點顯示的「發展項目」部分，擬供「單位」的「業主」及「佔用人」公用與共享，包括但不限於某些入口、出口、緊急救援車輛通道、通道、樓梯、梯間及斜坡、喉轆、垃圾及物料回收房、中電變壓器房、「上落貨停車位」、「發展項目公用地方（垂直綠化區）」、「發展項目公用地方（有蓋園景區）」、總電掣房、消防花灑水箱、消防花灑水泵房、消防校對錶櫃、消防水箱、消防水箱及泵房、消防控制室（連消防花灑控制閥）、沖廁水箱及增壓泵房、電氣房、特低壓房、緊急發電機房、管理處及業主立案法團辦事處、主水錶櫃、校對錶櫃、電纜豎管槽、維修通道、防護廊、保安護衛亭、保安護衛廁所、鮮風櫃、外牆（不構成任何「單位」一部分）、安裝／架設於地下層的隔音屏障、「維修及修理通道」（非供「住宅大樓」或「洋房」使用），以及「該土地」及「發展項目」內供所有「單位」的「業主」及「佔用人」公用與共享而非任何個別「單位」的「業主」或「佔用人」專用或專享的任何其他部分或空間，但不包括「住宅公用地方」、「洋房公用地方」、「大樓公用地方」及「停車場公用地方」，亦不包括由任何個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施；惟於適當情況下，如 (a)「該條例」第2條所載「公用部分」定義 (a) 段所涵蓋的「發展項目」任何部分或 (b)「該條例」附表1訂明而符合「該條例」第2條所載「公用部分」定義 (b) 段指明的任何部分，並且供所有「單位」的「業主」公用與共享，此等部分將被視作屬於和構成「發展項目公用地方」一部分。
3. 「停車場公用地方」指現於本「契約」所夾附經「認可人士」或其代表核證準確的「地庫2樓平面圖」、「地庫1樓平面圖」和「地下層平面圖」以黃色顯示的「發展項目」地庫2樓、地庫1樓及地下層範圍，擬供 (i)「停車位」的「業主」及「佔用人」；(ii) 隨同「洋房」持有並構成「洋房」一部分的「泊車位」之「業主」及「佔用人」；及 (iii)「訪客停車位」／「暢通易達停車位」的佔用人公用與共享，包括但不限於樓梯、鮮風口、排煙口、行車道、斜坡及其他設有「停車場公用設施」的空間或範圍，以及「該土地」及「發展項目」之上或其內供所有「停車位」的「業主」及「佔用人」和「訪客停車位」／「暢通易達停車位」的佔用人公用與共享而非任何個別「停車位」的「業主」或「佔用人」專用或專享的任何其他部分或空間，但不包括「發展項目公用地方」、「住宅公用地方」、「洋房公用地方」及「大樓公用地方」，亦不包括由個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施；惟於適當情況下，如 (a)「該條例」第2條所載「公用部分」定義 (a) 段所涵蓋的「發展項目」任何部分或 (b)「該條例」附表1訂明而符合「該條例」第2條所載「公用部分」定義 (b) 段指明的任何部分，並且供所有「停車位」的「業主」公用與共享，此等部分將被視作屬於和構成「停車場公用地方」一部分。

4. 「住宅公用地方」指及包括本「契約」所夾附經「認可人士」或其代表核證準確的「地庫2樓平面圖」、「地庫1樓平面圖」及「地下層平面圖」以橙色、橙色間黑斜線、橙色間黑十字斜線、橙色加黑點、橙色間黑十字斜線兼橙色加黑點顯示的所有「發展項目」範圍（不論位於「住宅樓宇」之內或之外），擬供「住宅單位」的「業主」及「佔用人」公用與共享，包括但不限於「訪客停車位」／「暢通易達停車位」、「住宅公用地方（綠化區）」、「住宅公用地方（綠化區）連同住宅公用地方（有蓋園景區）」、「住宅公用地方（有蓋園景區）」、「會所」、地庫1樓及地下層電梯大堂、地庫2樓及地下層消防員電梯大堂、地庫1樓防護廊、電梯槽、電梯井、樓梯、出口、斜坡、電訊及廣播室、食水箱及增壓泵房，以及「該土地」及「發展項目」之上或其內供所有「住宅單位」的「業主」及「佔用人」公用與共享而非任何個別「住宅單位」的「業主」或「佔用人」專用或專享的任何其他部分或空間，但不包括「發展項目公用地方」、「洋房公用地方」、「大樓公用地方」及「停車場公用地方」，亦不包括由任何個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施；惟於適當情況下，如 (a)「該條例」第2條所載「公用部分」定義 (a) 段所涵蓋的「發展項目」任何部分或 (b)「該條例」附表1訂明而符合「該條例」第2條所載「公用部分」定義 (b) 段指明的任何部分，並且供所有「住宅單位」的「業主」公用與共享，此等部分將被視作屬於和構成「住宅公用地方」一部分。
5. 「洋房公用地方」指現於本「契約」所夾附經「認可人士」或其代表核證準確的「地庫1樓平面圖」以綠色間黑斜線顯示的「發展項目」地庫1樓水錶櫃以及圍牆和「洋房」周圍圍牆外表面，擬供各「洋房」的「業主」及「佔用人」公用與共享而非任何個別一座「洋房」的「業主」或「佔用人」專用或專享，但不包括「發展項目公用地方」、「停車場公用地方」、「住宅公用地方」及「大樓公用地方」，亦不包括由個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。
6. 「大樓公用地方」指及包括本「契約」所夾附經「認可人士」或其代表核證準確的「地庫2樓平面圖」、「地庫1樓平面圖」、「地下層平面圖」、「一樓平面圖」、「水喉井局部平面圖」、「樣本平面圖」、「12樓平面圖」、「15樓平面圖」、「天台層平面圖」和「頂層天台層平面圖」以綠色顯示的所有「發展項目」範圍（不論位於「住宅樓宇」之內或之外），擬供「住宅大樓」各「單位」的「業主」及「佔用人」公用與共享，包括但不限於「住宅大樓」的「維修及修理通道」、「閉路電視顯像裝置」、運作「閉路電視顯像裝置」所需的通道及作業地方、地庫2樓、地庫1樓和地下層電梯大堂、地下層防護電梯大堂、各樓層的消防員電梯大堂、電梯槽、樓梯、出口、斜坡、不構成「住宅大樓」內任何「單位」一部分的不可開啟窗戶、「住宅樓宇」外牆及護牆（面向此等「單位」的牆之內表面、「不可封閉的地方」之玻璃及金屬護牆／扶欄／圍欄（如有）、構成「住宅大樓」內「單位」一部分的「平台」（如有）及「天台」（如有）除外）、建築鱗片及裝飾、面板、電梯機房、電梯平台、電梯越位槽、垃圾及物料回收房、電氣房、電氣櫃、水喉井、水錶櫃、水管槽、特低壓管道、消防水箱、消防水箱及泵房、一樓、天台層及頂層天台層的「公用平台」、轉換層，以及「該土地」及「發展項目」之內供所有「住宅大樓」的「單位」「業主」及「佔用人」公用與共享而非「住宅大樓」內任何個別「單位」的「業主」或「佔用人」專用或專享的任何其他部分或空間，但不包括「發展項目公用地方」、「洋房公用地方」、「住宅公用地方」及「停車場公用地方」，亦不包括由個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或

設施；惟於適當情況下，如 (a)「該條例」第2條所載「公用部分」定義 (a) 段所涵蓋的「發展項目」任何部分或 (b)「該條例」附表1訂明而符合「該條例」第2條所載「公用部分」定義 (b) 段指明的任何部分，並且供所有「住宅大樓」各「單位」的「業主」公用與共享，此等部分將被視作屬於和構成「住宅公用地方」一部分。

7. 「公用設施」指「發展項目公用設施」、「停車場公用設施」、「住宅公用設施」、「洋房公用設施」及「大樓公用設施」，以及任何「副公契」指定為公用設施的所有「發展項目」裝置及設施。
8. 「發展項目公用設施」指安裝供所有「單位」的「業主」及「佔用人」公用與共享而非任何個別「單位」的「業主」或「佔用人」專用或專享之所有「發展項目」裝置和設施，包括但不限於：
 - (a) 現時或任何時間可能位於「該土地」或「發展項目」之內或在其下或越過該處以輸送食水、污水排放、氣體、電力及任何其他服務予「發展項目」的污水渠、排水渠、水道、水管、溝渠、井、排煙口、消防入水掣、消防花灑入水掣、消防花灑控制閥、水錶櫃、煤氣閥（如有）、天線、電線及電纜、電訊和其他服務設施（不論是否有上套管）；
 - (b) 「發展項目」公用與共享的變壓器房、總電掣房、特低壓房內的設施和設備、消防水箱及泵房、消防花灑水箱、消防水箱、消防校對錶櫃、主水錶櫃、沖廁水箱及增壓泵房、電纜豎管槽、消防控制室、緊急發電機房；
 - (c) 「發展項目公用地方」的金屬閘門、裝飾及圍欄、百葉板、照明裝置、機械通風／冷氣（如有）；及
 - (d) 垃圾收集設備及設施，但不包括「住宅公用設施」、「洋房公用設施」、「大樓公用設施」及「停車場公用設施」，亦不包括由個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。
9. 「停車場公用設施」指「發展項目」內安裝供 (i)「停車位」的「業主」及「佔用人」；(ii) 隨同「洋房」持有並構成「洋房」一部分的「泊車位」之「業主」及「佔用人」；及 (iii)「訪客停車位」／「暢通易達停車位」的佔用人公用與共享而非任何個別「停車位」的「業主」或「佔用人」專用或專享的裝置和設施，包括：
 - (a) 「公用電動車設施」、「停車場公用地方」的照明裝置及保安系統（如有）；
 - (b) 冷氣及機械通風系統（如有）；及
 - (c) 任何其他設施和設備，包括但不限於安裝供任何「停車位」的「業主」或「佔用人」和任何「訪客停車位」／「暢通易達停車位」的佔用人公用與共享而非任何個別「停車位」的「業主」或「佔用人」專用或專享的通風管道，

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

但不包括「住宅公用設施」、「洋房公用設施」、「大樓公用設施」及「發展項目公用設施」，亦不包括由個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。

10. 「住宅公用設施」指安裝供所有「住宅單位」的「業主」及「佔用人」公用與共享而非任何個別「住宅單位」的「業主」或「佔用人」專用或專享的「發展項目」裝置和設施（不論位於「住宅樓宇」之內或之外），包括：

- (a) 「住宅公用地方」的照明裝置、冷氣及機械通風系統（如有）；
- (b) 電視及無線天線、保安系統；
- (c) 電梯和電梯槽；及
- (d) 安裝供任何「住宅單位」的「業主」或「佔用人」公用與共享而非任何個別「住宅單位」專用及專享的任何其他設施和設備，

但不包括「發展項目公用設施」、「洋房公用設施」、「大樓公用設施」及「停車場公用設施」，亦不包括由任何個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。

11. 「洋房公用設施」指安裝供所有「洋房」的「業主」及「佔用人」公用與共享而非任何個別「洋房」的「業主」或「佔用人」專用及專享的「發展項目」裝置和設施，包括水錶及任何其他設施和設備，但不包括「住宅公用設施」、「大樓公用設施」、「停車場公用設施」及「發展項目公用設施」，亦不包括由任何個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。

12. 「大廈公用設施」指安裝供所有「住宅大樓」內「單位」的「業主」及「佔用人」公用與共享而非「住宅大樓」內任何個別「單位」的「業主」或「佔用人」專用或專享的「發展項目」裝置和設施（不論位於「住宅樓宇」之內或之外），包括：

- (a) 「大樓公用地方」的照明裝置、冷氣及機械通風系統（如有）；
- (b) 電視及無線天線、保安系統；
- (c) 電梯和電梯槽；及
- (d) 安裝供「住宅大樓」內所有「單位」的「業主」或「佔用人」公用與共享而非「住宅大樓」內任何個別「單位」專用及專享的任何其他設施和設備，

但不包括「發展項目公用設施」、「洋房公用設施」、「住宅公用設施」及「停車場公用設施」，亦不包括由任何個別「業主」以專有權和特權持有、使用、佔用與享用的任何部分、空間、範圍或設施。

B. 發展項目中的每個住宅物業的不分割份數的數目

洋房	每個單位之「不分割份數」
洋房 1	275
洋房 2	277

住宅大樓	樓層	單位	每個單位之「不分割份數」
東翼	1樓至11樓	A	123
		B	101
	12樓	A	206
	15樓	A	224
西翼	1樓至11樓	A	123
		B	101
	12樓	A	206
	15樓	A	225

備註：
不設4樓、13樓及14樓。

C. 發展項目的管理人的委任年期

受限於《建築物管理條例》(第344章)的規定，發展項目的管理人首屆任期由簽訂公契日期起計兩(2)年，其後續任直至根據公契的條款終止委任為止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每名住宅單位的業主應根據分配予其住宅單位的管理份數，按照公契訂明的準則，以公契規定的方式、金額和比例分擔發展項目的管理開支（根據管理人所編製的預算案計算）。

按公契規定，每名業主應以下列方式攤付管理費：

- (a) 所有發展項目單位業主應在到期應付時攤付發展項目管理預算案的開支，攤付比例為個別業主所持單位的管理份數佔發展項目管理份數總額的比例。
- (b) 各住宅大樓單位業主應在攤付：
- (i) 在到期應付時攤付住宅大樓管理預算案的開支，攤付比例為個別業主所持大樓住宅單位的管理份數佔住宅大樓管理份數總額的比例；及
- (ii) 住宅管理預算案的開支及管理人合理地認為的一部份可歸因於住宅訪客停車位/住宅暢通易達車位的到期應付時攤付停車場管理預算案的開支，攤付比例為大樓單位業主的總管理份數佔住宅部份之管理份數總額的比例。

- (c) 各洋房單位業主應在攤付：

- (i) 在到期應付時攤付洋房管理預算案的開支，攤付比例為個別業主所持洋房單位的管理份數佔洋房管理份數總額的比例；及
- (ii) 住宅管理預算案的開支及管理人合理地認為的一部份可歸因於住宅訪客停車位/住宅暢通易達車位的到期應付時攤付停車場管理預算案的開支及涉及洋房單位一部份之停車位，攤付比例為洋房單位業主的總管理份數佔住宅部份之管理份數總額的比例。
- (d) 各停車位業主應在到期應付時攤付停車場管理預算案的開支（但不包括根據上述第(b)(ii)款和第(c)(ii)款規定，由住宅大樓單位業主和洋房單位業主應分別承擔的合理比例），攤付比例為個別業主所持停車位的管理份數佔所有停車位管理份數總額的比例。
- (e) 如管理人認為發展項目及該土地任何管理和維修開支乃具體關乎或專為個別單位或若干單位所招致，而任何其他單位業主不會從中重大受益，該筆開支將全數從年度預算案中剔除，並由該個別單位或若干單位於在應要時支付。

E. 計算管理費按金的基準

管理費按金相等於單位首年度預算管理開支的每月分擔款項的三(3)個月款項。

F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

備註：

- 公契中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
- 請查閱公契以了解全部詳情。公契的最新擬稿可於售樓處開放時間內免費查閱，並且可在支付所需影印費用後取得公契的副本。

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批地文件的摘要

A. Lot number of the land on which the Development is situated

1. The Development is constructed on New Kowloon Inland Lot No. 6638 (“Lot”).

B. Term of years

2. The Lot is granted under Conditions of Sale No. 20386 dated 23rd November 2021 (“Land Grant”), as varied or modified by an extension letter dated 9th April 2026, for a term of 50 years commencing from 23rd November 2021.

C. User restrictions applicable to the Lot

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

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

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

4. Formation of the Green Areas (time limit, manner and purpose)

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

“(a) The Purchaser shall:

- (i) on or before the 30th day of June, 2026 or such other date as may be approved by the Director, at the Purchaser’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

- (II) provide and construct within the Green Area such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Structures”)

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

- (ii) on or before the 30th day of June, 2026 or such other date as may be approved by the Director, at the Purchaser’s own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water

mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

- (iii) maintain at the Purchaser’s own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (4) hereof.

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

- (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights conferred on the Government under sub-clause (b) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (d) 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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights conferred on the Government under sub-clause (b) of this Special Condition.”

5. Possession of the Green Area

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

“For the purpose only of carrying out the works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while

he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or otherwise.”

6. Restriction on use of the Green Area

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

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

7. Access to the Green Areas for inspection

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

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

- (i) permit the Government, the Director and his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Area;

- (ii) permit the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right offeree and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cableducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area or any adjoining land; and

- (iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Green Area and for the purpose of these Conditions, “Water Authority” shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Waterworks Ordinance”).
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (c) 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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, his officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder.”

E. Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

8. Maintenance

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 thereto, the Purchaser shall replace the same either by a sound and substantial building or buildings of the same type and of no less gross floor area or by a building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary redevelopment works and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.”

9. Private streets, roads and lanes

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 sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser 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.”

10. Building covenant

Special Condition No. 7 of the Land Grant stipulates that:-

“The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2026*.”

11. Development conditions

Special Condition No. 9 of the Land Grant stipulates that:-

“Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the lot or any part thereof:

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance;
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 3,991 square metres and shall not exceed 6,651 square metres; and
- (d) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance.”

12. Sustainable building design requirements

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

“Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 hereof) of the lot or any part thereof:

- (a) (i) Unless the Director of Buildings (hereinafter referred to as “the D of B”) agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Building Setback Submission”. Any

buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause (a)(i), the decision of the D of B as to what constitutes the ground level of the lot and whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Purchaser.

- (ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
- (b) (i) Unless the D of B agrees otherwise, the Purchaser shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings or group of buildings erected or to be erected on the lot including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.
- (ii) The submission under sub-clause (b)(i) of this Special Condition as approved by the D of B is hereinafter referred to as “the Approved Building Separation Submission”. Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause (b)(ii), the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Purchaser.
- (iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
- (c) (i) The Purchaser shall at his own expense submit to the D of B 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”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”).

The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Purchaser. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”.

- (ii) The Purchaser shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.”

13. Recreational facilities

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

- “(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (9)(c) hereof, subject to Special Condition No. (46)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof;

- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.”

14. Landscaping

Special Condition No. (14) 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.”

15. Office accommodation for watchmen and caretakers

Special Condition No. (15) 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:
 - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employee on the lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.

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

- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (9)(c) hereof, subject to Special Condition No. (9)(c) hereof there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
 - (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;

- (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, and for the purpose of these Conditions (other than Special Conditions Nos. (22) and (23) hereof), the decision of the Director as to what constitute a residential unit and a block of residential units shall be final and binding on the Purchaser.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

- (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.
- (c) For the purposes of sub-clause (b) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.”

16. Quarters for watchmen and caretakers

Special Condition No. (16) 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:
- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

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

- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (9)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.”

17. Owners’ Corporation or Owners’ Committee office

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

- “(a) 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 building or buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (9)(c) hereof, subject to Special Condition No. (46)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.”

18. Parking Spaces

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

- “(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as “C for T”) for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Road Traffic Ordinance”) at the following rates:

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

Size of each residential unit	Number of the residential parking spaces to be provided under this sub-clause (a)(i)(I)
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8.5 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.8 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.0 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential units or part thereof
Not less than 160 square metres	One space for every 0.6 residential units or part thereof

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

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

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

For the purpose of this sub-clause (a)(i), the decision of the C for T as to what constitutes a residential unit, a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as “the Residential Parking Spaces”. For the purpose of these Conditions, “motor vehicle” shall be as defined in the Road Traffic Ordinance.

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

- (I) the gross floor area of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (9)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area

stipulated in Special Condition No. (9)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

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

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as “the Visitors’ Parking Spaces”) shall be provided within the lot to the satisfaction of the C for T, at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within the lot:

Number of Residential Units per Block	Number of the Visitors’ Parking Spaces per Block
30 or below	1
31 to 45	2
46 to 60	3
61 to 75	4
Above 75	5

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units, and the decision of the C for T as to what constitutes a residential unit, a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (iv) The Residential Parking Spaces and the Visitors’ Parking Spaces shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

- (b) (i) Out of the Residential Parking Spaces and the Visitors’ Parking Spaces, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for Disabled Persons”) as the Building Authority may require or approve. For the purpose of these Conditions, “disabled persons” shall be as defined in the Road Traffic Ordinance.
- (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons 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 motor vehicle cleaning and beauty services.
- (c) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at a rate of one space for every 100 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (c)(i) (as may be varied under Special Condition No. (24) hereof) are hereinafter referred to as “the Motor Cycle Parking Spaces”). For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units and the decision of the C for T as to what constitutes a residential unit, a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. For the purpose of these Conditions, “motor cycle” shall be as defined in the Road Traffic Ordinance.
- (ii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.
- (d) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces and the Visitors’ Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
- (iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres.”

19. Loading and unloading requirements

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

- “(a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit or a block of residential units and the decision of the C for T as to what constitutes a residential unit, a block of residential units, a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (24) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.”

20. Flexibility in parking provisions

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

- “(a) Notwithstanding Special Conditions Nos. (22)(a)(i), (22)(a)(iii), (22)(c)(i) and (23)(a) hereof, the Purchaser may increase or reduce the respective number of spaces required to be provided under the said Special Conditions by not more than 5% provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) of this Special Condition, the Purchaser may increase or reduce the respective number of the Residential Parking Spaces and the Motor Cycle Parking Spaces (without taking into account the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5%.
- (c) Notwithstanding Special Conditions Nos. (22)(a), (22)(c), (22)(d), (23)(a) and (23)(b) hereof and sub-clauses (a) and (b) of this Special Condition, the Purchaser may increase or reduce the respective number and dimensions of spaces required to be provided under the said Special Conditions or sub-clauses to such other numbers and dimensions as may be approved in writing by the C for T, and such increase or reduction shall also be subject to the prior written approval of the Director, who may, at his sole and absolute discretion, give his approval subject to such terms and conditions as he sees fit, including the payment by the Purchaser of any premium and administrative fee

as shall be determined by the Director.”

21. Anchor maintenance

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

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

22. Construction of drains and channels

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

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

23. Sewage impact assessment

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

- “(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser’s own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewage impact assessment (hereinafter referred to as “the SIA”) on and associated with the development of the lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter collectively referred to as “the SIA Mitigation Measures”).
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the SIA Mitigation Measures contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition (hereinafter referred to as “the Approved SIA Mitigation Measures”) in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.
- (c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
- (d) No building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.
- (e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the Approved SIA Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser’s obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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- (f) 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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition."

24. Noise impact assessment

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

- “(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as “the NIA”) on and associated with the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on and as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works (hereinafter collectively to as “the Noise Mitigation Measures”).
- (b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under sub-clause (a) of this Special Condition (hereinafter referred to as “the Approved Noise Mitigation Measures”) in all respects to the satisfaction of the Director.
- (c) No building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director under sub-clause (a) of this Special Condition.
- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (e) 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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition."

