THE SPECTRA

朗屏8號

SALES BROCHURE 售樓説明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

- 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.
- 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

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property; (ii) the internal dimensions of each residential property; (iii) the thickness of the internal partitions of each residential property; (iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. **重要資訊**
   - 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
   - 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓説明書、價單、載有銷售安排的文件，及成交紀錄冊。
   - 發展項目的售樓説明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
   - 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。
2. **費用、按揭貸款和樓價**
   - 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
   - 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
   - 查閱同類物業最近的成交價格，以作比較。
   - 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。
3. **價單、支付條款，以及其他財務優惠**
   - 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
   - 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
   - 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。
4. **物業的面積及四周環境**
   - 留意載於售樓説明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓説明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓説明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓説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；參閱載於售樓説明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。
5. **售樓説明書**
   - 確保所取得的售樓説明書屬最新版本。根據條例，提供予公眾的售樓説明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
   - 閱覽售樓説明書，並須特別留意以下資訊：
     - ☐ 售樓説明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
     - ☐ 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
     - ☐ 室內和外部的裝置、裝修物料和設備；
     - ☐ 管理費按甚麼基準分擔；
     - ☐ 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
     - ☐ 小業主是否須要負責維修斜坡。
6. **政府批地文件和公契**
   - 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
   - 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
   - 留意公契內訂明有關物業內可否飼養動物。
7. **售樓處內有關可供揀選住宅物業的資料**
   - 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
   - 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。
8. **成交紀錄冊**
   - 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
   - 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。
9. **買賣合約**
   - 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
   - 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
   - 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
   - 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
   - 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 —

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓説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。

- ☐ 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説明書。因此，緊記先行索取售樓説明書，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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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。

2 INFORMATION ON THE PHASE
期數的資料

NAME OF THE PHASE OF THE DEVELOPMENT (THE "PHASE"):
The Spectra*

THE NAME OF THE STREET AT WHICH THE PHASE IS SITUATED:
Kwong Yip Street

THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE PHASE:
No. 8**

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING:
Towers 1, 2, 3 and 5: 24 storeys (excluding B/F, G/F, roof floor, pump room floor and upper roof floor)
(Tower 4 is omitted)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE PHASE:
Towers 1 and 2: G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F
Towers 3 and 5: B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER:
Towers 1, 2, 3 and 5: 4/F, 13/F, 14/F, 24/F

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

* Applicable to the residential portion of the Phase. Phase 2 of the entire development constructed on Yuen Long Town Lot No. 513 is the phase of which The Spectra forms part. The Spectra comprises Towers 1, 2, 3 and 5 and car park of the residential portion of Phase 2.

** Applicable to the residential portion of the Phase

發展項目的期數「期數」的名稱：
朗屏8號*

期數所位於的街道的名稱：
擴業街

由差餉物業估價署署長為識別本期數的目的而編配的門牌號數：
8號**

每幢多單位建築物的樓層的總數：
第1、2、3及5座：24層（不包括地庫、地下、天台、泵房層及上層天台）
（不設第4座）

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：
第1及2座：地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓
第3及5座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：
第1、2、3及5座：4樓、13樓、14樓、24樓

每幢多單位建築物內的庇護層（如有的話）：
不適用

* 適用於期數內之住宅部份。整個興建於元朗市地段第513號的發展項目的第2期為朗屏8號所屬的期數。朗屏8號包括第2期的第1, 2, 3及5座及住宅部分的停車場。

** 適用於期數內之住宅部份

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

VENDOR:
Long Ping Property Development Limited (as "Owner")[1]
United Best Hong Kong Limited (as "Person so engaged")[2]

HOLDING COMPANIES OF THE VENDOR:
Holding company of the Owner (Long Ping Property Development Limited):
West Rail Property Development Limited

Holding companies of the Person so engaged (United Best Hong Kong Limited):
K. Wah International Holdings Limited
Sutimar Enterprises Limited
K. Wah Stones (Holdings) Limited
K. Wah Properties Investment Limited
Raise Union Limited
Choice Treasure Limited

AUTHORIZED PERSON FOR THE PHASE:
Tang Kwok Wah Owen

THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE PHASE IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY:
Wong Tung & Partners Limited

BUILDING CONTRACTOR FOR THE PHASE:
Chevalier (Construction) Co., Ltd.

THE FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE PHASE:
Deacons
Slaughter and May
Baker & McKenzie
King & Wood Mallesons

AUTHORIZED INSTITUTIONS THAT HAVE MADE A LOAN, OR HAVE UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE PHASE:
Bank of China (Hong Kong) Limited
Nanyang Commercial Bank, Limited
(Note: the loan given by the above two authorized institutions has been repaid in full)

OTHER PERSONS WHO HAVE MADE LOANS FOR THE CONSTRUCTION OF THE PHASE:
Raise Union Limited
King Chance Development Limited

Notes:

1. "Owner" means the legal or beneficial owner of the Phase.
2. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

賣方：
朗屏物業發展有限公司(作為"擁有人")[1]
同佳香港有限公司(作為"如此聘用的人")[2]

賣方之控權公司：
擁有人(朗屏物業發展有限公司)之控權公司：
西鐵物業發展有限公司

如此聘用的人(同佳香港有限公司)之控權公司：
嘉華國際集團有限公司
Sutimar Enterprises Limited
嘉華石業(集團)有限公司
嘉華房產投資有限公司
聯躍有限公司
Choice Treasure Limited

期數的認可人士：
鄧國華

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：
王董建築師事務有限公司

期數的承建商：
其士(建築)有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所：
的近律師行
司力達律師樓
貝克•麥堅時律師事務所
金杜律師事務所

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：
中國銀行(香港)有限公司
南洋商業銀行有限公司
(註：以上兩間認可機構提供的貸款已全數清還)

已為期數的建造提供貸款的其他人：
聯躍有限公司
會連發展有限公司

註：

1. "擁有人"指期數的法律上的擁有人或實益擁有人。
2. "如此聘用的人"指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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

(a)	the vendor# or a building contractor for the Phase is an individual, and that vendor# or contactor is an immediate family member of an authorized person for the development	賣方#或該期數的承建商屬個人，並屬該期數的認可人士的家人	Not Applicable 不適用
(b)	the vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an authorized person	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人	Not Applicable 不適用
(c)	the vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of such an authorized person	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的家人	No 否
(d)	the vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an associate of such an authorized person	賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(e)	the vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an authorized person	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的有聯繫人士的家人	Not Applicable 不適用
(f)	the vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of an associate of such an authorized person	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人	No 否
(g)	the vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase	賣方#或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所的經營人的家人	Not Applicable 不適用
(h)	the vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所的經營人的家人	Not Applicable 不適用
(i)	the vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of a proprietor of such a firm of solicitors	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述律師事務所的經營人的家人	No 否
(j)	the vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor#, holding company or contractor	賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控權公司或承建商最少10%的已發行股份	No 否
(k)	the vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor#, holding company or contractor	賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方#、控權公司或承建商最少1%的已發行股份	No 否
(l)	the vendor# or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#	賣方#或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方#、承建商或該賣方#的控權公司的僱員、董事或秘書	No 否
(m)	the vendor# or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor# or contractor	賣方#或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員	Not Applicable 不適用
(n)	the vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor#, holding company or contractor	賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少10%的已發行股份	No 否
(o)	the vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor#, holding company or contractor.	賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方#、控權公司或承建商最少1%的已發行股份	No 否
(p)	the vendor# or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控權公司的僱員、董事或秘書	No 否
(q)	the vendor# or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor	賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員	Not Applicable 不適用
(r)	the vendor# or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor# or contractor or of a holding company of that vendor#	賣方#或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團	No 否
(s)	the vendor# or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#	賣方#或該期數的承建商屬法團，而該承建商屬該賣方或該賣方#的控權公司的有聯繫法團	No 否

A reference to vendor here is a reference to either Long Ping Property Development Limited (as "Owner") or United Best Hong Kong Limited (as "Person so engaged").

在此提述的賣方是指朗屏物業發展有限公司(作為"擁有人")或同佳香港有限公司(作為"如此聘用的人")。

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

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

There will be no curtain walls forming part of the enclosing walls of the Phase.
期數內將不會有構成圍封牆的一部份的幕牆。

The range of thickness of the non-structural prefabricated external walls of each tower :
每幢大廈的非結構的預製外牆的厚度的範圍：

Tower 座數	The Range of Thickness of the Non-structural Prefabricated External Walls (mm) 非結構的預製外牆的厚度範圍(毫米)
1	75, 150
2	75, 150
3	75, 150
5	75, 150

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

Tower 座數	Flat 單位	Floor 樓層	Total Area of Non-Structural Prefabricated External Walls of Each Residential Property (m^2) 每個住宅單位的非結構的預製外牆的總面積(平方米)
1	A	1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓	1.121
	B		0.828
	C		0.465
	D		1.032
	E		1.076
	F		1.058
	G		0.684
	H		0.695
	J		1.283
	K		0.529
	A	25/F - 28/F 25樓至28樓	1.435
	B		0.828
	C		0.465
	D		1.032
	E		1.076
	F		1.058
	G		0.684
	H		0.695
	J		1.283

Tower 座數	Flat 單位	Floor 樓層	Total Area of Non-Structural Prefabricated External Walls of Each Residential Property (m^2) 每個住宅單位的非結構的預製外牆的總面積(平方米)
2	A	1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓	1.121
	B		0.828
	C		0.465
	D		1.032
	E		1.076
	F		1.058
	G		0.684
	H		0.695
	J		1.283
	K		0.529
	A	25/F - 28/F 25樓至28樓	1.435
	B		0.828
	C		0.465
	D		1.032
	E		1.076
	F		1.058
	G		0.684
	H		0.695
	J		1.283

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

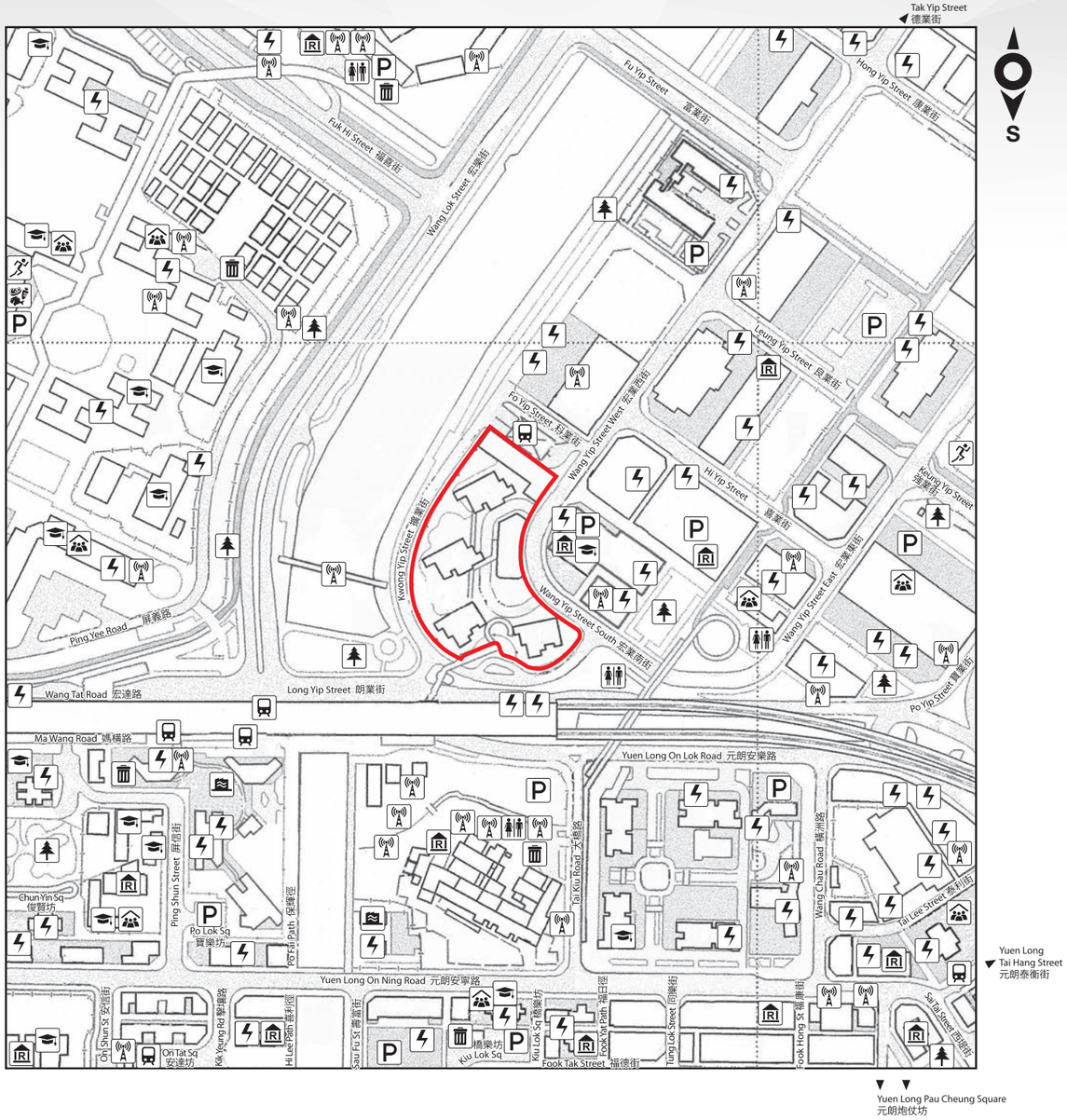
Tower 座數	Flat 單位	Floor 樓層	Total Area of Non-Structural Prefabricated External Walls of Each Residential Property (m^2) 每個住宅單位的非結構的預製外牆的總面積（平方米）
3	A	1/F - 3/F, 6/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、6樓至12樓、15樓至23樓及25樓至28樓	1.145
	B		0.719
	C		0.694
	D		1.584
	E		0.432
	F		2.135
	G		1.387
	H		1.298
	J		0.561
	A	5/F 5樓	1.145
	B		0.719
	C		0.694
	D		1.584
	E		0.432
	F		2.135
	G		1.387
	H		1.298
	J		0.561

Tower 座數	Flat 單位	Floor 樓層	Total Area of Non-Structural Prefabricated External Walls of Each Residential Property (m^2) 每個住宅單位的非結構的預製外牆的總面積（平方米）
5	A	1/F - 3/F & 6/F - 9/F 1樓至3樓及6樓至9樓	1.145
	B		0.719
	C		0.694
	D		1.584
	E		0.432
	F		2.135
	G		1.387
	H		1.088
	J		0.009
	K		0.534
	A	5/F 5樓	1.145
	B		0.719
	C		0.694
	D		1.584
	E		0.432
	F		2.135
	G		1.387
	H		1.088
	J		0.009
	K		0.534
	A	10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓	1.145
	B		0.719
	C		0.694
	D		1.584
	E		0.432
	F		2.135
	G		1.387
	H		1.298
	J		0.544

PERSON APPOINTED AS THE MANAGER OF THE PHASE UNDER THE EXECUTED DEED OF MUTUAL COVENANT :
MTR Corporation Limited

根據有關已簽立的公契，獲委任為期數的管理人：
香港鐵路有限公司

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



Location of the development
發展項目的位置

Scale比例

0m/米 50 100 150 200 250m/米

Notation 圖例

- Sewage treatment works and facilities
  污水處理廠及設施
- A power plant (including electricity sub-stations)
  發電廠（包括電力分站）
- A refuse collection point
  垃圾收集站
- A public convenience
  公廁
- A public utility installation
  公用事業設施裝置
- Sports facilities (including a sports ground and a swimming pool)
  體育設施（包括運動場及游泳池）
- A public park
  公園
- A public transport terminal (including a rail station)
  公共交通總站（包括鐵路車站）
- Social welfare facilities (including an elderly centre and a 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）
- A school (including a kindergarten)
  學校（包括幼稚園）
- A religious institution (including a church, a temple and a Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- A public carpark (including a lorry park)
  公眾停車場（包括貨車停泊處）
- A market (including a wet market and a wholesale market)
  市場（包括濕貨市場及批發市場）

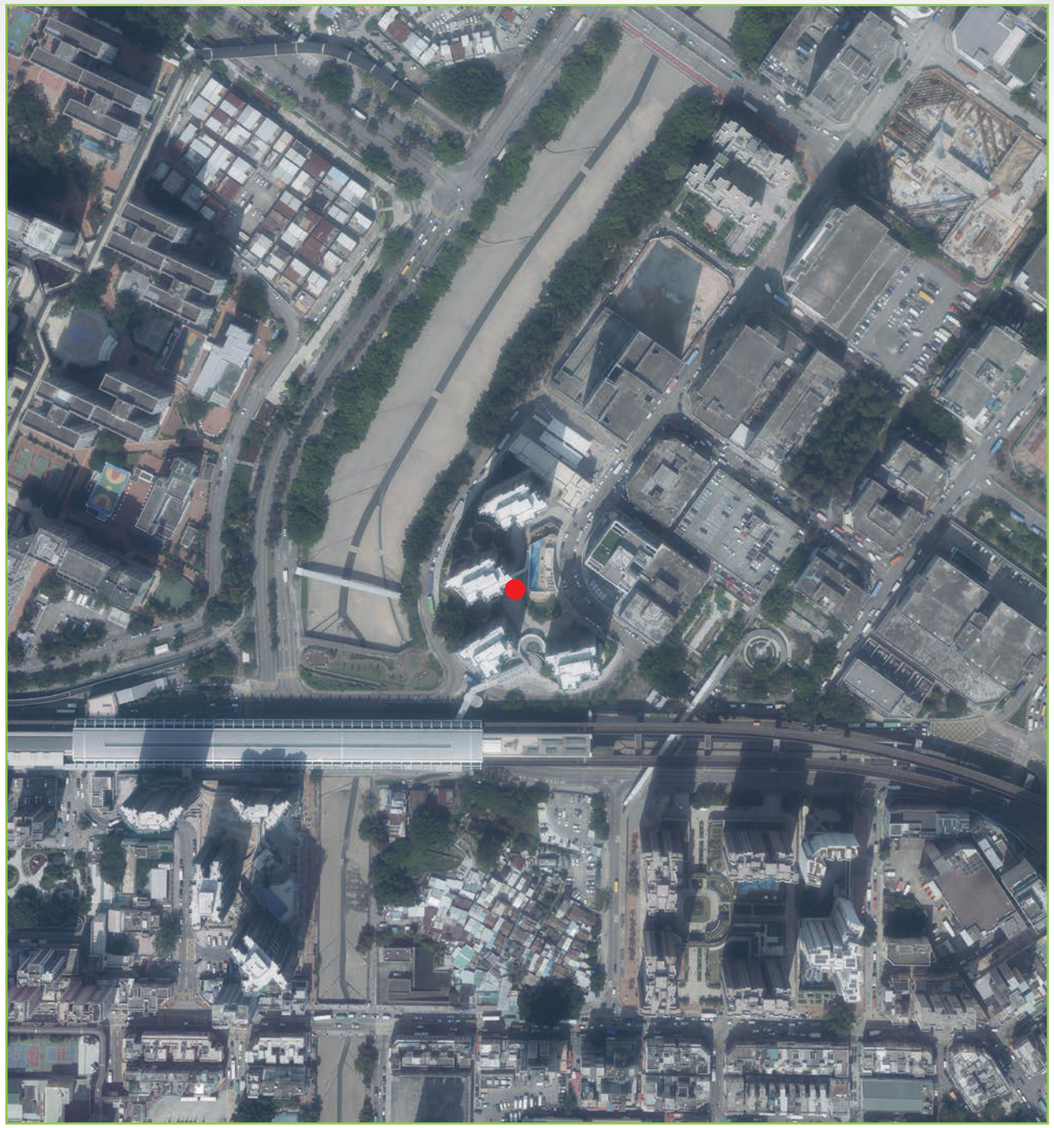
Notes:

1. The above Location Plan is made with reference to the Survey Sheet No. 6-NW-B dated 3 July 2020, with adjustments where necessary.
2. The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 64/2018.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

註：

1. 上述發展項目的所在位置圖參考於2020年7月3日修訂之測繪圖編號6-NW-B，有需要處經修正處理。
2. 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號64/2018。
3. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

8 AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



● Location of the Phase 期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E072934C, dated 18 October 2019.

摘錄自地政總署測繪處於2019年10月18日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E072934C。

Notes:

1. The copies of the aerial photographs of the Phase are available for free inspection at the sales office during opening hours.
2. The aerial photographs 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 Phase is irregular.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

This blank area falls outside the coverage of the aerial photograph.
此空白範圍不為本鳥瞰照片所覆蓋。

● Location of the Phase 期數的位置

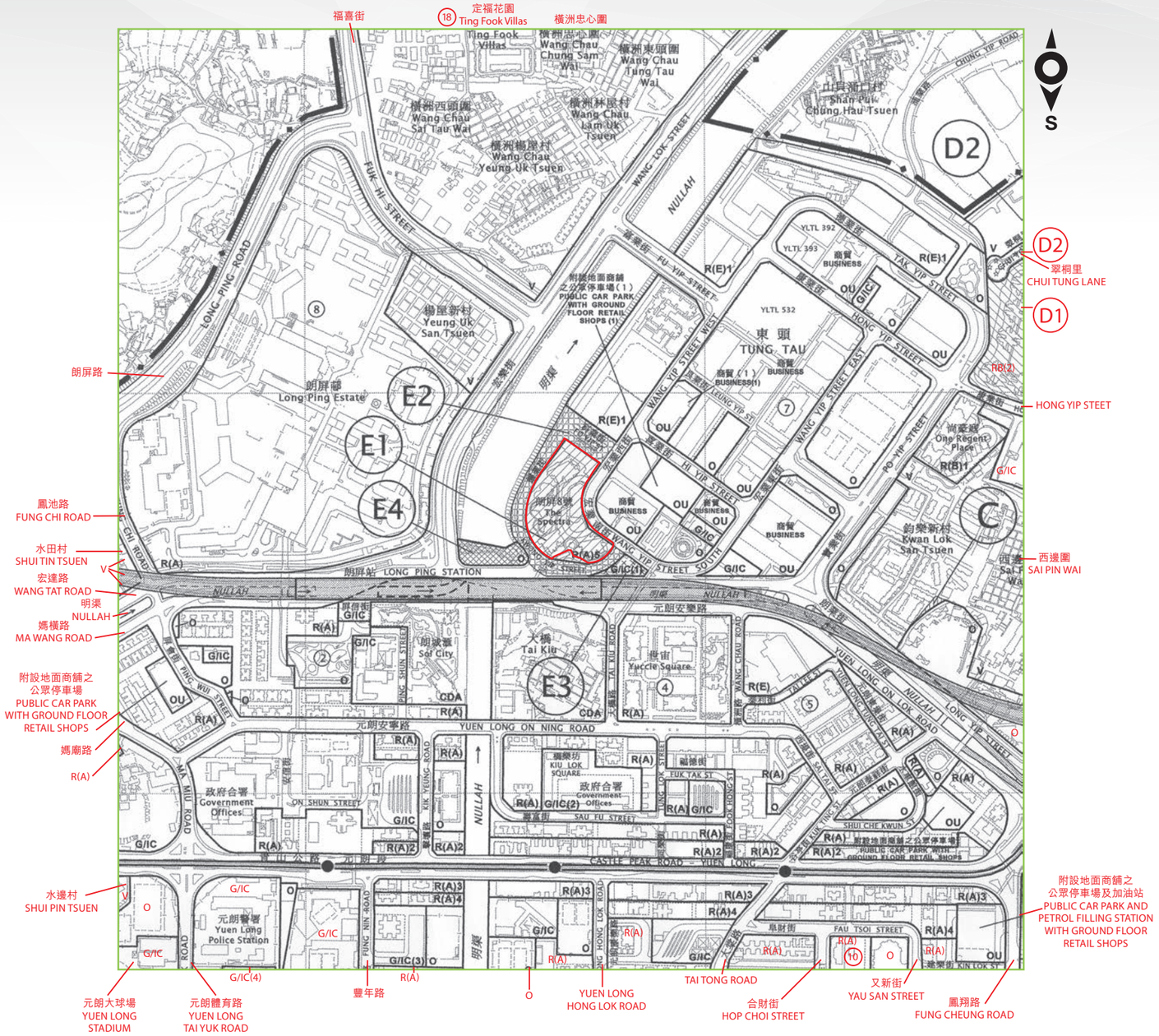
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E089336C, dated 18 February 2020.

摘錄自地政總署測繪處於2020年2月18日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E089336C。

註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則邊界引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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



Location of the development
發展項目的位置

Scale比例
0m/米 100 200 300 400 500m/米

Extracted from part of the draft Yuen Long Outline Zoning Plan No. S/YL/24, gazetted on 29 January 2021, with adjustment where necessary as shown in red.

摘錄自2021年1月29日刊憲之元朗分區計劃大綱草圖，圖則編號為S/YL/24，經修正處理之處以紅色表示。

For the notation of this plan, please refer to page 13a.
有關此圖的圖例，請參閱第13a頁。

Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the development is irregular.
4. The above Outline Zoning 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.