25. Noise Barrier

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

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director. If temporary road closure or traffic diversion shall be required for carrying out any works under this Special Condition, written agreement of the C for T on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than as 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;
- (f) subject to the prior written approval of the Director, the Purchaser and his contractors, agents, workmen and any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under this Special Condition in relation to the part or parts of the Noise Barrier projecting over the Government land;

- (g) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, presence, inspection, repair, maintenance, cleaning, renewal, alteration, replacement, use, demolition or removal of the Noise Barrier or any part or parts thereof or the addition or attachment to the Noise Barrier or any part or parts thereof;

- (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 any 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 the non-fulfilment of any 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 whose determination shall be final and binding on the Purchaser;
- (j) the Purchaser shall at all times permit the Government, the Director and his officers, contractors, agents, workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;
- (k) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, the carrying out of any works by the Government under sub-clause (i) of this Special Condition, or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under sub-clause (j) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance; and

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- (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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, the carrying out of any works by the Government under sub-clause (i) of this Special Condition, or the exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under sub-clause (j) of this Special Condition."

26. Air Quality Impact Assessment

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

- “(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection, submit or cause to be submitted to the Director of Environmental Protection for his approval in writing an air quality impact assessment (hereinafter referred to as “the Air Quality Impact Assessment”) on and associated with the development of the lot. The Air Quality Impact Assessment shall address the potential air quality impacts associated with the development of the lot including the impacts arising from vehicle emissions from nearby roads and chimney emissions on the development of the lot and devise any appropriate mitigation measures to comply with the buffer distance requirements as stipulated in Chapter 9 of the Hong Kong Planning Standards and Guidelines or the Air Quality Objectives as stipulated in the Air Pollution Control Ordinance, any regulations made thereunder and any amending legislation (hereinafter collectively referred to as “the Air Quality Mitigation Measures”).
- (b) The Purchaser shall at his or her own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the Air Quality Mitigation Measures contained in the Air Quality Impact Assessment as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition (hereinafter referred to as “the Approved Air Quality Mitigation Measures”) in all aspects to the satisfaction of the Director of Environmental Protection.
- (c) No building works (other than the Demolition and Removal Works and site formation works) shall be commenced on the lot or any part thereof until the Air Quality impact Assessment shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.

- (d) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the Approved Air Quality Mitigation Measures in all respects to the satisfaction of the Director of Environmental Protection. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (e) 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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under this Special Condition."

27. Automatic meter reading for fresh water supplies

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

- “(a) The Purchaser shall on or before the 30th day of June, 2026 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 Water Authority provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as “the AMR Outstations”) in accordance with the approved AMR outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.
- (b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR outstations (hereinafter referred to as “the AMR outstation Proposals”), containing, among others, such information and particulars as the water Authority at its sole discretion may require, including but not limited to:
 - (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and

- (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.

- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR outstation Proposals approved under sub-clause (b) of this Special condition are hereinafter referred to as “the Approved AMR Outstations”.
- (d) The Purchaser shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.
- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Purchaser), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR outstations, the Water Authority shall be entitled by notice in writing to call upon the Purchaser, at the Purchaser's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.
- (f) In the event of the non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Purchaser who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the Purchaser.

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- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Purchaser on demand upon such date as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Purchaser shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, its or their workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:
 - (i) inspecting, checking and supervising any works required to be carried out by the Purchaser under sub-clauses (a), (d) and (e) of this Special Condition;
 - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any other persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (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, in connection with or incidental to the fulfilment or non-fulfilment of any of the Purchaser's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, its or their workmen or any other persons authorized by the Water Authority of any of the rights conferred under

sub-clauses (f) and (h) of this Special Condition.”

F. Lease conditions that are onerous to a purchaser

28. Indemnity to the Government

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, in connection with or incidental to any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.”

29. Existing Buildings and Substation

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

“(a) The Purchaser acknowledges that as at the date of this Agreement, there are in existence within the lot:

- (i) some buildings and structures (which buildings and structures excluding the Substation (as defined in sub-clause (a)(ii) of this Special Condition) are hereinafter collectively referred to as “the Existing Buildings”); and
- (ii) an electricity substation as shown and marked “ESS” on the plan annexed hereto (hereinafter referred to as “the Substation”).

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

- (c) (i) The Government gives no warranty or guarantee, express or implied, as to:
 - (I) the physical state, condition or safety of the Existing Buildings and the Substation or any part of parts thereof; or

(II) whether the Existing Buildings and the Substation or any part or parts thereof were erected or installed or have remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Buildings Ordinance”).

(ii) The presence of the Existing Buildings and the Substation shall not in any way relieve the Purchaser of or release, discharge, lessen or vary the Purchaser's obligations under these Conditions or in any way affect or prejudice the rights and remedies of the Government under these Conditions or otherwise in respect of any breach, non-compliance, non-observance or non-performance by the Purchaser of any of his obligations under these Conditions.

(d) Subject to sub-clause (e)(ii) of this Special Condition, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director, demolish and remove the Existing Buildings and the Substation from the lot (which demolition and removal works of the Existing Buildings and the Substation are hereinafter referred to as “the Demolition and Removal Works”).

(e) (i) The Purchaser shall at all reasonable times permit CLP Power Hong Kong Limited (hereinafter referred to as “CLP”) and its contractors, agents, workmen and any other persons authorized by CLP with or without tools, equipment, plant, machinery or motor vehicles, free of charge, the right of free and unrestricted ingress, egress and regress to, from and through the lot and any building or buildings erected thereon for the purposes of:

- (I) inspecting, checking, upholding, maintaining, repairing and cleaning the Substation during the subsistence of the Substation; and
- (II) carrying out any decommissioning and removal of any appliances and installation inside the Substation.

(ii) Prior to the commencement of the Demolition and Removal Works, the Purchaser shall at his own expense make arrangement with CLP direct for the decommissioning and removal of any appliances and installation inside the Substation.

(f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of, in connection with or incidental to:

- (i) the presence of the Existing Buildings and the Substation or the Demolition and Removal Works; and

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- (ii) the exercise of the rights as set out in sub-clause (e)(i) of this Special Condition by CLP and its contractors, agents, workmen and any other persons authorized by CLP,

and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

- (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 in connection with or incidental to:

- (i) the presence of the Existing Buildings and the Substation or the Demolition and Removal Works; and
- (ii) the exercise of the rights as set out in sub-clause (e)(i) of this Special Condition by CLP and its contractors, agents, workmen and any other persons authorized by CLP.”

30. Preservation of trees

Special Condition No. (13) 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.”

31. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

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

“(a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be 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

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

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

- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment 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.”

32. Set back

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

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

33. Cutting away

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

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

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

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, 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; in connection with or incidental to 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, drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

34. No rock crushing

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

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

35. Spoil or debris

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

“(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter collectively referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter collectively 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, in connection with or incidental to any damage or nuisance to private property caused by such erosion, washing down or dumping.

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- (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.”

36. Damage to Services

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

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

37. Percussive piling system

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

“The Purchaser shall not use or permit to be used any form of percussive piling system on the lot except with the prior written consent of the Director.”

38. No grave or columbarium permitted

Special Condition No. (47) 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.”

39. Re-entry

General Condition No. 11(a) of the Land Grant stipulates that:-

“Upon any failure or neglect by the Purchaser to perform, observe or comply with any of these Conditions, the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works erected or to be erected on the lot or any such part thereof or any part of such buildings, erections or works and thereupon this Agreement and the rights of the Purchaser hereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions hereof.”

Notes:

1. The “Purchaser” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
3. *Pursuant to the letter from District Lands Office/Kowloon East of the Lands Department dated 9th April 2026, the date for compliance of Special Condition No. 7 of the Land Grant has been extended to 31 December 2026.

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A. 發展項目所位於的土地的地段編號

- 發展項目位於新九龍內地段第 6638 號（「**該地段**」）。

B. 年期

- 據訂立於 2021 年 11 月 23 日的賣地條件第 20386 號（「**批地文件**」）及於 2026 年 4 月 9 日延期信函修訂，該地段批地年期為由 2021 年 11 月 23 日起計 50 年。

C. 適用於該地段的用途限制

- 批地文件特別條件第 (8) 條規定：

「該地段或其任何部分或該處任何已建或擬建的建築物或任何建築物部分除作私人住宅外不可作任何其他用途。」

D. 按規定須興建並提供予政府或供公眾使用的設施

- 「綠色範圍」平整工程（期限、方式及用途）

批地文件特別條件第 (3) 條規定：

「(a) 「買方」須：

- 在 2026 年 6 月 30 日或「署長」批准的其他日期或之前，自費以「署長」批准的方式和物料，按照「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

- 在本文所夾附圖則以綠色顯示的日後擬建公共道路範圍（以下簡稱「**綠色範圍**」）進行鋪築及平整工程；及

- 在「**綠色範圍**」內提供和建造「署長」全權酌情為必要的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物（以下統稱「**構築物**」），

以便在「**綠色範圍**」建造建築物和供車輛及行人往來；

- 在 2026 年 6 月 30 日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式在「**綠色範圍**」鋪築路面、建造路緣及渠道，以及按照「署長」全權酌情指定，為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總喉的水管、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器；及

- 自費維修「**綠色範圍**」連同「**構築物**」及在該處建造、安裝和提供之所有構築物、路面、溝渠、污水管、排水渠、消防栓連接駁總喉的水管、服務設施、街燈、交通標誌、街道傢俬、道路標記及機器，以令「署長」滿意，直至「**綠色範圍**」的管有權按照本文特別條款第 (4) 條規定交還「政府」為止。

- 如「買方」不在本特別條款 (a) 款訂明的日期或「署長」批准的其他日期前履行該款所訂的責任，「政府」可執行必要的工程，費用則由「買方」承擔。「買方」須在「政府」通知時支付相等於有關費用的款項，金額由「署長」指定，其決定將作終論並對「買方」約束。

- 如因「買方」履行或不履行本特別條款 (a) 款所訂的責任或因「政府」行使本特別條款 (b) 款所訂的權利而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」概毋須就此承擔責任或法律責任，「買方」亦不可就任何此等損失、損害、滋擾或干擾向「政府」提出任何索償。

- 如因「買方」履行或不履行本特別條款 (a) 款所訂的責任或因「政府」行使本特別條款 (b) 款所訂的權利而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

- 「綠色範圍」的管有權

批地文件特別條件第 (4) 條規定：

「為執行本文特別條款第 (3) 條所訂的工程，「買方」將在「本協議」訂立日起獲授予「**綠色範圍**」的管有權。「**綠色範圍**」須在「政府」通知時交還「政府」，並須在「署長」發函說明「買方」已以其滿意的方式全面履行此等「**批地條款**」當日被視作交還「政府」。「買方」管有「**綠色範圍**」期間，應允許所有「政府」及公共車輛和行人於任何合理時間通行進出「**綠色範圍**」，並確保不會因為執行本文特別條款第 (3) 條指定的工程等而干預或阻礙此等通行權。」

- 關於「綠色範圍」的限制規定

批地文件特別條件第 (5) 條規定：

「如事前未獲「署長」書面同意，「買方」不得利用「**綠色範圍**」儲物或搭建任何臨時構築物又或以該處作實施本文特別條款第 (3) 條所訂工程以外的任何其他用途。」

- 進出「綠色範圍」進行檢查

批地文件特別條件第 (6) 條規定：

「(a) 「買方」管有「**綠色範圍**」期間，必須在所有合理時間：

- 允許「政府」、「署長」及其人員、承辦商、代理、工人和經「署長」授權的任何其他人等，行使自由及不受限制的通行權，不論攜帶工具、設備、機器、機械或駕車與否，可免付費用通行進出、往返和行經該地段及「**綠色範圍**」，以便查驗、檢查及監督任何遵照本文特別條款第 (3) (a) 條進行的工程，以及進行、查驗、檢查和監督本文特別條款第 (3) (b) 條指定的工程及「署長」認為需要在「**綠色範圍**」內實施的任何其他工程；

- 允許「政府」及經其授權的相關公用事業公司，行使自由及不受限制的通行權，不論攜帶工具、設備、機器、機械或駕車與否，可免付費用通行進出、往返和行經該地段及「**綠色範圍**」，以便「政府」及相關公用事業公司在「**綠色範圍**」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設和其後維修所有水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體（如有）及其他服務。「買方」須與「政府」以及「政府」授權的相關公用事業公司充分合作，以處理所有關乎任何上述於「**綠色範圍**」內或任何毗鄰土地施工的事項；及

- 允許水務監督的人員及彼等授權的任何其他人等，行使自由及不受限制的通行權，不論攜帶工具、設備、機器、機械或駕車與否，可免付費用通行進出、往返和行經該地段及「**綠色範圍**」，以便水務監督的人員或其授權人等執行任何關於運作、維修、修理、更換及更改「**綠色範圍**」內任何其他水務裝置的工程。於此等「**批地條款**」，「**水務監督**」的定義以《水務設施條例》、其任何附屬規例及修訂法例（以下簡稱「**水務設施條例**」）所載為準。

- 如因「買方」履行或不履行本特別條款 (a) 款所訂責任或因「政府」、「署長」、其人員、承辦商、代理、工人、水務監督的人員或相關公用事業公司或其他根據本特別條款 (a) 款獲授權的人等行使上述條款賦予的權利而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」毋須就此承擔責任或法律責任，「買方」不得就任何此等損失、損害、滋擾或干擾向「政府」索償。

- 如因「買方」履行或不履行本特別條款 (a) 款所訂責任或因「政府」、「署長」、其人員、承辦商、代理、工人、水務監督的人員或相關公用事業公司或任何其他根據本特別條款 (a) 款獲授權的人等行使上述條款賦予的權利而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

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

- 維修保養

批地文件一般條件第 7 條規定：

「(a) 承批人須於已按照此等條件進行建築或重建（本詞指本一般條件的 (b) 款預期的重新發展）的整個批租期內：

- 按照經批核的建築圖則（沒有對其作出修改或更改）維修保養所有建築物；及

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- (ii) 維修保養所有已建或此後可能依照此等條件或嗣後任何對此等條件的合約修訂而興建之建築物，使其處於良好和修繕妥當的狀況，並在批租期屆滿或提前終止時以該修繕妥當狀況交付該等建築物。

- (b) 如在批租期內任何時間拆卸當時位於該地段或其任何部分的任何建築物，承批人須以同類型和總樓面面積沒有減少的完好及穩固的一幢或多幢建築物，又或以類型及價值經署長批准的一幢或多幢建築物作為替代。如按以上所述進行拆卸，承批人須在該拆卸工作的一個曆月內向署長申請同意其進行該地段重新發展的建築工程，並須在收到該同意後三個曆月內展開重新發展的必要工程，以及在署長指定的時限內完成該工程達至署長滿意程度。」

9. 私人街道、道路及路徑

批地文件一般條件第9條規定：

「按此等條件被要求塑造的任何私人街道、道路及路徑，其所處的地點位置須使署長滿意，並根據其決定計入或不計入批租範圍。無論是兩者中任何一種情況，須按要求免費交還政府。如果上述街道、道路及路徑被交還政府，政府會鋪設路面、鋪路緣、設置排水（污水渠和雨水渠）及分流設施和路燈，費用由承批人承擔，嗣後則以公帑保養。如果該等私人街道、道路及路徑仍維持是批租範圍的一部分，承批人須承擔費用替該等街道、道路及路徑裝設照明、鋪設路面、鋪路緣、設置排水及分流設施和進行維修保養，在各方面達至署長滿意程度。署長可為公眾利益按需要進行或促使他人進行路燈的安裝和維修保養。承批人須承擔路燈安裝的資本成本，並准許工人及車輛為安裝及維修保養路燈之目的自由進出往返批租範圍。」

10. 建築契諾

批地文件特別條件第(7)條規定：

「「買方」須全面遵照此等「批地條款」以及香港現時或無論何時生效的所有建築、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，該等建築物應在2026年6月30日或之前建成並適宜佔用。」

11. 發展條款

批地文件特別條件第(9)條規定：

「受限於此等「批地條款」規定，該地段或其任何部分進行發展或重建時（本詞僅指本文一般條款第7條所述的重建工程）：

- (a) 該地段任何已建或擬建的一座或多座建築物必須全面遵從「建築物條例」的規定；
- (b) 不可在該地段或其任何部分或此等「批地條款」訂明的該地段外任何一個或多個範圍興建一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等「批地條款」訂明的該地段外任何一個或多個範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例及修訂法例的規定；

- (c) 該地段任何已建或擬建的一座或多座建築物的整體樓面總面積不得少於3,991平方米，亦不得超過6,651平方米；及

- (d) 該地段任何已建或擬建的一座或多座建築物的設計和布局必須提交「署長」作書面批准，直至「署長」正式批准之前，不得在該地段展開任何建築工程（「拆卸及清拆工程」和地盤平整工程除外）。於此等「批地條款」，「建築工程」及「地盤平整工程」的定義均以「建築物條例」所載為準。」

12. 可持續建築設計的相關規定

批地文件特別條件第(10)條規定：

「受限於此等「批地條款」的規定，該地段或其任何部分進行建造或重建時（本詞僅指本文一般條款第7條所述的重建工程）：

- (a) (i) 除非屋宇署署長另行同意，否則「買方」須自費向屋宇署署長提交一份或多份計劃書，說明現已或擬於該地段地面以上水平興建或建造以便在該地段邊界設置後移區的所有建築物、構築物或建築物或構築物的支承件以及任何外凸物之配置及布局，以供屋宇署署長書面批准。該呈交文件須全面符合屋宇署署長的規定，並須包含後移區的地面鋪築及園景建議書和屋宇署署長全權酌情要求或指定的其他相關資料。經屋宇署署長批准的前述呈交文件以下簡稱「經批准的建築物後移建議書」。任何現已或擬於該地段興建或建造的建築物、構築物或建築物或構築物的支承件以及任何外凸物，必須全面遵從「經批准的建築物後移建議書」規定。於本(a)(i)款，屋宇署署長就何謂該地段地面水平以及是否已遵行「經批准的建築物後移建議書」所作的決定將作終論並對「買方」約束。

- (ii) 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批准的建築物後移建議書」。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

- (b) (i) 除非屋宇署署長另行同意，否則「買方」須自費向屋宇署署長提交一份或多份計劃書，說明現已或擬於該地段興建的所有建築物或建築群的配置和布局，以供屋宇署署長書面批准，包括但不限於連續建築面寬、各建築物或建築群之間的分隔距離和滲風度。該呈交文件應全面符合屋宇署署長指定的建築間距並且包含屋宇署署長全權酌情要求或指定的其他資料。

- (ii) 以上本特別條款(b)(i)款所載經屋宇署署長批准的呈交文件以下簡稱「經批准的建築物分隔建議書」。任何現已或擬於該地段興建的建築物或建築群必須全面遵從「經批准的建築物分隔建議書」規定。於本(b)(ii)款，屋宇署署長就是否已遵行「經批准的建築物分隔建議書」所作的決定將作終論並對「買方」約束。

- (iii) 如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批准的建築物分隔建議書」。屋宇署署長如給予批准，可全權酌情制訂任何條款與條件。

- (c) (i) 「買方」須自費向屋宇署署長提交一份計劃書，指明該地段或該處已建或擬建的一座或多座建築物的一個或多個部分之上或其內將會提供和維持之綠化設施（包括但不限於提供有基土的活植物）（以下簡稱「綠化區」）、「綠化區」的布局和面積，以及屋宇署署長全權酌情要求或指定的其他資料（包括但不限於「綠化區」建築工程的位置及資料），以供屋宇署署長書面批准（「買方」呈交的計劃書以下簡稱「綠化建議書」）。屋宇署署長就何謂根據「綠化建議書」設置綠化設施以及該地段或該處的一座或多座建築物哪些部分構成「綠化區」所作的決定將作終論並對「買方」約束。上述經屋宇署署長批准的呈交文件以下簡稱「經批准的綠化建議書」。

- (ii) 「買方」須自費按照「經批准的綠化建議書」實施和完成「綠化區」的建築工程，其後並須以屋宇署署長全面滿意的方式維修「綠化區」。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代「經批准的綠化建議書」。

- (iii) 除非事前獲屋宇署署長書面批准，否則「經批准的綠化建議書」註明的「綠化區」將指定為並構成本文特別條款第(19)(a)(v)條所訂的「公用地方」一部分，而除按照「經批准的綠化建議書」列明的布局、面積、位置和資料用作「綠化區」外，不得作任何其他用途。」

13. 康樂設施

批地文件特別條件第(12)條規定：

- (a) 「買方」可在該地段內興建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施（以下統稱「該等設施」）。「該等設施」的類型、大小、設計、高度及布局事前須提交「署長」申請書面批准。

- (b) 計算本文特別條款第(9)(c)條指定的整體樓面總面積時，受限於本文特別條款第(46)(d)條之規定，任何根據本特別條款(a)款在該地段提供的「該等設施」如乃供現已或將會建於該地段的一座或多座住宅大廈全體住戶和彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的其餘「該等設施」部分則會計算在內。

- (c) 如「該等設施」任何部分可豁免計入本特別條款(b)款所訂的樓面總面積（以下簡稱「豁免設施」）：

- (i) 「豁免設施」須指定為並構成本文特別條款第(19)(a)(v)條所訂的「公用地方」一部分；

- (ii) 「買方」須自費維修「豁免設施」，以保持其修繕妥當及狀況良好，同時妥善運作「豁免設施」，以令「署長」滿意；及

- (iii) 「豁免設施」只可供該地段已建或擬建的一座或多座住宅大廈的住戶和彼等各真正訪客使用，其他人士或人等不可使用。」

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14. 園景美化

批地文件特別條件第(14)條規定：

「[買方]須自費在該地段及平台（如有）無建築物的部分進行園景美化工程及種植樹木和灌叢，其後並須維修及保持此等環境安全、清潔、整齊、井然和健康，以令「署長」滿意。」

15. 看守人及管理員辦事處

批地文件特別條件第(15)條規定：

「(a) 該地段內可設置看守人或管理員或兩者的辦事處，但須受限於以下條件：

- (i) 「署長」認為有關處所對該地段已建及擬建的一座或多座建築物的安全、保安和良好管理至為重要；
- (ii) 有關處所除作完全及必要地受聘於該地段工作的看守人或管理員或兩者的辦事處外，不可作任何其他用途；及
- (iii) 有關處所的位置事前須獲「署長」書面批准。

於本 (a) 款，辦事處不可設於該地段任何擬作或用作單一家庭住宅的建築物內。「署長」就任何建築物是否構成、擬作或用作單一家庭住宅所作的決定將作終論並對「買方」約束。

- (b) (i) 在計算本文特別條款第 (9) (c) 條訂明的整體樓面總面積時，受限於本文特別條款第 (46) (d) 條之規定，根據本特別條款 (a) 款在該地段內提供的辦事處面積不超過以下 (I) 或 (II) 中較小者，不會連計在內：

- (I) 該地段已建或擬建的一座或多座建築物整體樓面總面積的 0.2%；
- (II) 每 50 個該地段已建或擬建的住宅單位或不足此數 5 平方米，或該地段已建或擬建的每座住宅單位大廈 5 平方米，二者取當中樓面面積總和較大者。於此等「批地條款」(本文特別條款第 (22) 及 (23) 條除外)，「署長」就何謂住宅單位及住宅單位大廈所作的決定將作終論並對「買方」約束。

超出上述 (I) 或 (II) 中較小者的樓面總面積將會計算在內。

- (ii) 計算本特別條款 (b) (i) (I) 款所載的該地段已建或擬建的一座或多座建築物整體樓面總面積時，未按照此等「批地條款」計入該地段已建或擬建的一座或多座建築物樓面總面積的樓面面積不會連計在內。「署長」就此作出的決定將作終論並對「買方」約束。

- (c) 於本特別條款 (b) 款，任何擬作單一家庭住宅的獨立屋、半獨立屋或排屋不會被視作住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和該房屋是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」約束。

- (d) 根據本特別條款 (a) 款在該地段內提供的辦事處將劃入並構成本文特別條款第 (19) (a) (v) 條所載的「公用地方」一部分。」

16. 看守人及管理員宿舍

批地文件特別條件第(16)條規定：

「(a) 該地段內可提供看守人或管理員或兩者的宿舍，但須受限於以下條件：

- (i) 宿舍位於該地段其中一座已建住宅單位大廈或「署長」以書面批准的其他地點；及
- (ii) 宿舍除作完全及必要地受聘於該地段的住宅大廈工作之看守人或管理員或兩者的宿舍外，不可作任何其他用途。

於本 (a) 款，任何宿舍均不可設於該地段內擬作或用作單一家庭住宅的建築物內。「署長」就任何建築物是否構成、擬作或用作單一家庭住宅的決定將作終論並對「買方」約束。

- (b) 計算本文特別條款第 (9) (c) 條訂明的整體樓面總面積時，根據本特別條款 (a) 款於該地段內提供的宿舍如整體樓面總面積不超過 25 平方米，不會連計在內，而超出 25 平方米的任何樓面總面積則會計算在內。

- (c) 根據本特別條款 (a) 款於該地段內提供的看守人或管理員或兩者的宿舍將劃入並構成本文特別條款第 (19) (a) (v) 條所載的「公用地方」一部分。」

17. 「業主立案法團」或「業主委員會」辦事處

批地文件特別條件第(17)條規定：

「(a) 該地段內可提供一個辦事處供「業主立案法團」或「業主委員會」使用，然而：

- (i) 辦事處除供現已或將會就該地段及各已建或擬建的一座或多座建築物成立的「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途；及
- (ii) 任何此等辦事處的位置事前須獲「署長」書面批准。

- (b) 計算本文特別條款第 (9) (c) 條訂明的整體樓面總面積時，受限於本文特別條款第 (46) (d) 條之規定，根據本特別條款 (a) 款於該地段內提供的辦事處如樓面總面積不超過 20 平方米，不會連計在內，而超出 20 平方米的樓面總面積則會計算在內。

- (c) 根據本特別條款 (a) 款在該地段內提供的辦事處將劃入並構成本文特別條款第 (19) (a) (v) 條所載的「公用地方」一部分。」

18. 停車位

批地文件特別條件第(22)條規定：

「(a) (i) 該地段內須按以下比率設立運輸署署長滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例（以下簡稱「道路交通條例」）持牌的車輛：

- (I) 如該地段內提供一座或多座住宅單位大廈（擬作一個或多個單一家庭住宅用途的獨立屋、半獨立屋或排屋除外），分配比率將按照下表所列該地段已建或擬建的住宅單位各自的面積計算：

每個住宅單位的面積	本 (a) (i) (I) 款規定提供的住宅停車位數目
少於 40 平方米	每 15 個住宅單位或不足此數一個車位
不少於 40 平方米但少於 70 平方米	每 8.5 個住宅單位或不足此數一個車位
不少於 70 平方米但少於 100 平方米	每 2.8 住宅單位或不足此數一個車位
不少於 100 平方米但少於 130 平方米	每 1.0 住宅單位或不足此數一個車位
不少於 130 平方米但少於 160 平方米	每 0.8 住宅單位或不足此數一個車位
不少於 160 平方米	每 0.6 住宅單位或不足此數一個車位

- (II) 如該地段內提供擬作一個或多個單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

- (A) 每座樓面總面積少於 160 平方米的房屋一個車位；
- (B) 每座樓面總面積不少於 160 平方米但少於 220 平方米的房屋 1.5 個車位。如本 (a) (i) (II) (B) 款指定提供的車位數額為小數位數，則四捨五入為最接近之整數；及
- (C) 每座樓面總面積不少於 220 平方米的房屋兩個車位。

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於本 (a) (i) 款，運輸署署長就何謂住宅單位、住宅單位大廈、獨立屋、半獨立屋或排屋，以及每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。根據本 (a) (i) 款提供的車位（可根據本文特別條款第 (24) 條更改）以下簡稱「住宅停車位」。於此等「批地條款」，「車輛」一詞的定義以「道路交通條例」所訂為準。

(ii) 於本特別條款 (a) (i) (I) 款，擬根據本特別條款 (a) (i) (I) 款提供的「住宅停車位」總數為參照本特別條款 (a) (i) (I) 款列表的樓面總面積計算之每個住宅單位面積相應提供「住宅停車位」數目的總計。於此等「批地條款」，「每個住宅單位的樓面總面積」指以下 (I) 及 (II) 項之和：

(I) 由其住戶專用及專享的個別住宅單位的樓面總面積，即由該單位的圍牆或護牆外部開始量度，但如屬於由圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆及柱，但為免存疑並不包括單位內部所有樓面面積，此等面積於計算本文特別條款第 (9) (c) 條指定的樓面總面積時不會連計在內；及

(II) 每個住宅單位按比例計算的「住宅公用地方」（定義以下文所訂為準）樓面總面積，即各住宅單位圍牆外供該地段已建或擬建的一座或多座住宅單位大廈住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑並不包括並未計入本文特別條款第 (9) (c) 條所訂樓面總面積的所有樓面面積（此等住宅公用地方以下簡稱「住宅公用地方」），按照以下程式攤分子每個住宅單位：

「住宅公用地方」整體樓面總面積

x

根據本特別條款 (a) (ii) (I) 款計算的每個住宅單位樓面總面積

根據本特別條款 (a) (ii) (I) 款計算的所有住宅單位整體樓面總面積

(iii) 該地段內須額外提供運輸署署長滿意的車位以供停泊根據「道路交通條例」持牌的車輛（遵照本 (a) (iii) 款提供的車位（可根據本文特別條款第 (24) 條更改）以下簡稱「訪客停車位」），配置比率根據下表所示該地段任何已建或擬建的住宅單位大廈之住宅單位數目計算，惟該地段內最少應提供兩 (2) 個「訪客停車位」：

每座大廈的住宅單位數目	每座大廈的「訪客停車位」數目
30 或以下	1
31 至 45	2
46 至 60	3
61 至 75	4
75 以上	5

於本 (a) (iii) 款，任何擬作單一家庭住宅的獨立屋、半獨立屋或排屋不會被視作住宅單位大廈。運輸署署長就何謂住宅單位、住宅單位大廈、獨立屋、半獨立屋或排屋以及此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。

(iv) 「住宅停車位」及「訪客停車位」除作本特別條款 (a) (i) 及 (a) (iii) 款分別訂明的用途外，不得作任何其他用途，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。

(b) (i) 「買方」須依照建築事務監督規定或批准，從「住宅停車位」及「訪客停車位」中預留和指定多個車位（此等預留及指定車位以下簡稱「傷殘人士停車位」），以供傷殘人士停泊車輛。於此等「批地條款」，「傷殘人士」一詞的定義以「道路交通條例」所訂為準。

(ii) 「傷殘人士停車位」除供傷殘人士停泊根據「道路交通條例」持牌的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 該地段內應提供運輸署署長滿意的車位以供停泊根據「道路交通條例」持牌的電單車，配置比率為該地段任何已建或擬建的住宅單位大廈每 100 個住宅單位或不足此數配置一個車位（擬根據本 (c) (i) 款提供的車位（可根據本文特別條款第 (24) 條更改），以下簡稱「電單車停車位」。於本 (c) (i) 款，任何擬作單一家庭住宅的獨立屋、半獨立屋或排屋不會被視作住宅單位大廈。運輸署署長就何謂住宅單位、住宅單位大廈、獨立屋、半獨立屋或排屋以及此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。於此等「批地條款」，「電單車」一詞的定義以「道路交通條例」所訂為準。

(ii) 「電單車停車位」除作本特別條款 (c) (i) 款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i) 除「傷殘人士停車位」外，每個「住宅停車位」及「訪客停車位」的尺寸須為 2.5 米闊及 5.0 米長，最低淨空高度 2.4 米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定或批准。

(iii) 每個「住宅電單車停車位」的尺寸應為 1.0 米闊及 2.4 米長，最低淨空高度 2.4 米。」

19. 上落貨規定

批地文件特別條件第 (23) 條規定：

「(a) 該地段內應提供運輸署署長滿意的車位，以供貨車裝卸，配置比率為該地段已建或擬建的一座或多座建築物內每 800 個住宅單位或不足此數一個車位，惟該地段每座已建或擬建的住宅單位大廈最少須配置一個上落貨車位。上落貨車位應位於每座住宅單位大廈內或毗鄰該處。於本 (a) 款，任何擬用作單一家庭住宅的獨立屋、半獨立屋或排屋不會被視作住宅單位或住宅單位大廈，運輸署署長就何謂住宅單位、住宅單位大廈、獨立屋、半獨立屋或排屋以及此等房屋是否構成或擬用作單一家庭住宅所作的決定將作終論並對「買方」約束。

(b) 根據本特別條款 (a) 款提供的每個車位（可根據本文特別條款第 (24) 條更改），尺寸應為 3.5 米闊及 11.0 米長，最低淨空高度 4.7 米。此等車位除供與該地段已建或擬建的一座或多座建築物相關的貨車裝卸外，不得作任何其他用途。」

20. 泊車規定可靈活調整

批地文件特別條件第 (24) 條規定：

「(a) 儘管有本文特別條款第 (22) (a) (i)、(22) (a) (iii)、(22) (c) (i) 及 (23) (a) 條的規定，「買方」仍可增加或減少上述特別條款分別指定提供的車位數目，惟調整幅度不可超過百分之五 (5%)，而新增或減少的車位總數亦不可超過五十 (50) 個。

(b) 除有本特別條款 (a) 款的規定外，「買方」亦可分別增加或減少「住宅停車位」及「電單車停車位」的數目（已納入本特別條款 (a) 款的車位不會連計在內），惟調整幅度不可超過百分之五 (5%)。

(c) 儘管有本文特別條款第 (22) (a)、(22) (c)、(22) (d)、(23) (a) 及 (23) (b) 條和本特別條款 (a) 及 (b) 款的規定，「買方」仍可將上述特別條款或各款分別指定提供的車位數目及尺寸增加或縮減至運輸署署長以書面批准的其他數目及尺寸。「買方」如上作出增減亦須在事前徵取「署長」書面批准，以及遵從其全權酌情批准制訂而按其視為恰當的條款與條件，包括要求「買方」繳付「署長」釐定的任何地價及行政費用。」

21. 維修地錨

批地文件特別條件第 (35) 條規定：

「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」須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述維修和監察工程的報告及資料。如「買方」疏忽或不執行規定的維修或監察工程，「署長」可即時執行和進行維修或監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。」

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批地文件的摘要

22. 建造排水渠及渠道

批地文件特別條件第(38)條規定：

- 「(a) 「買方」須按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流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直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」必須承擔全責，以及向「政府」作出彌償並保持令其獲得彌償及免責。
- (b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之「政府」雨水渠及污水管的工程將由「署長」負責執行，「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。」

23. 污水系統影響評估

批地文件特別條件第(39)條規定：

- 「(a) 「買方」須在「本協議」訂立日後六(6)個曆月內或「署長」批准的其他期限內，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或達致他人提交關於該地段發展項目的污水系統影響評估報告(以下簡稱「SIA」)，以供環境保護署署長書面批准，內容說明環境保護署署長指定的資料和詳情，包括但不限於該地段發展項目可能引致的所有不良污水系統影響，以及建議實施的緩解措施、改善工程和其他措施與工程(以下統稱「SIA緩解措施」)。
- (b) 「買方」須自費在環境保護署署長指定的期限內，以環境保護署署長及渠務署署長全面滿意的方式，實施及執行「SIA」所載由環境保護署署長根據本特別條款(a)款批准的「SIA緩解措施」(以下簡稱「經批准的SIA緩解措施」)。
- (c) 「SIA」的技術內容應由一名土木工程專業範疇的香港工程師學會會員或特許土木工程師負責。
- (d) 直至環境保護署署長根據本特別條款(a)款以書面批准「SIA」為止，不可在該地段或其任何部分展開建築工程(「拆卸及清拆工程」和地盤平整工程除外)。

- (e) 為免存疑，現毋損本文一般條款第5條之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以環境保護署署長及渠務署署長全面滿意的方式執行和實施「經批准的SIA緩解措施」。如因為或鑒於「買方」履行或不履行本特別條款訂明其應有的責任而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」概毋須就此承擔責任或法律責任，「買方」亦不可就任何此等損失、損害、滋擾或干擾向「政府」索償。
- (f) 倘因「買方」履行或不履行本特別條款訂明其應有的責任而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

24. 噪音影響評估

批地文件特別條件第(40)條規定：

- 「(a) 「買方」須在「本協議」訂立日後六(6)個曆月內或「署長」批准的其他期限內，自費以「署長」全面滿意的方式，向「署長」提交或達致他人提交關於該地段發展項目的噪音影響評估報告(以下簡稱「NIA」)，以供「署長」書面批准，內容涵蓋「署長」指定的資料和詳情，包括但不限於該地段發展項目可能引致的所有不良噪音影響，以及建議實施的緩解措施、改善工程和其他措施與工程(以下統稱「噪音緩解措施」)。
- (b) 「買方」須自費在「署長」指定的期限內，以「署長」全面滿意的方式，實施及執行「NIA」所載由「署長」根據本特別條款(a)款批准的「噪音緩解措施」(以下簡稱「經批准的噪音緩解措施」)。
- (c) 直至「署長」根據本特別條款(a)款以書面批准「NIA」為止，不可在該地段或其任何部分展開任何建築工程(「拆卸及清拆工程」和地盤平整工程除外)。
- (d) 為免存疑，現毋損本文一般條件第5條之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以「署長」全面滿意的方式實施及執行「經批准的噪音緩解措施」。倘因為或鑒於「買方」履行或不履行本特別條款訂明的責任而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」概毋須就此承擔責任或法律責任，「買方」亦不可就任何此等損失、損害、滋擾或干擾向「政府」索償。
- (e) 倘因「買方」履行或不履行本特別條款所訂的責任而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

25. 隔音屏障

批地文件特別條件第(41)條規定：

「如「經批准的噪音緩解措施」涉及在該地段興建或建造一個或若干伸展至該地段邊界以外並跨越毗鄰「政府」土地以上範圍的一個或多個隔音屏障(以下簡稱「隔音屏障」)，必須遵從以下的條件：

- (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」的規定設計、興建和建造「隔音屏障」；
- (b) 不可在毗鄰該地段的任何「政府」土地之上、其內或其下興建「隔音屏障」的地基或支承件；
- (c) 如事前未獲「署長」書面批准，不可在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；
- (d) 「買方」時刻均須自費保養、維修和修理「隔音屏障」或(如「署長」批准)其更換件，以保持其修繕妥當及狀況良好，全面令「署長」滿意。如執行本特別條款訂明的工程需要暫時封路或執行交通改道，必須在施工前徵取運輸署署長書面同意相關的臨時交通安排；
- (e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如事前未獲「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陳列廣告或展示任何招牌、告示或海報；
- (f) 如事前獲「署長」書面批准，「買方」及其承辦商、代理、工人和「買方」授權之任何其他人士等可獲准，不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的「政府」土地，以便遵照本特別條款規定執行伸展至跨越「政府」土地的「隔音屏障」一個或多個部分之工程；
- (g) 「買方」時刻均須採取必要的預防措施，防止因為興建、建造、保存、查驗、修理、維修、清潔、更新、更改、更換、使用、拆卸或清拆「隔音屏障」或其任何一個或多個部分或在「隔音屏障」或其任何一個或多個部分加建或附裝任何項件，而導致毗鄰該地段的任何「政府」土地及「隔音屏障」或任何進入或使用毗鄰該地段「政府」土地的人等或車輛損壞或受損；
- (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」在通知書之日期後六(6)個曆月內拆卸及清拆「隔音屏障」伸展跨越「政府」土地的任何一個或多個部分而不裝設任何替代件。「買方」接獲通知書後，應在通知書列明的期限內自費以「署長」全面滿意的方式拆卸及清拆上述跨越「政府」土地的「隔音屏障」一個或多個部分；
- (i) 如「買方」不履行本特別條款所訂的責任，「政府」可執行該款訂明的必要工程，「買方」須在「政府」通知時繳付相關工程的費用，有關費用金額由「署長」釐定，其決定將作終論並對「買方」約束；

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- (j) 「買方」時刻須允許「政府」、「署長」及其人員、承辦商、代理、工人及「署長」授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，行使自由及不受限制的權利，免付費用通行進出、往返和行經該地段或其任何部分，以及該地段任何已建或擬建的一座或多座建築物，以便查驗、檢查及監督任何遵照本特別條款 (a)、(d) 及 (h) 款執行的任何工程，以及任何遵照本特別條款 (i) 款執行的工程或「署長」認為有必要實施的任何其他工程；

- (k) 倘因「買方」履行或不履行本特別條款訂明的任何責任，或因「政府」執行本特別條款 (i) 款指定的工程，或因「政府」、「署長」、其人員、承辦商、代理、工人或任何其他經「署長」授權的人等根據本特別條款 (j) 款規定行使進入權或施工，而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」概不承擔責任或法律責任，「買方」不得就任何此等損失、損害、滋擾或干擾向「政府」申索賠償；及

- (l) 倘因「買方」履行或不履行本特別條款訂明的責任，或因「政府」執行本特別條款 (i) 款指定的任何工程，或因「政府」、「署長」、其人員、承辦商、代理、工人或任何其他獲「署長」授權的人等行使本特別條款 (j) 款賦予的權利，而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

26. 空氣質素影響評估

批地文件特別條件第 (42) 條規定：

- 「(a) 「買方」須在「本協議」訂立日後六 (6) 個曆月內或「署長」批准的其他期限內，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或達致他人提交一份關於該地段發展項目的空氣質素影響評估報告（以下簡稱「空氣質素影響評估」），以供環境保護署署長書面批准。「空氣質素影響評估」應評述該地段發展項目對空氣質素的潛在影響，包括附近道路車輛廢氣和該地段發展項目的煙囪排放物，並且提出適當的緩解措施（以下統稱「空氣質素緩解措施」），以符合《香港規劃標準與準則》第9章列明的緩衝距離規定或《空氣污染管制條例》、其任何附屬規例及修訂法例列明的空氣質素指標。
- (b) 「買方」須自費在環境保護署署長指定的期限內，以環境保護署署長全面滿意的方式，實施及執行「空氣質素影響評估」所載由環境保護署署長根據本特別條款 (a) 款批准的「空氣質素緩解措施」（以下簡稱「經批准的空氣質素緩解措施」）。
- (c) 直至獲環境保護署署長根據本特別條款 (a) 款以書面批准「空氣質素影響評估」為止，不可在該地段或其任何部分展開任何建築工程（「拆卸及清拆工程」和地盤平整工程除外）。

- (d) 為免存疑及毋損本文一般條款第5條之一般規定，「買方」現明確確認和同意其將獨自承擔責任，自費以環境保護署署長全面滿意的方式實施和執行「經批准的空氣質素緩解措施」。如因為或鑒於「買方」履行或不履行本特別條款訂明的責任而直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」概毋須就此承擔責任或法律責任，「買方」不可就任何此等損失、損害、滋擾或干擾向「政府」申索賠償。

- (e) 倘因「買方」履行或不履行本特別條款訂明的任何責任而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

27. 食水供應自動讀錶系統

批地文件特別條件第 (43) 條規定：

- 「(a) 「買方」須在2026年6月30日或「署長」批准的其他日期或之前，自費以水務監督全面滿意的方式，依照本特別條款 (b) 款所載的「經批准的自動讀錶外站建議書」以及《水務設施條例》，在該地段或其任何部分或該處任何已建或擬建的一座或多座建築物提供和安裝一所或若干食水供應自動讀錶外站，連同水務監督全權酌情指定的其他設施及相關設備（上述一所或若干自動讀錶外站連同其他設施及相關設備以下統稱「自動讀錶外站」）。
- (b) 「買方」須自費向水務監督提交或達致他人提交關於提供和安裝「自動讀錶外站」的建議書（以下簡稱「自動讀錶外站建議書」）以供水務監督書面批准，全面令水務監督滿意，內容列明水務監督全權酌情指定的資料及詳情等，其中包括但不限於：
- (i) 顯示「自動讀錶外站」位置的布局圖；
- (ii) 「自動讀錶外站」建設工程的設計、布局和設備資料；及
- (iii) 現已或將會指定供安裝「自動讀錶外站」和便利查驗及維修的地方或範圍詳情。
- (c) 「買方」必須待至水務監督根據本特別條款 (b) 款以書面批准「自動讀錶外站建議書」，方可展開工程提供或安裝「自動讀錶外站」。依照本特別條款 (b) 款批准的「自動讀錶外站建議書」訂明安裝的「自動讀錶外站」以下簡稱「經批准的自動讀錶外站」。
- (d) 「買方」須自費以水務監督全面滿意的方式運作、維修和修理「經批准的自動讀錶外站」，以保持其修繕妥當及運作良好，直至「經批准的自動讀錶外站」依照本特別條款 (g) 款規定移交水務監督為止。