註：

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

Notation 圖例

Zones 地帶

- CDA — Comprehensive Development Area 綜合發展區
- R(A) — Residential (Group A) 住宅(甲類)
- R(B) — Residential (Group B) 住宅(乙類)
- R(E) — Residential (Group E) 住宅(戊類)
- V — Village Type Development 鄉村式發展
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途

Communications 交通

- Railway and Station (Elevated) 鐵路及車站(高架)
- Light Rail and Stop 輕鐵及車站
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Amendments to Approved Plan No. S/YL/23 核准圖編號 S/YL/23 的修訂

- Amendment Item C 修訂項目C項
- Amendment Item D1 修訂項目D1項
- Amendment Item D2 修訂項目D2項
- Amendment Item E1 修訂項目E1項
- Amendment Item E2 修訂項目E2項
- Amendment Item E3 修訂項目E3項
- Amendment Item E4 修訂項目E4項

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- 17 — Planning Area Number 規劃區編號

Item C – Rezoning of a site at Sai Kai Road from "O" to "Village Type Development" ("V").
C項 — 把位於西溪路的一塊用地劃由「休憩用地」地帶改劃為「鄉村式發展」地帶。

Item D1 – Rezoning of a site at Yuen Long Kau Hui Road from "Comprehensive Development Area" ("CDA") to "Residential (Group B)2" ("R(B)2").
D1項 — 把位於元朗舊墟路的一塊用地由「綜合發展區」地帶改劃為「住宅(乙類)2」地帶。

Item D2 – Rezoning of a strip of land at Chui Tung Lane from "CDA" to an area shown as 'Road'.
D2項 — 把位於翠桐里的一塊狹長土地由「綜合發展區」地帶改劃為顯示為「道路」的地方。

Item E1 – Rezoning of a site at Kwong Yip Street from "CDA" to "Residential (Group A)5" ("R(A)5").
E1項 — 把位於擴業街的一塊用地由「綜合發展區」地帶改劃為「住宅(甲類)5」地帶。

Item E2 – Rezoning of a strip of land at Kwong Yip Street and Fo Yip Street from "CDA" to an area shown as 'Road'.
E2項 — 把位於擴業街及科業街的一塊狹長土地由「綜合發展區」地帶改劃為顯示為「道路」的地方。

Item E3 – Rezoning of a site at Wang Yip Street South and Kwong Yip Street from "CDA" to "GIC(1)".
E3項 — 把位於宏業南街及擴業街的一塊用地由「綜合發展區」地帶改劃為「政府、機構或社區(1)」地帶。

Item E4 – Rezoning of a site near the junction of Kwong Yip Street and Long Yip Street from "CDA" and areas shown as 'Road' and 'Nullah' to "O".
E4項 — 把位於近擴業街及朗業街交界的一塊用地由「綜合發展區」地帶及顯示為「道路」和「明渠」的地方改劃為「休憩用地」地帶。

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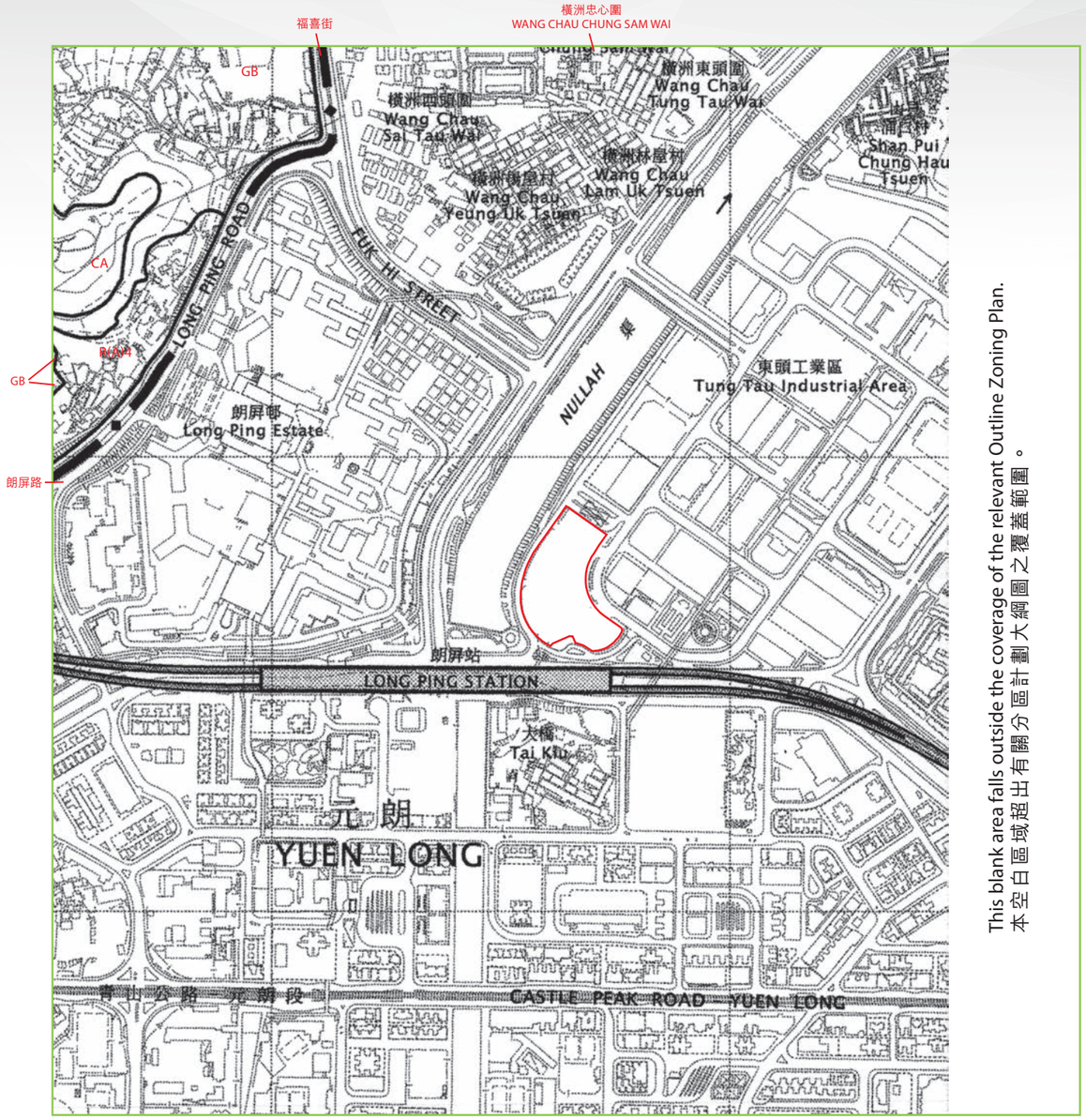
9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
本空白區域超出有關分區計劃大綱圖之覆蓋範圍。

Location of the development
發展項目的位置

Scale比例
0m/米 100 200 300 400 500m/米

Extracted from part of the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18, gazetted on 26 October 2018, with adjustment where necessary as shown in red.

摘錄自2018年10月26日刊憲之屏山分區計劃大綱核准圖，圖則編號為S/YL-PS/18，經修正處理之處以紅色表示。

N
S

Notation 圖例

Zones 地帶

- R(A) — Residential (Group A) 住宅(甲類)
- GB — Green Belt 綠化地帶
- CA — Conservation Area 自然保育區

Communications 交通

- Railway and Station (Elevated) 鐵路及車站(高架)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

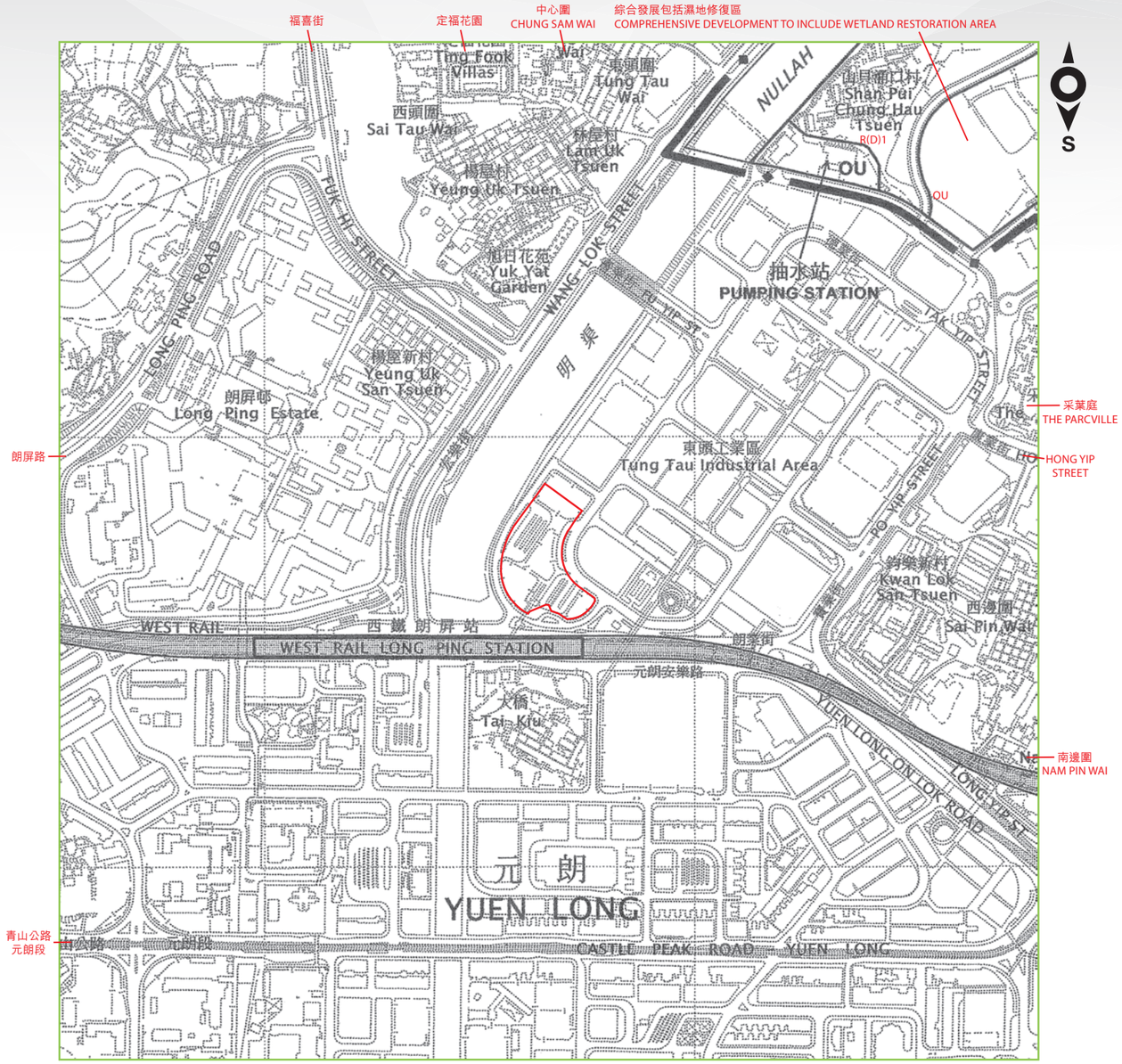
Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the development is irregular.
4. The above Outline Zoning 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.

註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的不規則邊界引致的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 上述分區計劃大綱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。

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



Location of the development
發展項目的位置

Scale比例
0m/米 100 200 300 400 500m/米

Extracted from part of the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, gazetted on 27 October 2006 with adjustment where necessary as shown in red.

摘錄自2006年10月27日刊憲之南生圍分區計劃大綱核准圖，圖則編號為S/YL-NSW/8，經修正處理之處以紅色表示。

Notation 圖例

Zones 地帶

R(D)	Residential (Group D) 住宅(丁類)
OU	Other Specified Uses 其他指定用途

Communications 交通

- West Rail and Station (Elevated) 西鐵及車站(高架)
- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線

Notes:

1. The latest updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the development is irregular.
4. The above Outline Zoning 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.

註：

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3. 由於發展項目的不規則邊界引致的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
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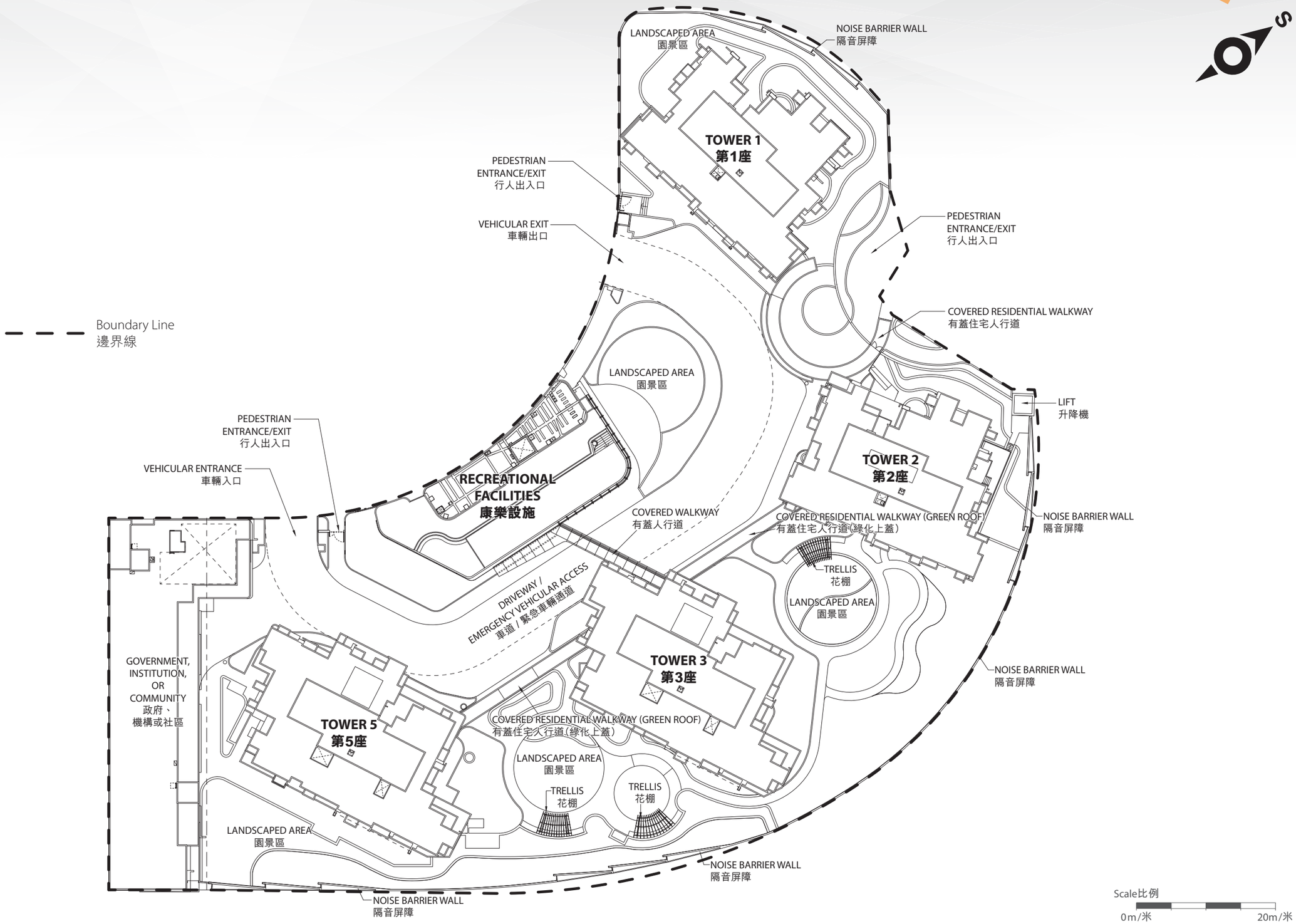
10 LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



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

GLOSSARY 詞彙表

A/C PLATFORM FOR FLAT A = Air-conditioner Platform for Flat A = 單位A的冷氣機平台

A/C PLATFORM FOR FLAT B = Air-conditioner Platform for Flat B = 單位B的冷氣機平台

A/C PLATFORM FOR FLAT C = Air-conditioner Platform for Flat C = 單位C的冷氣機平台

A/C PLATFORM FOR FLAT D = Air-conditioner Platform for Flat D = 單位D的冷氣機平台

A/C PLATFORM FOR FLAT E = Air-conditioner Platform for Flat E = 單位E的冷氣機平台

A/C PLATFORM FOR FLAT F = Air-conditioner Platform for Flat F = 單位F的冷氣機平台

A/C PLATFORM FOR FLAT G = Air-conditioner Platform for Flat G = 單位G的冷氣機平台

A/C PLATFORM FOR FLAT H = Air-conditioner Platform for Flat H = 單位H的冷氣機平台

A/C PLATFORM FOR FLAT J = Air-conditioner Platform for Flat J = 單位J的冷氣機平台

A/C PLATFORM FOR FLAT K = Air-conditioner Platform for Flat K = 單位K的冷氣機平台

ACOUSTIC FIN = 隔聲鰭^

ACOUSTIC BAL. = Acoustic Balcony = 隔音露台#

A.D. = Air Duct = 風槽

A.F. = Architectural Feature = 建築裝飾

BAL. = Balcony = 露台

ALUM. CLADDING = Aluminium Cladding = 鋁質蓋板

BATH (1) = Bathroom (1) = 浴室 (1)

BATH (2) = Bathroom (2) = 浴室 (2)

B.R. (1) = Bedroom (1) = 睡房(1)

B.R. (2) = Bedroom (2) = 睡房(2)

B.R. (3) = Bedroom (3) = 睡房(3)

COVER OF BAL. BELOW AT 25/F = Cover of Balcony Below at 25/F = 下層露台頂蓋位於25樓

COVER OF U.P. BELOW AT 25/F = Cover of Utility Platform Below at 25/F = 下層工作平台頂蓋位於25樓

DN = Down = 落

D.G.W. = Double Glazed Window = 雙層玻璃窗^

D.G.W. AT 2/F - 3/F & 5/F = Double Glazed Window at 2/F to 3/F and 5/F = 雙層玻璃窗設於2樓至3樓及5樓

D.G.W. AT 2/F - 3/F & 5/F - 7/F = Double Glazed Window at 2/F to 3/F and 5/F to 7/F = 雙層玻璃窗設於2樓至3樓及5樓至7樓

D.G.W. AT 2/F - 3/F & 5/F - 9/F = Double Glazed Window at 2/F to 3/F and 5/F to 9/F = 雙層玻璃窗設於2樓至3樓及5樓至9樓

D.G.W. AT 2/F - 3/F & 5/F - 12/F = Double Glazed Window at 2/F to 3/F and 5/F to 12/F = 雙層玻璃窗設於2樓至3樓及5樓至12樓

D.G.W. AT 2/F - 3/F, 5/F - 12/F & 15/F - 16/F = Double Glazed Window at 2/F to 3/F, 5/F to 12/F and 15/F to 16/F = 雙層玻璃窗設於2樓至3樓、5樓至12樓及15樓至16樓

D.G.W. AT 2/F - 3/F, 5/F - 12/F & 15/F - 17/F = Double Glazed Window at 2/F to 3/F, 5/F to 12/F and 15/F to 17/F = 雙層玻璃窗設於2樓至3樓 、5樓至12樓及15樓至17樓

D.G.W. AT 2/F - 3/F, 5/F - 12/F & 15/F - 19/F = Double Glazed Window at 2/F to 3/F, 5/F to 12/F and 15/F to 19/F = 雙層玻璃窗設於2樓至3樓、5樓至12樓及15樓至19樓

D.G.W. AT 2/F - 3/F, 5/F - 12/F & 15/F - 23/F = Double Glazed Window at 2/F to 3/F, 5/F to 12/F and 15/F to 23/F = 雙層玻璃窗設於2樓至3樓、5樓至12樓及15樓至23樓

D.G.W. AT 3/F & 5/F - 6/F = Double Glazed Window at 3/F, 5/F to 6/F = 雙層玻璃窗設於3樓及5樓至6樓

D.G.W. AT 3/F & 5/F - 7/F = Double Glazed Window at 3/F, 5/F to 7/F = 雙層玻璃窗設於3樓及5樓至7樓

D.G.W. AT 3/F & 5/F - 8/F = Double Glazed Window at 3/F, 5/F to 8/F = 雙層玻璃窗設於3樓及5樓至8樓

D.G.W. AT 3/F & 5/F - 10/F = Double Glazed Window at 3/F, 5/F to 10/F = 雙層玻璃窗設於3樓及5樓至10樓

D.G.W. AT 3/F & 6/F - 7/F = Double Glazed Window at 3/F, 6/F to 7/F = 雙層玻璃窗設於3樓及6樓至7樓

D.G.W. AT 3/F & 6/F - 9/F = Double Glazed Window at 3/F, 6/F to 9/F = 雙層玻璃窗設於3樓及6樓至9樓

D.G.W. AT 3/F, 6/F - 12/F & 15/F - 16/F = Double Glazed Window at 3/F, 6/F to 12/F and 15/F to 16/F = 雙層玻璃窗設於3樓、6樓至12樓及15樓至16樓

D.G.W. AT 3/F, 6/F - 12/F & 15/F - 18/F = Double Glazed Window at 3/F, 6/F to 12/F and 15/F to 18/F = 雙層玻璃窗設於3樓、6樓至12樓及15樓至18樓

D.G.W. AT 6/F = Double Glazed Window at 6/F = 雙層玻璃窗設於6樓

D.G.W. AT 6/F - 8/F = Double Glazed Window at 6/F to 8/F = 雙層玻璃窗設於6樓至8樓

D.G.W. AT 6/F - 9/F = Double Glazed Window at 6/F to 9/F = 雙層玻璃窗設於6樓至9樓

D.G.W. AT 6/F - 12/F & 15/F = Double Glazed Window at 6/F to 12/F and 15/F = 雙層玻璃窗設於6樓至12樓及15樓

D.G.W. AT 6/F - 12/F & 15/F - 16/F = Double Glazed Window at 6/F to 12/F and 15/F to 16/F = 雙層玻璃窗設於6樓至12樓及15樓至16樓

D.G.W. AT 10/F - 12/F = Double Glazed Window at 10/F to 12/F = 雙層玻璃窗設於10樓至12樓

D.G.W. AT 10/F - 12/F & 15/F = Double Glazed Window at 10/F to 12/F and 15/F = 雙層玻璃窗設於10樓至12樓及15樓

D.G.W. AT 12/F & 15/F - 21/F = Double Glazed Window at 12/F and 15/F to 21/F = 雙層玻璃窗設於12樓及15樓至21樓

D.G.W. AT 15/F - 16/F = Double Glazed Window at 15/F to 16/F = 雙層玻璃窗設於15樓至16樓

D.G.W. AT 25/F - 28/F = Double Glazed Window at 25/F to 28/F = 雙層玻璃窗設於25樓至28樓

ELV./ TEL. = Extra Low Voltage/ Telephone Pipe Duct = 特低壓電線槽/電話管道槽

ELV. = Extra Low Voltage = 特低壓電線槽

E.M.R. = Electric Meter Room = 電錶房

FLAT ROOF = 平台

FLAT ROOF AT 10/F = Flat Roof at 10/F = 平台設於10樓

F.W. = Fixed Window = 固定窗*

H.R. = Hose Reel = 消防喉轆

KIT. = Kitchen = 廚房

LAV. = Lavatory = 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機大堂

LIFT SHAFT = 升降機槽

LIV. & DIN. = Living and Dining Room = 客飯廳

M.B.R. = Master Bedroom = 主人睡房

M.BATH = Master Bathroom = 主人浴室

P.D. = Pipe Duct = 管道槽

PRECAST LOST FORMWORK = 預製不能拆除模板

OPEN KIT. = Open Kitchen = 開放式廚房

OPEN PIPE WELL = 開放管井

RS/MRR = Refuse Storage and Material Recovery Room = 垃圾及物料回收房

ST. = Store Room = 儲物室

U.P. = Utility Platform = 工作平台

UP = Up = 上

W.M.R. = Water Meter Room = 水錶房

^ The acoustic fin and double glazed window as indicated in the floor plans of the Phase are provided for noise mitigation.

The acoustic balcony as indicated in the floor plans of the Phase is provided with ceiling lined with absorptive material and solid parapet for noise mitigation.

* The fixed window (non-openable) as indicated in the floor plans of the Phase is provided for noise mitigation.

^ 隔聲鰭及雙層玻璃窗已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

天花鋪設了吸音物料及置有矮牆的隔音露台已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

* 固定窗(不能開啟)已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

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

Remarks applicable to the floor plans of this section:

1. The dimensions of the floors plans are all structural dimensions in millimetre.
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. For details, please refer to the latest approved general building plans and other relevant plans.
4. Common drain pipes are located adjacent to balcony and/or utility platform of some residential properties.
5. There are ceiling bulkheads and/or false ceiling at living and dining room, bedroom, bathroom, lavatory and/or kitchen of some residential properties for the air-conditioning system and/or mechanical and electrical services.

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，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
4. 部份住宅物業的露台及/或工作平台側之外牆裝設公用去水渠。
5. 部份住宅物業客飯廳、睡房、浴室、洗手間及/或廚房之裝飾橫樑及/或假天花內裝置冷氣喉管及/或其他機電設備。

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 1 座

1/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property on 1/F of Tower 1: 150mm
第1座1樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of residential properties being Flats A, B, C and D in different locations on 1/F is 2800mm and 3050mm.
The floor-to-floor height of residential properties being Flats E, F, G, H, J and K on 1/F is 3050mm.
1樓住宅物業A、B、C及D單位的層與層之間的高度在不同位置為2800毫米及3050毫米。1樓住宅物業E、F、G、H、J及K單位的層與層之間的高度為3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(註：此乃根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述並不適用於期數。)

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

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   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

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   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 1 座

2-3, 5-12, 15-23 /F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 2/F to 3/F, 5/F to 12/F and 15/F to 23/F of Tower 1: 150mm

第1座2樓至3樓、5樓至12樓及15樓至23樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property from 2/F to 3/F, 5/F to 12/F, 15/F to 22/F is 3050mm. The floor-to-floor height of residential property being Flat A in different locations on 23/F is 2600mm, 2700mm, 2800mm and 3050mm. The floor-to-floor height of residential properties being Flats B, C, D, E, F, G, H, J and K on 23/F is 3050mm.

2樓至3樓、5樓至12樓、15樓至22樓每個住宅物業的層與層之間的高度為3050毫米。23樓住宅物業A單位的層與層之間的高度在不同位置為2600毫米、2700毫米、2800毫米及3050毫米。23樓住宅物業B、C、D、E、F、G、H、J及K單位的層與層之間的高度3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 1 座

25-28 /F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 25/F to 28/F of Tower 1: 150mm
第1座25樓至28樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property: 3050mm
每個住宅物業的層與層之間的高度：3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 2 座

1/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property on 1/F of Tower 2: 150mm
第2座1樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to floor height of residential properties being Flats A, B, C, E, F, G, J and K on 1/F is 3050mm. The floor-to-floor height of residential property being Flat D in different locations on 1/F is 2700mm and 3050mm. The floor-to floor height of residential property being Flat H in different locations on 1/F is 2800mm and 3050mm.