- (e) 裝設「經批准的自動讀錶外站」以及方便查驗和維修「經批准的自動讀錶外站」的地方或範圍之上、跨越該處、其上、其下、下方或內部不可搭建或放置任何可能妨礙或干擾查驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換和重置「經批准的自動讀錶外站」的任何性質構築物、物件或物料。如水務監督認為（其意見將作終論並對「買方」約束）裝設「經批准的自動讀錶外站」以及方便查驗和維修的地方或範圍之上、跨越該處、其上、其下、下方或內部有任何可能妨礙或干擾查驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換或重置「經批准的自動讀錶外站」的構築物、物件或物料，水務監督有權向「買方」發出書面通知，要求「買方」在通知列明的期限內，自費以水務監督全面滿意的方式拆卸或拆除此等構築物、物件或物料，並且還原裝設「經批准的自動讀錶外站」以及方便查驗和維修的地方或範圍。

- (f) 倘「買方」不履行本特別條款 (a)、(d) 或 (e) 款訂明的責任，水務監督可執行必要的工程，費用由「買方」支付。「買方」須向水務監督支付相等於工程費用的款項，金額由水務監督釐定，而其決定將作終論並對「買方」約束。

- (g) 「買方」須在接獲水務監督的書面通知後，在水務監督指定的日期將上述指定提供的「經批准的自動讀錶外站」或當中任何一項交付水務監督，而於任何情況下，「經批准的自動讀錶外站」或當中任何一項亦會亦被視為在「署長」發函說明「買方」已以其滿意的方式全面履行此等「批地條款」當日交付水務監督。

- (h) 於本文協定批授的整個年期內，「買方」時刻均須允許水務監督、其人員、承辦商、代理、彼等的工人及水務監督授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，行使自由和不受限制的權利，免付費用通行進出、往返和行經該地段或其任何部分以及該地段任何一座或多座已建或擬建的建築物，以便：

- (i) 查驗、檢查及監督任何由「買方」遵照本特別條款 (a)、(d) 及 (e) 款執行的任何工程；

- (ii) 執行任何本特別條款 (f) 款訂明的工程；及

- (iii) 在「經批准的自動讀錶外站」或當中任何一項或水務監督視為必要的任何其他工程按照本特別條款 (g) 款交付水務監督後，查驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換和重置「經批准的自動讀錶外站」或當中任何一項。

- (i) 倘因「買方」履行或不履行本特別條款 (a)、(d) 及 (e) 款所訂責任，或因水務監督、其人員、承辦商、代理、彼等的工人或任何其他經水務監督授權的人等行使本特別條款 (f) 及 (h) 款所訂的任何權利，而直接或間接令「買方」或任何人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」毋須就此承擔責任或法律責任，「買方」亦不可就任何此等損失、損害、滋擾或干擾向「政府」提出索償。

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- (j) 倘因「買方」履行或不履行本特別條款 (a)、(d) 及 (e) 款所訂責任，或因水務監督、其人員、承辦商、代理、彼等的工人或任何其他經水務監督授權的人等行使本特別條款 (f) 及 (h) 款所訂的任何權利，而直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責。」

F. 對買方造成負擔的租用條件

28. 向政府作出彌償

批地文件一般條件第 5(c) 條規定：

「對於違反此等條件所產生、與之有關或附帶的不論何種及如何產生的或地政總署署長認為（下稱「署長」，其意見為最終意見並對承批人具有約束力）因該地段的任何使用，或該地段或其任何部分的開發或重建或該地段進行的任何活動或承批人在該地段進行的任何其他工程（不論該等使用、開發或重建、活動或工程是否符合或違反此等條件）而對毗連或毗鄰土地或該地段造成的損壞或土壤和地下水污染所產生的一切訴訟、法律程序、責任、要求、費用、開支、損失（不論是財務或其他方面）及索償，承批人特此向政府作出彌償，並使政府獲得彌償。」

29. 現存建築物及配電站

批地文件特別條件第 (2) 條規定：

「(a) 「買方」現確認於「本協議」訂立日，該地段內存在：

- (i) 某些建築物及構築物（此等建築物及構築物不包括「配電站」（定義以本特別條款 (a) (ii) 款所訂為準），以下統稱「現存建築物」）；及
 - (ii) 本文夾附的圖則顯示並標明為「ESS」的配電站（以下簡稱「配電站」）。
- (b) 現毋損一般條款第 5 條的一般規定，「買方」將被視作信納並接納該地段於「本協議」訂立日的狀態和情況，並且被視作已同意在該地段有「現存建築物」及「配電站」的條件下購買該地段，「買方」不得就此或據此向「政府」提出任何性質的異議或索償。
- (c) (i) 「政府」概不明示或暗示保證或擔保：
- (I) 「現存建築物」及「配電站」或其任何一個或多個部分的實質狀態、狀況或安全；或
 - (II) 「現存建築物」及「配電站」或其任何一個或多個部分是遵照《建築物條例》、其任何附屬規例及修訂法例（以下簡稱「建築物條例」）的規定興建、安裝或存在。

- (ii) 「現存建築物」及「配電站」的存在概不免除「買方」或解除、寬免、減免或更改此等「批地條款」訂明「買方」應履行的責任，亦概不影響或妨礙此等「批地條款」等訂明「政府」可就「買方」違約、不遵守、不履行或不執行此等「批地條款」所指定任何責任而行使的權利和補償權。

- (d) 受限於本特別條款 (e) (ii) 款之規定，「買方」須自費以「署長」全面滿意的方式拆卸和清拆該地段內的「現存建築物」及「配電站」（「現存建築物」及「配電站」的拆卸和清拆工程以下簡稱「拆卸及清拆工程」）。

- (e) (i) 「買方」應允許中華電力有限公司（以下簡稱「中電」）及其承辦商、代理、工人和任何其他經其授權的人等，於任何合理時間，不論攜帶工具、設備、機器、機械或駕車與否，可免付費用及暢通無阻地通行進出、往返和行經該地段及該處已建的任何一座或多座建築物，以便：

(I) 於「配電站」存在期間查驗、檢查、保養、維修、修理和清潔「配電站」；及

(II) 停用及拆除在「配電站」內任何器具和裝置。

- (ii) 「買方」展開「拆卸及清拆工程」之前，須自費直接與中電作出安排，以停用及拆除在「配電站」內任何器具和裝置。

- (f) 如因下列事故直接或間接令「買方」或任何其他人士招致或連帶蒙受任何損失、損害、滋擾或干擾，「政府」毋須就此承擔責任或法律責任：

(i) 「現存建築物」及「配電站」的存在或執行「拆卸及清拆工程」；及

(ii) 中電及其承辦商、代理、工人和任何經中電授權的其他人等行使本特別條款 (e) (i) 款所訂的權利，

「買方」不可就任何此等損失、損害、滋擾或干擾向「政府」索償。

- (g) 如因下列事故直接或間接令「政府」招致或連帶蒙受任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序，「買方」須向「政府」作出彌償並保持令其獲得彌償及免責：

(i) 「現存建築物」及「配電站」的存在或執行「拆卸及清拆工程」；及

(ii) 中電及其承辦商、代理、工人和任何經中電授權的其他人等行使本特別條款 (e) (i) 款所訂的權利。」

30. 保育樹木

批地文件特別條件第 (13) 條規定：

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

31. 關於讓與「住宅停車位」及「電單車停車位」的限制規定

批地文件特別條件第 (27) 條規定：

「(a) 於本文協定的整個批地年期內，不論在「買方」以「署長」全面滿意的方式履行此等「批地條款」之前或之後，亦不得轉讓「住宅停車位」及「住宅電單車停車位」，除非：

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

(ii) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數，

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的擁有人概不可承讓合共多於三 (3) 個「住宅停車位」及「電單車停車位」。

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

(c) 本特別條款 (a) 款不適用於以整體方式轉讓該地段。

(d) 本特別條款 (a) 及 (b) 款的規定不適用於「傷殘人士停車位」。

32. 土地後移工程

批地文件特別條件第 (32) 條規定：

「如事前未獲「署長」書面同意，「買方」不得在毗鄰或毗連該地段的任何「政府」土地進行削土、移土或土地後移工程，又或進行建造、填土或斜坡處理工程。「署長」給予同意時可全權酌情附加其視為恰當的任何條款與條件，包括收取「署長」指定的地價後額外批出「政府」土地作為該地段的增批地段。」

16 SUMMARY OF LAND GRANT

批地文件的摘要

33. 削土

批地文件特別條件第(33)條規定：

- 「(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平整、水準測量或發展事宜而進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「買方」執行的任何其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，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」須在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。
- (b) 本特別條款 (a) 款的規定概不妨礙「政府」行使此等「批地條款」的權利，當中尤以本文特別條款第 (32) 條為要。
- (c) 無論何時，如因「買方」進行任何平整、水準測量、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任何滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」直接或間接因為滑土、山泥傾瀉或地陷而蒙受或連帶招致的所有責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序向「政府」作出彌償，並保持令其獲得彌償及免責。
- (d) 除享有本文訂明可就違反任何此等「批地條款」追討的任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行和進行任何必要的工程。「買方」須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業收費與費用。」

34. 禁止碎石

批地文件特別條件第(34)條規定：

「如事前未獲「署長」書面批准，不可在該地段使用碎石機。」

35. 廢土或廢料

批地文件特別條件第(36)條規定：

- 「(a) 如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料（以下統稱「廢物」）堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠、明渠或其他「政府」產業（以下統稱「政府產業」），「買方」必須自費清理廢物並修復「政府產業」蒙受的任何損害。「買方」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾而直接或間接令「政府」招致或連帶蒙受的任何責任、索償、損失、損害、開支、收費、費用、申索、訴訟及法律程序向「政府」作出彌償，並保持令其獲得彌償及免責。
- (b) 儘管有本特別條款 (a) 款之規定，「署長」仍可（但毋責任必須）應「買方」要求清理「政府產業」的廢物並修復該處由此出現的損害。「買方」應在「政府」通知時向「政府」支付相關的費用。」

36. 損壞服務設施

批地文件特別條件第(37)條規定：

「「買方」時刻均須謹慎地採取所有妥善及適當的工藝和預防措施，其中尤以任何建造、維修、更新或修理工程施工期間為要（以下統稱「工程」），藉以避免損壞、干擾或阻塞位於該地段、「綠色範圍」或當中任何部分沿線、其內、橫跨其上、其下鋪設或毗鄰該處的任何「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、污水渠、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置（以下統稱「服務設施」）。「買方」執行任何「工程」之前，必須自費進行或達致進行完善調查及查詢，以核實「服務設施」的位置和水平狀況，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「買方」不得展開任何工程。此外，「買方」須遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，倘「工程」於任何方面導致或引致該地段、「綠色範圍」或當中任何部分或任何「服務設施」受到損害、干擾或阻礙（明渠、污水渠、雨水渠或總喉除外，除非「署長」另作決定，否則上述渠道將由「署長」負責修復，「買方」須在「政府」通知時支付相關的工程費用），「買方」須自費以「署長」全面滿意的方式修理、修復及還原。如「買方」不在該地段、「綠色範圍」或當中任何部分或任何「服務設施」執行上述必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的工程費用。」

37. 撞擊式打樁系統

批地文件特別條件第(44)條規定：

「如事前未獲「署長」書面同意，「買方」不得在該地段使用或允許他人使用任何形式的撞擊式打樁系統。」

38. 不准建造墳墓或骨灰龕

批地文件特別條件第(47)條規定：

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

39. 重收土地權

批地文件一般條件第11(a)條規定：

「當「買方」未能或忽略履行或遵守的任何此等批地條款，政府有權收回及重新管有該地段其任何部分或已建或擬建於該地段的建築物、搭建物及工程，或其任何該等部分的建築物、搭建物及工程，批地文件及買方的權利將完全地停止或終止（就該部分而言，如果重新進入僅針對一部分），惟政府就違反、不遵守或不執行批地文件之條款的任何權利、濟助及申索將不受影響。」

備註：

1. 本節所載的「買方」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。
3. * 按照地政總署九龍東區地政署於2026年4月9日發出的信函 批地文件特別條款第(7)條中提及的期限已延長至2026年12月31日。

Not Applicable

不適用

18

WARNING TO PURCHASERS 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser –
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors; and
 - (c) in the case of paragraph (3)(b), 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. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬(3)(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

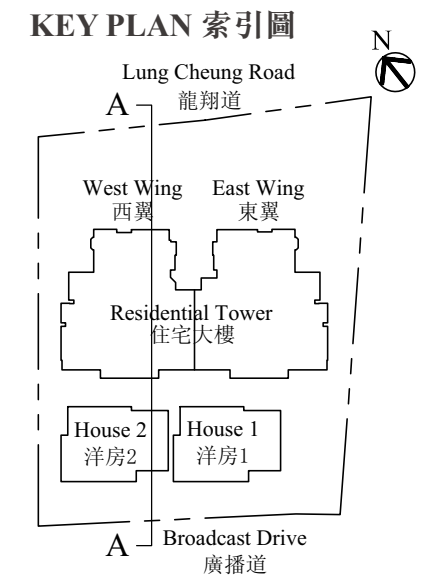
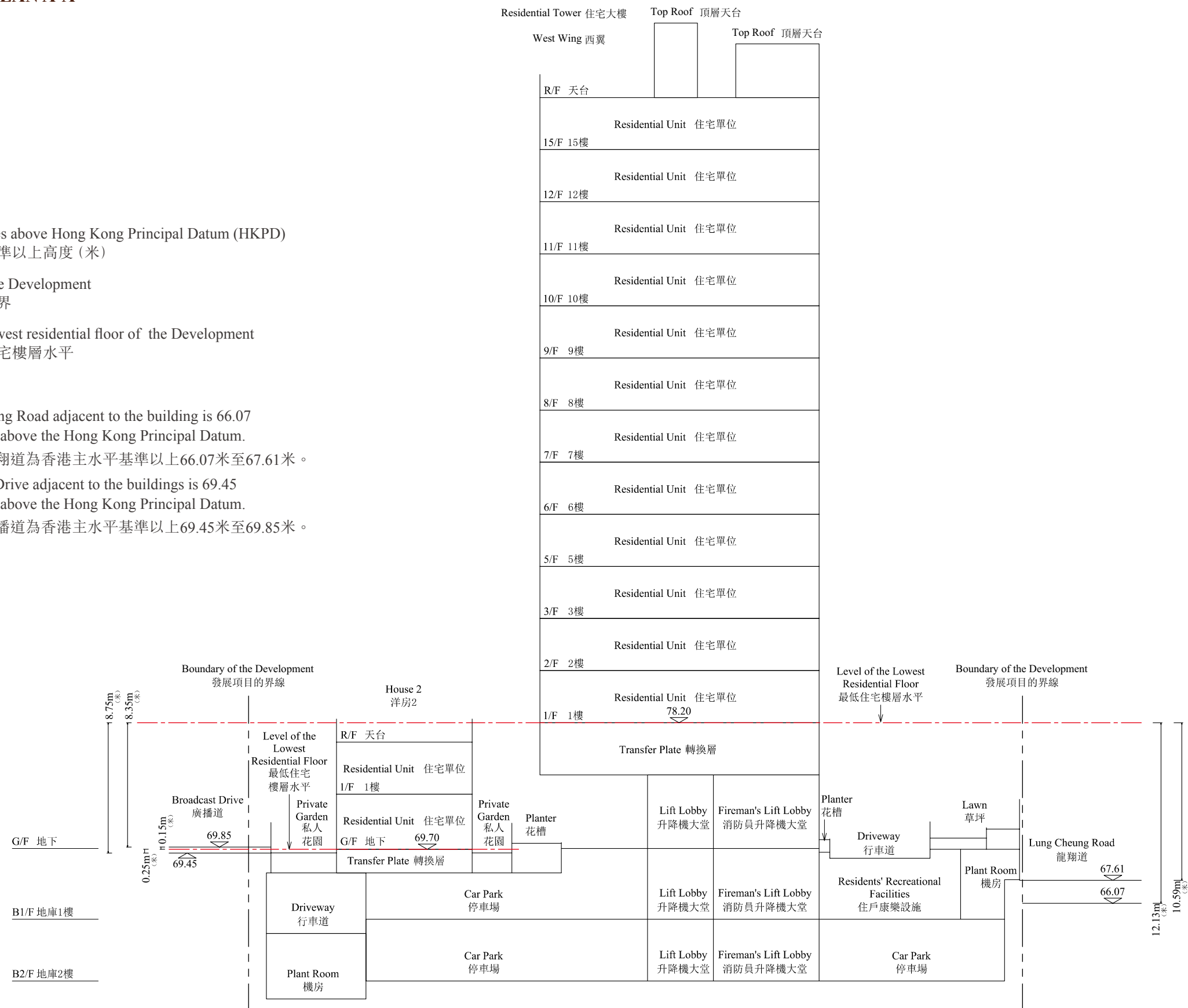
CROSS SECTION PLAN A-A
橫截面圖 A-A

Legend 圖例：

- ▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度 (米)
- Boundary of the Development
發展項目的邊界
- Level of the lowest residential floor of the Development
建築物最低住宅樓層水平

Notes 備註：

1. The part of Lung Cheung Road adjacent to the building is 66.07 metres to 67.61 metres above the Hong Kong Principal Datum.
毗連建築物的一段龍翔道為香港主水平基準以上66.07米至67.61米。
2. The part of Broadcast Drive adjacent to the buildings is 69.45 metres to 69.85 metres above the Hong Kong Principal Datum.
毗連建築物的一段廣播道為香港主水平基準以上69.45米至69.85米。



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

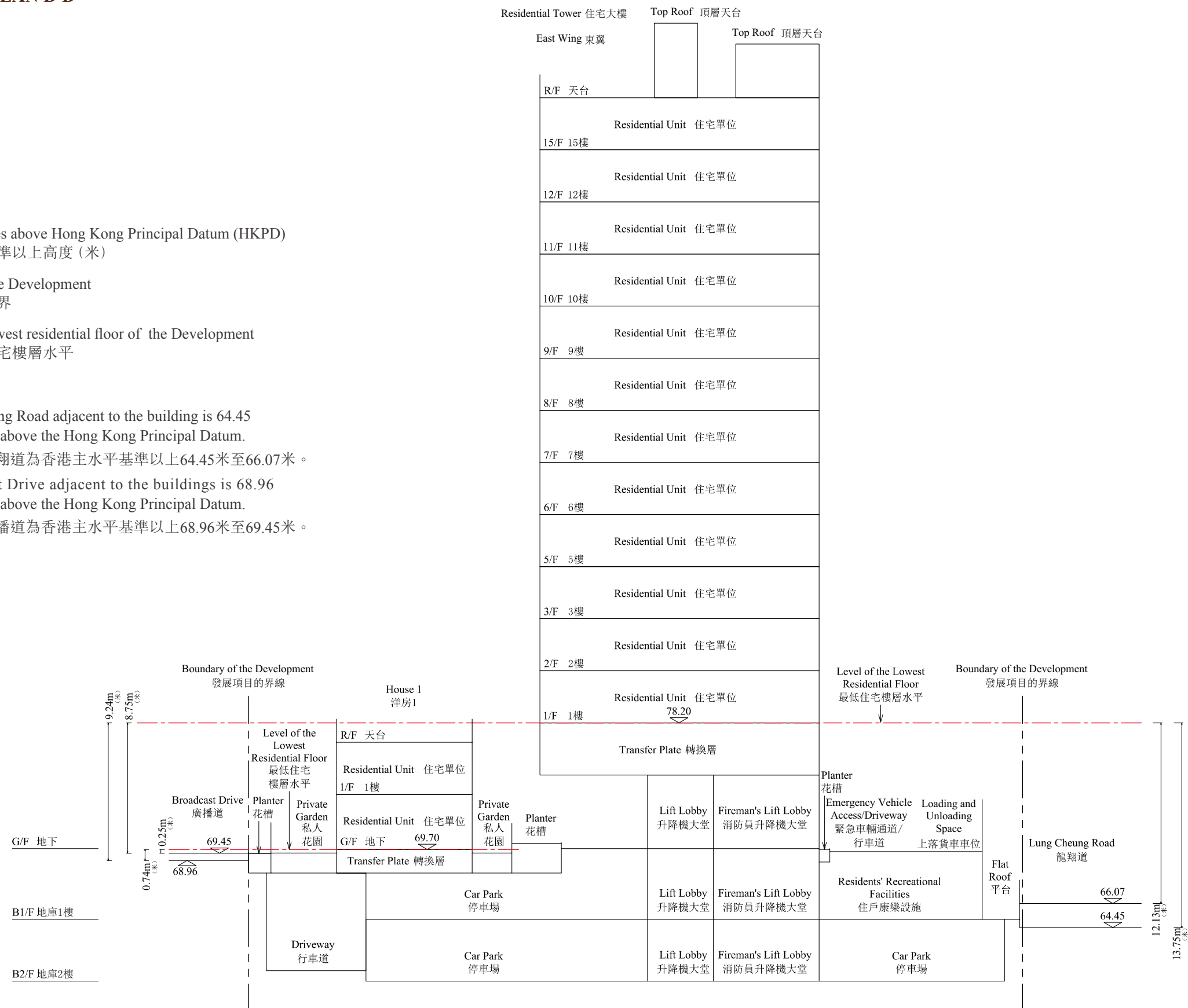
CROSS SECTION PLAN B-B 橫截面圖 B-B

Legend 圖例：

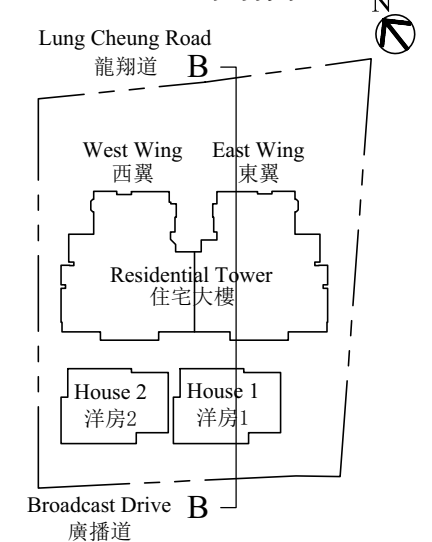
-  Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度 (米)
-  Boundary of the Development
發展項目的邊界
-  Level of the lowest residential floor of the Development
建築物最低住宅樓層水平