1樓住宅物業A、B、C、E、F、G、J及K單位的層與層之間的高度為3050毫米。1樓住宅物業D單位的層與層之間的高度在不同位置為2700毫米及3050毫米。1樓住宅物業H單位的層與層之間的高度在不同位置為2800毫米及3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

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   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

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   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 2 座

2-3, 5-12, 15-23 /F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 2/F to 3/F, 5/F to 12/F and 15/F to 23/F of Tower 2: 150mm

第2座2樓至3樓、5樓至12樓及15樓至23樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property from 2/F to 3/F, 5/F to 12/F, 15/F to 22/F is 3050mm. The floor-to-floor height of residential property being Flat A in different locations on 23/F is 2600mm, 2700mm 2800mm and 3050mm. The floor-to-floor height of residential properties being Flats B, C, D, E, F, G, H, J and K on 23/F is 3050mm.

2樓至3樓、5樓至12樓、15樓至22樓每個住宅物業的層與層之間的高度為3050毫米。23樓住宅物業A單位的層與層之間的高度在不同位置為2600毫米、2700毫米、2800毫米及3050毫米。23樓住宅物業B、C、D、E、F、G、H、J及K單位的層與層之間的高度3050毫米。

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(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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。

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

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   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 2 座

25-28 /F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 25/F to 28/F of Tower 2: 150mm
第2座25樓至28樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property: 3050mm
每個住宅物業的層與層之間的高度：3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

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   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 3 座

1/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property on 1/F of Tower 3: 150mm
第3座1樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of residential properties being Flats A, B, C, D, E, G and J on 1/F is 3050mm. The floor-to-floor height of residential property being Flat F in different locations on 1/F is 2700mm and 3050mm. The floor-to-floor height of residential property being Flat H in different locations on 1/F is 2650mm and 3050mm.

1樓住宅物業A、B、C、D、E、G及J單位的層與層之間的高度為3050毫米。1樓住宅物業F單位的層與層之間的高度在不同位置為2700毫米及3050毫米。1樓住宅物業H單位的層與層之間的高度在不同位置為2650毫米及3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

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   公契E部份第30條：

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

TOWER 3 座

2-3, 6-12, 15-23, 25-28/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 2/F to 3/F, 6/F to 12/F, 15/F to 23/F and 25/F to 28/F of Tower 3: 150mm
第3座2樓至3樓、6樓至12樓、15樓至23樓及25樓至28樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property: 3050mm
每個住宅物業的層與層之間的高度：3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

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2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

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3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

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1. 批地文件特別條款第(13)(e)條規定：

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

TOWER 3 座

5/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F of Tower 3: 150mm
第3座5樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property: 3050mm
每個住宅物業的層與層之間的高度：3050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.
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TOWER 5 座

1/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property on 1/F of Tower 5: 150mm
第5座1樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of residential properties being Flats A, B, C, D, E, G and J on 1/F is 3050mm. The floor-to-floor height of residential property being Flat F in different locations on 1/F is 2700mm and 3050mm. The floor-to-floor height of residential property being Flat H in different locations on 1/F is 2650mm and 3050mm.

1樓住宅物業A、B、C、D、E、G及J單位的層與層之間的高度為3050毫米。1樓住宅物業F單位的層與層之間的高度在不同位置為2700毫米及3050毫米。1樓住宅物業H單位的層與層之間的高度在不同位置為2650毫米及3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 5 座

2-3, 6-9/F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 2/F to 3/F and from 6/F to 9/F of Tower 5: 150mm
第5座2樓至3樓及6樓至9樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property from 2/F to 3/F, 6/F to 8/F is 3050mm. The floor-to-floor height of residential properties being Flats A, B, C, D, E, F, G and H on 9/F is 3050mm. The floor-to-floor height of residential property being Flat J in different locations on 9/F is 2800mm and 3050mm.

2樓至3樓、6樓至8樓每個住宅物業的層與層之間的高度為3050毫米。9樓住宅物業A、B、C、D、E、F、G及H單位的層與層之間的高度為3050毫米。9樓住宅物業J單位的層與層之間的高度在不同位置為2800毫米及3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 5 座

5/F 樓

Scale比例

0m/米 5m/米

The thickness of the floor slabs (excluding plaster) of each residential property on 5/F of Tower 5: 150mm
第5座5樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of each residential property: 3050mm
每個住宅物業的層與層之間的高度：3050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.
(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

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

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

1. Special Condition No. (13)(e) of the Land Grant provides that:

   (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) hereof shall not be less than 832; and

   (ii) out of the total number of residential units provided under sub-clause (13)(e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

2. The Deed of Mutual Covenant and Management Agreement:

   Clause 30 of Section E of the DMC:

   (a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

   (b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

3. A total number of 912 residential units are provided in the Phase.

4. (a) The number of residential units in the Phase ranging in saleable area not exceeding 50 square metres is 624;

   (b) The number of residential units in the Phase ranging in saleable area exceeding 50 square metres is 288.

1. 批地文件特別條款第(13)(e)條規定：

   (i) 根據特別條款第(13)(a)(i)在該地段已搭建或擬搭建的住宅單位總數不得少於832個；及

   (ii) 按特別條款第(13)(e)(i)條所提供的住宅單位總數當中，實用面積不超過50平方米的住宅單位不得少於624個。

2. 期數的公共契約暨管理合約有以下條款：

   公契E部份第30條：

   (a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制。

   (b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

3. 期數共提供912個住宅單位。

4. (a) 期數中實用面積不超過50平方米的住宅單位數目為624個；

   (b) 期數中實用面積超過50平方米的住宅單位數目為288個。

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

TOWER 5 座

10-12, 15-23, 25-28 /F 樓

The thickness of the floor slabs (excluding plaster) of each residential property from 10/F to 12/F, 15/F to 23/F and 25/F to 28/F of Tower 5: 150mm

第5座10樓至12樓、15樓至23樓及25樓至28樓每個住宅物業的樓板(不包括灰泥)的厚度：150毫米

The floor-to-floor height of residential properties being Flats A, B, C, D, E, F, G and J on 10/F is 3050mm. The floor-to-floor height of each residential property being Flat H in different locations on 10/F is 2700mm and 3050mm. The floor-to-floor height of each residential property from 11/F to 12/F, 15/F-23/F and 25/F-28/F is 3050mm.

10樓住宅物業A、B、C、D、E、F、G及J單位層與層之間的高度為3050毫米。10樓住宅物業H單位的層與層之間的高度在不同位置為2700毫米及3050毫米。11樓至12樓、15樓至23樓、25樓至28樓每個住宅物業的層與層之間的高度為3050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.

(Note: This statement required in Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) is not applicable to the Phase.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

(註：此乃根據《一手住宅物業銷售條例》附表1第1部第10(2)(e)條所規定的陳述並不適用於期數。)

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓	A	46.435 (500) 露台 Balcony: 2.155 (23) 工作平台 Utility Platform: 1.694 (18)	–	–	–	–	–	–	–	–	–	–
		B	22.900 (246) 露台 Balcony: 2.030 (22) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		C	31.277 (337) 露台 Balcony: 2.230 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		D	46.769 (503) 露台 Balcony: 2.593 (28) 工作平台 Utility Platform: 1.725 (19)	–	–	–	–	–	–	–	–	–	–
		E	44.997 (484) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.635 (18)	–	–	–	–	–	–	–	–	–	–
		F	57.648 (621) 露台 Balcony: 2.235 (24) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	44.751 (482) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: 1.625 (17)	–	–	–	–	–	–	–	–	–	–
		H	44.703 (481) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.762 (19)	–	–	–	–	–	–	–	–	–	–
		J	55.644 (599) 露台 Balcony: 2.181 (23) 工作平台 Utility Platform: 1.653 (18)	–	–	–	–	–	–	–	–	–	–
		K	33.706 (363) 露台 Balcony: 2.099 (23) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	25/F - 28/F 25樓至28樓	A	76.192 (820) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.694 (18)	–	–	–	–	–	–	–	–	–	–
		B	22.900 (246) 露台 Balcony: 2.030 (22) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		C	31.277 (337) 露台 Balcony: 2.230 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		D	46.769 (503) 露台 Balcony: 2.593 (28) 工作平台 Utility Platform: 1.725 (19)	–	–	–	–	–	–	–	–	–	–
		E	44.997 (484) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.635 (18)	–	–	–	–	–	–	–	–	–	–
		F	57.649 (621) 露台 Balcony: 2.235 (24) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	44.750 (482) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: 1.625 (17)	–	–	–	–	–	–	–	–	–	–
		H	44.703 (481) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.762 (19)	–	–	–	–	–	–	–	–	–	–
		J	55.629 (599) 露台 Balcony: 2.181 (23) 工作平台 Utility Platform: 1.653 (18)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓	A	46.435 (500) 露台 Balcony: 2.155 (23) 工作平台 Utility Platform: 1.694 (18)	–	–	–	–	–	–	–	–	–	–
		B	22.900 (246) 露台 Balcony: 2.030 (22) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		C	31.277 (337) 露台 Balcony: 2.230 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		D	46.769 (503) 露台 Balcony: 2.593 (28) 工作平台 Utility Platform: 1.725 (19)	–	–	–	–	–	–	–	–	–	–
		E	44.997 (484) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.635 (18)	–	–	–	–	–	–	–	–	–	–
		F	57.798 (622) 露台 Balcony: 2.235 (24) 工作平台 Utility Platform: 1.650 (18)	–	–	–	–	–	–	–	–	–	–
		G	44.751 (482) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: 1.625 (17)	–	–	–	–	–	–	–	–	–	–
		H	44.703 (481) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.762 (19)	–	–	–	–	–	–	–	–	–	–
		J	55.507 (597) 露台 Balcony: 2.181 (23) 工作平台 Utility Platform: 1.516 (16)	–	–	–	–	–	–	–	–	–	–
		K	33.706 (363) 露台 Balcony: 2.099 (23) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	25/F - 28/F 25樓至28樓	A	76.192 (820) 露台 Balcony: 2.200 (24) 工作平台 Utility Platform: 1.694 (18)	–	–	–	–	–	–	–	–	–	–
		B	22.900 (246) 露台 Balcony: 2.030 (22) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		C	31.277 (337) 露台 Balcony: 2.230 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		D	46.769 (503) 露台 Balcony: 2.593 (28) 工作平台 Utility Platform: 1.725 (19)	–	–	–	–	–	–	–	–	–	–
		E	44.997 (484) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.635 (18)	–	–	–	–	–	–	–	–	–	–
		F	57.798 (622) 露台 Balcony: 2.235 (24) 工作平台 Utility Platform: 1.650 (18)	–	–	–	–	–	–	–	–	–	–
		G	44.751 (482) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: 1.625 (17)	–	–	–	–	–	–	–	–	–	–
		H	44.703 (481) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.762 (19)	–	–	–	–	–	–	–	–	–	–
		J	55.492 (597) 露台 Balcony: 2.181 (23) 工作平台 Utility Platform: 1.516 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	1/F - 3/F, 6/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、6樓至12樓、15樓至23樓及25樓至28樓	A	56.662 (610) 露台 Balcony: 2.130 (23) 工作平台 Utility Platform: 1.508 (16)	–	–	–	–	–	–	–	–	–	–
		B	45.584 (491) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		C	45.829 (493) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.540 (533) 露台 Balcony: 2.222 (24) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–
		E	34.519 (372) 露台 Balcony: 2.262 (24) 工作平台 Utility Platform: 1.770 (19)	–	–	–	–	–	–	–	–	–	–
		F	82.526 (888) 露台 Balcony: 3.065 (33) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	66.751 (719) 露台 Balcony: 2.284 (25) 工作平台 Utility Platform: 1.501 (16)	–	–	–	–	–	–	–	–	–	–
		H	65.177 (702) 露台 Balcony: 2.329 (25) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		J	36.404 (392) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	5/F 5樓	A	56.662 (610) 露台 Balcony: 2.130 (23) 工作平台 Utility Platform: 1.508 (16)	–	–	–	–	–	–	–	–	–	–
		B	45.584 (491) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		C	45.829 (493) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.540 (533) 露台 Balcony: 2.222 (24) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–
		E	34.714 (374) 露台 Balcony: 2.262 (24) 工作平台 Utility Platform: 1.770 (19)	–	–	–	–	–	–	–	–	–	–
		F	79.990 (861) 露台 Balcony: 3.065 (33) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	66.834 (719) 露台 Balcony: 2.284 (25) 工作平台 Utility Platform: 1.501 (16)	–	–	–	–	–	–	–	–	–	–
		H	65.177 (702) 露台 Balcony: 2.329 (25) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		J	36.404 (392) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	1/F - 3/F & 6/F - 9/F 1樓至3樓及6樓至9樓	A	56.662 (610) 露台 Balcony: 2.130 (23) 工作平台 Utility Platform: 1.508 (16)	–	–	–	–	–	–	–	–	–	–
		B	45.584 (491) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		C	45.829 (493) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.540 (533) 露台 Balcony: 2.222 (24) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–
		E	34.519 (372) 露台 Balcony: 2.262 (24) 工作平台 Utility Platform: 1.770 (19)	–	–	–	–	–	–	–	–	–	–
		F	82.526 (888) 露台 Balcony: 3.065 (33) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	66.751 (719) 露台 Balcony: 2.284 (25) 工作平台 Utility Platform: 1.501 (16)	–	–	–	–	–	–	–	–	–	–
		H	49.916 (537) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		J	18.827 (203) 露台 Balcony: 2.241 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		K	35.894 (386) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	5/F 5樓	A	56.662 (610) 露台 Balcony: 2.130 (23) 工作平台 Utility Platform: 1.508 (16)	–	–	–	–	–	–	–	–	–	–
		B	45.584 (491) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		C	45.829 (493) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.540 (533) 露台 Balcony: 2.222 (24) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–
		E	34.714 (374) 露台 Balcony: 2.262 (24) 工作平台 Utility Platform: 1.770 (19)	–	–	–	–	–	–	–	–	–	–
		F	79.990 (861) 露台 Balcony: 3.065 (33) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	66.834 (719) 露台 Balcony: 2.284 (25) 工作平台 Utility Platform: 1.501 (16)	–	–	–	–	–	–	–	–	–	–
		H	49.916 (537) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		J	18.827 (203) 露台 Balcony: 2.241 (24) 工作平台 Utility Platform: -- (--)	–	–	–	–	–	–	–	–	–	–
		K	35.894 (386) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

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

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

Description of Residential Property 住宅物業的描述			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) sq.metre (sq.ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓	A	56.662 (610) 露台 Balcony: 2.130 (23) 工作平台 Utility Platform: 1.508 (16)	–	–	–	–	–	–	–	–	–	–
		B	45.584 (491) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		C	45.829 (493) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		D	49.540 (533) 露台 Balcony: 2.222 (24) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–
		E	34.519 (372) 露台 Balcony: 2.262 (24) 工作平台 Utility Platform: 1.770 (19)	–	–	–	–	–	–	–	–	–	–
		F	82.526 (888) 露台 Balcony: 3.065 (33) 工作平台 Utility Platform: 1.500 (16)	–	–	–	–	–	–	–	–	–	–
		G	66.751 (719) 露台 Balcony: 2.284 (25) 工作平台 Utility Platform: 1.501 (16)	–	–	–	–	–	–	–	–	–	–
		H	64.975 (699) 露台 Balcony: 2.127 (23) 工作平台 Utility Platform: 1.504 (16)	–	–	–	–	–	–	–	–	–	–
		J	36.406 (392) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.502 (16)	–	–	–	–	–	–	–	–	–	–

The saleable area and the floor area of balconies and utility platforms are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.764 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. There is no verandah in the residential properties in the Phase.

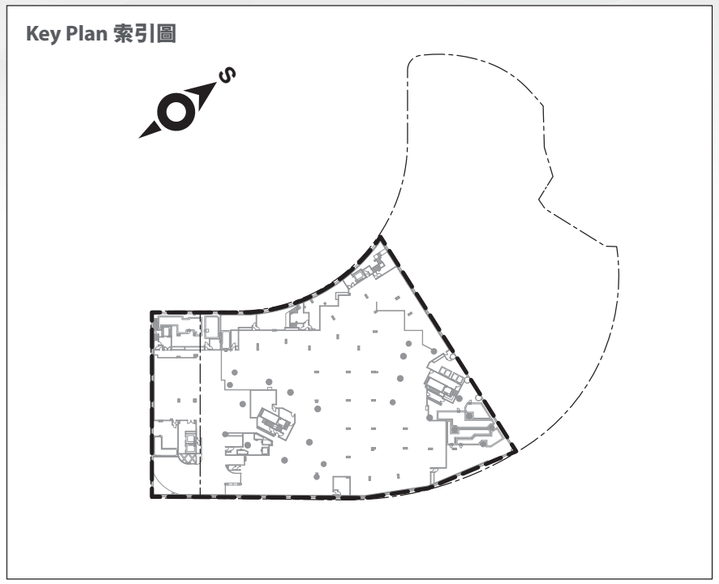
實用面積以及露台及工作平台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

註：

1. 上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.764平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。
2. 期數住宅物業並無陽台。

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

B/F 地庫



Scale比例
0m/米 10m/米

Category of parking space 停車位類別	Parking space number 停車位編號	Nos. 數目	Dimensions (L x W)(m) 尺寸(長 x 闊)(米)	Area per each space (sq. m) 每個停車位面積(平方米)
Car Parking Spaces for Residential Units 住宅停車位	1 - 10 12 - 80	79	5.0 x 2.5	12.5
Accessible Car Parking Space for Residential Units 暢通易達住宅停車位	11	1	5.0 x 3.5	17.5
Car Parking Spaces for Visitors 訪客停車位	V1 - V2 V4 - V10	9	5.0 x 2.5	12.5
Accessible Car Parking Space for Visitors 暢通易達訪客停車位	V3	1	5.0 x 3.5	17.5
Car Parking Spaces for Government Accommodation 政府樓宇停車位	G1 - G4	4	7.6 x 3.0	22.8
Motor Cycle Parking Spaces for Residential Units 住宅電單車停車位	M1 - M9	9	2.4 x 1.0	2.4
Bicycle Parking Spaces 單車停車位	B1 - B122	122	1.8 x 0.5	0.9

- Car Parking Spaces for Residential Units 住宅停車位
- Accessible Car Parking Space for Residential Units 暢通易達住宅停車位
- Car Parking Spaces for Visitors 訪客停車位
- Accessible Car Parking Space for Visitors 暢通易達訪客停車位
- Car Parking Spaces for Government Accommodation 政府樓宇停車位
- Motor Cycle Parking Spaces for Residential Units 住宅電單車停車位
- Bicycle Parking Spaces 單車停車位

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

G/F 地下

Category of parking space 停車位類別	Parking space number 停車位編號	Nos. 數目	Dimensions (L x W)(m) 尺寸(長 x 闊)(米)	Area per each space (sq. m) 每個停車位面積(平方米)
Loading and Unloading Space For Refuse Collection Vehicles 供垃圾車用的上落客貨車位	-	1	12.0 x 5.0	60
Loading and Unloading Space for Government Accommodation 政府樓宇上落客貨車位	-	1	8.0 x 4.0	32
Loading and Unloading Spaces 上落客貨車位	-	4	11 x 3.5	38.5

- Loading and Unloading Space for Refuse Collection Vehicles 供垃圾車用的上落客貨車位
- Loading and Unloading Space for Government Accommodation 政府樓宇上落客貨車位
- Loading and Unloading Spaces 上落客貨車位

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

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

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

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

  (i) that preliminary agreement is terminated;

  (ii) the preliminary deposit is forfeited; and

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

(a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。

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

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —

  (i) 該臨時合約即告終止；

  (ii) 有關的臨時訂金即予沒收；及

  (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. Summary of provisions of the executed deed of mutual covenant ("the DMC") that deal with the common parts of the Phase

1. **"Common Areas"** means the Estate Common Areas, the Residential Common Areas, the Car Park Common Areas and those parts of the Estate as are designated as common areas in, and more particularly identified on plans to be annexed to, any Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC but excluding those parts of the Residential Development or the Car Park which belong to the Owner of any particular Unit or which serve only any particular Unit.

2. **"Common Services and Facilities"** means the Estate Common Services and Facilities, the Residential Common Services and Facilities, the Car Park Common Services and Facilities and those services and facilities of the Estate as are designated as common services and facilities in any Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC excluding those services and facilities which belong to the Owner of any particular Unit or which serve only any particular Unit.

3. **"Estate Common Areas"** means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to parts of the Pedestrian Link, the roof on the top of the building of the Government Accommodation including all areas above the lift shafts of the building of the Government Accommodation and the water proofing layer of such roof, air-conditioning platforms (including any grilles attached thereto) of the building of the Government Accommodation, canopy on Mezzanine Floor of the building of the Government Accommodation, flat roofs (including the flat roof on the First Floor of the building of the Government Accommodation) and the water proofing layer of such flat roofs, emergency vehicular access, driveways, lifts, run in and out, ramps, shuttle lift lobbies, lift shafts, shuttle lifts, footpaths, staircases, landings, corridors and passages; management office, Owners Committee's office and any other space used for office of caretaker(s) or other accommodation of the Owners Committee or the Owners Corporation; pump rooms, transformer room, main switch room, electricity rooms, fire services control room, master meter cabinet and water meter room, fuel tank rooms, sprinkler and fire services pump room, fan rooms, sprinkler control valve room, pipe ducts, lift machine room, emergency generator rooms, air duct shaft, refuse storage and material recovery chamber; refuse collection vehicle parking space; parapet walls, structural walls and columns, the foundations and other structural elements of the buildings erected on the Estate, security room, Noise Mitigation Measures (excluding those forming part or parts of a Unit or the Residential Common Areas) and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Areas, the Car Park Common Areas and those areas forming parts of other Common Areas as designated or to be designated in the Sub-Deed of Mutual Covenant or deed poll to be executed pursuant to the DMC) and for the purpose of identification only as shown (where possible and capable of being shown) coloured indigo on the plans annexed to the DMC.

4. **"Estate Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under the Development and which serve the Estate as a whole and not for the sole benefit of any Owner or group of Owners including, but not limited to, sewers, gutters, drains, watercourses, pipes and ducts; pumps, tanks and sanitary fittings; wires, cables, electrical installations, fittings, equipment and apparatus; fire alarm, fire protection and fire fighting systems, equipment and apparatus; fire services tank, sprinkler water tank, security systems, equipment and apparatus; refuse disposal equipment; ventilation and air-conditioning plant and equipment; air-conditioners and fans and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Estate as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners (but excluding the Residential Common Services and Facilities, the Car Park Common Services and Facilities and those services and facilities forming parts of other Common Services and Facilities designated or to be designated in the Sub-Deed of Mutual Covenant or Deed Poll to be executed pursuant to the DMC).

5. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to parts of the Pedestrian Link, Non-Building Areas, Waterworks Reserve Areas, areas for installation or use of aerial broadcast distribution or telecommunications network facilities, satellite disc, transfer plates, entrances, residential entrance lobbies, staircases, landings, covered walkways, corridors and passages, refuge floors, communal podium gardens and greenery areas, acoustic fins of the Towers, lift shafts, plant and equipment rooms podium deck, wider lift lobbies and common corridors of the Towers, refuse rooms, swimming pool filtration plant rooms, chiller plant rooms, roofs, upper roofs and flat roofs, air-conditioning platforms (including any grilles attached thereto), architectural features of the Towers and associated supporting beams and columns, the external walls including non-structural prefabricated external wall (the locations of which are for identification purpose only as marked in red lines on the plans annexed to the DMC), windows (whether openable or non-openable) in the external walls of the Residential Development (except those windows forming parts of a Residential Unit), claddings, louvers, grilles and facades of the Towers, parapet walls, structural walls and columns within or appertaining to the Residential Development, the loading and unloading spaces for goods vehicles, visitors' car parking spaces, bicycle parking spaces, caretaker's counters, caretaker's quarters, guard rooms, stores, lavatories, Private Recreational Areas and Facilities, fire services pump rooms, fire services sprinkler water tank pump rooms, Club House lift lobby, transformer rooms, switch rooms, primary air unit rooms, main telecommunication broadcast equipment (TBE) rooms, telecommunication duct, irrigation plant room, rain water recycling tank and plant room, portable water pump rooms, emergency generator rooms, water pump rooms, fan rooms, chiller plant room, water meter cabinet room, air handling unit rooms, filtration plant rooms, pipe ducts, cable ducts, air duct shaft, mail boxes, skylight, canopy, lawns, water features, planters, footpaths, covered landscaped area, play areas, open spaces, Noise Mitigation Measures (excluding those forming part or parts of a Unit or the Estate Common Areas) and other areas designated for the benefit of the Residential Development but excluding anything contained in the Estate Common Areas and the Car Park Common Areas, and for the purpose of identification only as shown (where possible or capable of being shown) coloured yellow, yellow cross hatched black and yellow dashed black on the plans annexed to the DMC.

6. **"Residential Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Development and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit including but not limited to, EV Facilities for Visitors' Car Parking Spaces, aerial broadcast distribution or telecommunication network facilities installed in the Residential Common Areas, drains, channels, water tanks, ducting, pipes, cables, wiring, plant and machinery, air-conditioning and ventilation system, electrical installations, fittings, equipment and apparatus, lifts, fire fighting installations and equipment, security systems and apparatus and gondolas but excluding anything contained in the Estate Common Services and Facilities and the Car Park Common Services and Facilities.

7. **"Car Park Common Areas"** means those parts of the Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Car Parking Spaces including, but not limited to, all accessory areas, circulation passages, staircases, landings, drop off area, ramps, driveways, fan rooms, air duct shaft, fire service water tanks, pump room, carpark lift lobbies, electricity rooms, electric meter room and parts of the Pedestrian Link but excluding anything contained in the Estate Common Areas and the Residential Common Areas and for the purpose of identification only as shown (where possible and capable of being shown) coloured green on the plans annexed to the DMC.

8. **"Car Park Common Services and Facilities"** means those services and facilities in on or under the Car Park and which serve the Car Parking Spaces including, but not limited to, plant and machinery, electrical and mechanical ventilation installations, fittings and equipment, water supply apparatus, drains, channels, control gates, smoke vent, fire fighting installation and equipment, security systems, apparatus and the Common EV Facilities.

9. **"Common EV Facilities"** means all such facilities installed or to be installed within the Car Park Common Areas for the common use and benefit of the Owners of the EV Car Parking Spaces for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance Chapter 374 of the Laws of Hong Kong Special Administrative Region parking at any of the EV Car Parking Spaces; such facilities shall not serve any of the EV Car Parking Spaces exclusively or belong to any of the owner of the EV Car Parking Spaces and shall include but not limited to such wires, cables, ducts, trunking, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

10. **"Private Recreational Areas and Facilities"** means the recreational areas and recreational facilities and facilities ancillary thereto (including but not limited to the Club House) as are approved by the Director pursuant to the provisions of Special Condition No.(42)(a) of the Government Grant which now are or may at any time during the Term be provided for the common use and benefit of the residents of the Residential Development and their bona fide visitors.

11. Subject to the Building Management Ordinance and the provisions of the DMC the Common Areas and the Common Services and Facilities shall be under the exclusive control of the Manager.

12. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto together with the benefit, insofar as applicable, of the easements, rights and privileges set out in Part I of the Second Schedule to the DMC, including but not limited to the following rights, easements and privileges:

    (A) <u>Rights, easements and privileges applicable to Owners of the Estate</u>

    Full right and liberty (subject always to the rights of the Manager, the First Owner, the Owner of the KCRC Portion and the Owner of Government Accommodation) for the Owner of each Unit of the Estate for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and to use such part(s) of the Estate Common

Areas and the Estate Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(B) Rights, easements and privileges applicable to all Owners of the Residential Development

(a) Full right and liberty (subject always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the KCRC Portion) for the Owner of a Residential Unit of the Residential Development for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right):

(i) to go, pass and repass over and along and upon and to use the Residential Common Areas and the Residential Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Unit; and

(ii) to go, pass and repass over and along and upon the Estate Common Areas and the Car Park Common Areas for the purposes of access and egress to and from the drop off areas, the lay-bys, loading and unloading spaces, the visitors' car parking spaces and bicycle parking spaces subject to contributions by the Owners of Residential Units to the management expenses for the Car Park Common Areas for the aforesaid use of the Car Park Common Areas in such amount as the Manager thinks fit.

(b) Full right and liberty for the residents for the time being of a Unit in the Residential Development and his bona fide guests and visitors to use and enjoy, for the purpose of recreation only and subject to compliance of the rules and regulations from time to time set out under any Building Rules or Club Rules and subject also to the payment of any fees prescribed for their use by the Manager, the Private Recreational Areas and Facilities intended for use by the residents of the Residential Development and his bona fide guests and visitors PROVIDED that in exercising such right no person shall damage or interfere with or permit or suffer to be damaged or interfered with, the general amenities, plant, equipment or services provided.

(C) Rights, easements and privileges applicable to Owner of the Government Accommodation

The right for FSI, its lessees, tenants, licensees and persons authorized by it and the Owner and occupier for the time being of the Government Accommodation or any part thereof to go pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or the Development.

(D) Rights, easements and privileges applicable to the Owner of the KCRC Portion

The right for the Owner for the time being of the KCRC Portion with or without servants, workmen and other persons authorised by it and with or without vehicles, plant, equipment, materials and machinery at all reasonable times on reasonable prior written notice (except in case of emergency) to enter into and upon the other parts of the Development (including but not limited to the Residential Common Areas but excluding the Residential Units and the Government Accommodation) for the purpose of emergency services or carrying out any work necessary for the maintenance and repair of the Reprovision Lift or any part or parts thereof and the exercise of any right conferred under the DMC, such work not being the responsibility of the Manager, and which cannot be practically carried out without such access and to cause as little disturbance as possible and make good any damage caused thereby at the expense of the Owner of the KCRC Portion.

(E) Rights, easements and privileges applicable to the Owners of the Car Parking Spaces

(a) Full right and liberty (Subject Always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the KCRC Portion) for the Owner of a Car Parking Space for the time being, his servants, agents, licensees, tenants and lawful occupants (in common with all other persons having the like right) to go, pass and repass over and along and upon and to use the Car Park Common Areas and the Car Park Common Services and Facilities for all purposes connected with the proper use and enjoyment of his Car Parking Space.

(b) Subject to the provisions of Clauses 33, 34 and 35 of Section E of the DMC and to the management expenses for the Common EV Facilities to be borne by the Owners of EV Car Parking Spaces, the full right and liberty (Subject Always to the rights of the Manager, the First Owner, the Owner of the Government Accommodation and the Owner of the KCRC Portion) for the Owner of an EV Car Parking Space for the time being at his own cost and expense to install, maintain, repair and replace an electric meter and such associated facilities within the electric meter room of the Car Park Common Areas and to lay and/or maintain, repair and replace such cables, base box, socket outlets, protective and security devices within the Car Park Common Areas at such locations and in such manner to be approved by the Manager for the purposes of or in connection with the proper use and enjoyment and operation of the Non-Common EV Facilities serving his EV Car Parking Space exclusively.

13. Each Share shall during the residue of the Term and any renewal thereof and subject to the covenants and terms contained in the Government Grant and in the DMC, be held by the person or persons from time to time entitled thereto subject to the exceptions and reservations set out in Part II of the Second Schedule to the DMC, including but not limited to the following exceptions and reservations:

(A) Rights of the Manager

Full right and privilege for the Manager, with or without surveyors, workmen and others, at all reasonable times on prior reasonable notice (except in case of emergency) to enter on and into each and every part of the Land and the Development including each Unit other than the KCRC Portion (except with the prior consent in writing of the Owner of the KCRC Portion) and the Government Accommodation (except with the prior approval (save in case of emergency) of the Owner of the Government Accommodation) for the purposes of carrying out necessary repairs to the Development including but not limited to inspecting, rebuilding, repairing, renewing, replacing, renovating, maintaining, cleaning, painting or decorating the structure of the Estate, the Common Areas and the Common Services and Facilities or any part or parts thereof, or any Unit in respect of which the Owner shall be in default of its obligations to repair and maintain or for abating any hazard or nuisance which does or may affect the Common Areas, the Common Services and Facilities or other Owners or for the exercise and carrying out of any of its powers and duties under the provisions of the DMC causing as little disturbance as is reasonably practicable and making good any damage caused thereby.

(B) Rights of the First Owner

For so long as the First Owner remains the beneficial owner of any Share (and in addition to any other right which it may have reserved under the Non-KCRC Portion Assignment and the Assignment to the Purchaser), the First Owner shall have the exclusive and unrestricted right in its absolute discretion at any time or times and from time to time as it shall deem fit to do all or any of the following acts or deeds and/or to exercise all or any of the following rights, liberty, privileges and entitlement without the necessity of joining in or the concurrence or approval of any other Owner (unless provided otherwise in the DMC), the Manager or any other person interested in the Land and the Development:

(a) in accordance with the terms of the Government Grant, to assign upon execution of the DMC the Common Areas and Common Services and Facilities or any part or parts thereof together with the Shares relating thereto to the Manager, without costs or consideration, for the general benefit of the Owners Provided that upon such assignment such areas and facilities shall be held by the Manager as trustee for all the Owners and if the Manager shall resign or be wound up or are removed in accordance with the provisions of Clause 2 of Section H of the DMC and another manager appointed in its place, or if required by an Owners Corporation for the Development formed under the Building Management Ordinance then the Manager or its liquidator shall assign such Common Areas and Common Services and Facilities together with the Shares relating thereto (if any) free of costs and consideration to the new manager or Owners Corporation (as appropriate) upon the same trusts;

(b) to amend, vary, alter, add to, modify or substitute any part of the Common Areas and Common Services and Facilities Provided Always that the exercise of such right shall not interfere with the other Owners' right to hold, use, occupy and enjoy their Units nor impede access to their Units and provided further that no such change, amendment, variation, addition or alteration shall have an adverse effect on or shall impede or restrict the use and enjoyment of or access to and from the Government Accommodation or the services and facilities supplying or serving the Government Accommodation Provided That the Common Areas and Common Services and Facilities shall not be reduced and Provided Further That notwithstanding anything contained in the foregoing, if there is any conversion of any of the Common Areas to the First Owner's own use for its own benefit, such conversion shall be subject to the prior approval of the Owners Committee and any payment paid by the First Owner for the approval shall be credited to the relevant account of the Special Fund and if there is any conversion or designation of any of the First Owner's own areas in the Land as Common Areas, such conversion or designation shall be subject to the approval by a resolution of Owners at a meeting of the Owners of the Estate convened under the DMC or at a meeting of the Owners of the relevant part of the Estate Provided

Further That any additional Common Areas or additional Common Services and Facilities shall not be re-converted or re-designated to the First Owner's own use or benefit and the First Owner shall at its own costs prepare or cause to be prepared a set of plans certified by or on behalf of an authorised person listed in the authorised persons' register maintained by the Building Authority under section 3 of the Buildings Ordinance Chapter 123 of the Laws of Hong Kong Special Administrative Region showing and verifying the accuracy of such additional Common Areas and such plans shall be kept at the management office of the Estate and made available for inspection by the Owners free of costs and charges during normal office hours;

(c) without prejudice to sub-clause 3(e) of Part II of Second Schedule to the DMC and subject only to obtaining the prior written consent of the Director, to allocate and re allocate Shares to any particular part of the Estate (excluding the Units which have been assigned by the First Owner) following the issue of an Occupation Permit in respect of that particular part and to each Unit and the Common Areas and Common Services and Facilities and to allocate and re-allocate Management Units to each Unit thereto necessitated by any change in gross floor area Provided that the allocation in or re-allocation of Shares shall not affect the proportion of Shares and the Management Units allocated to the Government Accommodation;

(d) to construct maintain, lay, alter, remove, re-route and renew drains, pipes, cables, sewers and other installations, fittings, chambers and other structures within the Land and the Development (other than the services and facilities solely and exclusively serving the KCRC Portion or the Government Accommodation) or partly within the Land and the Development (other than the services and facilities solely and exclusively serving the KCRC Portion or the Government Accommodation) to supply utilities services and recreational facilities to the Land and the Development and to grant the right so to do any of the aforesaid to any person on such terms and conditions as the First Owner may deem fit Provided that the exercise of any of its rights under sub-clause 3(m) of Part II of Second Schedule to the DMC by the First Owner shall not interfere with the other Owners' right to hold, use, occupy and enjoy their Units nor impede access to their Units and Provided further that the exercise of the aforesaid rights shall be subject to the prior written approval by a resolution of the Owners passed at a meeting of the Owners convened under the DMC and any payment or consideration received for supplying of the said utilities, services and recreational facilities to the Land and Development shall be credited to the relevant account of the Special Fund;

(e) subject to the approval by a resolution of Owners at a meeting of the Owners of the Estate convened under the DMC, to grant any rights, rights of way or easements or quasi-easements (including but not limited to the right to use any roads, passageways, walkways, footpaths, pedestrian walkways, subways, nullahs and culverts, sewage treatment plants and facilities, refuse collection and disposal areas and facilities, drainage system and gas, water and electricity storage, transformation and supply systems) over any part or parts of the Estate Common Areas and Estate Services and Facilities or the Residential Common Areas or Residential Common Services and Facilities, or to grant any similar rights by licence for the benefit of any adjoining or neighbouring lands on such terms and conditions and to such persons as the First Owner shall deem fit Provided that the exercise of such right shall not contravene the provisions of the Government Grant and Provided Further that the proper use and enjoyment of the Government Accommodation shall not be affected and Provided Further that the exercise of such rights shall not interfere with an Owner's exclusive right to hold, use, occupy and enjoy the Unit which he owns nor impede access to or egress from any such Unit and Provided Always that any money received from the grant of any such rights shall form part of and immediately be credited to the relevant account of the Special Fund.

14. Subject to the rights reserved to the First Owner in Clause 3 of Part II of the Second Schedule to the DMC, the rights granted to the Owner of Government Accommodation in Clause 2 of Part I of the Second Schedule to the DMC, the rights granted to and reserved by the Owner of the KCRC Portion set out in Clause 3 of Part I of the Second Schedule to the DMC and the rights granted to and reserved by KCRC as Owner of the KCRC Portion under the Non-KCRC Portion Assignment, an Owner shall not do any of the acts or matters set out in the Third Schedule to the DMC including but not limited to the following, unless the same shall not constitute any breach of the terms and conditions of the Government Grant and contravention of any Ordinances, laws and Government regulations and the previous written consent of the Manager shall have been obtained (which consent may be granted subject to such reasonable conditions as the Manager shall think fit):

(a) erect or build or permit or suffer to be erected or built on any roof, flat roof or any part thereof of any building, carport or other structure erected on or in the Estate, or the Common Areas any structure whatsoever whether of a temporary or permanent nature;

(b) damage, injure or deface or permit or suffer to be damaged, injured or defaced any part of the structure, fabric or decorative features of the Common Areas including any trees, plants or shrubs in or about the Land and the Development;

(c) damage or interfere with or permit or suffer to be damaged or interfered with the Common Services and Facilities;

(d) encumber or obstruct or permit or suffer to be encumbered or obstructed with any boxes, dustbins, packaging goods, shoe racks, baby carts, bicycle shrine, rubbish, chattels or other obstruction of any kind or nature any of the Common Areas and the Manager shall be entitled without notice and at the Owner's expense to remove and dispose of as they see fit any such material aforesaid and the Manager shall not thereby incur any liability to the Owner or any other person whomsoever and each and every Owner hereby agrees to keep the Manager indemnified against all losses, claims damages or expenses of and against the Manager in respect thereof;

(e) In no event shall dogs be permitted in lifts or in any part of the Estate intended for common use unless they are:-

(1) carried;

(2) on leash;

(3) wearing mouth strap and for small dogs of such kind that cannot wear mouth strap, consent form the Manager is required;

(4) licensed by the Agriculture, Fisheries and Conversation Department.

Notwithstanding anything contained in the above, in no event shall dogs (except guide dogs) be permitted in the Common Areas (including without limitation, the Club House and lawns areas), save for those areas as may be designated by the manager for use by dogs from time to time.

(f) make any structural alteration to or demolish any structural parts which form part of the Common Areas;

(g) tamper with, remove or interfere with or permit or suffer or cause to be tampered with, removed or interfered with the firm alarm system serving the Estate or any part thereof and/or the common fire alarm system installed in the Development connecting and serving the Estate.

15. Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC, no Owner may convert any of the Common Areas and the Common Services and Facilities to his own use or for his own benefit unless the approval of the Owners Committee has been obtained. Any payment received for the approval shall be credited to the relevant account of the Special Fund as provided in Clause 2 of Section J of the DMC.

16. Subject to the reserved rights of the First Owner under Clause 3 of Part II of the Second Schedule to the DMC and the provisions as contained in the DMC, no Owner may convert or designate any of his own areas as Common Areas unless the approval by a resolution of Owners at a meeting of the Owners of the Estate convened under the DMC or at a meeting of the Owners of the relevant part of the Estate convened under the DMC or the relevant Sub-Deed of Mutual Covenant (as the case may be) has been obtained. No Owner or the Manager will have the right to re-convert or re-designate the Common Areas and the Common Services and Facilities to his or its own use or benefit.

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

The number of undivided shares assigned to each residential property in the Phase is as follows:

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
1	1/F - 3/F, 5/F - 12/F and 15/F - 23/F (20 Storeys)	A	44 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572
		K	32 / 47,572
	25/F - 28/F (4 Storeys)	A	74 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
2	1/F - 3/F, 5/F - 12/F and 15/F - 23/F (20 Storeys)	A	44 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572
		K	32 / 47,572

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
2	25/F - 28/F (4 Storeys)	A	74 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
3	1/F - 3/F, 6/F - 12/F, 15/F - 23/F and 25/F - 28/F (23 Storeys)	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572
	5/F (1 Storey)	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	78 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
5	1/F - 3/F, and 6/F - 9/F (7 Storeys)	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	48 / 47,572
		J	18 / 47,572
		K	34 / 47,572
	5/F (1 Storey)	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	78 / 47,572
		G	65 / 47,572
		H	48 / 47,572
		J	18 / 47,572
		K	34 / 47,572
	10/F - 12/F, 15/F - 23/F and 25/F - 28/F (16 Storeys)	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572

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

The Manager of the Phase shall be appointed for an initial period of 2 years commencing from the date of the DMC and to be continued thereafter 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 Phase

1. Each Owner (save and except the Owner of the Government Accommodation who shall contribute towards the Management Charges in accordance with Clause 9(a) of Section E of the DMC and the Owner of the KCRC Portion (save as otherwise provided under the DMC)) shall contribute towards the Management Charges monthly in advance a contribution equal to 1/12th of the Management Charges payable by that Owner on the basis of the management budget prepared by the Manager of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Unit allocated to his Unit.

2. Subject to sub-clauses (b)(II) and (b)(III) of Clause 5 of Section J of the DMC, the Owners of the Residential Units shall contribute towards the Management Charges in the following manner:

(a) all Owners of Units in the Estate shall contribute to the expenses of the Estate Management Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Estate (save and except the Government Accommodation);

(b) the Owners of the Residential Units shall subject to Clause 4(a)(ii) of Part I of the Second Schedule to the DMC, contribute to the expenses of the Residential Development Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Development;

Provided That where the Manager prepares sub-budgets or sub-sub-budgets for any part of the Estate other than the above budgets, only the expenses which are attributable to that part as a whole shall be apportioned and the expenses of any sub-budget or sub-sub-budget shall be paid by the Owners of Units covered by such a sub-budget or sub-sub-budget in the proportion that the Management Units attributable to the Units owned by them bears to the total number of Management Units allocated to the relevant part of the Estate covered by such a sub-budget or sub-sub-budget.

3. Notwithstanding anything contained in the DMC to the contrary, FSI as Owner of Government Accommodation shall upon assignment or handing over of vacant possession of the Government Accommodation to FSI by the First Owner, whichever the earlier, pay management and maintenance charges in so far as the same is attributable to the management and maintenance of the Estate Common Areas and the Estate Common Services and Facilities Services actually serving the Government Accommodation, its occupiers, servants, contractors, agents or visitors and shall be responsible for reimbursement of the expenditure for major works of a capital nature in respect of the Estate Common Areas and the Estate Common Services and Facilities actually serving the Government Accommodation or are used by its occupiers, servants, contractors, agents or visitors in the amount as shall first be approved and determined by GPA in writing or person nominated by the Director for this purpose and in any event shall not exceed the proportion of the management and maintenance charges which the gross floor area of the Government Accommodation bears to the gross floor area of the Development.

4. Notwithstanding anything contained in the DMC to the contrary, the Owner of the KCRC Portion shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area (and all structures and services provided and installed thereon and therein), the fees and costs incurred by the Manager pursuant to Clauses 1(n), 1(q), 1(y), 1(v)(ii) and 1(v)(iii) of Section J of the DMC relating solely to the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) but not otherwise and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), in the manner as set out in sub-clause (b)(III) of Clause 5 of Section J of the DMC. 0.049% of such costs, expenses and fees shall be borne by the owner of the KCRC Portion and the remaining 99.951% shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

E. Basis on which the management fee deposit is fixed

The amount of Management Fee deposit is equivalent to 3 months' monthly Management Charges (based on the first annual management budget payable by the Owner in respect of his Unit).

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

Nil.

G. Special Provision Against Demolition or Alteration of Partition Wall of Residential Units

Clause 30 of Section E of the DMC:

(a) Without prejudice to Clause 27(a) of this Section and Clauses (a) and (g) of the Third Schedule to this Deed, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.

(b) The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given and referred to in Clause 30(a) of this Section for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential account of the Special Fund.

Note: Unless otherwise defined in this Sales Brochure, capitalized terms used in the above shall have the same meaning of such capitalized terms used in the DMC.

A. 已簽立的公契中涉及該期數公共部份的條款摘要

1. **「公用地方」**指屋苑公用地方、住宅公用地方、停車場公用地方以及按公契訂立的任何分公契或平邊契據上指明，及特別在其隨附圖則上識別為公用地方的屋苑的該等部份，但不包括歸屬於任何個別單位擁有人或僅服務於任何個別單位的住宅發展項目或停車位的該等部份。

2. **「公共服務及設施」**指屋苑公共服務及設施、住宅公共服務及設施、停車場公共服務及設施以及按公契訂立的任何分公契或平邊契據中指定為公共服務及設施的屋苑的該等服務及設施，但不包括歸屬於任何個別單位擁有人或僅服務任何個別單位的該等服務及設施。

3. **「屋苑公用地方」**指擬供整體屋苑擁有人使用，而並非供任何個別擁有人或若干擁有人獨家享用的屋苑該等部份，包括但不限於行人連廊部份、政府樓宇的建築物之頂層的屋頂，包括政府樓宇的建築物之升降機槽以上的所有範圍及該等屋頂的防水層，政府樓宇的建築物之冷氣機平台(包括其附有的格柵)、政府樓宇的建築物的閣樓之簷蓬、平台(包括政府樓宇的建築物的一樓的平台)及該等平台之防水層、緊急車輛通道、車道、電梯、出入口、斜坡道、穿梭電梯門廊、電梯井道、穿梭電梯、行人路、樓梯、梯台、走廊及通道；管理處、擁有人委員會辦事處以及用作管理員辦事處或擁有人委員會或擁有人立案法團其他房舍的任何其他區域；泵室、變壓器室、主配電室、電力房、消防控制室、主錶箱及水錶室、燃料箱室、灑水器及消防泵室、電扇房、灑水器控制閥室、管槽、電梯機房、應急發電機室、通風道槽、垃圾儲存及物料回收室；垃圾收集車停車位；護牆、承重牆及支柱、興建在屋苑上的屋宇地基及其他構築物元素、保安室、噪音緩解措施(不包括構成單位或住宅公用地方的個別或若干部份)，以及並非供任何個別擁有人或若干擁有人獨家享用的屋苑內所有其他公用地方(但不包括住宅公用地方、停車場公用地方以及按公契訂立的任何分公契或平邊契據中指定或擬指定構成其他公用地方部份的該等區域)，(如可以顯示)於公契隨附圖則以靛藍色顯示，以資識別。

4. **「屋苑公共服務及設施」**指在發展項目之內、之上或之下已建造或擬建造服務整個屋苑，而並非供任何個別擁有人或若干擁有人獨家享用的該等服務及設施，包括但不限於污水管、溝渠、排水渠、水道、管道及水槽；泵、水箱及衛生設施；電線、電纜、電力裝置、固定物、設備及器具；火災警報器、防火及消防系統、設備及器具；消防水箱、灑水器水箱、保安系統、設備及器具；垃圾處理設備；通風及冷氣機及設備；冷氣機、電扇以及供屋苑共同使用及享用作為其便利設施，而並非供任何個別擁有人或若干擁有人獨家享用的任何其他裝置、系統、機器、設備、器具、固定物、服務及設施(但不包括住宅公共服務及設施、停車場公共服務及設施以及按公契訂立的任何分公契或平邊契據中指定或擬指定構成其他公共服務及設施部份的該等服務及設施)。

5. **「住宅公用地方」**指擬供住宅發展項目的擁有人共同使用及享用，而並非供個別住宅單位的擁有人獨家享用的住宅發展項目的該等部份，包括但不限於行人連廊部份、非建築區、供水保護區、安裝或使用天線分佈或電訊網絡設施、衛星盤的區域、轉換層、入口、住宅入口門廊、樓梯、梯台、有蓋走道、走廊及通道、隔火層、公用平台花園及綠化區、大廈隔聲板、電梯井道、機器及設備室平台、大廈的加闊電梯門廊及公共走廊、垃圾房、游泳池過濾機房、製冷機房、屋頂、高層天台及平台、冷氣機平台(包括其附有的欄柵)、大廈的建築裝飾及輔助支撐樑及支柱、外牆(包括非建築預製外牆，其位置於公契隨附圖則以紅線示，以資識別)、於住宅發展項目外牆的窗户(無論是可打開或不能打開)(除非是構成住宅單位的部份之窗户)。大廈覆蓋層、百葉窗、格柵及外立面、住宅發展項目內部或相關的護牆、承重牆及支柱、貨車上落貨區、訪客停車位、單車停車位、管理員櫃檯、管理員宿舍、警衛室、儲存處、洗手間、私人康樂區及設施、消防泵室、消防灑水箱泵室、會所電梯門廊、變壓器室、配電室、主空氣機房、主電訊及廣播設備(TBE)室、電訊導槽、灌溉設備房、雨水回收箱及機房、飲用水泵室、應急發電機室、水泵室、電扇房、製冷機房、水錶箱室、空氣處理機房、過濾機房、管槽、電纜槽、通風道槽、郵遞箱、天窗、簷篷、草坪、水裝飾、花槽、行人徑、有蓋園藝區、遊樂區、露天地方、噪音緩解設施(不包括構成單位或屋苑公用地方的個別或若干部份)以及指定供住宅發展項目享用的其他區域，但不包括屋苑公用地方及停車場公用地方所含的任何部份，(如可以顯示)於公契隨附圖則以黃色、黃色底黑色交叉線以及黃色底黑色虛線顯示，以資識別。

6. **「住宅公共服務及設施」**指在發展項目之內、之上或之下已建造或安裝或擬建造或安裝服務住宅發展項目，而並非供個別住宅單位擁有人獨家享用的該等服務及設施，包括但不限於供訪客停車位使用的EV設施、安裝在住宅公用地方的天線分佈或電訊網絡設施、排水渠、渠道、水箱、水槽、管道、電纜、電線、機器及機械、冷氣機及通風系統、電力裝置、固定物、設備及器具、電梯、消防裝置及設備、保安系統、器具及吊船，但不包括屋苑公共服務及設施以及停車場公共服務及設施包含的任何部份。

7. **「停車場公用地方」**指擬供停車位的擁有人、佔用人及被許可人共同使用及享用的停車場該等部份，包括但不限於所有配套區、巡迴通道、樓梯、梯台、落客區、斜道、私人車道、電扇房、通風道槽、消防水箱、泵室、停車場電梯門廊、電力房、電錶室以及行人連廊部份，但不包括屋苑公用地方及住宅公用地方包含的任何部份，(如可以顯示)於公契隨附圖則以綠色顯示，以資識別。