Notes 備註：

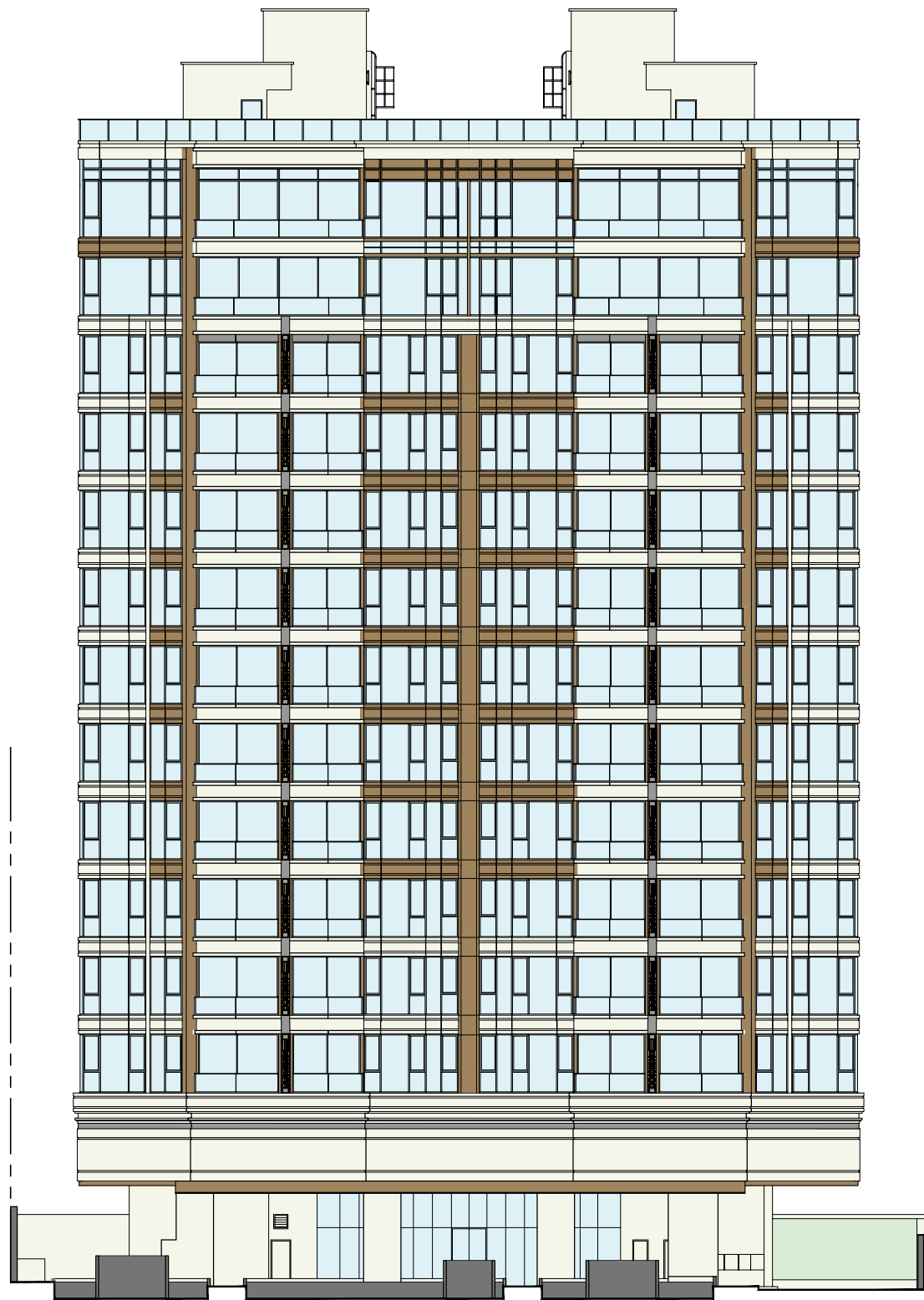
- The part of Lung Cheung Road adjacent to the building is 64.45 metres to 66.07 metres above the Hong Kong Principal Datum.
毗連建築物的一段龍翔道為香港主水平基準以上64.45米至66.07米。
- The part of Broadcast Drive adjacent to the buildings is 68.96 metres to 69.45 metres above the Hong Kong Principal Datum.
毗連建築物的一段廣播道為香港主水平基準以上68.96米至69.45米。



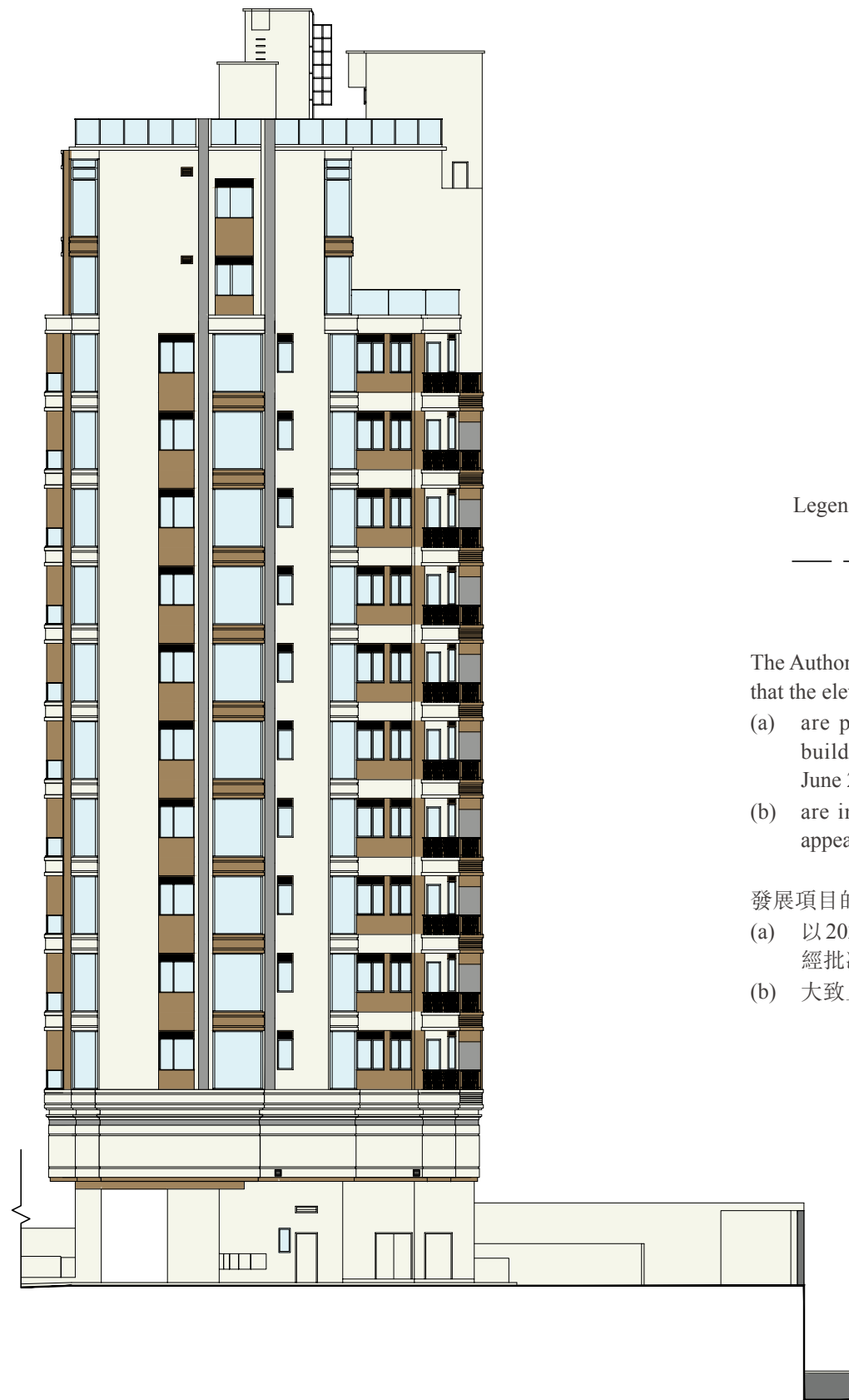
KEY PLAN 索引圖



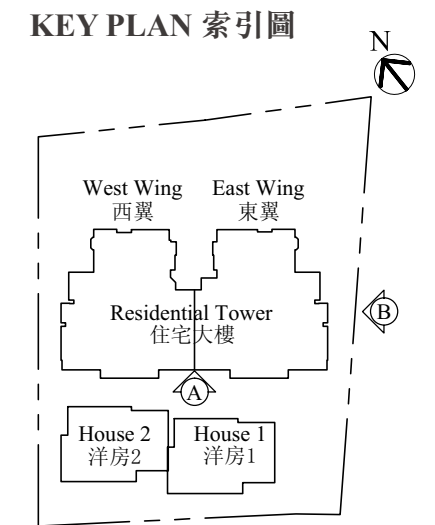
20 ELEVATION PLAN 立面圖



ELEVATION A
立面圖 A



ELEVATION B
立面圖 B



Legend 圖例：

—— Boundary of the Development
發展項目的邊界

The Authorized Person for the Development certified that the elevations shown on these plans:

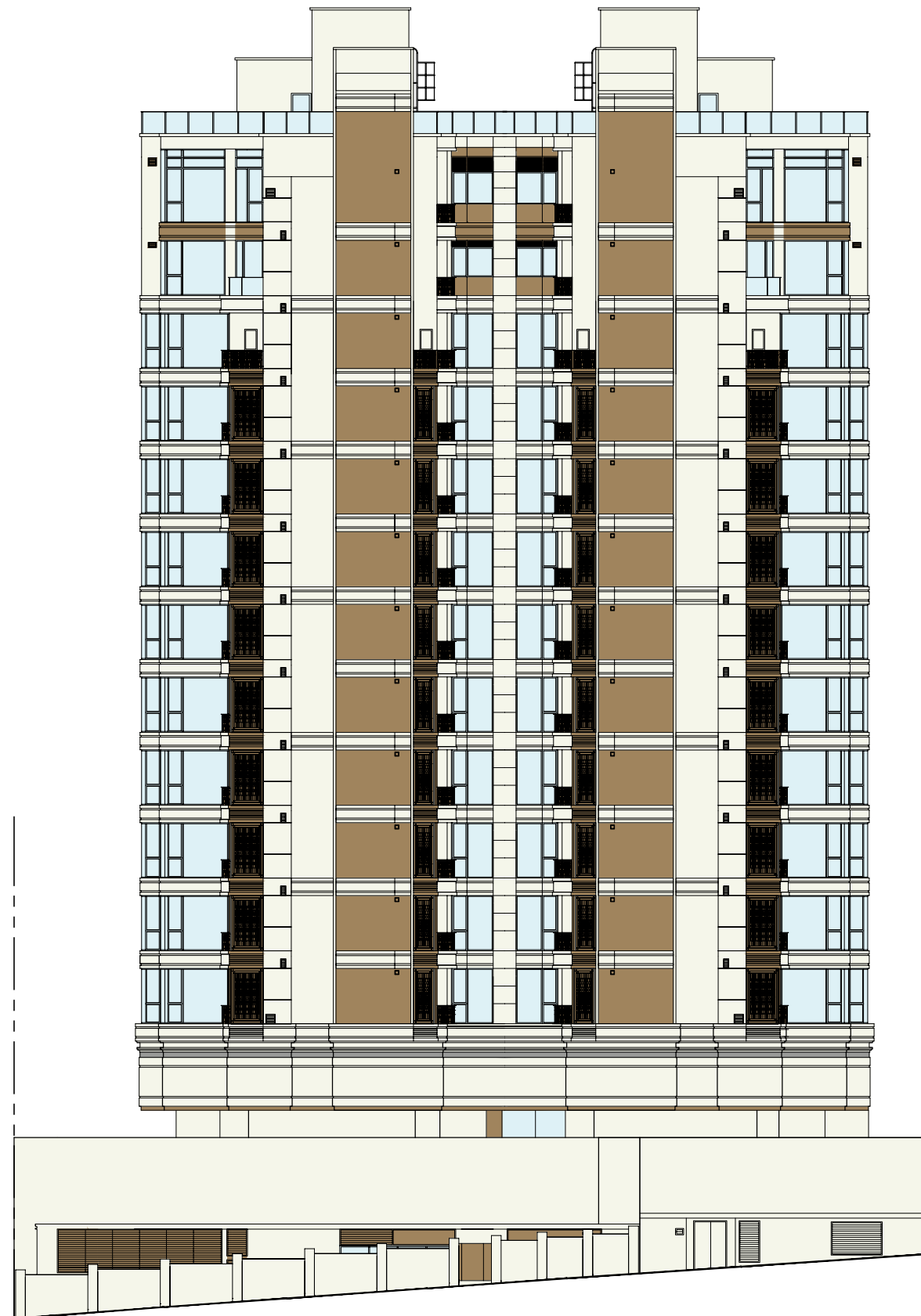
- (a) are prepared on the basis of the approved building plans for the Development as of 3 June 2026; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

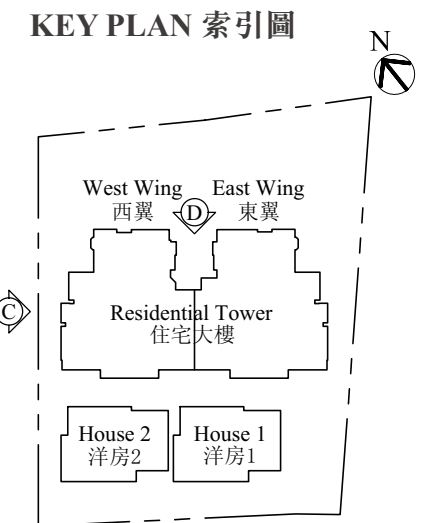
- (a) 以2026年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



ELEVATION C
立面圖 C



ELEVATION D
立面圖 D



Legend 圖例：

—— Boundary of the Development
發展項目的邊界

The Authorized Person for the Development certified that the elevations shown on these plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 3 June 2026; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- (a) 以2026年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



ELEVATION E
立面圖 E



ELEVATION F
立面圖 F

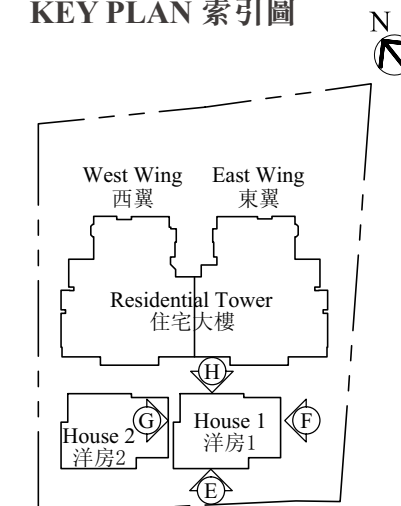


ELEVATION G
立面圖 G



ELEVATION H
立面圖 H

KEY PLAN 索引圖



Legend 圖例：

—— ——— Boundary of the Development
發展項目的邊界

The Authorized Person for the Development certified that the elevations shown on these plans:

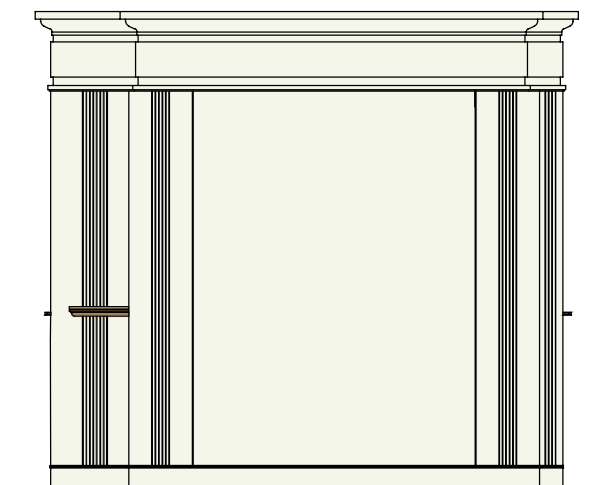
- (a) are prepared on the basis of the approved building plans for the Development as of 3 June 2026; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- (a) 以2026年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



ELEVATION J
立面圖 J



ELEVATION K
立面圖 K

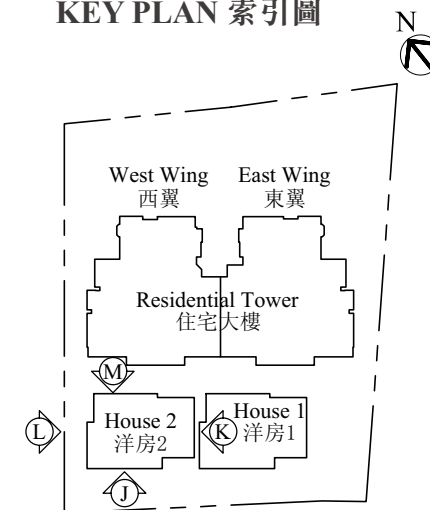


ELEVATION L
立面圖 L



ELEVATION M
立面圖 M

KEY PLAN 索引圖



Legend 圖例：

—— ——— Boundary of the Development
發展項目的邊界

The Authorized Person for the Development certified that the elevations shown on these plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 3 June 2026; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

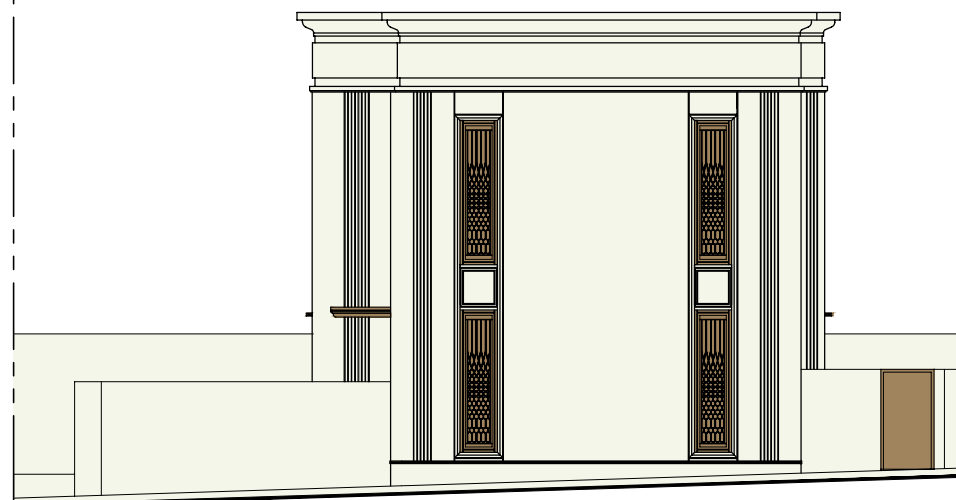
- (a) 以2026年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



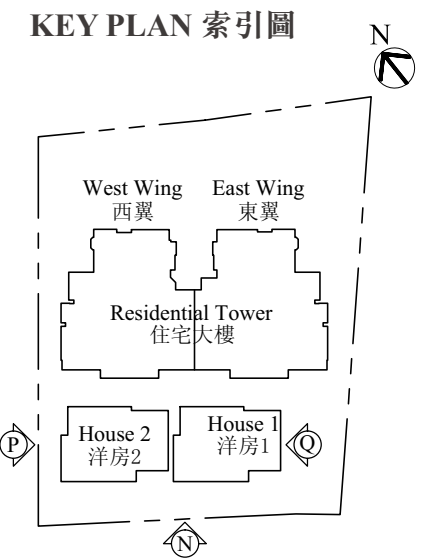
ELEVATION N
立面圖 N



ELEVATION P
立面圖 P



ELEVATION Q
立面圖 Q



Legend 圖例：

—— Boundary of the Development
發展項目的邊界

The Authorized Person for the Development certified that the elevations shown on these plans:

- (a) are prepared on the basis of the approved building plans for the Development as of 3 June 2026; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- (a) 以2026年6月3日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Description 描述	Uncovered 無上蓋遮蓋		Covered 有上蓋遮蓋		Total Area 總面積	
	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)	Area (sq.m.) 面積 (平方米)	Area (sq.ft.) 面積 (平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	28.573	308	332.474	3579	361.047	3886
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	322.995	3477	174.949	1883	497.944	5360

Note:
The areas as specified above in square feet are converted 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 that shown in square metre.

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

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk
2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential properties is offered to be sold.
3. The inspection is free of charge.

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. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放於在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES 外部裝修物料

Item 細項		Description 描述	
a.	External wall 外牆	Type of finishes 裝修物料的類型	Natural stone cladding, curtain wall, aluminium cladding, aluminium grille, texture spray paint in external wall and paint 天然石面板、玻璃幕牆、鋁面板、鋁欄柵、紋理噴漆和油漆
b.	Window 窗	Material of frame 框的用料	Fluorocarbon coated aluminium frame 氟化碳層鋁框
		Material of glass 玻璃的用料	Insulated Glass Units and tempered glass 雙層中空玻璃和強化玻璃
c.	Bay Window 窗台	Material of bay window 窗台的用料	Not Applicable 不適用
		Finishes of window sill 窗台板的裝修物料	Not Applicable 不適用
d.	Planter 花槽	Type of finishes 裝修物料的類型	Artificial granite tiles 人造石瓷磚
e.	Verandah or balcony 陽台或露台	i) Type of finishes of balcony 露台裝修物料的類型	Balconies are installed with tempered laminated glass balustrade with aluminium capping 露台安裝有夾膠強化玻璃欄杆連鋁封頂 Floor : Artificial granite tiles 地板 : 人造石瓷磚 Wall : Aluminium cladding 牆壁 : 鋁面板 Ceiling: Aluminium false ceiling and texture spray paint 天花板: 鋁製假天花板和紋理噴漆
		ii) Whether balcony is covered 露台是否有蓋	All Balconies are covered 所有露台均有蓋
f.	Drying facilities for clothing 乾衣設施	Type 類型	Not Applicable 不適用
		Material 用料	

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述			
			Wall 牆壁	Floor 地板	Ceiling 天花板
a.	Lobby 大堂	Type of finish of lift lobby on G/F 地下升降機大堂裝修物料的類型	Natural Stone, reconstituted stone and timber veneer with metal border on exposed surface 天然石、人造石及木皮配金屬圍邊框於外露位置	Natural stone on exposed surface 天然石於外露位置	Timber veneer and mirror stainless steel finish on exposed surface 木皮及鏡鋼飾面於外露位置
		Type of finish of private lift lobby on 1/F-3/F, 5/F-12/F and 15/F of Residential Tower 住宅大樓1樓至3樓、5樓至12樓及15樓私人升降機大堂裝修物料的類型	Plastic laminate with metal border on exposed surface 膠板飾面配金屬圍邊框於外露位置	Reconstituted stone on exposed surface 人造石於外露位置	Emulsion paint on exposed surface and false ceiling 乳膠漆於外露位置及假天花
		Type of finish of lift lobby on B1/F and B2/F 地庫1樓及地庫2樓升降機大堂裝修物料的類型	Natural stone and timber veneer with metal border on exposed surface 天然石及木皮配金屬圍邊框於外露位置	Reconstituted stone on exposed surface 人造石於外露位置	Timber veneer on exposed surface 木皮於外露位置
		Type of finish of fireman lift lobby 消防員升降機大堂裝修物料的類型	Emulsion paint on exposed surface 乳膠漆於外露位置	Porcelain tiles on exposed surface 磁磚於外露位置	Emulsion paint on exposed surface and false ceiling 乳膠漆於外露位置及假天花
		Type of finish of Protected Lobby on B1/F of House 1 and House 2 洋房1及洋房2 地庫1樓保護門廊物料的類型	Emulsion paint on exposed surface 乳膠漆於外露位置	Porcelain tiles on exposed surface 磁磚於外露位置	Emulsion paint on exposed surface and false ceiling 乳膠漆於外露位置及假天花
			Wall 牆壁	Ceiling 天花板	
b.	Internal wall and ceiling 內牆及天花板	Type of finish of living and dining room 客/飯廳裝修物料的類型	Emulsion paint on exposed surface 乳膠漆於外露位置	Emulsion paint on exposed surface, false ceiling and gypsum board bulkhead 乳膠漆於外露位置、假天花及石膏板假樑	
		Type of finish of bedroom 睡房裝修物料的類型			
			Floor 地板	Skirting 牆腳線	
c.	Internal floor 內部地板	Material of living/dining room 客/飯廳的用料	Engineered wood flooring on exposed surface; Natural stone border and metal trim provided between the living, dining room and balcony 複合木地板於外露位置；客廳及飯廳與露台之間鋪砌天然石圍邊和金屬條	Wood veneer 木皮	
		Material of bedroom 睡房的用料	Engineered wood flooring on exposed surface; Natural stone border and metal trim provided between the bedroom and flat roof (if applicable) 複合木地板於外露位置；睡房與平台（如適用）之間鋪砌天然石圍邊和金屬條		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

2. INTERIOR FINISHES 室內裝修物料

Item 細項		Description 描述						
				Wall 牆壁	Floor 地板	Ceiling 天花板		
d.	Bathroom 浴室	i)	Type of finishes 裝修物料的類型	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Tiles on exposed surface 磚於外露位置	Tiles on exposed surface 磚於外露位置	Emulsion paint on exposed surface and false ceiling 乳膠漆於外露位置及假天花	
				Applicable to the following units: - Bathroom 1, Bathroom 2 and Bathroom 3 of Unit A on 12/F & 15/F of Residential Tower 適用於以下單位： - 住宅大樓12樓及15樓A單位的浴室1、浴室2及浴室3	Tiles and reconstituted stone on exposed surface 磚及人造石於外露位置	Tiles on exposed surface 磚於外露位置		
				Applicable to the following units: - All Bathroom of House 1 and House 2 - Master Bathroom of Unit A on 12/F & 15/F of Residential Tower 適用於以下單位： - 洋房1及洋房2的所有浴室 - 住宅大樓12樓及15樓A單位的主人浴室	Natural stone on exposed surface 天然石於外露位置	Natural stone on exposed surface 天然石於外露位置		
		ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板			Wall finishes on exposed surface run up to level of false ceiling 牆壁外露位置的裝修物料鋪砌至假天花水平		
				Wall 牆壁	Floor 地板	Ceiling 天花板	Cooking Bench 灶台	
e.	Kitchen 廚房	i)	Type of finishes 裝修物料的類型	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Plastic laminate on exposed surface with reconstituted stone for feature frame 膠板及人造石飾框於外露位置	Tiles on exposed surface 磚於外露位置	Emulsion paint on exposed surface and false ceiling 乳膠漆於外露位置及假天花	Reconstituted stone 人造石
				Applicable to the following units: - House 1 and House 2 - Unit A on 12/F & 15/F of Residential Tower 適用於以下單位： - 洋房1及洋房 2 - 住宅大樓12樓及15樓A單位	Plastic laminate and natural stone on exposed surface 膠板及天然石於外露位置	Natural Stone on exposed surface 天然石於外露位置		
		ii)	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪至天花板			Wall finishes on exposed surface run up to level of false ceiling 牆壁外露位置的裝修物料鋪砌至假天花水平		

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
		Material, finishes, accessories 用料、裝修物料、配件		
a.	Doors 門	Main entrance door 單位大門	Material 用料	Solid core fire-rated timber door 實心防火木門
			Finish 裝修物料	Wood veneer and stainless steel trim 木皮及不銹鋼條
			Accessories 配件	Concealed door closer, digital lockset, eye viewer, door stopper, smoke seal and concealed hinges 隱藏式氣鼓、電子門鎖、防盜眼、門擋、防煙條及隱藏式門鉸
		Balcony, utility platform & flat roof door (except Flat roof door on 15/F for 12/F units of Residential Tower) 露台門、工作平台門及平台門 (住宅大樓12樓單位於15樓的平台門除外)	Material 用料	Aluminium framed glass door 鋁框玻璃門
			Finish 裝修物料	Fluorocarbon coated aluminium frame and glass 氟化碳塗層鋁框及玻璃
			Accessories 配件	Lockset and handle 門鎖和門柄
		Flat roof door on 15/F for 12/F units of Residential Tower 住宅大樓12樓單位於15樓的平台門	Material 用料	Metal door 金屬門
			Finish 裝修物料	Metal finish 金屬飾面
			Accessories 配件	Lockset and lever handle, door closer and panic bolt on inside 門鎖和門柄、閉門器及內側緊急出口鎖
		Bedroom door 睡房門	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, lockset, door stopper and door hinges 門柄、門鎖、門擋及門鉸

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
		Material, finishes, accessories 用料、裝修物料、配件		
a.	Doors 門	Bathroom door Applicable to all units (except Units listed below) 浴室門 適用於所有單位（以下所列單位除外）	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, lockset, door stopper and door hinges 門柄、門鎖、門擋及門鉸
		Bathroom door Applicable to below units: - Master Bathroom of House 1 and House 2 - Master bathroom and Bathroom 1 of all Units on 1/F-3/F, 5/F-12/F & 15/F of Residential Tower 浴室門 適用於以下單位： - 洋房1及洋房2的主人浴室 - 住宅大樓1樓至3樓、5樓至12樓及15樓所有單位的主人浴室及浴室1	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Wood veneer 木皮飾面
			Accessories 配件	Recessed handle, lockset and sliding track Applicable to below units: - Master Bathroom of House 1 and House 2 - Master bathroom of Unit A on 1/F-3/F, 5/F-12/F & 15/F of Residential Tower - Bathroom 1 of all Units on 1/F-3/F, 5/F-12/F & 15/F of Residential Tower 隱藏式門柄、門鎖及滑軌適用於以下單位： - 洋房1及洋房2的主人浴室 - 住宅大樓1樓至3樓、5樓至12樓及15樓A單位的主人浴室 - 住宅大樓1樓至3樓、5樓至12樓及15樓所有單位的浴室1 Recessed handle, lockset, louver and sliding track Applicable to below units: - Master bathroom of Unit B on 1/F-3/F, 5/F-12/F & 15/F of Residential Tower 隱藏式門柄、門鎖、百葉及滑軌適用於以下單位： - 住宅大樓1樓至3樓、5樓至12樓及15樓B單位的主人浴室
		Powder room door 化妝室門	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, lockset, door stopper and door hinges Applicable to all units (except Units listed below) 門柄、門鎖、門擋及門鉸 適用於所有單位（以下所列單位除外） Door handle, lockset, door stopper, louver and door hinges Applicable to below units: - Unit A on 12/F & 15/F of Residential Tower 門柄、門鎖、門擋、百葉及門鉸 適用於以下單位： - 住宅大樓12樓及至15樓A單位

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
		Material, finishes, accessories 用料、裝修物料、配件		
a.	Doors 門	Kitchen door (Applicable to all units of Residential Tower) 廚房門 (適用於住宅大樓所有單位)	Material 用料	Solid core fire-rated timber door with fire-rated glass vision panel 實心防火木門配防火玻璃視窗
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, concealed door closer, door hinges and smoke seal 門柄、隱藏式氣鼓、門鉸及防煙條
		Kitchen door (Applicable to House 1 and House 2) 廚房門 (適用於洋房 1 及洋房 2)	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Recessed handle and sliding track (applicable to sliding door) 隱藏式門柄及滑軌 (適用於趟門) Door handle, door stopper and door hinges (applicable to swing door) 門柄、門擋及門鉸 (適用於掩門)
		Utility room door 多用途房門	Material 用料	Solid core fire-rated timber door with fire-rated glass vision panel 實心防火木門配防火玻璃視窗
			Finish 裝修物料	Wood veneer 木皮飾面
			Accessories 配件	Door handle, concealed door closer, door hinges and smoke seal 門柄、隱藏式氣鼓、門鉸及防煙條
		Lavatory door 洗手間門	Material 用料	Aluminum door 鋁門
			Finish 裝修物料	Aluminum 鋁
			Accessories 配件	Door handle, lock set and hinges 門柄、門鎖及門鉸

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
		Material, finishes, accessories 用料、裝修物料、配件		
a.	Doors 門	Store room door (Applicable to all Units on 1/F-3/F, 5/F-11/F of Residential Tower) 儲物室門 (適用於住宅大樓1樓至3樓、5樓至11樓所有單位)	Material 用料	Hollow core timber door 空心木門
			Finish 裝修物料	Plastic laminate 膠板
			Accessories 配件	Door handle, lock set, hinges 門柄、門鎖及門鉸
		Store room door (Applicable to Unit A on 12/F & 15/F of Residential Tower) 儲物室門 (適用於住宅大樓12樓及15樓A單位)	Material 用料	Solid core fire-rated timber door with fire-rated glass vision panel 實心防火木門配防火玻璃視窗
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, concealed door closer, door hinges and smoke seal 門柄、隱藏式氣鼓、門鉸及防煙條
		Private Lift Lobby to common area door 私人升降機大堂往公共地方門	Material 用料	Solid core fire-rated timber door 實心防火木門
			Finish 裝修物料	Plastic laminate 膠板
			Accessories 配件	Door handle, concealed door closer, door hinges, lock set and smoke seal 門柄、隱藏式氣鼓、門鉸、門鎖及防煙條
		Store room to common area door 儲物室門往公共地方門	Material 用料	Solid core fire-rated timber door 實心防火木門
			Finish 裝修物料	Plastic laminate 膠板
			Accessories 配件	Door handle, concealed door closer, door hinges, lock set, peephole and smoke seal 門柄、隱藏式氣鼓、門鉸、門鎖、防盜眼及防煙條
		Roof door (Applicable to Residential Tower) 天台門 (適用於住宅大樓)	Material 用料	Aluminium framed glass door 鋁框玻璃門
			Finish 裝修物料	Fluorocarbon coated aluminium frame and glass 氟化碳塗層鋁框及玻璃
			Accessories 配件	Lockset and handle 門鎖和門柄
		Protected Lobby to house garage door (Applicable to House 1 and House 2) 保護門廊往洋房車庫門 (適用於洋房1及洋房2)	Material 用料	Solid core fire-rated timber door 實心防火木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, concealed door closer, door hinges, lock set and smoke seal 門柄、隱藏式氣鼓、門鉸、門鎖及防煙條

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
		Material, finishes, accessories 用料、裝修物料、配件		
a.	Doors 門	Protected Lobby to staircase door (Applicable to House 1 and House 2) 保護門廊往樓梯門 (適用於洋房 1 及洋房 2)	Material 用料	Solid core fire-rated timber door 實心防火木門
			Finish 裝修物料	Wood veneer 木皮
			Accessories 配件	Door handle, concealed door closer, door hinges and smoke seal 門柄、隱藏式氣鼓、門鉸及防煙條
		Corridor to private garden door (Applicable to House 1 and House 2) 走廊往私人花園門 (適用於洋房 1 及洋房 2)	Material 用料	Aluminium framed glass door 鋁框玻璃門
			Finish 裝修物料	Fluorocarbon coated aluminium frame and glass 氟化碳塗層鋁框及玻璃
			Accessories 配件	Lockset and handle 門鎖和門柄
		Roof door (Applicable to House 1 and House 2) 天台門 (適用於洋房 1 及洋房 2)	Material 用料	Aluminium framed glass door 鋁框玻璃門
			Finish 裝修物料	Fluorocarbon coated aluminium frame and glass 氟化碳塗層鋁框及玻璃
			Accessories 配件	Lockset and handle 門鎖和門柄

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述				
			Fittings & equipment 裝置及設備	Type 類型	Material 用料	
b.	Bathroom 浴室	i) Type and material of fittings and equipment 裝置及設備的類型及用料	Cabinet 櫃	Basin Cabinet 洗手盆櫃	Reconstituted stone countertop, wooden cabinet with plastic laminate finishes 人造石檯面、膠板飾面木製櫃	
				Mirror Cabinet 鏡櫃	Wooden cabinet with mirror and plastic laminate finishes 鏡及膠板飾面木製櫃	
			Bathroom fittings 潔具	Wash basin 洗手盆	Vitreous china 陶瓷	
					Water closet 坐廁	Vitreous china 陶瓷
				Wash basin mixer 洗手盆水龍頭		Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）
					Applicable to below units: - All Bathrooms of House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房 1、洋房 2 及住宅大樓 12 樓及 15 樓 A 單位的所有浴室	Brushed brass metal finishes 拉絲黃銅飾面
				Towel bar 毛巾架	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Brushed nickel metal finishes 拉絲鎳金屬飾面
					Applicable to below units: - All Bathrooms of House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房 1、洋房 2 及住宅大樓 12 樓及 15 樓 A 單位的所有浴室	Brushed brass metal finishes 拉絲黃銅飾面
				Paper holder 廁紙架	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Brushed nickel metal finishes 拉絲鎳金屬飾面
					Applicable to below units: - All Bathrooms of House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房 1、洋房 2 及住宅大樓 12 樓及 15 樓 A 單位的所有浴室	Brushed brass metal finishes 拉絲黃銅飾面
				Robe hook 掛衣鉤	Applicable to all units (except the following units listed below) 適用於所有單位 (以下所列單位除外)	Brushed nickel metal finishes 拉絲鎳金屬飾面
					Applicable to below units: - All Bathrooms of House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房1、洋房2及住宅大樓12樓及15樓A單位的所有浴室	Brushed brass metal finishes 拉絲黃銅飾面

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述					
			Type 類型	Material 用料			
b.	Bathroom 浴室	ii) Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水喉	Copper water pipes for cold water supply 冷水喉採用銅喉			
			Hot water supply 熱水喉	Copper water pipes with thermal insulation for hot water supply 熱水喉配有隔熱絕緣保護之銅喉			
			Fittings & equipment 裝置及設備	Type 類型	Material 用料		
		iii) Type and material of bathing facilities (including shower or bathtub if applicable) 沐浴設施（包括花灑或浴缸，如適用的話）	Shower 花灑	Shower set 花灑套裝	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）		Brushed nickel metal finishes 拉絲鎳金屬飾面
					Applicable to below units: - All Bathrooms of House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房1、洋房2及住宅大樓12樓及15樓A單位的所有浴室		Brushed brass metal finishes 拉絲黃銅飾面
					Shower Cubicle 淋浴間	Tempered glass with metal frame 強化玻璃配金屬框	
			Bath tub 浴缸	Bath tub 浴缸	Enameled steel 搪瓷鋼		
		iv) Size of bath tub, if applicable 浴缸大小（如適用的話）	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）		1400mm (L) x 700mm (W) x 410mm (H) 1400mm (長) x 700mm (闊) x 410mm (高)		
			Applicable to the following units: - Bathroom 1, Bathroom 2 and Bathroom 3 of House 1 and House 2 - Bathroom 1 of Unit A on 12/F and 15/F of Residential Tower 適用於以下單位： - 洋房1及洋房2的浴室1、浴室2及浴室3 - 住宅大樓12樓及15樓A單位的浴室1		1500mm (L) x 700mm (W) x 410mm (H) 1500mm (長) x 700mm (闊) x 410mm (高)		
Applicable to the following units: - Master Bathroom of House 1 and House 2 - Master Bathroom of Unit A on 12/F and 15/F of Residential Tower 適用於以下單位： - 洋房1及洋房2的主人浴室 - 住宅大樓12樓及15樓A單位的主人浴室			1600mm (L) x 750mm (W) x 530mm (H) 1600mm (長) x 750mm (闊) x 530mm (高)				

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述				
			Material 用料			
c.	Kitchen 廚房	i) Sink unit 洗滌盆		Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Stainless Steel 不銹鋼	
				Applicable to below units: - House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房 1、洋房 2 及住宅大樓 12 樓及 15 樓A 單位	Natural stone 天然石	
		ii) Water supply system 供水系統		Copper water pipes for cold water supply Copper water pipes with thermal insulation for hot water supply 冷水喉採用銅喉 熱水喉配有隔熱絕緣保護之銅喉		
						Material 用料
		iii) Kitchen cabinet 廚櫃		Chipboard 塑合板	Plastic laminate finish 膠板飾面	
			Type 類型	Material 用料		
		iv) Type of all other fittings and equipment 所有其他裝置及設備的類型		Sink mixer 水龍頭	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Stainless Steel 不銹鋼
					Applicable to below units: - House 1, House 2 and Unit A on 12/F and 15/F of Residential Tower 適用於所列單位： - 洋房 1、洋房 2 及住宅大樓 12 樓及 15 樓A 單位	Brushed brass metal finishes 拉絲黃銅飾面
				Fire service installations and equipment (applicable to open kitchen only) 消防裝置及設備（只適用於開放式廚房）	Not applicable 不適用	
			Fittings 裝置	Type 類型	Material 用料	
d.	Bedroom 睡房	Fittings (including built-in wardrobe) 裝置（包括嵌入式衣櫃）的類型及用料		Built-in wardrobe 嵌入式衣櫃	Not applicable 不適用	Not applicable 不適用
				Other fittings 其他裝置	Not applicable 不適用	Not applicable 不適用
e.	Telephone 電話	Location and number of connection points 接駁點的位置及數目		Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units 請參閱「住宅物業機電裝置數量說明表」		

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. INTERIOR FITTINGS 室內裝修

Item 細項		Description 描述		
f.	Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units 請參閱「住宅物業機電裝置數量說明表」	
g.	Electrical installations 電力裝置	i) Electrical fittings (including safety devices) 供電附件（包括安全裝置）	Electrical fittings 供電附件	Faceplate for all switches and power sockets 所有開關掣及插座之面板
			Safety devices 安全裝置	Three phases electricity supply with distribution boards are provided in all units 三相電力供應並裝妥配電箱提供於所有單位
		i) Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ¹ 導管是部分隱藏及部分外露 ¹	
		iii) Location and number of power points and air-conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the Schedule of Mechanical & Electrical Provisions of Residential Units 請參閱「住宅物業機電裝置數量說明表」	
h.	Gas supply 氣體供應	Type 類型	Town gas 煤氣	
		System 系統	Gas supply pipe is provided and connected to gas water heater and gas hob for all units, and BBQ point at R/F of Residential Tower 提供單位的煤氣喉接駁煤氣熱水爐、煤氣煮食爐和於住宅大樓天台的燒烤爐	
		Location 位置	Please refer to Appliances Schedule 請參閱「設備說明表」	
i.	Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to Appliances Schedule 請參閱「設備說明表」	
		Design 設計	Drain point and water point are provided for washer 設有洗衣機去水及來水接駁點	
j.	Water supply 供水	i) Materials of water pipes 水管的用料	Copper water pipes for cold water supply Copper water pipes with thermal insulation for hot water supply 冷水喉採用銅喉 熱水喉配有隔熱絕緣保護之銅喉	
		ii) Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ¹ 水管是部分隱藏及部分外露 ¹	
		iii) Whether hot water is available 有否熱水供應	Hot water supply for kitchens, bathrooms, lavatories and powder rooms 廚房、浴室、洗手間及客廁均有熱水供應	

Note 備註：

- Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

4. MISCELLANEOUS 雜項

Item 細項		Description 描述		
		Residential Lift 住宅升降機		
a.	Lifts 升降機	i) Brand name and model number 品牌名稱及產品型號	Brand Name 品牌名稱	Schindler Lifts 迅達升降機
			Model Number 產品型號	5500
		ii) Number and floors served by them 升降機的數目及到達的樓層	Number of lifts 升降機的數目	5 (Lift No. L1-L4 & C1) 5 (升降機L1-L4號及C1號)
			Floor served by the lifts 到達的樓層	Lift L1-L4: B2/F, B1/F, G/F, Residential Tower: 1/F- 3/F, 5/F-12/F and 15/F Lift C1: B1/F and G/F L1至 L4號升降機：地庫2樓、地庫1樓、地下、住宅大樓：1樓至3樓、5樓至12樓及15樓 C1號升降機：地庫1樓及地下
b.	Letter box 信箱	Material 用料	Applicable to all units (except the following units listed below) 適用於所有單位（以下所列單位除外）	Stainless steel, decorative metal mesh, stone textured plastic laminate and natural stone (Applicable to Residential Tower) 不銹鋼、裝飾性金屬網、石紋膠板及天然石（適用於住宅大樓）
			Applicable to below units: - House 1, House 2 適用於所列單位： - 洋房 1、洋房 2	Aluminum 鋁
c.	Refuse collection 垃圾收集	iii) Means of refuse collection 垃圾收集的方法	Refuse will be collected by cleaners 由清潔工人收集垃圾	
		iv) Location of refuse room 垃圾房的位置	Refuse storage & material recovery room is provided in the common area of 1/F -3/F, 5/F - 12/F and 15/F of Residential Tower. Refuse storage & material recovery chamber is located on B2/F. 住宅大樓1樓至3樓、5樓至12樓及15樓公用地方設有垃圾及物料回收室。地庫2樓設有垃圾及物料回收房。	

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

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

4. MISCELLANEOUS 雜項

Item 細項		Description 描述			
			Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
d.	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	i) Location 位置	Water meter for each units inside water meter cabinet on each floor (Applicable to all units of Residential Tower) Water meter for each houses inside water meter cabinet on B1/F (Applicable to House 1 and House 2) 各單位水錶設於每樓層之水錶櫃內 (適用於所有住宅大樓單位) 各洋房水錶設於地庫1樓之水錶櫃內 (適用於洋房1及洋房2)	Electricity meter for each units inside electrical duct on each floor (Applicable to all units of Residential Tower) Electricity meter for each houses inside check meter cabinet on B1/F (Applicable to House 1 and House 2) 各單位電錶設於每樓層之電線槽內 (適用於所有住宅大樓單位) 各洋房電錶設於地庫1樓之錶櫃內 (適用於洋房1及洋房2)	Gas meter for each units inside store room of the unit (Applicable to all units of Residential Tower, except the following units listed below) Gas meter for each units inside utility room of the unit (Applicable to Unit A on 12/F and 15/F of Residential Tower) Gas meter for each houses inside kitchen of the house (Applicable to House 1 and House 2) 各單位氣體錶設於單位之儲物室內 (適用於所有住宅大樓單位，以下所列單位除外) 各單位氣體錶設於單位之多用途內 (適用於住宅大樓12樓及15樓A單位) 各洋房氣體錶設於洋房之廚房內 (適用於洋房1及洋房2)
		ii) Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Separate meter 獨立錶