8. **「停車場公共服務及設施」**指在停車場之內、之上或之下安裝並服務停車位的該等服務及設施，包括但不限於機器及機械、電力及機械通風裝置、固定物及設備、供水裝置、排水渠、渠道、控制閥、排煙口、消防裝置及設備、保安系統、器具及公共EV設施。

9. **「公共EV設施」**指為或就獲得香港特別行政區法律道路交通條例(第374章)的許可停在任何EV停車位的電動車進行充電，而在停車場公用地方內部安裝或擬安裝供EV停車位擁有人共同使用及享用的所有該等設施；該等設施不得專門僅服務任何EV停車位，亦不歸屬於任何EV停車位擁有人，包括但不限於電線、電纜、導槽、線槽、設備、器具以及為或就此目的安裝的其他電器或其他裝置或其他項件。

10. **「私人康樂區及設施」**指署長根據政府批地文件SC(42)(a)條的條款批准，目前或可能於批租期內任何時間供住宅發展項目的住戶及其真誠訪客共同使用及享用的康樂區、康樂設施及其輔助設施(包括但不限於會所)。

11. 在建築物管理條例及公契條款的規限下，公用地方及公共服務及設施須受管理人的獨有控制。

12. 在批租期的餘下租用年期及其任何續期內及在批地文件和公契的契諾及條款規限下，不時有權擁有的一名或多名人士持有每份份數連同享有(如適用)公契附表二第一部份列明的地役權、權利及尊享權，包括但不限於下列權利、地役權及尊享權：

(A) <u>適用於屋苑擁有人的權利、地役權及尊享權</u>

屋苑各單位當時的擁有人、其傭工、代理人、被許可人、租客及合法佔用人具有充份權利及自由(始終受制於管理人、首擁有人、政府樓宇擁有人及九廣鐵路部份擁有人的權利)(與具有類似權利的一切其他人士共同)為了正當使用與享用其單位的一切目的出入、經過、再經過及使用屋苑公用地方及屋苑公共服務及設施。

(B) <u>適用於住宅發展項目全體擁有人的權利、地役權及尊享權</u>

(a) 住宅發展項目當時的住宅單位擁有人、其傭工、代理人、被許可人、租客及合法佔用人具有充份權利及自由(始終受制於管理人、首擁有人、政府樓宇擁有人及九廣鐵路部份擁有人的權利)(與具有類似權利的一切其他人士共同)：

(i) 為了正當使用與享用其單位的一切目的，出入、經過、再經過及使用住宅公用區域及住宅公共服務及設施；及

(ii) 出入、經過、再經過屋苑公用地方及停車場公用地方，以便進出落車區、路旁停車處、裝卸區、訪客車位及單車車位，惟住宅單位擁有人須就上述停車場公用地方的使用向管理人支付其認為數額適當的管理開支。

(b) 住宅發展項目單位當時的住戶及其真誠賓客及訪客有充份權利及自由，僅為康樂目的使用及享用供住宅發展項目的住戶及其真誠賓客及訪客使用的私人康樂區及設施，但須遵守任何屋宇規則或會所規則所不時載列的規則及規例，亦須就使用此區域及設備向管理人支付任何規定的任何費用，惟任何人行使該等權利時不得損壞或干涉或准許、容許他人損壞或干涉所提供的基本便利設施、機器、設備或服務。

(C) <u>適用於政府樓宇擁有人的權利、地役權及尊享權</u>

財政司法團、其承租人、租客、被許可人及其授權人士及政府樓宇或其中任何部份當時的擁有人及佔用人有權，為了正當使用與享用「政府樓宇」或其中任何部份出入、經過、再經過及使用該土地任何公用部份或該發展項目的任何公用部份，並有權使用及接受該土地或發展項目的任何公共設施的利益。

(D) <u>適用於九廣鐵路部份擁有人的權利、地役權及尊享權</u>

九廣鐵路部份當時的擁有人有權，不論有無傭工、工人及其授權的其他人士陪同，及不論有否使用車輛或攜帶機器、設備、物料和機械，均可在所有合理時間內，為了提供緊急服務或對重置升降機或其任何部份進行必要維修保養工作及行使公契賦予的任何權利之目的，於事先發出合理通知後(緊急情況除外)，進入發展項目的其他部份(包括但不限於住宅公用地方，但住宅單位及政府樓宇除外)，該等工作不在管理人的職責範圍內，如不能入內將無法切實執行該工作，執行時盡可能減少干擾並由九廣鐵路部份擁有人對由此造成的任何損害作出補償。

(E) <u>適用於停車位擁有人的權利、地役權及尊享權</u>

(a) 停車位當時的擁有人、其傭工、代理人、被許可人、租客及合法佔用人具有充份權利及自由(始終受制於管理人、首擁有人、政府樓宇擁有人及九廣鐵路部份擁有人的權利)(與具有類似權利的一切其他人士共同)，為了正當使用與享用他的停車位的一切目的，出入、經過、再經過及使用

停車場公用地方和停車場公共服務及設施。

(b) EV停車位當時的擁有人具有充份權利及自由，為了正常使用與享用及營運專用於其EV停車位的非公共EV設施的目的，自費安裝、維修、保養及更換停車場公用地方電錶室內的電錶及相關設施，並以管理人批准的方式在停車場公用地方內放置及/ 或維修、保養和更換電線、底座、插座及安全防護設備，惟須受公契E部份第33、34及35條條文的規限，且須由EV停車位擁有人承擔公共EV設施的管理開支。

13. 在批租期的餘下租用年期及其任何續期內及在批地文件和公契的契諾及條款規限下，不時有權擁有每份份數的一名或多名人士須受制於公契附表二第二部份列明的豁免權及保留權，包括但不限於下列豁免權及保留權：

(A) 管理人權利

管理人享有充份權利及尊享權，經事先合理通知(緊急情況除外)，帶同或不帶同測量師、工人及其他人，在任何合理時間內進入該土地及發展項目的任何部份，包括除九廣鐵路部份(除非經九廣鐵路部份之擁有人事先書面同意)及政府樓宇(除非經政府樓宇之擁有人事先同意，但緊急情況除外)外的各個單位，旨在對發展項目進行必要維修工作，包括但不限於檢查、重建、維修、翻新、更換、整修、保養、清潔、髹漆或裝修屋苑的構築物、公用地方及公共服務及設施或其中任何部份，或那些沒有履行維修及保養責任的任何擁有人單位，或減少已經或可能對任何公用地方、公共服務及設施或其他擁有人造成的危害或滋擾，或行使及履行公契條文下的權力及責任，在合理可行範圍內盡量減少干擾並修復因此造成的任何損壞。

(B) 首擁有人權利

只要首擁有人仍是任何份數(及在非九廣鐵路部份轉易及向買方轉易下可能保留的任何其他權利)的實益擁有人，則首擁有人享有專有及不受限制的權利，可隨時全權酌情在其認為合適時及不時作出所有或任何如下行動或行為及/ 或行使所有或任何如下權利、自由、尊享權及享有權，不需要任何其他擁有人(除非公契中另有規定)、管理人或在該土地及發展項目中擁有權益的任何其他人士參與或同意或批准：

(a) 為了擁有人的整體利益，按照批地文件的條款，在簽訂公契時，將公用地方及公共服務及設施或其中任何部份連同其份數，不收成本或代價轉易予管理人，但在進行該等轉易後，管理人須以受託人身份為所有擁有人持有該等區域及設施。倘若管理人辭職或被清盤或根據公契H部份第2條之條文被解除職務和有其他管理人獲委任取代其位或如按建築物管理條例成立的發展項目擁有人立案法團有所要求，管理人或其清盤人須將該等公用地方及公共服務及設施連同有關的份數(如有)，不收成本及代價轉易予新管理人或擁有人立案法團(視何者適用而定)以同一信託持有；

(b) 修訂、更改、變更、增補、修改或代替公用地方及公共服務及設施的任何部份，但該等權利的行使不得妨礙其他擁有人持有、使用、佔用及享用其單位的權利，亦不得妨礙其他擁有人進出其單位，且任何該等修改、修訂、更改、增補或變更不得不利影響或妨礙或限制使用及享用或進出政府樓宇或供應或服務政府樓宇的服務及設施，及不能縮減公用地方及公共服務及設施。此外，儘管有前述任何規定，倘若轉變任何公用地方給首擁有人自己使用，該等轉變須經擁有人委員會事先批准，且首擁有人為該批准支付的任何款項須記入特別基金的相關賬戶的貸項。倘若轉變或指定首擁有人所擁有該土地的任何區域作為公用地方，該等轉變或指定須經擁有人在按公契召開的擁有人會議上通過決議批准，或在屋苑有關部份的擁有人會議上批准。但是任何新增的公用地方或新增的公共服務及設施不能再轉變或再指定給首擁有人自己使用與享用。首擁有人須自費編製或促使其他人編製一套顯示及核實該等新增公用地方之準確性的圖則並備存在屋苑管理處，供擁有人在通常辦公時間免費查閱，該等圖則須經獲授權人士名冊由建築事務監督根據建築物條例香港法例第123章第3條保存中列出的獲授權人士或其代表證明。

(c) 在不損害公契附表二第二部份第3(e)分條的原則下及僅在取得署長的事先書面同意後，向已獲簽發佔用許可證的屋苑的任何個別部份(首擁有人已轉易的單位除外)以及各單位及公用地方及公共服務及設施分配及再分配份數，並透過更改建築面積向各單位分配或細分管理單位，但是份數的分配或再分配不得影響份數比例及分配給政府樓宇的管理單位；

(d) 建造、保養、鋪設、更改、清拆、改道及翻新該土地及發展項目(單獨及專門服務九廣鐵路部份或政府樓宇的服務及設施除外)或部份在該土地及發展項目(單獨及專門服務九廣鐵路部份或政府樓宇的服務及設施除外)的排水渠、管道、電纜、污水管及其他裝置、固定物、小室及其他構築物，以便提供公用事業服務及康樂設施給該土地及發展項目，並按首擁有人認為合適的條款及條件授予上述權利給任何人士，但是在首擁有人行使其在公契附表二第二部分第3(m)分條下的任何權利時，不得妨礙其他擁有人持有、使用、佔用及享用其單位的權利，亦不得妨礙其他擁有人進出其單位。此外，上述權利的行使須在按公契召開的擁有人大會上藉決議獲得事先書面批准，而因向土地及發展項目供應上述公用事業、服務及康樂設施而得的任何款項或代價須撥入特別基金中的有關賬戶；

(e) 在擁有人的決議在屋苑擁有人按公契召開的大會上獲得批准後，授予有關屋苑公用地方及屋苑服務及設施或住宅公用地方或住宅公共服務及設施的任何部份的任何權利、通行權或地役權或准地役權(包括但不限於使用任何道路、通道、走道、行人徑、人行道、地道、溝渠及涵洞、污水處理廠及設施、垃圾收集與處理區域及設施、排水系統及氣、水及電存儲、轉化及供應系統)，或為了任何毗鄰或鄰近土地，而按照首擁有人認為合適的條款及條件，以特許方式授予任何類似權利給首擁有人認為合適的人士。但是該等權利的行使不得違反批地文件的規定，且不得影響政府樓宇的正確使用及享用。此外，該等權利的行使不得妨礙擁有人持有、使用、佔用及享用其所擁有單位的專有權利，亦不得妨礙進出任何該等單位，且因授予任何該等權利而收取的任何款項須構成特別基金中的有關賬戶的一部份及即時撥入該賬戶。

14. 在公契附表二第二部份第3條保留給首擁有人的權利、公契附表二第一部份第2條授予政府樓宇擁有人的權利、授予公契附表二第一部份第3條所載的九廣鐵路部份擁有人並由該擁有人保留的權利以及授予非九廣鐵路部份轉易契據下的九廣鐵路部份擁有人九廣鐵路並由九廣鐵路保留的權利規限下，擁有人不得進行公契附表三所列明的任何行動或事項，當中包括但不限於以下事項，但該等事項不構成對批地文件條款及條件的任何違反，以及對任何條例、法律及政府規例的任何違反，且已獲管理人事先書面同意(可在管理人認為合適的合理條件下授予同意)的除外：

(a) 在屋苑或公用地方的任何屋宇、車位或其上搭建的其他構築物的任何屋頂、平屋頂或其任何部份搭建或興建，或准許、容許他人搭建或興建任何臨時或永久性構築物；

(b) 損壞、損傷或污損或准許、容許他人損壞、損傷或污損公用地方的構築物、建築物或裝飾物的任何部份，包括該土地及發展項目之內或周圍的任何樹木、植物或灌木；

(c) 損壞或干涉或准許、容許他人損壞或干涉公共服務及設施；

(d) 用任何箱盒、垃圾筒、包裝物、鞋架、嬰兒車、自行車架、垃圾、雜物或任何類型或性質的其他障礙物阻擋或堵塞或准許、容許他人阻擋或堵塞任何公用地方，管理人有權在不發出通知的情況下移除及處理他們認為合適的任何前述物品，費用由擁有人承擔，且管理人不應因此招致對擁有人或任何其他人士的任何法律責任，每位擁有人特此同意，讓管理人就其因此招致的所有損失、申索、損害或開支獲得彌償；

(e) 任何情況下均不允許將狗隻帶進升降機或作公共用途的屋苑的任何部份，除非這些狗隻：

(1) 被攜帶；

(2) 被用帶拴住；

(3) 已戴上口罩，無法戴上口罩的小狗須徵得管理人的同意；

(4) 已取得漁農自然護理署發出的許可證。

即使上文已有任何規定，任何情況下均不得將狗隻(導盲犬除外)帶進公用地方(包括但不限於會所及草坪區域)，但管理人不時指定供狗隻使用的區域除外。

(f) 對構成公用地方之一部份的任何構件作任何結構變更或拆除；

(g) 改動、移除或干涉，或准許、容許他人或導致他人改動、移除或干涉服務於屋苑或屋苑任何部份的火警系統，及/ 或發展項目中安裝的與屋苑相連及服務於屋苑的公共火警系統。

15. 在公契附表二第二部份第3條保留予首擁有人的權利規限下，任何擁有人均不得轉變任何公用地方及公共服務及設施供自己使用與享用，但獲擁有人委員會批准的除外。就上述批准收到的任何款項須撥入公契第J部份第2條規定的特別基金中的有關賬戶。

16. 在公契附表二第二部份第3條保留予首擁有人的權利以及公契所載條文規限下，任何擁有人均不得轉變或指定其擁有的部份作為公用地方，但擁有人在按本公契召開的屋苑擁有人大會上，或屋苑有關部份的擁有人按公契或按有關分公契(視情況而定)召開的擁有人大會上通過決議批准的除外。任何擁有人或管理人均無權再轉變或再指定公用地方及公共服務及設施供自己使用或享用。

B. 分配予該期數中各住宅物業的不分割份數的數目

分配予該期數中各住宅物業的不分割份數的數目如下：

座數	樓層	單位	分配予各單位不分割份數的數目
1	1樓至3樓、5樓至12樓及15樓至23樓（20層）	A	44 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572
		K	32 / 47,572
	25樓至28樓（4層）	A	74 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572

座數	樓層	單位	分配予各單位不分割份數的數目
2	1樓至3樓、5樓至12樓及15樓至23樓（20層）	A	44 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572
		K	32 / 47,572

座數	樓層	單位	分配予各單位不分割份數的數目
2	25樓至28樓（4層）	A	74 / 47,572
		B	22 / 47,572
		C	30 / 47,572
		D	45 / 47,572
		E	43 / 47,572
		F	56 / 47,572
		G	43 / 47,572
		H	43 / 47,572
		J	54 / 47,572

座數	樓層	單位	分配予各單位不分割份數的數目
3	1樓至3樓、6樓至12樓、15樓至23樓及25樓至28樓（23層）	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572
	5樓（1層）	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	78 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572

座數	樓層	單位	分配予各單位不分割份數的數目
5	1樓至3樓及6樓至9樓（7層）	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	48 / 47,572
		J	18 / 47,572
		K	34 / 47,572
	5樓（1層）	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	78 / 47,572
		G	65 / 47,572
		H	48 / 47,572
		J	18 / 47,572
		K	34 / 47,572
	10樓至12樓、15樓至23樓及25樓至28樓（16層）	A	55 / 47,572
		B	44 / 47,572
		C	44 / 47,572
		D	48 / 47,572
		E	33 / 47,572
		F	80 / 47,572
		G	65 / 47,572
		H	63 / 47,572
		J	35 / 47,572

C. **該期數管理人的委任年期**

該期數管理人的初次委任年期為自公契日期起兩年，並在其後持續，直至管理人的委任按照公契條文終止。

D. **該期數住宅物業的擁有人分攤管理開支的基準**

1. 每位擁有人(根據公契E部份第9(a)條之規定須支付管理費的政府樓宇擁有人及九廣鐵路部份擁有人除外(除非公契另有規定))須每月提前按公契規定的方式、金額及比例支付據發展項目管理人編制的管理預算中參照其單位獲分配的管理單位而應付的管理費，即相等於管理費的1/12之款項。

2. 在公契J部份第5條第(b)(II)及(b)(III)分條的規限下，住宅單位擁有人須按下列方式支付管理費：

   (i) 屋苑單位的所有擁有人須按他們擁有的單位獲分配的管理單位對屋苑總管理單位(政府樓宇除外)之比例分擔屋苑管理預算之開支；

   (ii) 住宅單位擁有人須在公契附表二第一部份第4(a)(ii)條規限下，按他們擁有的住宅單位獲分配的管理單位對住宅發展項目總管理單位之比例分擔住宅發展項目管理預算之開支；

   但是如果管理人對屋苑任何部份編制分預算或再分預算(以上預算除外)，僅有歸屬整個該部份的開支須進行分攤。任何分預算或再分預算的開支須由該分預算或再分預算涵蓋的單位擁有人按他們擁有單位獲分配的管理單位對該分預算或分一分預算涵蓋的屋苑有關部份的管理單位總數之比例支付。

3. 即使公契有任何相反規定，財政司法團作為政府樓宇的擁有人須在首擁有人向財政司法團轉易或交付政府樓宇在空置情況下的空置佔管權時(以先發生者為準)，就實際服務於政府樓宇、其佔用人、傭工、承包商、代理人或訪客的屋苑公用地方及屋苑公共服務與設施服務的管理與維護支付管理及維護費，並須負責償還與實際服務於政府樓宇或由其佔用人、傭工、承包商、代理人或訪客使用的屋苑公用地方及屋苑公共服務及設施相關的主要工程的資本性開支，其金額為政府產業署署長或署長就此指定的人士首先書面批准及確定的金額，但任何情況下管理及維護費的比例均不得超過政府樓宇建築面積對發展項目建築面積之比例。

4. 儘管公契載有任何相反規定，九廣鐵路部份擁有人須以公契J部分第5條第b(III)分條所列明之方式，分攤及分擔屋苑管理預算內的成本及開支，惟該等成本及開支須涉及項件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的維修及管理、管理人根據公契J部份第1(n)、1(q)、1(y)、1(v)(ii)及1(v)(iii)條所招致而純粹涉及項件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的保養及管理而並非其他的費用及開支，及項件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支。九廣鐵路部分擁有人須承擔該等成本、開支及費用的0.049%，而其餘的99.951%將由屋苑擁有人(政府樓宇擁有人除外)承擔。

E. **計算管理費按金的基準**

管理費按金金額相等於3個月的每月管理費(以擁有人就其單位應付的首次年度管理預算為基準)。

F. **擁有人在該期數中保留作自用的地方(如有)**

無。

G. **針對拆卸或改動住宅單位的間隔牆的特別條款**

<u>公契E部份第30條：</u>

(a) 在不損害本部份第27(a)條及本契據的附表三的第(a)及(g)條的原則下，除非獲地政總署署長或不時代替他的任何其他政府當局之事先書面同意，否則任何擁有人不得進行或允許或容許進行涉及任何住宅單位而會導致該住宅單位的內部與任何毗鄰或毗連的住宅單位相通及可由該等毗鄰或毗連的住宅單位通往該住宅單位的工程，當中包括但不限於拆卸或改動任何間隔牆或任何地板或天台樓板或間隔構築物的工程，而且地政總署署長可全權酌情決定是否給予同意；若給予同意，則可能須受其全權酌情決定下施加的條款及條件(包括支付費用)所限制；及

(b) 管理人須於管理處備存由地政總署署長或不時代替他的任何其他政府當局給予同意及於本部份第(a)條所指的資料記錄，以供所有擁有人免費查閱，及在繳付合理的費用後取得該記錄之副本，而收取的所有費用須撥入特別基金的住宅賬戶內。

註： 除本售樓説明書另有定義外，以上詞彙與公契中使用之詞彙具有相同涵義。

SUMMARY OF LAND GRANT

1. The Phase is situated on Yuen Long Town Lot No.513 ("**the lot**").

2. The lot is held from the Government under New Grant No.21512 dated 28th January 2013 ("**the Land Grant**") for a term of 50 years from 28th January 2013 and expiring on 27th January 2063.

3. **User**

Special Condition No.(10)

(a) Subject to sub-clause (b) of this Special Condition, 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 non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) The area shown coloured pink edged violet on Plan A annexed to the Land Grant ("**the Pink Edged Violet Area**") shall not be used for any purpose other than for the operation of the Reprovision Lift (as defined in Special Condition No.(38) of the Land Grant).

4. **Indemnity by Grantee**

General Condition No.4

The Grantee (as defined in General Condition No.12(a) of the Land Gant) hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions (as defined in General Condition No.12(b) of the Land Gant) 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 of Lands ("**the Director**", and whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.

5. **Maintenance**

General Condition No.6

(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions:

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

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

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee 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 works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

6. **Private streets, roads and lanes**

General Condition No.8

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 Grantee 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 Grantee 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 Grantee 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.

7. **Green Areas and Green Cross-Hatched Red Area**

Special Condition No.(4)(a)

The Grantee shall:

(i) within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

(II) lay and form those portions of future public roads shown coloured green cross-hatched red on Plan A ("**the Green Cross-Hatched Red Area**"); and

(III) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require ("**the Structures**")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Cross-Hatched Red Area;

(ii) within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Cross-Hatched Red Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Areas and the Green Cross-Hatched Red Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas and the Green Cross-Hatched Red Area or any part or parts thereof have been re-delivered to the Government in accordance with Special Condition No.(5) of the Land Grant.

Special Condition No.(5)

The Green Areas and the Green Cross-Hatched Red Area or part or parts thereof shall be re-delivered to the Government on demand and in any event the Green Areas and the Green Cross-Hatched Red Area shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Cross-Hatched Red Area or any part or parts thereof allow free access over and along the Green Areas and the Green Cross-Hatched Red Area or such part or parts thereof 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.(4) of the Land Grant or otherwise.

Special Condition No.(6)

The Grantee shall not without the prior written consent of the Director use the Green Areas and the Green Cross-Hatched Red 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 Nos.(4), (36), (37) and (38) of the Land Grant.

Special Condition No.(7)(a)(iv)

The Grantee shall at all reasonable times while he is in the possession of the Green Areas and the Green Cross-Hatched Red Area or any part or parts thereof allow unrestricted and free access over and along the Green Areas or any part or parts thereof for all Government and public vehicular and pedestrian traffic for the purpose of the use of and gaining access to and from:

(I) the Existing Bus Terminus (as defined in Special Condition No.(34)(a) of the Land Grant) when the Existing Bus Terminus is in operation; and

(II) the Reprovision Bus Terminus (as defined in Special Condition No.(15)(a) of the Land Grant) after the Reprovision Bus Terminus shall have been completed

and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition Nos.(4), (36), (37) and (38) of the Land Grant or otherwise.

8. Building Covenant

Special Condition No.(9)

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March 2019.

9. Preservation of trees

Special Condition No.(11)

(a) 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.

(b) Without prejudice to the provisions of sub-clause (a) of this Special Condition, the Grantee shall preserve and shall not fell, remove or interfere with the tree shown and marked on Plan A as "*Ficus Microcarpa*" ("**Ficus Microcarpa**") and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the Ficus Microcarpa in a healthy condition throughout the term hereby agreed to be granted. No pruning of roots or branches may be undertaken without the prior written consent of the Director.

(c) Save with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, above, under, below or within the areas shown coloured pink dashed black and pink stippled black dashed black on Plan A.

10. Landscaping

Special Condition No.(12)

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

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

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

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

11. Development conditions

Special Condition No.(13)

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.6 of the Land Grant) of the lot or any part thereof:

(a) the Grantee shall only erect, construct, provide and maintain upon the lot the following accommodation and facilities:

(i) accommodation and facilities for private residential purposes ("**the Residential Accommodation**") with a total gross floor area of not less than 29,205 square metres but not more than 48,675 square metres;

(ii) the Government Accommodation (as defined in Special Condition No.(19) of the Land Grant); and

(iii) the Reprovision Lift (as defined in Special Condition No. (38) of the Land Grant);

(d) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 29,205 square metres and shall not exceed 48,675 square metres;

(e) (i) the total number of residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant shall not be less than 832;

(ii) out of the total number of residential units provided under sub-clause (e)(i) of this Special Condition, not less than 624 residential units shall be in the size of not exceeding 50 square metres in saleable area each.

12. Non-Building Areas

Special Condition No.(14)

(a) Except with the prior written consent of the Director and subject to sub-clauses (b) and (c) of this Special Condition, no building or structure or support for any building or structure may be erected or constructed within the areas shown coloured pink stippled black, pink stippled black cross-hatched black and pink stippled black dashed black on Plan A ("**Non-Building Areas**") at or above ground level except:

(i) boundary walls or fences or both; and

(ii) landscaping.

(b) Notwithstanding sub-clause (a) of this Special Condition and subject to sub-clause (c) of this Special Condition, the Grantee may at his own expense erect or construct within the Non-Building Areas noise barriers with the prior written consent of the Director to the design and provision of such noise barriers.