5. SECURITY FACILITIES 保安設施

Item 細項	Description 描述	
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式的裝備的細節及其位置)	Access control & security system 入口通道控制及保安系統	Visitor panel is provided at the main entrance and residential entrance lobby. Visitor panel is built-in with Octopus Card, QR code access reader and keypad lock for resident access. 入口大門及住宅樓宇入口大堂設置對講系統。住客出入可以用對講系統內置之「八達通」及「二維碼」系統及密碼鎖開啟入口大門及住宅樓宇入口大堂。
	CCTV 閉路電視	CCTV system is provided at residential entrance lobby, lift lobbies at B1/F & B2/F, car park, resident’s recreational facilities, landscape areas and lifts, connecting directly to the guard house. 住宅樓宇入口大堂、地庫1樓及地庫2樓升降機大堂、停車場、住客康樂設施、園景區及各升降機均裝有閉路電視，直接連接大廈保安室。

6. APPLIANCES 設備

For appliances and their brand names and model numbers, please refer to “Appliances Schedule” 有關設備及其品牌和型號，請參閱「設備說明表」

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

APPLIANCES SCHEDULE - MASTER BATHROOM, BATHROOM AND LAVATORY 設備說明表 — 主人浴室、浴室及洗手間

Location 位置	Description 描述			1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓			
				East Wing 東翼		West Wing 西翼	
				A	B	A	B
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1	1	1

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。

APPLIANCES SCHEDULE - KITCHEN AND STORE ROOM 設備說明表 — 廚房及儲物室

Location 位置	Description 描述			1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓			
				East Wing 東翼		West Wing 西翼	
				A	B	A	B
Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	2	2	2	2
	Combi Steam Oven 蒸焗爐	Miele	DGC 7250 CLST	1	1	1	1
	Microwave Oven 微波爐	Miele	M 7244 TC CLST	1	1	1	1
	Fridge Freezer 雪櫃連冰箱	Miele	KS 7743 E	1	1	1	1
			FNS 7740 F	1	1	1	1
	Induction Hob 電磁爐	Miele	CS 1212-3 i	1	1	1	1
	Cooker Hood 抽油煙機	Miele	DAS 2920	1	1	1	1
	Gas Hob 氣體煮食爐	Miele	CS 1013-1	1	1	1	1
CS 1018 G			1	1	1	1	
Store Room 儲物室	Washer 洗衣機	Miele	WED 325	1	1	1	1
	Dryer 乾衣機	Miele	TED 265 WP	1	1	1	1

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
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備註：

1. 上表顯示的數目代表“提供的數量”。
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APPLIANCES SCHEDULE - MASTER BATHROOM, BATHROOM, POWDER ROOM AND LAVATORY 設備說明表 — 主人浴室、浴室、化妝室及洗手間

Location 位置	Description 描述			12/F 12樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Bathroom 3 浴室 3	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	-	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	-	1
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
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備註：

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APPLIANCES SCHEDULE – UTILITY ROOM 設備說明表 – 多用途房

Location 位置	Description 描述			12/F 12樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Utility Room 多用途房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	1	1
			TRJW222TFQL	1	1
	Washer 洗衣機	Miele	WCD 660	1	1
	Dryer 乾衣機	Miele	TEF 765 WP	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			12/F 12樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RK500X250D1	1	1
	Steam Oven with Microwave 微波蒸焗爐	Miele	DGM 7440 CLST	1	1
	Oven 焗爐	Miele	H 2890 B CLST	1	1
	Fridge Freezer 雪櫃連冰箱	Miele	K 2801 Vi	1	1
			F 2411 Vi	1	1
	Wine Fridge 酒櫃	Miele	KWT 2611 Vi	1	1
	Coffee Machine 咖啡機	Miele	CVA 7840 CLST	1	1
	Dishwasher 洗碗碟機	Miele	G 5050 C SCVi	1	1
	Warming Drawer 暖碟抽屜	Miele	ESW 7010 OBSW	1	1
	Vacuum Drawer 真空抽屜	Miele	EVS 7010 OBSW	1	1
	Glass chiller 凍杯機	Thrill	Vortex SBI	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			12/F 12樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-3 i	1	1
	Cooker Hood 抽油煙機	Miele	DAS 8930	1	1
	Gas Hob 氣體煮食爐	Miele	CS1013-1	1	1
			CS 1018 G	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	1

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

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APPLIANCES SCHEDULE - MASTER BATHROOM, BATHROOM, POWDER ROOM AND LAVATORY 設備說明表 — 主人浴室、浴室、化妝室及洗手間

Location 位置	Description 描述			15/F 15樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Bathroom 3 浴室 3	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1

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

Notes:

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APPLIANCES SCHEDULE – UTILITY ROOM 設備說明表 – 多用途房

Location 位置	Description 描述			15/F 15樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Utility Room 多用途房	Gas Water Heater 煤氣熱水爐	TGC	TRJW162TFL	1	1
			TRJW222TFQL	1	1
	Washer 洗衣機	Miele	WCD 660	1	1
	Dryer 乾衣機	Miele	TEF 765 WP	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			15/F 15樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RK500X250D1	1	1
	Steam Oven with Microwave 微波蒸焗爐	Miele	DGM 7440 CLST	1	1
	Oven 焗爐	Miele	H 2890 B CLST	1	1
	Fridge Freezer 雪櫃連冰箱	Miele	K 2801 Vi	1	1
			F 2411 Vi	1	1
	Wine Fridge 酒櫃	Miele	KWT 2611 Vi	1	1
	Coffee Machine 咖啡機	Miele	CVA 7840 CLST	1	1
	Dishwasher 洗碗碟機	Miele	G 5050 C SCVi	1	1
	Warming Drawer 暖碟抽屜	Miele	ESW 7010 OBSW	1	1
	Vacuum Drawer 真空抽屜	Miele	EVS 7010 OBSW	1	1
	Glass chiller 凍杯機	Thrill	Vortex SBI	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			15/F 15樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-3 i	1	1
	Cooker Hood 抽油煙機	Miele	DAS 8930	1	1
	Gas Hob 氣體煮食爐	Miele	CS1013-1	1	1
			CS 1018 G	1	1
	Gas Water Heater 煤氣熱水爐	TGC	TRJW222TFQL	1	1

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

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APPLIANCES SCHEDULE - BATHROOM, LAVATORY AND POWDER ROOM 設備說明表 — 浴室、洗手間及化妝室

Location 位置	Description 描述			G/F 地下	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Lavatory 洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1

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

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APPLIANCES SCHEDULE - UTILITY ROOM 設備說明表 — 多用途房

Location 位置	Description 描述			G/F 地下	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Utility Room 多用途房	Washer 洗衣機	Miele	WCD 660	1	1
	Dryer 乾衣機	Miele	TEF 765 WP	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			G/F 地下	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Kitchen 廚房	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	RK500X250D1	1	1
	Fresh Air Fan 鮮風扇	Ostberg 奧斯博格	RK500X250D1	1	1
	Steam Oven with Microwave 微波蒸焗爐	Miele	H 2890 B CLST	1	1
	Oven 焗爐	Miele	DGM 7440 CLST	1	1
	Fridge Freezer 雪櫃連冰箱	Miele	K 2801 Vi	1	1
			F 2411 Vi	1	1
	Wine Fridge 酒櫃	Miele	KWT 2611 Vi	1	1
	Coffee Machine 咖啡機	Miele	CVA 7840 CLST	1	1
	Dishwasher 洗碗碟機	Miele	G 5050 C SCVi	1	1
	Warming Drawer 暖碟抽屜	Miele	ESW 7010 OBSW	1	1
	Vacuum Drawer 真空抽屜	Miele	EVS 7010 OBSW	1	1
	Glass chiller 凍杯機	Thrill	Vortex SBI	1	1
	Induction Hob 電磁爐	Miele	CS 1212-3 i	1	1

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

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APPLIANCES SCHEDULE - KITCHEN 設備說明表 — 廚房

Location 位置	Description 描述			G/F 地下	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Kitchen 廚房	Cooker Hood 抽油煙機	Miele	DA 4228 W	1	1
	Gas Hob 氣體煮食爐	Miele	CS 1013-1	1	1
			CS 1018 G	1	1
			CS 1312 BG	1	1

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

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APPLIANCES SCHEDULE – MASTER BATHROOM AND BATHROOM 設設備說明表 – 主人浴室及浴室

Location 位置	Description 描述			1/F 1樓	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1
Bathroom 3 浴室 3	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 200B1	1	1
Bathroom 4 浴室 4	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-30BG3H	1	1
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK-S 125A1	1	1

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

Notes:

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備註：

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APPLIANCES SCHEDULE – ROOF FLOOR 設備說明表 – 天台

Location 位置	Description 描述			R/F 天台	
	Appliance 設備	Brand Name 品牌名稱	Model 型號	House 1 洋房1	House 2 洋房2
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TSTW220TFQL	4	4

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

Notes:

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備註：

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APPLIANCES SCHEDULE - AIR-CONDITIONER 設備說明表 — 冷氣機

Location 位置	Description 描述			1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Residential Tower 住宅大樓			
				East Wing 東翼		West Wing 西翼	
				A	B	A	B
Living Room / Dining Room 客廳及飯廳	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ40BVMN / RJLQ6BAV	2^	-	-	2^
	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ32BVMN / RJLQ6BAV	-	2^	2^	-
Master Bedroom 主人睡房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ32BVMN / RJLQ6BAV	1^	1^	1^	1^
Bedroom 1 睡房1	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1#	1#	1#	1#
Bedroom 2 睡房2	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1#	1^	1^	1#
Bedroom 3 睡房3	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1^	-	-	1^
Kitchen 廚房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP36DAP / RJLQ6BAV	1#	1#	1#	1#
Store Room 儲物室	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1#	1#	1#	1#

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。
4. ^ : 共用室外機
5. # : 共用室外機

APPLIANCES SCHEDULE - AIR-CONDITIONER 設備說明表 — 冷氣機

Location 位置	Description 描述			12/F 12樓	
	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Living Room / Dining Room 客廳及飯廳	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP71DAP / RJZQ12CAY	1^	1^
	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP36DAP / RJZQ12CAY	2^	2^
Master Bedroom 主人睡房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP28DAP / RJZQ12CAY	2^	2^
Bedroom 1 睡房1	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP45DAP / RJLQ6BAV	1#	1#
Bedroom 2 睡房 2	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP36DAP / RJZQ12CAY	2	1^
Bedroom 3 睡房 3	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP28DAP / RJZQ12CAY	/	1^
Kitchen 廚房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP56DAP / RJLQ6BAV	1#	1#
Utility Room 多用途房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1#	1#

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

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。
4. ^ : 共用室外機
5. # : 共用室外機

APPLIANCES SCHEDULE - AIR-CONDITIONER 設備說明表 — 冷氣機

Location 位置	Description 描述			15/F 15樓	
	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Residential Tower 住宅大樓	
				East Wing 東翼	West Wing 西翼
				A	A
Living Room / Dining Room 客廳及飯廳	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP56DAP / RJZQ12CAY	1^	1^
	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP45DAP / RJZQ12CAY	2^	2^
Master Bedroom 主人睡房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP36DAP / RJZQ12CAY	2^	2^
Bedroom 1 睡房 1	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP56DAP / RJLQ6BAV	1#	1#
Bedroom 2 睡房 2	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP45DAP / RJZQ12CAY	1^	1^
Bedroom 3 睡房 3	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP28DAP / RJZQ12CAY	1^	2^
Kitchen 廚房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FJDP71DAP / RJLQ6BAV	1#	2^
Utility Room 多用途房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXAQ25BVMN / RJLQ6BAV	1#	1#

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。
4. ^ : 共用室外機
5. # : 共用室外機

APPLIANCES SCHEDULE - AIR-CONDITIONER 設備說明表 — 冷氣機

Location 位置	Description 描述			G/F 地下	
	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	House 1 洋房1	House 2 洋房2
Living Room / Dining Room 客廳及飯廳	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP71QPVC / RUXYQ10BB	2^	2^
Bedroom 1 睡房 1	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP28QPVC / RUXYQ10BB	1^	1^
Kitchen 廚房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP28QPVC / RUXYQ10BB	1^	1^
Utility Room 多用途房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP28QPVC / RUXYQ10BB	1^	1^

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。
4. ^ : 共用室外機
5. # : 共用室外機

APPLIANCES SCHEDULE - AIR-CONDITIONER 設備說明表 — 冷氣機

Location 位置	Description 描述			1/F 1樓	
	Appliance 設備	Brand Name 品牌名稱	Model Number (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	House 1 洋房1	House 2 洋房2
Master Bedroom 主人睡房	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP28QPVC / RUXYQ10BB	3#	3#
Bedroom 2 睡房 2	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP36QPVC / RUXYQ10BB	1#	1#
Bedroom 3 睡房 3	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP36QPVC / RUXYQ10BB	1#	1#
Bedroom 4 睡房 4	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP56QPVC / RUXYQ10BB	1#	1#
Staircase 樓梯	Variable refrigerant volume (VRV) (Inverter - Cooling & Heating) 可變冷媒流量系統 (變頻冷暖機)	DAIKIN 大金	FXDP36QPVC / RUXYQ10BB	1#	1#

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

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. ^ : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。
4. ^: 共用室外機
5. #: 共用室外機

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Private Lift Lobby 私人升降機大堂	Lighting Point 燈位		2	2	2	2
	Doorbell Button 門鐘掣		1	1	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	1#
		Lighting Switch 燈掣	1	1	1	1
		Twin Socket Outlet 雙頭插座	1	1	1	1
		Alarm Bell 消防警鐘	1#	1#	1#	1#
Corridor 走廊	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		4	4	4	4
	Doorbell 門鐘		1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1
	Switch for Exhaust Fan & Thermal Ventilator 抽氣扇及浴室寶開關掣		1	1	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1	1	1

- Notes:
- The numbers as shown in the above table denotes "the numbers provided".
 - The symbol " - " as shown in the above table denotes "Not Provided".
 - The symbol " / " as shown in the above table denotes "Not Applicable".
 - The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobby. Owners of residential units with private lift lobby are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment at the (cost and expense of the relevant owner).

- 備註:
- 上表顯示的數目代表“提供的數量”。
 - 上表符號“-”表示“不提供”。
 - 上表符號“/”表示“不適用”。
 - 上表符號“#”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養（相關費用和開支由相關業主承擔）。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Living Room / Dining Room 客廳及飯廳	Lighting Point 燈位		3	3	3	3
	Lighting Switch 燈掣		1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	2	2
	Twin Socket Outlet 雙頭插座		4	4	4	4
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1	1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1	1	1
	Smart Home Display 智能家居控制面板		1	1	1	1
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2
Master Bedroom 主人睡房	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1
	Twin Socket Outlet 雙頭插座		2	2	2	2
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1

- Notes:
- The numbers as shown in the above table denotes "the numbers provided".
 - The symbol " - " as shown in the above table denotes "Not Provided".
 - The symbol " / " as shown in the above table denotes "Not Applicable".

- 備註:
- 上表顯示的數目代表“提供的數量”。
 - 上表符號“-”表示“不提供”。
 - 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Dressing Room 衣帽間	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		2	2	2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1	1	1
		Twin Socket Outlet 雙頭插座	1	1	1	1
Master Bathroom 主人浴室	Lighting Point 燈位		4	4	4	4
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1	1	1

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".

2. The symbol " - " as shown in the above table denotes "Not Provided".

3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

1. 上表顯示的數目代表“提供的數量”。

2. 上表符號“-”表示“不提供”。

3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Bedroom 1 睡房 1	Lighting Point 燈位		2	1	2	1
	Lighting Switch 燈掣		2	2	2	2
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	2	1	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	-	1	-
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1
Bathroom 1 浴室 1	Lighting Point 燈位		2	2	2	2
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1	1	1

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".

2. The symbol " - " as shown in the above table denotes "Not Provided".

3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

1. 上表顯示的數目代表“提供的數量”。

2. 上表符號“-”表示“不提供”。

3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Bedroom 2 睡房 2	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1
Bathroom 2 浴室 2	Lighting Point 燈位		2	2	2	2
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1	1	1

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".

2. The symbol " - " as shown in the above table denotes "Not Provided".

3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：

1. 上表顯示的數目代表“提供的數量”。

2. 上表符號“-”表示“不提供”。

3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Bedroom 3 睡房 3	Lighting Point 燈位		/	/	1	/
	Lighting Switch 燈掣		/	/	1	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	1	/
	Twin Socket Outlet 雙頭插座		/	/	1	/
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		/	/	1	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	1	/

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".

2. The symbol " - " as shown in the above table denotes "Not Provided".

3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表顯示的數目代表“提供的數量”。

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3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Kitchen 廚房	Lighting Point 燈位		3	3	3	3
	Twin Socket Outlet 雙頭插座		2	2	2	2
		Twin Socket Outlet for Home Automation System 雙頭插座供家居智能系統	1	1	1	1
		Twin Socket Outlet for Home Security System 雙頭插座供家居保安系統	1	1	1	1
		Data Outlet for Home Automation System 網絡插座供家居智能系統	2	2	2	2
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	2	2	2	2
		Single Socket Outlet for Microwave Oven 單頭插座供微波爐	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1
		Single Socket Outlet for Gas Hob 單頭插座供氣體煮食爐	2	2	2	2
		Switch for Induction Hob 開關掣供電磁爐	1	1	1	1
		Switch for Combi Steam Oven 開關掣供蒸焗爐	1	1	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	2	2	2	2
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1	1	1

- Notes:
- The numbers as shown in the above table denotes "the numbers provided".
 - The symbol " - " as shown in the above table denotes "Not Provided".
 - The symbol " / " as shown in the above table denotes "Not Applicable".

- 備註：
- 上表顯示的數目代表“提供的數量”。
 - 上表符號“-”表示“不提供”。
 - 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Store Room 儲物房	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		3	3	3	3
	Twin Socket Outlet Washer and Dryer 雙頭插座供洗衣機及乾衣機		1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		2	2	2	2
	Distribution Board 配電箱		1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1	1	1
	Lighting Switch 燈掣		1	1	1	1
Lavatory 洗手間	Lighting Point 燈位		1	1	1	1
	Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇		1	1	1	1
Air conditioning Room 冷氣機房	Lighting Point 燈位		1* /^	1* /^	1* /^	1* /^
	Lighting Switch 燈掣		1* /^	1* /^	1* /^	1* /^
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		2* /^	2* /^	2* /^	2* /^

- Notes:
- The numbers as shown in the above table denotes "the numbers provided".
 - The symbol " - " as shown in the above table denotes "Not Provided".
 - The symbol " / " as shown in the above table denotes "Not Applicable".
 - The symbol " * " as shown in the above table denotes "for 1/F - 3/F, 5/F - 10/F only".
 - The symbol " ^ " as shown in the above table denotes "for 11/F only".

- 備註:
- 上表顯示的數目代表“提供的數量”。
 - 上表符號“-”表示“不提供”。
 - 上表符號“/”表示“不適用”。
 - 上表符號“*”表示“只適用於 1 樓至 3 樓、5 樓至 10 樓的住宅物業”。
 - 上表符號“^”表示“只適用於 11 樓的住宅物業”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F - 3/F, 5/F - 11/F 1樓至3樓、5樓至11樓			
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓			
			East Wing 東翼		West Wing 西翼	
			A	B	A	B
Flat Roof 平台	Lighting Point 燈位		/* 1^	/* 1^	/* 1^	/* 1^
	Lighting Switch 燈掣		/* 1^	/* 1^	/* 1^	/* 1^
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		/* 2^	/* 2^	/* 2^	/* 2^

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".

2. The symbol " - " as shown in the above table denotes "Not Provided".

3. The symbol " / " as shown in the above table denotes "Not Applicable".

4. The symbol " * " as shown in the above table denotes "for 1/F - 3/F, 5/F - 10/F only".

5. The symbol " ^ " as shown in the above table denotes "for 11/F only".

備註:

1. 上表顯示的數目代表“提供的數量”。

2. 上表符號“-”表示“不提供”。

3. 上表符號“/”表示“不適用”。

4. 上表符號“*”表示“只適用於 1 樓至 3 樓、5 樓至 10 樓的住宅物業”。

5. 上表符號“^”表示“只適用於 11 樓的住宅物業”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Private Lift Lobby 私人升降機大堂	Lighting Point 燈位		2	2
	Doorbell Button 門鐘掣		1	1
	Smoke Detector 煙霧探測器		1#	1#
		Lighting Switch 燈掣	1	1
		Twin Socket Outlet 雙頭插座	1	1
		Alarm Bell 消防警鐘	1#	1#
Corridor 走廊	Lighting Point 燈位		2	2
	Doorbell 門鐘		1	1

Notes:

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- The symbol " / " as shown in the above table denotes "Not Applicable".
- The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobby. Owners of residential units with private lift lobby are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment at the (cost and expense of the relevant owner).