(c) For the avoidance of doubt and notwithstanding anything herein contained, the erection, construction and provision of boundary walls or fences or both, landscaping and noise barriers or any of them under sub-clauses (a) and (b) of this Special Condition shall be subject to Special Condition Nos.(11), (67)(a) and (68) of the Land Grant.

13. Edged Brown Area

Special Condition No.(15)

(a) The Grantee shall:

(i) within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director design, erect, construct, provide, complete and make fit for occupation and operation in a good workmanlike manner in accordance with these Conditions, the Technical Schedules annexed to the Land Grant ("**the Technical Schedules**") and the plans approved under Special Condition No.(21)(a) of the Land Grant in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve a bus terminus (including the provision and construction of , such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may determine whose determination shall be conclusive and binding on the Grantee) ("**the Reprovision Bus Terminus**") on the area shown edged brown on Plan A ("**the Edged Brown Area**");

(ii) at his own expense uphold, manage, maintain, clean and repair the Edged Brown Area together with all structures and services provided and installed thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Edged Brown Area together with all such structures and services provided and installed thereon or therein shall be re-delivered to the Government in accordance with Special Condition No.(16) of the Land Grant.

Special Condition No.(16)(b)

The Edged Brown Area together with the Reprovision Bus Terminus in respect of which a certificate of completion shall have been issued under Special Condition No. (25)(b) of the Land Grant shall be re-delivered to the Government on a date to be specified in a letter by the Director, which date shall be within 3 calendar months from the date of the certificate of completion issued under Special Condition No. (25)(b) of the Land Grant, with vacant possession, free of cost and consideration and free of incumbrances at the expense of the Grantee.

Special Condition No.(17)

The Grantee shall not without the prior written consent of the Director use the Edged Brown Area or any part or parts thereof for any purposes other than the carrying out of the works specified in Special Condition No.(15) of the Land Grant or such other purposes as the Director may approve. No goods or any temporary structure shall be stored or erected within the Edged Brown Area or any part or parts thereof.

14. Government Accommodation

Special Condition No.(19)

The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules and the plans approved under Special Condition No.(21)(a) of the Land Grant, the following accommodation:

(a) one residential care home cum day care unit with a net operational floor area of not less than 1,376 square metres;

(b) one day care centre with a net operational floor area of not less than 358 square metres;

(c) one space for the exclusive use for the residential care home cum day care unit measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles;

(d) three spaces for the exclusive use for the day care centre measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles; and

(e) one space for the exclusive use for the residential care home cum day care unit and the day care centre measuring 4.0 metres in width and 8.0 metres in length with a minimum headroom of 3.5 metres for the loading and unloading of motor vehicles

all to be completed and made fit for occupation within 72 calendar months from the date of the Land Grant or such other extended periods as may be determined by the Director (whose determination shall be final and binding on the Grantee) (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "**the Government Accommodation**").

15. Maintenance of Reprovision Bus Terminus and Government Accommodation

Special Condition No.(26)

(a) Without prejudice to the provisions of Special Condition No.(27) of the Land Grant the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No.(27)(a) of the Land Grant, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No.(48)(b) of the Land Grant.

Special Condition No.(27)

(a) The Grantee shall indemnify and keep indemnified the Government and The Financial Secretary Incorporated, a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation ("**F.S.I.**", which expression shall if the context permits include its successors and assigns) from and against all liabilities, actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) in the Reprovision Bus Terminus and the Government Accommodation and in the building services installations therefor:

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

(ii) which shall occur or become apparent within a period of 365 days after the respective dates of delivery of possession by the Grantee of the Reprovision Bus Terminus and the Government Accommodation or any part thereof ("**Defects Liability Period**").

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

(c) The Director and F.S.I. reserve the right to each of them to serve upon the Grantee within 30 days after the expiry of each and every Defects Liability Period a schedule or schedules of defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the relevant part of the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor and the Grantee shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(f) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No.(48)(b) of the Land Grant.

Special Condition No.(33)

(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No.(50)(a)(ii)(I) of the Land Grant and in all respects to the satisfaction of the Director maintain the following items ("**the Items**"):

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

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

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

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

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

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I..

16. Existing Bus Terminus

Special Condition No.(34)

(a) The Grantee acknowledges that there is an existing bus terminus within the lot at the approximate position shown coloured crossed black on Plan B annexed to the Land Grant ("**the Existing Bus Terminus**").

(b) The Grantee shall not interfere with the use by all members of the public and the operation of the Existing Bus Terminus and no works that may affect the operation of the Existing Bus Terminus shall be carried out except with the prior written approval of the Director. The Existing Bus Terminus shall remain in operation until the Reprovision Bus Terminus is completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(d) The Government shall have the absolute discretion at any time to permit its authorized person and all members of the public to use the Existing Bus Terminus or any part or parts thereof.

(e) The Grantee shall allow unrestricted and free access over the lot to the Existing Bus Terminus for all Government and public vehicular traffic and pedestrian traffic.

(f) Upon completion of the Reprovision Bus Terminus, the Grantee shall at his own expense relocate the Existing Bus Terminus (including but not limited to the relocation of associated facilities and fixture such as bus regulators' kiosks and shelters) to the Reprovision Bus Terminus and shall at his own expense demolish the Existing Bus Terminus on the area shown coloured crossed black on Plan B after the Reprovision Bus Terminus shall be open for use by all members of the public. The Grantee shall bear all costs incurred in connection with the relocation and the demolition of the Existing Bus Terminus.

(k) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the

assignee of the assignment made under Special Condition No.(48)(b) of the Land Grant.

17. Existing Footbridge System Within the Lot

Special Condition No.(35)

(a) The Grantee acknowledges that there is an existing covered footbridge, together with staircase, escalator, lift and pedestrian access within the lot at the approximate position as shown coloured rippled black on Plan B ("**Existing Footbridge System Within the Lot**").

(b) The Grantee shall not interfere with the use by all members of the public of the Existing Footbridge System Within the Lot or part thereof and no works that may affect the Existing Footbridge System Within the Lot or part thereof or the use thereof shall be carried out except with the prior written approval of the Director until

(i) the Temporary Lift referred to in Special Condition No.(36) of the Land Grant or the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant is completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public; and

(ii) the Reprovision Footbridge referred to in Special Condition No.(37) of the Land Grant is completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(c) Notwithstanding Special Condition Nos.(3) and (5) of the Land Grant and except otherwise approved by the Director under sub-clause (b) of this Special Condition, the Grantee shall permit all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever to pass and repass the Existing Footbridge System Within the Lot, the Green Areas, the Green Cross-Hatched Red Area or any part or parts thereof for the purpose of gaining access to and from Long Ping Station of West Rail until

(i) the Temporary Lift referred to in Special Condition No.(36) of the Land Grant or the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant is completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public; and

(ii) the Reprovision Footbridge referred to in Special Condition No.(37) of the Land Grant is completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(d) The Grantee shall at his own expense maintain and manage the lift of the Existing Footbridge System Within the Lot in good and substantial condition and repair to satisfaction of the Director until the Existing Footbridge System Within the Lot is demolished under sub-clauses (e) or (f) of this Special Condition.

(e) The Grantee shall at his own expense demolish the Existing Footbridge System Within the Lot after (i) the Temporary Lift referred to in Special Condition No.(36) of the Land Grant or the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant and (ii) the Reprovision Footbridge referred to in Special Condition No.(37) of the Land Grant have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public. The Grantee shall bear all costs incurred in connection with the demolition of the Existing Footbridge System Within the Lot.

(f) Notwithstanding sub-clause (b) of this Special Condition, subject to the prior written approval of the Director, the Grantee may at his own expense demolish part of the Existing Footbridge System Within the Lot on the condition that a footbridge with lift shall be provided at all times for the purpose of providing public access to and from Long Ping Station of West Rail.

(k) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No.(48)(b) of the Land Grant.

18. Temporary Lift

Special Condition No.(36)

(a) Unless the Grantee shall apply and obtain the prior written approval of the Director to waive the requirement of providing the Temporary Lift (as hereinafter defined), the Grantee shall at his own expense and in all respects to the satisfaction of the Director design, construct, provide, complete and make fit for occupation and operation and thereafter maintain a temporary lift at such positions, in such manner with such materials and to such standards, levels, alignment and design as shall be required and approved by the Director ("**the Temporary Lift**") so as to link up Kwong Yip Street and a retained footbridge leading from Long Ping Station of West Rail, which retained footbridge was erected on the position as shown coloured hatched brown on Plan A ("**the Retained Footbridge**").

(b) In the event that the Temporary Lift is constructed under sub-clause (a) of this Special Condition, the Temporary Lift shall be open for use by all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever until the Reprovision Footbridge referred to in Special Condition No.(37) of the Land Grant and the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(c) Upon completion of the Reprovision Footbridge referred to in Special Condition No.(37) of the Land Grant and the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant, the Grantee shall within such time as shall be specified by the Director, at the Grantee's own expense, demolish and remove the Temporary Lift and reinstate the areas on which the Temporary Lift is erected in all respects to the satisfaction of the Director.

(h) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No.(48)(b) of the Land Grant.

19. Reprovision Footbridge, supports and connections

Special Condition No.(37)

(a) The Grantee shall within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director:

(i) erect, provide, construct, complete and make fit for occupation and operation one single storey covered footbridge together with all support and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the footbridge) (hereinafter collectively referred to as "**the Reprovision Footbridge**") as shall be required or approved by the Director in the approximate position shown and marked "FB" on Plan A so as to link up the pavement at the northern side of Kwong Yip Street, the Retained Footbridge and the Reprovision Lift referred to in the Special Condition No.(38) of the Land Grant. The Reprovision Footbridge shall be constructed in such manner, with such material and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated stairs and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion may require. The Reprovision Footbridge shall have a minimum clear internal width and clear internal headroom not less than the internal width and internal headroom of the Retained Footbridge or as approved by the Director;

(ii) maintain at his own expense in a good and substantial condition and state of repair the Reprovision Footbridge in all respects to the satisfaction of the Director until such time as the Reprovision Footbridge has been delivered to the Government in accordance with sub-clause (b) of this Special Condition; and

(iii) demolish and remove at his own expense section of an existing footbridge erected on the Green Cross-Hatched Red Area and the area shown coloured cross-hatched red on Plan A ("**Cross-Hatched Red Area**") and reinstate such area on which the section of the existing footbridge is erected in all respects to the satisfaction of the Director immediately after the Reprovision Footbridge and the Reprovision Lift referred to in Special Condition No.(38) of the Land Grant have been completed and made fit for occupation and operation and open for use by all members of the public.

(b) The Reprovision Footbridge shall be delivered to the Government on demand and in any event shall be deemed to have been delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(g) The Grantee shall, prior to the delivery of the Reprovision Footbridge to the Government in accordance with sub-clause (b) of this Special Condition, observe and comply with the following:

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

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

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

(iv) The Grantee shall at all reasonable times during the day or night permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Reprovision Footbridge.

(h) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No.(48)(b) of the Land Grant.

20. Reprovision Lift

Special Condition No.(38)

(a) The Grantee shall within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director design, construct, provide, complete and make fit for occupation and operation and thereafter maintain and manage a lift ("**the Reprovision Lift**") in the Pink Edged Violet Area for the operational purpose of West Rail and for the purpose of linking up the pavement at street level adjacent to the lot and Long Ping Station of the West Rail in such manner with such materials and to such standards, levels, alignment and design as shall be required and approved by the Director.

(b) The Reprovision Lift shall be open for use by all members of the public on foot or by wheelchairs during the operational hours of Long Ping Station of West Rail for all lawful purposes freely and without payment of any nature whatsoever throughout the term hereby agreed to be granted.

(d) The Grantee shall throughout the term hereby agreed to be granted maintain and manage at his own expense the Reprovision Lift in good and substantial condition and repair to the satisfaction of the Director.

(k) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns.

21. Recreational facilities

Special Condition No.(42)

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

(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 ("**the Exempted Facilities**"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(50)(a)(v) of the Land Grant;

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

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

22. Pedestrian Link

Special Condition No.(46)

(a) The Grantee shall at his own expense and in all respects to the satisfaction of the Director lay, form, provide, construct and surface such segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) for the purposes as specified in sub-clause (b) of this Special Condition at such positions, in such manner, with such materials and to such standards, levels, alignment and designs as may be required or approved by the Director. The said segregated pedestrian ways or paths together with such stairs, ramps, lightings and escalators are hereinafter collectively referred to as "**the Pedestrian Link**".

(b) The Pedestrian Link shall follow the shortest possible routes and shall be covered and constructed and designed so as to:

(i) link up each and every building to be erected on the lot at such locations and levels of the building as may be required or approved by the Director; and

(ii) link up all major facilities within the lot including the Government Accommodation, the Residential Accommodation, the open space and community facilities provided thereon.

(c) The Grantee shall throughout the term hereby agreed to be granted manage and maintain at his own expense the Pedestrian Link in good and substantial repair and condition to the satisfaction of the Director.

(d) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I..

23. Parking, loading and unloading requirements

Special Condition No.(53)

(a) The Grantee shall provide within the lot and to the satisfaction of the Director the following spaces:

(i) 80 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") unless the Director consents to such other rates; and

(ii) 10 spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant unless the Director consents to such other rates.

(iii) The spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clause (a) of this Special Condition, the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or such other rates as may be approved by the Director:

(I) one space out of the spaces provided in accordance with sub-clause (a)(i) of this Special Condition; and

(II) one space out of the spaces provided in accordance with sub-clause (a)(ii) of this Special Condition.

(ii) The spaces to be provided under sub-clause (b)(i) of this Special Condition shall be located at such position and level as shall be approved in writing by the Director.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at ten percent of the total number of the spaces required to be provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition ("**the Residential Motor Cycle Parking Spaces**") unless the Director consents to such other rates provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(d) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant and their bona fide guests, visitors or invitees at a rate of one space for every 7.5 residential units or part thereof or at such other rates as may be approved by the Director.

Special Condition No.(54)

(a) Spaces shall be provided within the lot to the satisfaction of the Director for the exclusive use of the residential units

erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant for the loading and unloading of goods vehicles at the 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 under Special Condition No.(13)(a)(i) of the Land Grant or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit.

(b) 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 referred to therein.

Special Condition No.(56)

(a) The Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:

(i) assigned except:

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant; 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 under Special Condition No.(13)(a)(i) of the Land Grant; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot under Special Condition No.(13)(a)(i) of the Land Grant.

Special Condition No.(57)

The spaces provided within the lot in accordance with Special Condition Nos.(53)(a)(ii), (53)(d) and (54) of the Land Grant shall be designated as and form part of the Common Areas.

24. Cutting away

Special Condition No.(60)

(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 Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee 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 Grantee 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, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

25. Anchor maintenance

Special Condition No.(62)

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

26. Spoil or debris

Special Condition No.(64)(a)

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

27. Damage to Services

Special Condition No.(65)

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

28. Construction of drains and channels and connecting drains and sewers

Special Condition No.(66)

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary

to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

29. Drainage Reserve

Special Condition No.(67)

(a) Except with the prior written approval of the Director, no building, structure or foundation or support for any building or structure shall be erected or constructed on, over, under, above, below or within the areas of the lot shown coloured pink cross-hatched black and pink stippled black cross-hatched black and marked "DR" on Plan A (the pink cross-hatched black area and the pink stippled black cross-hatched black area are hereinafter collectively referred to as "**the Drainage Reserve**").

(b) Notwithstanding the provisions contained in sub-clause (a) of this Special Condition but subject to Special Condition No. (68) of the Land Grant, building or buildings at first floor level and above may be erected or constructed over or above the pink cross-hatched black area provided that there is a clear space extending upwards from the ground level to a height of not less than 5.1 metres.

(d) Throughout the term hereby agreed to be granted, the Director and his duly authorized officers, contractors, his or their workmen ("**the Authorized Persons for Drainage Reserve**") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through, or under the Drainage Reserve ("**the Utilities**") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Grantee, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

30. Existing Water Mains

Special Condition No.(68)

(a) There is reserved unto the Government and the Water Authority, its or their officers, officers of other Government departments designated by the Water Authority, contractors, licensees, workmen whether employed by the Water Authority or by other designated Government departments or by their duly authorized contractors or licensees, whether with or without tools, equipment, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress and at all times to, from and through the lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing any or all of the existing Government water mains running across, through or under the lot as marked by continuous blue lines on Plan A ("**the Existing Water Mains**").

(c) Except with the prior written consent of the Water Authority, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the areas measuring 5.0 metres from the centre lines of the Existing Water Mains ("**the Waterworks Reserve Areas**"). No materials shall be placed or stacked nor vehicles parked on or within the Waterworks Reserve Areas.

(d) No object, material or structure of whatsoever nature except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet within the Waterworks Reserve Areas.

(e) Except with the prior written approval of the Water Authority, tree planting and site formation shall be prohibited within the Waterworks Reserve Areas.

(f) If diversion of the Government water mains laid within the Waterworks Reserve Areas is required by the Grantee, the proposed routing has to be approved by the Water Authority and the cost of relocating the Government water mains shall be borne by the Grantee and such new water mains so laid shall also form part of the Existing Water Mains for the purpose of this Special Condition.

31. Protection of Railway and West Rail Structures and Installations

Special Condition No.(69)

(a) Prior to the commencement of any works whatsoever on the lot including but not limited to site investigation works, piling or other foundation works and other civil engineering and building works, the Grantee shall consult MTRCL so as to ensure that any such works do not damage, interfere with, obstruct or endanger the safety or the operation of the West Rail ("**the Railway**") and any railway works, structures, facilities or installations in relation to the Railway (which works, structures, facilities and installations are hereinafter collectively referred to as "**the West Rail Structures and Installations**") in or passing through the lot or in the vicinity of the lot (as to which the decision of the Director shall be conclusive). If required by the Director the Grantee shall, at his own expense, take such measures and precautions as may be required by MTRCL to ensure the safety and the operation of the Railway and the West Rail Structures and Installations.

(d) The Grantee shall at his own expense comply with all special requirements of the Director of Buildings, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used) repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway and the West Rail Structures and Installations.

(e) Throughout the term hereby agreed to be granted, the Grantee shall comply with and observe to the satisfaction of the Director of Buildings all the requirements imposed by the Director of Buildings to protect the Railway and the West Rail Structures and Installations.

32. No grave or columbarium permitted

Special Condition No.(70)

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.

批地文件的摘要

1. 該期數所在土地的地段編號為元朗市地段第513號(「**該地段**」)。

2. 該地段為政府所持有並以於2013年1月28日訂立的新批地文件第21512號(「**批地文件**」)批出租約。年期為50年，由2013年1月28日至2063年1月27日止的。

3. **用途**

特別條款(下統稱「SC」)SC(10)條訂明：

(a) 受約於本SC的(b)款，該地段或其任何部份或現已或將會建於該處的任何建築物不可用作非工業用途(不包括貨倉、酒店及加油站)以外之任何其他用途。

(b) 批地文件的附圖A中以粉紅色底紫色線圍邊顯示的範圍(「**粉紅色底紫色線圍邊範圍**」)不可用作營運重置升降機(於批地文件的SC(38)條定義)以外之任何用途。

4. **承批人作出賠償**

一般條款(下統稱「GC」)GC(4)條訂明：

承批人(於批地文件GC(12)(a)條定義)於此承諾就並將會就違反此等條款(於批地文件GC(12)(b)條定義)，或承批人導致毗連或毗鄰土地或地段受損或出現泥土或地下水污染，而地政總署署長(「**署長**」)認為(其意見將作終論並對承批人具約束力)有關損害或出現泥土或出現地下水污染乃因承批人使用該地段或建於該處任何發展項目或重建項目或其任何部份又或承批人於該地段進行任何活動或執行任何工程而引致的，則不論該地段的使用、發展、重建活動或工程是符合或違反此等條款而引致的，承批人應就因而產生的訴訟、法律程序、責任、索求、費用、開支、損失(不論屬經濟或其他性質)及任何索償向政府作出賠償。

5. **保養**

GC(6)條訂明：

(a) 承批人應遵照此等條款，於租期之內就其建造或重建(本詞指本GC的(b)款所述的重建工程)：

(i) 依照經批核的設計、規劃、高度和核准建築圖則(不得作任何更改或修改)保養所有建築物；及

(ii) 保養所有現已或此後將會按照此等條款或日後任何合約修訂條文而建造的建築物，以保持其良好及充足維修之狀態，以及在租期屆滿或提前終止時以此等維修及狀態交還此等建築物。

(b) 如在批租期內任何時間拆卸該地段或其任何部份的現有建築物，承批人必須以良好堅固而不少於舊有樓面總面積的同類型建築物或以署長批核的類型及價值之建築物替代。倘若如上拆卸建築物，承批人應在拆卸後一個曆月內向署長申請於該地段進行建造工程以作重建。於承批人接獲同意書後，必須在三個曆月內展開所須的重建工程，並在署長指定的期限內以署長滿意的方式完成重建。

6. **私家街道、道路及巷道**

GC(8)條訂明：

任何按此等條款而須要建造的私家街道、道路及巷道必須設置於署長滿意而位於批租範圍以內或於其外而署長認為適合的位置。於上述的任何一種情況下，承批人應於署長要求時將之無代價地交還予政府。如此等街道、道路及巷道已交還予政府，則政府將為其鋪設表面，建造路緣和渠道(污水及雨水渠道)、排水渠及街燈，費用由承批人承擔。其後的維修由公帑交付。如該等私家街道、道路及巷道保持於批租的範圍之內，承批人須自費安排照明，鋪設表面，建造路緣、渠道及排水道並將之保養，以令署長全面滿意。而且，如因公眾利益而有所須要，署長可進行街燈的裝置及保養。承批人須承擔裝設街燈的建設成本及為裝設及保養街燈的工人及車輛提供進出批租土地範圍的免費進出權。

7. **綠色範圍及綠色底紅色交叉線範圍**

SC(4)(a)條訂明：

承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費以署長批准的方式及物料，並按署長批准的標準、樓層、定線和設計進行下列工程，以全面令署長滿意：

(I) 鋪設及平整在批地文件中注有PLAN A 標記的附圖(該附圖A下稱「圖則A」)上以綠色顯示的未來公共道路範圍(「**綠色範圍**」)；

(II) 鋪設及平整在圖則A以綠色底紅色交叉線顯示的未來公共道路範圍(「**綠色底紅色交叉線範圍**」)；及

(III) 提供及建造署長全權酌情認為必要的橋樑、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(「**構築物**」)；

以便於綠色範圍及綠色底紅色交叉線範圍內的建造、車輛和行人的交通往來；

(ii) 從本協議之日起72個曆月內或署長批准的其他延伸期限之前，自費以署長滿意的方式在綠色範圍鋪設表面、建造路緣和接通綠色範圍及綠色底紅色交叉線範圍內之渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、以水管接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色範圍、綠色底紅色交叉線範圍和構築物及所有在該處建造、安裝和提供的構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令署長滿意，直至綠色範圍和綠色底紅色交叉線範圍按照批地文件SC(5)條交還予政府為止。

SC(5)條訂明：

承批人應在署長要求時將綠色範圍及綠色底紅色交叉線範圍交還予政府。而無論任何情況下，於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日，綠色範圍及綠色底紅色交叉線範圍將被視為已交還予政府。承批人於佔管綠色範圍及綠色底紅色交叉線範圍期間的所有合理時間內，應允許所有政府及公共車輛和行人為其往來交通的目的自由通行及經越綠色範圍及綠色底紅色交叉線範圍，並確保不會因為執行批地文件SC(4)條或其他規定的工程而干預或阻礙此等通行權。

SC(6)條訂明：

承批人不可於未取得署長的事先書面同意下，使用綠色範圍及綠色底紅色交叉線範圍作為儲存、搭建任何臨時築建物或用作屬於批地文件SC(4)，SC(36)，SC(37)及SC(38)條所訂的工程以外的任何其他用途。

SC(7)(a)(iv)條訂明：

承批人應於其佔管綠色範圍及綠色底紅色交叉線範圍或其中部份時之所有合理時間內為政府及公共車輛及行人的交通須要提供無限制及自由的進入權，以通過綠色範圍或其中部份以達進出以下地點的目的：

(I) 現有巴士總站營運時，現有巴士總站(於批地文件SC(34)(a)條定義)；及

(II) 當重置巴士總站已經完成後，重置巴士總站(於批地文件SC(15)(a)條定義)，

並確保該等進出權不會被進行的工程所干擾或阻礙，不論該等工程是批地文件SC(4)，SC(36)，SC(37)及SC(38)條所訂的工程與否。

8. **建造規定**

SC(9)條訂明：

承批人應以全面遵照此等條款和於任何時間在香港生效的所關於建築、衛生及規劃的條例、附例和規例的方式建造一座或多座建築物，以發展該地段，並應在2019年3月31日或之前將之建成及令其適宜佔用。

9. **保育樹木**

SC(11)條訂明：

(a) 如非事先獲署長書面同意，而署長可於給予同意時施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。

(b) 在不影響本SC的(a)款的效力下，承批人應保育及不可移除或干預於圖則A中顯示並註明“Ficus Macrocarpa”的樹木(「Ficus Macrocarpa」)，並須於此批租的年期內自費，以令署長全面滿意的方式及以健康的狀況保留及保養Ficus Macrocarpa。如非事先獲署長書面同意，不可剪除其根部或樹支。

(c) 除非事先獲署長書面同意，不得將建築物或築建物或建築物或築建物的支撐物搭建或建造於圖則A中以粉紅色底黑色斜點顯示的範圍及以粉紅色底黑點及黑色斜點顯示範圍之上或之下。

10. **園藝**

SC(12)條訂明：

(b) (ii) 該地段中不少於20%的範圍應種植了樹木、灌木或其他植物。

(iii) 於本SC的(b)(iii)款中所述之20%當中不少於50%(「**綠化範圍**」)應於署長全權酌情決定的位置及層數中提供使行人可見到或使進入該地段的人可進入到綠化範圍。

(c) 承批人應自費按照經批核的園景美化總綱圖則在該地段以令署長全面滿意的方式進行園景美化。如非事先獲署長書面同意，批核園景總綱圖不得作任何修改、更改、改動、改變或取代。

(d) 嗣後，承批人應自費保持及保養園景美化工程，以維持其安全、清潔、整齊、整潔及健康之狀態，以令署長全面滿意。

11. **發展條款**

SC(13)條訂明：

受約於此等條款，倘該地段或其任何部份發展或重建(本詞純粹指批地文件之GC(6)條所指的重建工程)：

(a) 承批人只可在該地段搭建、建造、提供和保養以下樓宇及設施：

(i) 用於私人住宅用途的樓宇及設施(「**住宅樓宇及設施**」)而其樓面總面積不少於29,205平方米，但不超過48,675平方米；

(ii) 政府樓宇(於批地文件SC(19)條定義)；及

(iii) 重置升降機(於批地文件SC(38)條定義)；

(d) 任何搭建於該地段的建築物的樓面總面積不可少於29,205平方米，但不可超過48,675平方米；及

(e) (i) 根據批地文件SC(13)(a)(i)條而於該地段搭建或將搭建的住宅單位總數量應不少於832個；及

(ii) 按本SC的(e)(i)款所提供的住宅單位總數量中，應有不少於624個住宅單位的大小是不多於50平方米的實用面積。

12. **非建築用地**

SC(14)條訂明：

(a) 除非事先獲署長書面同意及受約於本SC的(b)及(c)款，不得將建築物或築建物或建築物或築建物的支撐物搭建或建造於圖則A中以粉紅色底黑點、粉紅色底黑點及黑交叉線及粉紅色底黑點及黑斜點顯示的範圍(「非建築用地」)，下列者除外：

(i) 圍牆或圍欄或是結合兩者；及

(ii) 園景美化工程。

(b) 儘管本SC的(a)款但受約於本SC的(c)款，承批人可於非建築用地範圍中自費搭建噪音屏障，惟須先獲署長就其設計及提供方法所發出的書面同意。

(c) 為免疑問，儘管本文另有條文，按本SC的(a)及(b)款所述的圍牆或圍欄或兩者結合、園景美化工程及噪音屏障的任何部份的搭建，建造及提供是受約於批地文件SC(11)，67(a)及(68)條的規定。

13. **咖啡色線圍邊範圍**

SC(15)條訂明：

(a) 承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費於圖則A以咖啡色線圍邊顯示的範圍(「**咖啡色線圍邊範圍**」)以署長批准的方式及物料，並按署長批准的標準、樓層、定線和設計，以良好的工藝，根據此等條款、夾附之工程規格附表(「**工程規格附表**」)及按SC(21)(a)條批准的圖則搭建、建造及完成巴士總站(包括提供及建造署長可全權酌情決定，而其決定為終論及對承批人有約束力的下水道、高架橋、污水管、排水渠、行人路及其他構築物)(「**重置巴士總站**」)並使之適合佔用及營運，以全面令署長滿意；

(ii) 自費持有、管理、保養、清潔及維修咖啡色線圍邊範圍及其中提供及設置的所有築建物及服務設施，以保持其良好及充足維修的狀態，以令署長全面滿意，直至咖啡色線圍邊範圍及於其中提供及設置的所有築建物及服務設施的佔管權按照批地文件SC(16)條交還予政府為止。

SC(16)(b)條訂明：

咖啡色線圍邊範圍連同已按SC(25)(b)條獲發完工証書的重置巴士總站的空置佔管權應於署長發出的函件中指定的日期，而該日期應為按SC(25)(b)條而發出的完工証書的日期後的3個月內的日期，由承批人自費、不收成本及代價並且無業權負擔地交還予政府。

SC(17)條訂明：

如非事先獲得署長書面同意，承批人不可使用咖啡色圍邊範圍或其中任何部份作批地文件SC(15)條所述的工程以外的用途或署長批准的其他用途以外的用途。不可於咖啡色圍邊範圍或其中任何部份儲存貨物或搭建臨時築建物。

14. **提供政府樓宇**

SC(19)條訂明：

承批人應自費以署長全面滿意的方式並以良好的工藝，按照此等條款、批地文件的工程規格附表及根據批地文件第SC(21)(a)條批核的圖則，於該地段內設計、搭建、建造和提供以下之建築物：

(a) 一所寄宿安老院暨日間護理所，淨營運樓面面積不可少於1,376平方米；

(b) 一所日間護理中心，淨營運樓面面積不可少於358平方米；

(c) 一個寄宿安老院暨日間護理所專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；

(d) 三個日間護理中心專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；及

(e) 一個寄宿安老院暨日間護理所及日間護理中心專用的上落客貨處，4.0米闊及8.0米長、最低淨空高度3.5米，可供車輛上落客貨之用，

所有此等設施必須在批地文件日期後72個曆月內或署長指定的其他延伸期限(其決定將為終論並對承批人具約束力)之前建成並使之適合於佔用及營運(此等樓宇連同其專用的其他範圍、設施、服務及裝置，由署長全權酌情指定(其決定將為終論並對承批人具約束力)(「**政府樓宇**」))。

15. **重置巴士總站及政府樓宇的保養**

SC(26)條訂明：

(a) 毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的保養期屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

(b) 在此特別條款內，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

SC(27)條訂明：

(a) 承批人於此承諾如屬下列的情況承批人應就因為或關乎重置巴士總站及政府樓宇及該處之屋宇服務裝置的任何的缺陷、維修需要、不妥善、故障、失靈或任何其他尚未完成工程(不論乃關乎工藝、物料或設計或其他原因)，而引起的任何責任、法律行動、司法程序、費用、索償、開支、損失、損害、收費和要求等向政府及財政司法團，即根據財政司法團條例、附則及其法律修訂而成立的獨立法團(「**財政司法團**」一詞如內容上容許應包括其繼承人或受讓人)，作出賠償：

(i) 於承批人交付重置巴士總站及政府樓宇或其任何部份的佔管權的不同日期的當日該等問題已存在；及

(ii) 於承批人交付重置巴士總站及政府樓宇或其任何部份的佔管權的不同日期後的365日內(「**保養期**」)出現或發現該等問題。

(b) 當署長或財政司法團分別或共同要求，承批人須自費按署長或財政司法團分別或共同指定的期限、標準和方式執行所有保養、維修、整改、重建、補救及任何其他工程，以補救及糾正重置巴士總站及政府樓宇或其任何部份和該處各屋宇裝置於任何保養期內出現或發現的缺陷、維修需要、不妥善、故障、失靈或任何其他尚未完成工程。除要遵從前文規定外，承批人須自費按署長或財政司法團分別或共同指定的期限、標準和方式修復及糾正於承批人交付重置巴士總站及政府樓宇、其任何部份及該處各屋宇裝置佔管權的不同日期的當日已存在的任何缺陷、維修需要、不妥善、故障、失靈或任何其他尚未完成工程。

(c) 署長及財政司法團各自保留權利於每一保養期屆滿後之30日內向承批人送遞一份或多份的缺陷列表，用以列出已証明於於重置巴士總站及政府樓宇及該處各屋宇裝置發現的缺陷、維修需要、不妥善、故障、失靈或任何其他尚未完成的工程，而承批人應自費進行所有須要的工程，以能夠按署長或財政司法團分別或共同

指定的期限、標準和方式作出補救及糾正。

(f) 就此特別條款而言，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

SC(33)條訂明：

(a) 承批人應在所協定批授的年期內自費，但受惠於SC(50)(a)(ii)(I)條中所述有關財政司法團的任何攤分責任，保養以下項件(「**項件**」)，以令署長全面滿意：

(i) 政府樓宇的外飾面和政府樓宇內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他構築物元素；

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

(iii) 屬於供政府樓宇及該地段上發展項目其餘部份使用的系統之所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；

(iv) 政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及

(v) 所有其他供政府樓宇和該地段上發展項目其餘部份使用的公共部份及設施。

(c) 就此特別條款而言，承批人一詞不包括財政司法團。

16. 現有巴士總站

SC(34)條訂明：

(a) 承批人確認知悉於該地段中置有一個現有巴士總站而其大概位置於批地文件附圖B中以黑色格仔線顯示(「**現有巴士總站**」)；

(b) 承批人對於所有公眾人士使用現有巴士總站或對其營運不可作出干預。而且，如非事先獲署長書面同意，承批人不可進行可能影響現有巴士總站的營運的工程。現有巴士總站應保持其營運直至重置巴士總站完成，合適於佔用及營運令署長滿意，而且向所有公眾人士對外開放使用；

(d) 政府有絕對酌情權於任何時間許可其授權之人士及所有公眾人士使用現有巴士總站或其中任何部份；

(e) 承批人應就所有政府及公共車輛交通及行人交通往來的需要，提供免費行經該地段以達現有巴士總站的過路權；

(f) 於重置巴士總站完成時，承批人應自費將現有巴士總站搬遷(包括但不限於搬遷附屬設施及固定裝置，例如巴士監管人員的更亭及遮陰處)至重置巴士總站之位置，並應於重置巴士總站向所有公眾人士對外開放後，自費拆卸於附圖B中以黑色格仔線顯示的現有巴士總站。所有關乎搬遷及拆卸所開銷的所有成本由承批人承擔；及

(k) 就此特別條款而言，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條的受讓人。

17. 於該地段中的現有行人天橋系統

SC(35)條訂明：

(a) 承批人確認知悉於該地段中置有一條有蓋行人天橋及其樓梯、升降機及行人進出口，其大概位置於附圖B中以黑色波紋線顯示(「該地段中現有行人天橋系統」)；

(b) 承批人對於所有公眾人士使用該地段中現有行人天橋系統或其中的部份不可作出干預。而且，如非事先獲署長書面同意，承批人不可進行可能影響該地段中現有行人天橋或其中的部份的工程直至：

(i) 於批地文件SC(36)條所述的臨時升降機或於批地文件SC(38)條所述的重置升降機完成，合適於佔用及營運，令署長滿意，而且向所有公眾人士對外開放使用；及

(ii) 於批地文件SC(37)條所述的重置行人天橋完成，合適於佔用及營運，令署長滿意，而且向所有公眾人士對外開放使用。

(c) 儘管批地文件SC(3)及(5)條，如非根據本SC的(b)款事先獲得署長同意，承批人應容許所有公眾人士以步行或乘坐輪椅的方式自由及免費地經過該地段中現有行人天橋系統、綠色範圍、綠色底紅色交叉線範圍或任何當中的部份，作所有合法用途，用以來回西鐵朗屏站直至：

(i) 於批地文件SC(36)條所述的臨時升降機或於批地文件SC(38)條所述的重置升降機完成，合適於佔用及營運，令署長滿意，而且向所有公眾人士對外開放使用；及

(ii) 於批地文件SC(37)條所述的重置行人天橋完成，合適於佔用及營運，令署長滿意，而且向所有公眾人士對外開放使用。

(d) 承批人應自費以良好及充足的狀態保養及管理該地段中現有行人天橋系統的升降機及將之維修，以令署長滿意直至該地段中現有行人天橋系統按此SC的(e)及(f)款拆卸為止。

(e) 承批人應自費在(i)於批地文件SC(36)條所述之臨時升降機或於批地文件SC(38)條所述的重置升降機及(ii)於批地文件SC(37)條所述的重置行人天橋完成，合適於佔用及營運，令署長滿意，而且向所有公眾人士對外開放使用之後拆卸該地段中現有行人天橋系統。所有關乎拆卸所開銷的成本由承批人承擔。

(f) 儘管此SC的(b)款，受約於署長事先發出的書面批准，承批人可自費拆卸該地段現有行人天橋系統中的部份，前提是於所有時間內須提供連接有升降機的行人天橋，以供來回西鐵朗屏站之用。

(k) 就此特別條款而言，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條的受讓人。

18. 臨時升降機

SC(36)條訂明：

(a) 除非承批人向署長申請並獲得事先的書面同意可免除提供臨時升降機(如下定義)的要求，承批人應自費按署長要求及批准的位置、方式、物料、標準、樓層、定線及設計、建造、提供、完成一部臨時升降機(「**臨時升降機**」)並使之合適於佔用及營運，以令署長滿意，使之與擴業街及由西鐵朗屏站伸延而搭建於圖則A中以咖啡色斜線顯示其位置的保留行人天橋(「**保留行人天橋**」)連接。

(b) 如根據此特別條款(a)項建造了臨時升降機，則該臨時升降機應向所有公眾人士對外開放令步行或使用輪椅者可無需付任何代價自由地將之使用作所有合法的用途直至於批地文件SC(37)條所述的重置行人天橋及於批地文件SC(38)條所述的重置升降機完成及合適於佔用及營運，以令署長滿意及向所有公眾人士對外開放使用。

(c) 當於批地文件SC(37)條所述之重置行人天橋及於批地文件SC(38)條所述之重置升降機完成時，承批人應於署長指明的時間之內，由承批人自費拆卸及移除臨時升降機及將搭建臨時升降機的位置回復原貌，以令署長滿意。

(h) 就此特別條款而言，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條的受讓人。

19. 重置行人天橋支撐和連接

SC(37)條訂明：

(a) 承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，自費進行以下工程，以全面令署長滿意：

(i) 在該地段搭建、提供、建造、完成並合適於佔用及營運的一條一層高的有蓋行人天橋連同署長要求或批准的所有支撐和連接設施(包括署長全權酌情認為就未來延伸行人天橋而必要的支撐和連接設施)(「**重置行人天橋**」)其大概位置以"FB"標記顯示於圖則A，用以連接擴業街北面的行人路、保留行人天橋及SC(38)條所述的重置升降機。該重置行人天橋應以署長要求或批准的方式、物料、標準、樓層、定線、規劃和設計進行建造，當中包括但不限於提供和建造署長全權酌情要求的支撐設施、斜道、相關樓梯及樓梯平台、自動扶梯及升降機及內外飾面、固定設置和照明設施。重置行人天橋的內框淨闊度和內框淨高度應最少不少於保留行人天橋的內框淨闊度和內框淨高度或署長批准的其他標準。

(ii) 直至重置行人天橋根據本條(b)項交付予政府為止，自費保養重置行人天橋，以保持其良好及完備的狀態，以全面令署長滿意。

(iii) 當重置行人天橋及於批地文件SC(38)條所述的重置升降機完成並適合於佔用及營運及向所有公眾人士對外開放使用後立刻自費將搭建於綠色底紅色交叉線範圍及於圖則A中以紅色交叉線顯示之範圍(「**紅色交叉線範圍**」)的一段現有行人天橋拆卸及移除並將該段搭建了現有行人天橋的範圍回復原貌，以令署長滿意。

(b) 重置行人天橋應按要求交付予政府，而無論任何情況重置行人天橋將於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日被視為已交付予政府。

(g) 承批人應於按此SC的(b)款交付重置行人天橋予政府之前履行及符合以下條件：

(i) 除給所有公眾人士以步行或乘坐輪椅的方式使用的通道之用途外，不可用作其他用途。

(ii) 如非署長同意或要求，承批人不可使用或容許重置行人天橋之內或外被使用作為廣告或顯示任何標誌、通告或海報之用途。

(iii) 承批人不可於重置行人天橋內或容許於其內作出任何可造成滋擾之行為或對於經過重置行人天橋下方的人士或車輛或對接連或鄰近地段或建築物的擁有人或佔管人造成不便或損害。

(iv) 承批人應於所有合理的時間內，無論於日間或晚上容許所有公眾人士，自由及免付任何代價地步行或乘坐輪椅來回、通過及上落該重置行人天橋作所有合法的用途。

(h) 就此特別條款而言，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條的受讓人。

20. **重置升降機**

SC(38)條訂明：

(a) 承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，自費以署長批准的物料並按批准的標準、樓層、定線和設計於粉紅色底紫色線圍邊的範圍內按核准建築圖則建造、設計、提供及完成一部升降機(「**重置升降機**」)及使之適合佔用及營運，並於完成後將之保養及管理，以作西鐵營運和連接西鐵朗屏站毗鄰之地面行人路之用。

(b) 於此協定之批授年期內，重置升降機應於西鐵朗屏站的營運時間內對所有步行或使用輪椅的公眾人士自由及免付任何代價地開放，以作所有合法的用途。

(d) 承批人於此承諾於批租期內自費以令署長滿意的良好及完備的狀態保養及管理重置升降機。

(k) 就此特別條款而言，承批人一詞並不包括承批人的受讓人。

21. **康樂設施**

SC(42)條訂明：

(a) 承批人可在該地段搭建、建造及提供經署長書面批准的康樂設施及附屬設施(「**設施**」)。設施的類型、大小、設計、高度和規劃應事前獲得署長書面批准。

(c) 如設施的任何部份根據本SC的(b)款規定獲豁免計入樓面總面積(「**豁免設施**」)：

(i) 豁免設施應劃為並構成批地文件SC(50)(a)(v)條所載的公用地方；

(ii) 承批人應自費以良好及充足維修之狀態保養及以署長滿意的方式運作豁免設施；及

(iii) 豁免設施只可供現已或將會搭建於該地段的一座或多座住宅大樓中的全體居民及其真正訪客使用，其他人等一概不可使用。

22. **行人連廊**

SC(46)條訂明：

(a) 承批人應自費以令署長全面滿意的形式，按署長批准的位置、方式、物料、標準、樓層、定線及設計，鋪設、平整、提供、建造和表面整飾分段的行人路或行人道(連同署長全權酌情指定的樓梯、斜道、照明裝置及自動扶梯)，作此SC的(b)款指定的用途。該等分段行人路或行人道連同該等樓梯、斜道、照明裝置及自動扶梯合稱「**行人連廊**」。

(b) 行人連廊應採取最短路線並興建上蓋、建造及設計以符合以下要求：

(i) 按署長要求或批准的指定位置及高度與將會建於該地段上的每座建築物接通；及

(ii) 接通該地段內所有主要設施，包括在該處提供的政府樓宇、住宅大廈、開放範圍及社區設施。

(c) 承批人於此承諾於批租期內自費以令署長滿意的良好及充足維修的狀態管理及保養行人連廊。

(d) 就本特別條款而言，承批人一詞應包括財政司法團。

23. **停泊、上及落貨要求**

SC(53)條訂明：

(a) 承批人應於該地段中提供以下的停車位並令署長滿意：

(i) 80個可供停泊按道路交通條例，任何附則及法律修訂而發出牌照而又屬於按批地文件SC(13)(a)(i)條於該地段搭建或將搭建的住宅單位的住客及其真實賓客、訪客及被邀請者所擁有的車輛的停車位(「**住客停車位**」)，除非署長同意其他的數量；及

(ii) 10個可供停泊按道路交通條例，任何附則及法律修訂而發出牌照而又屬於按批地文件SC(13)(a)(i)條於該地段搭建或將搭建的住宅單位的住客的真實賓客、訪客及被邀請者所擁有的車輛的停車位，除非署長同意其他的數量。

(iii) 按本SC的(a)(i)及(a)(ii)款提供的停車位不可用於該款所訂明的用途以外的任何用途。特別指明，該停車位不可用作儲存、陳列及展示車輛以作銷售或用作車輛清潔及車輛美容服務的用途。

(b) (i) 按本SC的(a)款提供的停車位之中，承批人應預留及指明以下數量或署長批准的其他數量，以供於道路交通條例，任何附則及法律修訂中所定義的殘疾人士停泊停車的停車位：

(I) 於本SC的(a)(i)款所須提供的停車位中的1個停車位；及

(II) 於本SC的(a)(ii)款所須提供的停車位中的1個停車位。

(ii) 按本SC的(b)(i)款而提供的停車位，應置放於署長書面批准的位置及樓層。

(iii) 按本SC的(b)(i)款而提供的停車位不可用於供道路交通條例，任何附則及法律修訂中所定義的殘疾人士停泊車輛及停泊屬於按SC(13)(a)(i)條所搭建或將搭建的住宅單位的住客及其真實賓客、訪客及被邀請者所擁有的車輛以外之用途。特別指明，該停車位不可用作儲存、陳列及展示車輛以作銷售或用作車輛清潔及車輛美容服務的用途。

(c) (i) 該地段應設有署長滿意的停車位，以供停泊按道路交通條例、任何附則及法律修訂發牌的電單車之用，其數量應為按本SC的(a)(i)及(a)(ii)款所須提供的停車位總數量之十分之一(「**住宅電單車停車位**」)，除非署長同意其他比率，惟如所須提供的停車位數量是小數位，則該小數應升至下一數位的整數。

(ii) 除停泊按道路交通條例、任何附則及法律修訂發牌而又屬於按SC(13)(a)(i)條於該地段搭建或將搭建的住宅單位的住客，其真正賓客、訪客、被邀請者的電單車外，住宅電單車停車位不可用作任何其他用途，特別指明，該等停車位不可用作儲存、陳列及展示車輛以作銷售或用作車輛清潔及車輛美容服務的用途。

(d) 該地段應設有署長滿意的停車位，以供停泊屬於按SC(13)(a)(i)條所搭建或將搭建的住宅單位的住客及其真實賓客、訪客及被邀請者所擁有的單車。該等停車位的比率為7.5個住宅單位須設有1個單車停車位或為署長批准的其他比率。

SC(54)條訂明：

(a) 該地段應設有署長滿意的停車位，以供按批地文件SC(13)(a)(i)條於該地段上搭建或將搭建的各住宅單位專用作為貨車上落貨物之用。該等停車位的比率應為按批地文件SC(13)(a)(i)條於該地段上搭建或將搭建的每800個住宅單位設有1個該等停車位或署長批准的其他比率。但每一座於該地段搭建或將搭建的住宅單位的大樓應至少有1個上落貨位，而其位置應在 該座大樓之內或在該座大樓的旁邊。

(b) 該等停車位不可用作相關於上述樓宇的貨車上落貨以外的其他用途。

SC(56)條訂明：

(a) 住宅車位及住宅電單車停車位不可：

(i) 轉讓，除非：

(I) 連同賦予專有權使用及佔管現已或將會按批地文件SC(13)(a)(i)條搭建於該地段各建築物一個或多個住宅單位的不可分割份數一併轉讓；或

(II) 承讓人現時已擁有具專有權使用及佔管現已或將會按批地文件SC(13)(a)(i)條建於該地段各建築物一個或多個住宅單位的不可分割份數；或

(ii) 分租除非是租予現已或將會按批地文件SC(13)(a)(i)條搭建於該地段各建築物內住宅單位的住客。

於任何情況下，轉讓予現已或將會按批地文件SC(13)(a)(i)條搭建於該地段各建築物內任何一個住宅單位的業主或出租予任何一個該等住宅單位的住客的住宅停車位及住宅電單車停車位不可多於三(3)個。

SC(57)條訂明：

按批地文件SC(53)(a)(ii)，(53)(d)及(54)條提供的停車位應訂明是屬於公用範圍的一部份。

24. **削土工程**

SC(60)條訂明：

(a) 如該地段或任何政府官地內現時或以往曾經進行過削土、移土或任何土地後移，或建造或填土，或任何性質的斜坡處理等工程，不論事前是否獲署長書面同意，而該等工程是為了或關乎該地段或任何部份的形成、平整或發展的目的或承批人按此等條款而須要完成的工程的目的或其他任何的目的，承批人須自費進行及建造該等斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府官地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。承批人應時刻在本文協定的整個批租年期內自費保養上述土地、斜坡處理、護土牆或其他支撐、防護、排水或附屬或其他工程，以保持其良好充足維修之狀態，令署長滿意。

(c) 如任何承批人進行的形成、平整、發展或任何其他工程引起該地段內的土地或任何的毗連或毗鄰政府官地或已批租土地發生滑土、山泥傾瀉或地陷等，承批人應自費將之回復原貌及修復以令署長滿意並承諾向政府，其代理人及承建商賠償因此等滑土、山泥傾瀉或地陷而引致其蒙受或支出的任何成本、費用、損失、要求、追討。

(d) 除了訂明相關於違反本批地文件條款而賦予的任何其他權利或濟助，署長有權以書面通知要求承批人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐物及防護物、排水或附屬或其他工程或要求將發生滑土、山泥傾瀉或地陷等之處回復原貌及修復。如承批人忽略或沒有於通知中的指明的時間內履行此等通知的要求以令署長滿意，署長可立即執行及展開所須的工程而承批人應於收到要求通知後向政府償還相關的成本與及任何行政或專業費用及支出。

25. **保養地錨**

SC(62)條訂明：

如該地段的發展項目或重建項目或其任何部份已安裝預應力地錨，承批人應在預應力地錨的整個使用周期自費進行定期維修和定期監察，以令署長滿意，此外並須按署長不時全權酌情的要求，提供所有監察工程的報告及資料。如承批人忽略或沒有執行指定的監察工程，署長可立即執行及展開監察工程，而承批人應於收到要求通知後向政府償還有關的成本。

26. **廢土或泥頭碎礫**

SC(64)(a)條訂明：

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、泥頭碎礫、建築廢物或建造物料(「**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、海床、污水管、雨水渠或明渠或其他政府產業(「**政府物業**」)，承批人應自費移除廢物並將政府物業蒙受的任何損毀修復。承批人須就該等堆積腐爛、沖下或傾倒廢物導致私人物業蒙受損毀或滋擾而引起的所有法律行動、索償及索求向政府作出賠償。

27. **對服務設施的損害**

SC(65)條訂明：

承批人時刻均須採取或達致採取所有恰當及足夠的謹慎措施、技巧和預防措施，尤其是於執行建造、保養、更新或修理工程(「**工程**」)時，以免損害、干擾或阻礙該地段或其任何部份、綠色範圍、綠色底紅色交叉線範圍、咖啡色線圍邊範圍或紅色交叉線範圍，或其中的組合的上、下或毗鄰該等範圍的任何政府或其他現有排水渠、水道或河道、總水管、道路、行人路、街道設施、污水管、明渠、水管、電纜、電線、公用服務或任何其他裝置(「**服務設施**」)。承批人執行任何工程之前應按需要進行或達致進行妥善調查與查詢，以確定服務設施的現有位置及樓層，並須向署長提交計劃書，說明其建議如何處理可能受工程影響的服務設施，以獲取署長的全面審批。承批人必須待署長以書面批准承批人的工程及計劃書後，方可展開任何工程。此外，承批人應遵守並自費履行署長給予上述批准時就服務設施而施加的任何要求，包括支付必要的改道、重鋪或還原工程的費用。如因工程而導致該地段、綠色範圍、綠色底紅色交叉線範圍、咖啡色線圍邊範圍或紅色交叉線範圍或其中的組合或其中之任何部份或任何服務設施蒙受任何形式的損害、干擾或阻礙，承批人應全面自費以署長滿意的方式進行修理、復修及還原工程(除非署長另作選擇，明渠、污水管、雨水渠或總水管等屬於例外而此等渠管將由署長負責修復，而承批人應在收到政府通知後支付有關工程的費用)。如承批人不在該地段或其任何部份、綠色底紅色交叉線範圍、咖啡色線圍邊範圍或紅色交叉線範圍或其中的組合或其中之任何部份或任何服務設施執行必要的改道、重鋪、修理、修復或還原工程以致令署長滿意，署長可執行任何由其考慮為必要的此等改道、重鋪、修理、修復或還原工程，承批人應於收到要求通知後向政府支付相關工程的成本。