備註:

- 上表顯示的數目代表“提供的數量”。
- 上表符號“-”表示“不提供”。
- 上表符號“/”表示“不適用”。
- 上表符號“#”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養（相關費用和開支由相關業主承擔）。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Living Room / Dining Room 客廳及飯廳	Lighting Point 燈位		9	9
	Lighting Switch 燈掣		4	4
		Switch for Air-conditioner 冷氣機開關掣	3	3
	Twin Socket Outlet 雙頭插座		4	4
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		2	2
	Smart Home Display 智能家居控制面板		1	1
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2
	Switch for Exhaust Fan & Gas Water Heater 抽氣扇及煤氣熱水爐開關掣		1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1
	Lighting Switch 燈掣		1	1
		Switch for curtain 電動窗簾開關掣	1	1

Notes:

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備註：

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Master Bedroom 主人睡房	Lighting Point 燈位		5	5
	Lighting Switch 燈掣		2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		2	2
	Twin Socket Outlet 雙頭插座		4	4
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Switch for curtain 電動窗簾開關掣	1	1
		Switch for Air-conditioner 冷氣機開關掣	2	2

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Master Bathroom 主人浴室	Lighting Point 燈位		6	6
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 1 睡房 1	Lighting Point 燈位		3	3
	Lighting Switch 燈掣		2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		3	3
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1
Bathroom 1 浴室 1	Lighting Point 燈位		3	3
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 2 睡房 2	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
Bathroom 2 浴室 2	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 3 睡房 3	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		3	3
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		2	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		/	/
	TV / FM Outlet 電視 / 電台天線插座		1	1
Bathroom 3 浴室 3	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

Notes:

1. The numbers as shown in the above table denotes "the numbers provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註:

1. 上表顯示的數目代表“提供的數量”。
2. 上表符號“-”表示“不提供”。
3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Kitchen 廚房	Lighting Point 燈位		2	2
	Twin Socket Outlet 雙頭插座		1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Twin Socket Outlet for Home Automation System 雙頭插座供家居智能系統	1	1
		Twin Socket Outlet for Home Security System 雙頭插座供家居保安系統	1	1
		Data Outlet for Home Automation System 網絡插座供家居智能系統	1	1
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	2	2
		Switch for Steam Oven with Microwave 開關掣供微波蒸焗爐	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1
		Single Socket Outlet for Gas Hob 單頭插座供氣體煮食爐	2	2
		Switch for Induction Hob 開關掣供電磁爐	1	1
		Switch for Oven 開關掣供焗爐	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1
		Cable Connection Unit for Gas Water Heater Remote controller 接駁點供煤氣熱水爐遙控器	1	1

Notes:

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備註：

1. 上表顯示的數目代表“提供的數量”。

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3. 上表符號“/”表示“不適用”。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Kitchen 廚房		Single Socket Outlet for Glass Chiller 單頭插座供凍杯機	1	1
		Single Socket Outlet for Dishwasher 單頭插座供洗碗碟機	1	1
		Single Socket Outlet for Vacuum Drawer 單頭插座供真空抽屜	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	1	1
		Single Socket Outlet for Warming Drawer 單頭插座供暖碟抽屜	1	1
		Single Socket Outlet for Wine Fridge 單頭插座供酒櫃	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1

Notes:

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備註：

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Store Room 儲物房	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Twin Socket Outlet 雙頭插座		1	1
Utility Room 多用途房	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		2	2
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Distribution Board 配電箱		1	1
	Single Socket Outlet 單頭插座		1	1
	Twin Socket Outlet for Washer & Dryer 雙頭插座供洗衣機及乾衣機		1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	2	2
Lavatory 洗手間	Lighting Point 燈位		1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		12/F 12樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Powder Room 化妝室	Lighting Point 燈位		1	1
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
Flat Roof 平台	Lighting Point 燈位		1	1
	Weatherproof Single Socket Outlet 防水單頭插座		1	1
Flat Roof for Flat A on 15/F 平台供於 15 樓	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		2	2

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Private Lift Lobby 私人升降機大堂	Lighting Point 燈位		2	2
	Doorbell Button 門鐘掣		1	1
	Smoke Detector 煙霧探測器		1#	1#
		Lighting Switch 燈掣	1	1
		Twin Socket Outlet 雙頭插座	1	1
		Smoke Detector 煙霧探測器	1#	1#
		Alarm Bell 消防警鐘	1#	1#
Corridor 走廊	Lighting Point 燈位		2	2
	Doorbell 門鐘		1	1

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- The symbol " / " as shown in the above table denotes "Not Applicable".
- The symbol " # " as shown in the above table denotes "Fire service installations and equipment" within residential units with private lift lobby. Owners of residential units with private lift lobby are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging for annual inspection and maintenance. They should also allow registered contractors to access the residential units for annual inspection and maintenance of the fire service installations and equipment at the (cost and expense of the relevant owner).

備註:

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- 上表符號“/”表示“不適用”。
- 上表符號“#”代表位於設私人升降機大堂的單位內的「消防裝置及設備」。設私人升降機大堂的單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設私人升降機大堂的單位的業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養（相關費用和開支由相關業主承擔）。

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Living Room / Dining Room 客廳及飯廳	Lighting Point 燈位		9	9
	Lighting Switch 燈掣		4	4
		Switch for Air-conditioner 冷氣機開關掣	3	3
	Twin Socket Outlet 雙頭插座		4	4
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		2	2
	Smart Home Display 智能家居控制面板		1	1
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
	TV / FM Outlet 電視 / 電台天線插座		2	2
	Switch for Exhaust Fan & Gas Water Heater 抽氣扇及煤氣熱水爐開關掣		1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1
	Lighting Switch 燈掣		1	1
		Switch for curtain 電動窗簾開關掣	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Master Bedroom 主人睡房	Lighting Point 燈位		5	5
	Lighting Switch 燈掣		2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		2	2
	Twin Socket Outlet 雙頭插座		4	4
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
		Switch for Air-conditioner 冷氣機開關掣	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Switch for curtain 電動窗簾開關掣	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Master Bathroom 主人浴室	Lighting Point 燈位		6	6
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 1 睡房 1	Lighting Point 燈位		3	3
	Lighting Switch 燈掣		2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		3	3
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1
Bathroom 1 浴室 1	Lighting Point 燈位		3	3
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 2 睡房 2	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		1	1
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
Bathroom 2 浴室 2	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Bedroom 3 睡房 3	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		3	3
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Twin Socket Outlet 雙頭插座		2	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
Bathroom 3 浴室 3	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Kitchen 廚房	Lighting Point 燈位		2	2
	Twin Socket Outlet 雙頭插座		1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Twin Socket Outlet for Home Automation System 雙頭插座供家居智能系統	1	1
		Twin Socket Outlet for Home Security System 雙頭插座供家居保安系統	1	1
		Data Outlet for Home Automation System 網絡插座供家居智能系統	1	1
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	2	2
		Switch for Steam Oven with Microwave 開關掣供微波蒸焗爐	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1
		Single Socket Outlet for Gas Hob 單頭插座供氣體煮食爐	2	2
		Switch for Induction Hob 開關掣供電磁爐	1	1
		Switch for Oven 開關掣供焗爐	1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	1	1
		Cable Connection Unit for Gas Water Heater Remote controller 接駁點供煤氣熱水爐遙控器	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Kitchen 廚房		Single Socket Outlet for Glass Chiller 單頭插座供凍杯機	1	1
		Single Socket Outlet for Dishwasher 單頭插座供洗碗碟機	1	1
		Single Socket Outlet for Vacuum Drawer 單頭插座供真空抽屜	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	1	1
		Single Socket Outlet for Warming Drawer 單頭插座供暖碟抽屜	1	1
		Single Socket Outlet for Wine Fridge 單頭插座供酒櫃	1	1
		Switch for Air-conditioner 冷氣機開關掣	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Store 儲物房	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Twin Socket Outlet 雙頭插座		1	1
Utility Room 多用途房	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		2	2
	Switch for Air-conditioner 冷氣機開關掣		1	1
	Distribution Board 配電箱		1	1
	Single Socket Outlet 單頭插座		1	1
	Twin Socket Outlet 雙頭插座		1	1
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	2	2
Lavatory 洗手間	Lighting Point 燈位		1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
Utility Platform 工作平台	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		1	1

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- 備註：
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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		15/F 15樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Powder Room 化妝室	Lighting Point 燈位		1	1
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		R/F 天台	
	Exposed Type 外露型	Non-Exposed Type 非外露型	Residential Tower 住宅大樓	
			East Wing 東翼	West Wing 西翼
			A	A
Private Roof Garden 私人天台花園	Lighting Point 燈位		9	9
	Lighting Switch 燈掣		2	2
	Weatherproof Single Socket Outlet 防水單頭插座		3	3

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		B1/F 地庫1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
House Garage 洋房車庫	Lighting Point 燈位		2	2
	32A SPN Switch for EV chargers 32A單相電動車充電器開關掣		1	1
	100A TPN Switch for EV chargers 100A三相電動車充電器開關掣		1	1
Staircase 樓梯	Lighting Point 燈位		4	4
	Lighting Switch 燈掣		1	1
	Single Socket Outlet 單頭插座		1	1
	Distribution Board 配電箱		1	1
Protected Lobby 保護門廊	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		G/F 地下	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Private Garden 私人花園	Lighting Point 燈位		28	28
	Weatherproof Single Socket Outlet 防水單頭插座		5	5
	Fuse Spur Unit for Smart Home Automation System 菲士蘇供智能家居系統		3	3
Living Room / Dining Room 客廳及飯廳	Lighting Point 燈位		7	7
	Lighting Switch 燈掣		5	5
	Twin Socket Outlet 雙頭插座		4	4
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	Smart Home Display 智能家居控制面板		1	1
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
		Fuse Spur Unit for for Air-conditioner 菲士蘇供冷氣機	2	2
	TV / FM Outlet 電視 / 電台天線插座		1	1

Notes:

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		G/F 地下	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Bedroom 1 睡房 1	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
		Fuse Spur Unit for for Air-conditioner 菲士蘇供冷氣機	1	1
	Twin Socket Outlet 雙頭插座		2	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
Bathroom 1 浴室 1	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		G/F 地下	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Corridor 走廊	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		3	3
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
Kitchen 廚房	Lighting Point 燈位		4	4
	Twin Socket Outlet 雙頭插座		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Twin Socket Outlet for Home Automation System 雙頭插座供家居智能系統	1	1
		Twin Socket Outlet for Home Security System 雙頭插座供家居保安系統	1	1
		Data Outlet for Home Automation System 網絡插座供家居智能系統	1	1
		Single Socket Outlet for Fridge Freezer 單頭插座供雪櫃連冰箱	2	2
		Single Socket Outlet for Wine Fridge 單頭插座供酒櫃	1	1
		Switch For Steam Oven with Microwave 開關掣供微波蒸焗爐	1	1
		Single Socket Outlet for Gas Hob 單頭插座供氣體煮食爐	2	2

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		G/F 地下	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Kitchen 廚房		Switch for Induction Hob 開關掣供電磁爐	1	1
		Switch for Gas Hob 開關掣供氣體煮食爐	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1
		Single Socket Outlet for Dishwasher 單頭插座供洗碗碟機	1	1
		Single Socket Outlet for Coffee Machine 單頭插座供咖啡機	1	1
		Single Socket Outlet for Warming Drawer 單頭插座供暖碟抽屜	1	1
		Switch for Oven 開關掣供焗爐	1	1
		Single Socket Outlet for Vacuum Drawer 單頭插座供真空抽屜	1	1
		Single Socket Outlet for Glass Chiller 單頭插座供凍杯機	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	1	1
		Fuse Spur Unit for Fresh Air Fan 菲士蘇供鮮風扇	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		G/F 地下	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Powder Room 化妝室	Lighting Point 燈位		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
Utility Room 多用途房	Lighting Point 燈位		1	1
	Lighting Switch 燈掣		2	2
	Twin Socket Outlet for Washer & Dryer 雙頭插座供洗衣機及乾衣機		1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	1	1
Lavatory 洗手間	Lighting Point 燈位		1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F 1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Corridor 走廊	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		3	3
	Twin Socket Outlet 雙頭插座		1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	3	3
Master Bedroom 主人睡房	Lighting Point 燈位		6	6
	Lighting Switch 燈掣		3	3
	Twin Socket Outlet 雙頭插座		3	3
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		2	2
	Indoor Air Quality Sensor 室內空氣質素監測儀		1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	3	3
	TV / FM Outlet 電視 / 電台天線插座		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F 1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Master Bathroom 主人浴室	Lighting Point 燈位		6	6
	Single Socket Outlet with USB Module 單頭及 USB 插座		1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1
Bedroom 2 睡房 2	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	1	1
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Twin Socket Outlet 雙頭插座		2	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F 1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Bathroom 2 浴室 2	Lighting Point 燈位		2	2
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1
Bedroom 3 睡房 3	Lighting Point 燈位		2	2
	Lighting Switch 燈掣		2	2
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Twin Socket Outlet 雙頭插座		2	2
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F 1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Bathroom 3 浴室 3	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1
Bedroom 4 睡房 4	Lighting Point 燈位		3	3
	Lighting Switch 燈掣		2	2
	Switch for Gas Water Heater 煤氣熱水爐開關掣		1	1
	Switch for Exhaust Fan & Thermo Ventilator 抽氣扇及浴室寶開關掣		1	1
	Twin Socket Outlet 雙頭插座		3	3
	Twin Socket Outlet with USB Module 雙頭及 USB 插座		1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1
		Fuse Spur Unit for Air-conditioner 菲士蘇供冷氣機	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		1/F 1樓	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Bathroom 4 浴室 4	Lighting Point 燈位		2	2
	Remote controller for Gas water Heater 煤氣熱水爐遙控器		1	1
		Single Socket Outlet with USB Module 單頭及 USB 插座	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1
		Connection Unit for Thermo Ventilator 接駁點供浴室寶	1	1

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SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS 住宅物業機電裝置數量說明表

Location 位置	Description 描述		R/F 天台	
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1	House 2 洋房2
Private Flat Roof 私人平台	Lighting Point 燈位		19	19
	Lighting Switch 燈掣		2	2
	Weatherproof single Socket Outlet 防水單頭插座		5	5
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		2	2
		Fuse Spur Unit for Gas Water Heater 菲士蘇供煤氣熱水爐	4	4

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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.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地稅

The vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the assignment of the relevant residential property.

賣方將會繳付／已繳付（視情況而定）有關住宅物業之地稅直至及包括相關住宅物業之買賣成交日期。

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. 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.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Notes:

- The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Development.
- The purchaser shall in fact pay the debris removal fee to the manager of the Development.

1. 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。
2. 在交付時，買方無須向擁有人支付清理廢料的費用。

備註：

- 買方事實上須向發展項目的管理人支付水、電力及氣體的按金。
- 買方事實上須向發展項目的管理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

Defect liability warranty period for the residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，住宅物業及其內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

28 MAINTENANCE OF SLOPES 斜坡維修

Not Applicable

不適用

29 MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. Noise Mitigation Measures

According to the environmental assessment report, the following noise mitigation measures will be provided in the Development:

- a) Acoustic Window
- b) Fixed Glazing
- c) Noise Barrier

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure for details on the location of Acoustic Window and Fixed Glazing. Each Owner of a Residential Unit shall not modify nor alter the Noise Mitigation Measures forming part of his Residential Unit and shall at his own costs and expenses maintain, replace and repair such Noise Mitigation Measures and appoint contractor(s) for carrying out the maintenance, replacement and repair thereof by using such materials which shall accord with the approved Noise Mitigation Measures.

2. Lightning Rod / Communal Aerial System

Description	Location
Lightning Rod	Top Roof of Residential Tower
Communal Aerial System	Top Roof of Residential Tower

Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

3. Gondola

During the necessary maintenance or repair of the building elements and/or exterior part of the Development arranged by the manager, Gondola will be operating in the airspace outside windows and above the Flat Roof, Roof or parapet walls or balustrades of the Flat Roof or Roof (whether forming part of a Residential Unit in the Residential Tower or otherwise) in the Development and to remain there on a temporary basis for such period as may be necessary. Prospective purchasers should note the right of the Manager, its servants, agents, workmen, contractors and persons duly authorized at all reasonable times to gain access to, over or into such relevant part of the Development as provided under the DMC.

4. Elevation Work Platform

During the necessary maintenance or repair of any external building elements of the Development arranged by the manager, Elevation Work Platform will have access to, over and into or partly into the portion of airspace above the Garden (whether forming part of a House or otherwise) in the Development and to remain there on a temporary basis for such period as may be necessary. Prospective purchasers should note the right of the Manager, its servants, agents, workmen, contractors and persons duly authorized at all reasonable times to gain access to, over or into such relevant part of the Development as provided under the DMC.

5. CCTV Imaging Device

There are CCTV Imaging Device installed in concealed drainage pipes of the Development to alert any early signs of water leakage and pipe joints and/or pipe brackets conditions, in relation to the concealed drainage pipes. Prospective purchasers should note the possible impact (if any) of such CCTV Imaging Device on individual residential properties.

6. Slope or retaining Wall

Geotechnical feature no. 11NW-B/C452 situated within the boundary of the Lot had been removed during the construction of the Development. Application has been made to the Lands Department to update the catalogue of slopes and other information contained in the Slope Maintenance Responsibility Information System. There is no slope or retaining wall within the Lot or the Development.

7. Lamps along emergency vehicular access

Prospective purchasers should note the possible impact (if any) of the illumination of the Lamps along emergency vehicular access on individual residential properties.

8. Private lift lobby

Owner of a Residential Unit which includes a private lift lobby (if any) shall allow and shall procure and cause his tenants, licensees and/or occupants to allow the Manager and/or any registered fire services installation contractor(s) appointed by the Manager in accordance with the DMC to have access to and enter such Owner’s private lift lobby to carry out inspection of and (if required) carry out works to the fire service installations (which form part of the Residential Common Facilities) in the private lift lobby. Prospective purchasers should note the possible impact (if any) of such private lift lobby on individual residential properties.

9. External Wall of the Development

There may be backlit signage, decorative lighting and architecture fins at the external wall of the Development. Prospective purchasers should note the possible impact (if any) of the said features on individual residential properties

10. Automatic Meter Reading Outstation

There are outstation(s) together with facilities and associated equipment as required by the Water Authority for the purpose for automatic meter reading for fresh water supplies installed on Ground Floor of the Development. Prospective purchasers should note the possible impact (if any) of the said installation on individual residential properties

11. EV Facilities

The owner and occupier for the time being of a parking space in the Development shall have the right to use the EV Facilities (if any) form part thereof and/or Non-Common EV Facilities or any part thereof serving such parking space subject to the observance and compliance of the covenants provided in in the DMC. Perspective purchasers should note the possible impact (if any) of the said EV Facilities on individual residential properties.

30 RELEVANT INFORMATION

有關資料

1. 噪音緩解措施

根據環境評估報告，發展項目提供以下噪音緩解措施：

- a) 減音窗
- b) 固定玻璃
- c) 隔音屏障

有關減音窗及固定玻璃，請參閱本售樓說明書發展項目的住宅物業的樓面平面圖一節。任何住宅單位的業主均不可改造或更改構成其住宅單位一部分的噪音緩解措施，並須自費維修、更換及修理噪音緩解措施，以及聘請承辦商使用與經批准的噪音緩解措施相同的物料執行此等維修、更換及修理工程。

2. 避雷針 / 公共天線系統

描述	位置
避雷針	住宅大樓頂層天台
公共天線系統	住宅大樓頂層天台

請準買家注意上述設施對個別住宅物業可能造成的影響（如有）。

3. 吊船

在管理人安排發展項目之建築構件及／或外部外牆之必要維修或保養期間，吊船將在發展項目住宅物業之平台、天台又或平台或天台的護牆或扶欄（不論是否構成住宅大樓個別單位一部分等）之上及對上的空域運作，以及按彼等認為需要在該處暫時逗留一段時間。請準買家注意於公契下管理人、其傭工、代理、工人、承辦商及其正式授權人等可在所有合理時間進入發展項目有關之部份。

4. 升降工作平台

在管理人安排發展項目之外部建築構件之必要維修或保養期間，升降工作平台將可進入或局部進入在發展項目之花園（不論是否構成個別洋房一部分等）或局部進入上述空域範圍，以及按彼等認為需要在該處暫時逗留一段時間。請準買家注意於公契下管理人、其傭工、代理、工人、承辦商及其正式授權人等可在所有合理時間進入發展項目有關之部份。

5. 閉路電視顯像裝置

發展項目的隱蔽式排水管設有閉路電視顯像裝置以及早發現任何漏水跡象和喉管接口及／或喉管托架的不良狀況。請準買家注意上述閉路電視顯像裝置對個別住宅物業可能造成 的影響（如有）。

6. 地段內斜坡或護土牆

位於該地段內斜坡編號為 11NW-B/C452 的地質特徵已在發展項目施工中移除。地政總署已接獲更新斜坡資訊系統所載有斜坡紀錄冊之資料的申請。發展項目或該地段內現時並沒有任何斜坡或護土牆。

7. 緊急車輛通道之燈光照明

請準買家注意沿緊急車輛通道之燈光照明對個別住宅物業可能造成之影響（如有）。

8. 私人升降機大堂

設有私人升降機大堂的住宅單位業主應允許以及達致其租客、受許可人及／或佔用人允許管理人及／或管理人委聘的任何註冊消防裝置承辦商在管理人按公契通行和進入該業主的私人電梯大堂，以便檢查消防裝置（構成住宅公用設施一部分）和（如有需要）執行任何消防裝置工程。請準買家注意上述私人升降機大堂對個別住宅物業可能造成的影響（如有）。

9. 發展項目的外牆

發展項目的外牆可能設有背光標誌，裝飾照明及建築裝飾鰭。請準買家注意上述特色裝置對個別住宅物業造成的影響（如有）。

10. 自動讀錶外站

發展項目地下設有水務監督規定設置的外站連同其設施和相關設備，提供食水供應的自動讀錶功能。請準買家注意上述設施對個別住宅物業造成的影響（如有）。

11. 電動車設施

停車位之業主及佔用人在履行公契中規定的各項契約的前提下，均有權使用構成該處一部分的非公用電動車設施或構成該處一部分的公用電動車設施。請準買家注意上述電動車設施對個別住宅物業造成的影響（如有）。

31 WEBSITE OF THE DEVELOPMENT 發展項目之互聯網網站

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

www.mountbroadcast.hk

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

www.mountbroadcast.hk

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	2964.473
2.	Plant rooms and similar services 機房及相類設施	
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. 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	128.735
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. 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	769.359
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	69.784
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
3.	Balcony 露台	91.756
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	38.931
10.	Noise barrier 隔音屏障	9.065

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 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	16.429
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 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	332.474
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	263.835
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	88.593
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	38.266
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 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	Not Applicable 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 《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	Not Applicable 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

		Area (m ²) 面積 (平方米)
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	58.060
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考（第8號）提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

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INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

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

Green Building Certification

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

Provisional
GOLD



PROVISIONAL
GOLD
NB V2.0 2025
HKGBC
BEAM Plus

Application no.: PAG0180/25

綠色建築認證

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

暫定評級
金級



暫定
金級
NB V2.0 2025
HKGBC
BEAM Plus

申請編號: PAG0180/25

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

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

Part I 第I部分					
Provision of Central Air Conditioning 提供中央空調		YES 是			
Provision of Energy Efficient Features 提供具能源效益的設施		YES 是			
Energy Efficient Features proposed 擬安裝的具能源效益的設施		1. Highly efficient lighting design 高效照明設計 2. VSD Pump 變頻泵			

Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1) 第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量 ^(備註 1) ：					
Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇每年能源消耗量 ^(備註 2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/m ² /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m ² /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備 裝置 ^(備註 3) 的部份	6,648.792	346	0	104	0

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

- 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.

備註：

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。
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1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the “Agreement”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. Information and requirements relating to "the Green Areas" and "the Structures" as referred to in Special Condition Nos.(3) to (6) of the Land Grant are set out in full under the Summary of Land Grant section of this sales brochure.
1. 買方須於正式買賣合約（「買賣合約」）下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓、轉售該住宅單位或停車位或以任何形式轉移該住宅單位或停車位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。
 2. 若賣方應買賣合約下買方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價5%之金額，另買方須向賣方繳付或補還（視屬何情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）。
 3. 賣方將會或已經（視屬何情況而定）支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅。
 4. 已簽署買賣合約之買方，如已支付不多於港幣\$100之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用及截至該要求作出當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。
 5. 有關在批地文件特別條款第(3)條至第(6)條提及之「綠色區域」及「構築物」的資料及要求在本售樓說明書的「批地文件摘要」中全部列出。

34 POSSIBLE FUTURE CHANGES 日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

35 DATE OF PRINTING OF SALES BROCHURE 售樓說明書印製日期

Date of Printing of Sales Brochure
24 June 2026

售樓說明書印製日期
2026年6月24日