28. **建造渠道及水渠及連排渠道及污水管**

SC(66)條訂明：

(a) 承批人應自費以署長滿意的方式在該地段邊界範圍內或政府官地建造及保養署長視為必要的排水渠及水渠，以將所有降於或流入該地段的雨水截流及將之排放至最近的河溪、集水井、水渠或政府雨水渠。承批人須就上述雨水造成的損害或滋擾而引致的所有法律行動、索償及索求自行承擔責任並向政府及其官員作出賠償。

(b) 接駁該地段任何排水渠及污水管至已鋪設及啟用的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承批人承擔責任，而承批人應於接獲政府要求通知時向政府支付此等接駁工程的費用。作為另一選擇，承批人可自費以署長滿意的方式執行上述接駁工程。於該情況下，位於政府官地範圍內的上述接駁工程部份將由承批人自費保養，如政府發出通知，承批人須將此等工程部份移交予政府，日後由政府自費保養，承批人並須於收到政府通知後向政府繳付上述接駁工程的技術審核費用。如承批人不維修建於政府官地上的上述接駁工程任何部份，署長可執行由其考慮為必要的維修工程，承批人須於收政府通知後支付有關工程的費用。

29. **渠務預留範圍**

SC(67)條訂明：

(a) 除非事先獲署長書面批准，圖則A中以粉紅色底黑色交叉線、粉紅色底黑色點加黑色交叉線及以“DR”顯示而位於該地段內之範圍(該粉紅色底黑色交叉線範圍及粉紅色底黑色點加黑色交叉線範圍合稱「渠務預留範圍」)之上、下、內或跨越於其上之位置不得搭建或建造任何建築物、構築物、地基或建築物或構築物的支撐物。

(b) 儘管此SC(a)款所載的條文但受約於批地文件SC(68)條，一座或多座建築物的一樓及以上可搭建或建造於粉紅色底黑色交叉線範圍之上，但由地面向上起計的空間高度至少要有5.1米。

(d) 於此協議批租的整個租期內，署長、其官員、承辦商及其工人(「渠務預留範圍被授權人」)隨時均有不受限制的進出權利，不論是否攜帶工具、設備、機器或駕車可以於所有時間進出或再返回及通過渠務預留範圍及其下方，以按署長的要求或授權舖設、檢查、維修及保養渠務預留範圍內、下或貫越該處的任何排水渠、污水管、水渠、水管設施及其他服務設施(「公共設施」)。於渠務預留範圍之內不可置放任何形式而會阻礙公共設施之暢通或引致過量排入至公共設施的物件及材料。如署長的意見認為(署長的該等意見為終論而對承批人有約束力)於渠務預留範圍內有物件或材料阻礙公共設施之暢通或引致過量排入至公共設施，署長可以書面通知要求承批人自費以全面令署長滿意的方式拆卸或移除該等物件及材料及將渠務預留範圍回復原貌。如承批人忽略或沒有於指明時間之內履行該等通知中的要求或當事態緊急時，署長可展開其認為須要之該等移除、拆卸及回復原貌的工程。承批人應於收到要求通知後向政府支付相關工程的成本。

30. **現有總水管**

SC(68)條訂明：

(a) 政府及水務處，其官員、水務署指明的其他政府部門之官員、承辦商、特許人士、工人，無論是受僱於水務署或其他指明政府部門於此保留不受限制的進出權利，不論是否攜帶工具、設備、機器或駕車，可以於所有時間進出或再返回及通過該地段或其任何部份以對任何或所有通過、穿越該地段或其下而於圖則A以連續藍色線顯示的現有的政府總水管(「現有總水管」)進行檢查、營運、保養、維修及更新。

(c) 如非事先獲水務署書面批准，於現有總水管的中心線之外的5.0米的範圍(「水務預留範圍」)之上、下、內或跨越其上之位置不可搭建或建造或置放建築物或構建物或建築物或構建物的支撐物，於水務預留範圍內不可置放或堆疊材料或停泊車輛。

(d) 於水務預留範圍內，除於任何活門蓋周邊1.5米之範圍內或水栓龍頭起計1米之距離內可舖設草皮外，不可置放任何物件、材料或任何形式的構建物。

(e) 如非事先獲水務署書面批准，於水務預留範圍內不可種植樹木及進行地盆平整。

(f) 如承批人有需要將水務預留範圍內舖設的政府總水管作出分流，計劃的路線須事前經水務署批准而有關的政府總水管的重置成本由承批人承擔。就此特別條款而言，該等新舖設的總水管亦屬於現有總水管的一部份。

31. **保護鐵路及西鐵結構與裝置**

SC(69)條訂明：

(a) 該地段或任何部份內任何建築工程，包括但不限於地盆調查工程、樁柱或地基工程或任何其他土木及建築工程於展開前應先咨詢港鐵公司以確定該等工程不會損壞、干預、妨礙或危害經過該地段或該地段毗鄰的位置(對其位置，署長之決定為終論)的西鐵(「**鐵路**」)及任何與鐵路相關的鐵路工程、構建物、設施及設置(該等工程、構建物、設施及設置合稱「**西鐵結構與裝置**」)的運作或安全。如署長要求，承批人應自費採取港鐵公司所要求的措施及預防措施，以確保鐵路及西鐵結構與裝置之安全及營運暢順。

(d) 承批人應自費履行所有由屋宇署署長、消防處處長及所有相關政府部門及法定機構發出而關乎建造(包括應用的物料)，維修及保養與鐵路及西鐵結構與裝置連接或相近的一座或多座樓宇的任何部份的所有特別要求。

(e) 在此協定批租的整個租期內，承批人應遵守和履行屋宇署署長就保護鐵路及西鐵結構與裝置施加的所有要求，以致令其滿意。

32. 不容許墳墓或骨灰龕

SC(70)條訂明：

於該地段之上不可搭建或設置墳墓或骨灰龕，也不可埋葬或存放人類遺骸或動物遺骸，無論是否以陶瓶或骨灰甕或其他方式埋葬或存放。

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

1. The Green Areas and the Green Cross-Hatched Red Area

Under Special Condition (4)(a)(i) of the Land Grant, the Grantee shall, within 72 calendar months from the date of Land Grant, or such extended periods as may be approved by the Director of Lands, lay and form the Green Areas and the Green Cross-Hatched Red Area and provide and construct the Structures (as defined in the Land Grant) in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve.

Under Special Condition (4)(a)(ii) of the Land Grant, the Grantee shall, within 72 calendar months from the date of Land Grant, or such extended periods as may be approved by the Director of Lands, surface, kerb and channel the Green Areas and the Green Cross-Hatched Red Area and provide the same with gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director of Lands may require.

Relevant Provisions under the Land Grant

Special Conditions (4)(a)(i) and (ii)

(4)(a) The Grantee shall:

(i) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Green Areas") (the said Plan A is hereinafter referred to as "Plan A");

(II) lay and form those portions of future public roads shown coloured green cross-hatched red on Plan A (hereinafter referred to as "the Green Cross-Hatched Red Area"); and

(III) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Cross-Hatched Red Area;

(ii) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Cross-Hatched Red Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

Special Condition (5)

For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas and the Green Cross-Hatched Red Area. The Green Areas and the Green Cross-Hatched Red Area or part or parts thereof shall be re-delivered to the Government on demand and in any event the Green Areas and the Green Cross-Hatched Red Area shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Cross-Hatched Red Area or any part or parts thereof allow free access over and along the Green Areas and the Green Cross-Hatched Red Area or such part or parts thereof 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. (4) hereof or otherwise.

Plan showing the location of the Green Areas marked as "Green" and the Green Cross-Hatched Red Area marked as "Green cross-hatched red" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Green Areas, Green-Hatched Red Area and the Edged Brown Area

Section B Definition

"Green Areas" means those areas or portions of the land shown coloured green on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(I) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Green Cross-Hatched Red Area" means those areas or portions of the land shown coloured green cross-hatched red on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(II) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Reprovision Bus Terminus" means a bus terminus approved by the Director (including such culverts, viaducts, sewers, drains, pavements or such other structures as the Director may determine) as referred to under Special Condition No.(15)(a)(i) of the Government Grant to be provided and constructed on the area shown edged brown on PLAN A annexed to the Government Grant and referred to under Special Condition No.(15)(a)(i) of the Government Grant ("the Edged Brown Area").

"Structures" shall have the same meaning as defined in Special Condition No.(4)(a)(i)(III) of the Government Grant.

Section E Clause 20

20. The Owners shall at all reasonable times while the Owners are in possession of the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof (a) allow, unrestricted and free access over and along the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic in accordance with the respective Special Conditions Nos.(5), (7)(a) and (18)(a) of the Government Grant and for the purpose of the use of and gaining access to and from the Existing Bus Terminus when the Existing Bus Terminus is in operation and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under the respective Special Conditions Nos.(4), (36), (37) and (38) of the Government Grant or otherwise in accordance with Special Condition No.(7)(a)(iv) of the Government Grant; and (b) provide access to (I) the Director, his officers, contractors and any other persons authorized by him, (II) the Government and the relevant public utility companies authorized by the Government, and (III) the officers of the Water Authority and any other persons authorized by them to enter the Green Areas and the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for inspection and carrying out works or maintenances or repairs in accordance with the respective Special Conditions Nos.(5), (7)(a)(i), (ii) and (iii) and (18)(a) of the Government Grant.

2. Reprovision Bus Terminus

Under Special Condition (15)(a)(i) of the Land Grant, the Grantee shall within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director of Lands erect, construct, complete and make fit for occupation and operation with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve the Reprovision Bus Terminus on the Edged Brown Area.

Relevant Provisions under the Land Grant

Special Condition (15)(a)(i)

(15)(a) The Grantee shall:

(i) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director design, erect, construct, provide, complete and make fit for occupation and operation in a good workmanlike manner in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "the Technical Schedules") and the plans approved under Special Condition No. (21)(a) hereof in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve a bus terminus (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may determine whose determination shall be conclusive and binding on the Grantee) (hereinafter referred to as "the Reprovision Bus Terminus") on the area shown edged brown on Plan A (hereinafter referred to as "the Edged Brown Area");

Special Condition (16)

(16)(a) For the purpose only of carrying out the necessary works specified in Special Condition No. (15)(a) hereof, the Grantee shall on the date of this Agreement be granted possession of the Edged Brown Area.

(b) The Edged Brown Area together with the Reprovision Bus Terminus in respect of which a certificate of completion shall have been issued under Special Condition No. (25)(b) hereof shall be re-delivered to the Government on a date to be specified in a letter by the Director, which date shall be within 3 calendar months from the date of the

certificate of completion issued under Special Condition No. (25)(b) hereof, with vacant possession, free of cost and consideration and free of incumbrances at the expense of the Grantee.

Special Condition (26)

(26)(a) Without prejudice to the provisions of Special Condition No. (27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No. (48)(b) hereof

Plan showing the location of the Edged Brown Area marked as "Edged brown" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Green Areas, Green-Hatched Red Area and the Edged Brown Area

Section B Definition

"Green Areas" means those areas or portions of the land shown coloured green on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(I) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Green Cross-Hatched Red Area" means those areas or portions of the land shown coloured green cross-hatched red on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(II) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Reprovision Bus Terminus" means a bus terminus approved by the Director (including such culverts, viaducts, sewers, drains, pavements or such other structures as the Director may determine) as referred to under Special Condition No.(15)(a)(i) of the Government Grant to be provided and constructed on the area shown edged brown on PLAN A annexed to the Government Grant and referred to under Special Condition No.(15)(a)(i) of the Government Grant ("the Edged Brown Area").

"Structures" shall have the same meaning as defined in Special Condition No.(4)(a)(i)(III) of the Government Grant.

Section E Clause 20

20. The Owners shall at all reasonable times while the Owners are in possession of the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof (a) allow, unrestricted and free access over and along the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic in accordance with the respective Special Conditions Nos.(5), (7)(a) and (18)(a) of the Government Grant and for the purpose of the use of and gaining access to and from the Existing Bus Terminus when the Existing Bus Terminus is in operation and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under the respective Special Conditions Nos.(4), (36), (37) and (38) of the Government Grant or otherwise in accordance with Special Condition No.(7)(a)(iv) of the Government Grant; and (b) provide access to (I) the Director, his officers, contractors and any other persons authorized by him, (II) the Government and the relevant public utility companies authorized by the Government, and (III) the officers of the Water Authority and any other persons authorized by them to enter the Green Areas and the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for inspection and carrying out works or maintenances or repairs in accordance with the respective Special Conditions Nos.(5), (7)(a)(i), (ii) and (iii) and (18)(a) of the Government Grant.

3. Government Accommodation

Under Special Condition (19), the Grantee shall in all respects to the satisfaction of the Director of Lands erect, construct and provide in a good workmanlike manner one residential care home cum day care unit, one day care centre, one car parking space for the exclusive use for the residential care home cum day care unit, three car parking spaces for the exclusive use for the day care centre and one loading and unloading space for the exclusive use for the residential care home cum day care unit, all to be completed within 72 calendar months from the date of the Land Grant or such other extended periods as may be determined by the Director of Lands.

Relevant Provisions under the Land Grant

Special Condition (19)

(19) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules and the plans approved under Special Condition No. (21)(a) hereof, the following accommodation:

(a) one residential care home cum day care unit with a net operational floor area of not less than 1,376 square metres;

(b) one day care centre with a net operational floor area of not less than 358 square metres;

(c) one space for the exclusive use for the residential care home cum day care unit measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles;

(d) three spaces for the exclusive use for the day care centre measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles; and

(e) one space for the exclusive use for the residential care home cum day care unit and the day care centre measuring 4.0 metres in width and 8.0 metres in length with a minimum headroom of 3.5 metres for the loading and unloading of motor vehicles

all to be completed and made fit for occupation within 72 calendar months from the date of this Agreement or such other extended periods as may be determined by the Director (whose determination shall be final and binding on the Grantee) (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the Government Accommodation").

Special Condition (26)(a) and (b)

(26)(a) Without prejudice to the provisions of Special Condition No. (27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No. (48)(b) hereof.

Special Condition (30)(a)

(30)(a) Notwithstanding any provision herein contained to the contrary, the Grantee shall when called upon so to do by the Director assign to F.S.I., at the expense of the Grantee, with vacant possession, free from incumbrances the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Grantee shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No.(25) hereof within such time or times as may be specified in writing by the Director.

Special Condition (32)

(32) The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (30) hereof, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (25) hereof and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

Special Condition (33)

(33)(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (50)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"): (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot; (iv) all of the structural slabs under the Government Accommodation

together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I..

Plan showing the location of the Government Accommodation marked as "Government Accommodation" is appended hereto at the end of this section. (Refer to Plans II and III)

Provision of the deed of mutual covenant applicable to the Government Accommodation

Section B Definition

"Government Accommodation" collectively means any or all of the following accommodation being (i) a residential care home cum day care unit; (ii) a day care centre; (iii) one car parking space for the exclusive use for the residential care home cum day care unit; (iv) three car parking spaces for the exclusive use for the day care centre; and (v) one loading and unloading space for the exclusive use for the residential care home cum day care unit and the day care centre together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine and constructed or to be constructed on the Land as part of the Development pursuant to Special Condition No.(19) of the Government Grant and for identification purpose only is shown coloured red on the plans annexed hereto.

"Items" means (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition No.(33)(a) of the Government Grant;

Section E Clause 10

10. All Owners (save and except FSI as Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items under Special Condition No.(33)(a) of the Government Grant and shall indemnify and shall keep indemnified the Government and FSI against all actions, proceedings, liabilities, claims, costs, expenses, damages, charges and demands of whatsoever nature arising out of or as a consequence of a failure to maintain the Items.

Section E Clause 31

31. The First Owner shall, until the expiry of the Defects Liability Period (as defined in Special Condition No.(27)(a)(ii) of the Government Grant), at its own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor in accordance with Special Condition No. (26) of the Government Grant and shall comply with the provisions in Special Condition No.(27) of the Government Grant.

Section J Clause 5(b)(III)(i) and (ii)

5(b)(III) Notwithstanding anything contained in this Deed to the contrary, the Owner of the KCRC Portion shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area (and all structures and services provided and installed thereon and therein), the fees and costs incurred by the Manager pursuant to Clauses 1(n), 1(q), 1(y), 1(v)(ii) and 1(v)(iii) of Section J of this Deed relating solely to the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) but not otherwise (the "Fees and Costs") and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), in the following manner :-

(i) the Owner of the KCRC Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) shall contribute to the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), (and with respect to the Green Areas, the Green Cross Hatched Red Area and the Edged Brown Area (and all structures and services provided and installed thereon or therein), until such time as possession of each of them has been handed over or re-delivered to the Government in accordance with Special Condition No.(5) and Special Condition No.(16)(b) of the Government Grant respectively); and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), (and with respect to the Green Areas, the Green Cross Hatched Red Area and the Edged Brown Area (and all structures and services provided and installed thereon or therein), until such time as possession of each of them has been handed over or re-delivered to the Government in accordance with Special Condition No.(5) and Special Condition No.(16)(b) of the Government Grant respectively); in the proportion that the respective gross floor area of the KCRC Portion and the gross floor area of the Estate (excluding the gross floor area of the Government Accommodation) bears to the total gross floor area of the Development (excluding the gross floor area of the Government Accommodation). As such, 0.049% of such costs, expenses and expenditure of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area (and all structures and services provided and installed thereon and therein) and the Fees and Costs shall therefore be borne by the Owner of the KCRC Portion and the remaining 99.951% of the said costs, expenses and expenditure shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

(ii) Subject to sub-clause (b)(III)(i) of Clause 5 of Section J of this Deed, for the purpose of fixing the contribution by the Owner of the KCRC Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) respectively towards the costs and expenses for the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), the Manager shall prepare a sub-budget under the Estate Management Budget showing the estimated annual costs and expenses for the management and maintenance of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) and the Fees and Costs and such expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) for the ensuing year and a copy of such sub-budget shall be sent to the Owner of the KCRC Portion for its information.

For the avoidance of doubt, the First Owner shall, at its own costs and expenses, be solely responsible for the provision and completion of the works in connection with Green Areas, the Green Cross-Hatched Red Area, the Structures and the Other Structures and Facilities to the satisfaction of the Director within the time period as specified under Special Condition Nos. (4)(a)(i) and (4)(a)(ii) of the Government Grant.

4. Reprovision Footbridge

Under Special Condition (37)(a)(i) of the Land Grant, the Grantee shall within 72 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, erect, provide, construct, complete and make fit for occupation and operation the Reprovision Footbridge with such materials and to such standards, levels, alignment, disposition and designs as required or approved by the Director of Lands.

Relevant Provisions under the Land Grant

Special Condition (37)(a)(i) and (ii)

(37)(a) The Grantee shall within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director:

(i) erect, provide, construct, complete and make fit for occupation and operation one single storey covered footbridge together with all support and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the footbridge) (hereinafter collectively referred to as "the Reprovision Footbridge") as shall be required or approved by the Director in the approximate position shown and marked "FB" on Plan A so as to link up the pavement at the northern side of Kwong Yip Street, the Retained Footbridge and the Reprovision Lift referred to in the Special Condition No. (38) hereof. The Reprovision Footbridge shall be constructed in such manner, with such material and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated stairs and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion may require. The Reprovision Footbridge shall have a minimum clear internal width and clear internal headroom not less than the internal width and internal headroom of the Retained Footbridge or as approved by the Director;

(ii) maintain at his own expense in a good and substantial condition and state of repair the Reprovision Footbridge in all respects to the satisfaction of the Director until such time as the Reprovision Footbridge has been delivered to the Government in accordance with sub-clause (b) of this Special Condition.

Special Condition (37)(b)

(37)(b) The Reprovision Footbridge shall be delivered to the Government on demand and in any event shall be deemed to have been delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

Plan showing the location of the Reprovision Footbridge marked as "FB" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Reprovision Footbridge

Section B Definition

"Reprovision Footbridge" means a single storey covered footbridge together with all support and connections as shall be required or approved by the Director in the approximate position shown and marked "FB" on PLAN A annexed to the Government Grant and referred to under Special Condition No.(37)(a)(i) of the Government Grant which links up the pavement at the northern side of Kwong Yip Street, the Retained Footbridge and the Reprovision Lift.

Section E Clause 19(b)

19(b) The First Owner shall at its own expense maintain the Reprovision Footbridge to the satisfaction of the Director in accordance with Special Condition No.(37)(a)(ii) of the Government Grant until such time as the Reprovision Footbridge has been delivered to the Government in accordance with Special Condition No.(37)(b) of the Government Grant.

5. Reprovision Lift

Under Special Condition (38)(a) of the Land Grant, the Grantee shall within 72 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, design, construct, provide, complete and make fit for occupation and operation the Reprovision Lift with such materials and to such standards, levels, alignment, disposition and designs as required or approved by the Director of Lands.

Relevant Provisions under the Land Grant

Special Condition (38)(a)

(38)(a) The Grantee shall within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense in accordance with the Approved Building Plans and in all respects to the satisfaction of the Director design, construct, provide, complete and make fit for occupation and operation and thereafter maintain and manage a lift (hereinafter referred to as "the Reprovision Lift") 'in the Pink Edged Violet Area for the operational purpose of West Rail and for the purpose of linking up the pavement at street level adjacent to the lot and Long Ping Station of the West Rail in such manner with such materials and to such standards, levels, alignment and design as shall be required and approved by the Director.

Special Condition (38)(b)

(38)(b) The Reprovision Lift shall be open for use by all members of the public on foot or by wheelchairs during the operational hours of Long Ping Station of West Rail for all lawful purposes freely and without payment of any nature whatsoever throughout the term hereby agreed to be granted.

Special Condition (38)(d)

(38)(d) The Grantee shall throughout the term hereby agreed to be granted maintain and manage at his own expense the Reprovision Lift in good and substantial condition and repair to the satisfaction of the Director.

Plan showing the location of the Reprovision Lift marked as "Pink edged violet" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Reprovision Lift

Section B Definition

"KCRC Portion" means all that the estate right title benefit and interest of and in all those 22 equal undivided 47,572nd parts or shares of and in the Land and the Development together with the exclusive right and privilege to hold use occupy and enjoy all that portion of the Land comprised in the area shown coloured pink edged violet on PLAN A annexed to the Government Grant ("the Pink Edged Violet Area") (such area as for identification propose only shown coloured brown on the Ground Floor Plan of the plans annexed hereto) and the Reprovision Lift;

"Reprovision Lift" means a lift constructed and provided or to be constructed and provided in the Pink Edged Violet Area in accordance with Special Condition No.(38)(a) of the Government Grant;

Section E Clauses 8 and 19(c)

8. The Owner of the KCRC Portion shall be responsible for the operation, maintenance and management of the KCRC Portion (including the Reprovision Lift and its enclosing walls) and the maintenance of the relevant underground area of the Estate in which such parts of the footing and the drainage system of the Reprovision Lift are constructed in accordance with the building plans of the Land approved by the Building Authority under reference no. BD 3/7867/98(FB) and BD 4/7867/98(FB) respectively as from time to time amended, modified or substituted and such parts of the footing and the drainage system but not any other part of the Estate. The Owner of the KCRC Portion shall not be liable to contribute towards the Management Charges calculated in accordance with Section J of this Deed save as provided in Clause 5(b)(III) of Section J of this Deed. The Owner of the KCRC Portion shall at its own expense take out and update relevant and sufficient insurance to cover any loss and damage (i) caused by or in consequence of fire, breakdown, malfunctioning or want of repair of the footing of the Reprovision Lift or any apparatus, pipes or facilities of the Reprovision Lift; and (ii) caused by or in consequence of the exercise of the rights and the carrying out of works by the Owner of the KCRC Portion under Clause 2 of the Supplemental Assignment.

19(c) The First Owner shall at its own expense maintain the Temporary Lift until the Reprovision Lift and the Reprovision Footbridge shall have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

6. Temporary Lift

Under Special Condition (36)(a) of the Land Grant, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands design, construct, provide, complete and make fit for occupation and operation and thereafter maintain a temporary lift at such positions, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve so as to link up Kwong Yip Street and a retained footbridge leading from Long Ping Station of West Rail. Such temporary lift shall be open for use by all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever until the Reprovision Footbridge and the Reprovision Lift have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

Plan showing the location of the Temporary Lift marked as "Temporary Lift" is appended hereto at the end of this section. (Refer to Plan IV)

Relevant Provisions under the Land Grant

Special Condition (36)

(36)(a) Unless the Grantee shall apply and obtain the prior written approval of the Director to waive the requirement of

providing the Temporary Lift (as hereinafter defined), the Grantee shall at his own expense and in all respects to the satisfaction of the Director design, construct, provide, complete and make fit for occupation and operation and thereafter maintain a temporary lift at such positions, in such manner with such materials and to such standards, levels, alignment and design as shall be required and approved by the Director (hereinafter referred to as "the Temporary Lift") so as to link up Kwong Yip Street and a retained footbridge leading from Long Ping Station of West Rail, which retained footbridge was erected on the position as shown coloured hatched brown on Plan A (hereafter referred to as "the Retained Footbridge").

(b) In the event that the Temporary Lift is constructed under sub-clause (a) of this Special Condition, the Temporary Lift shall be open for use by all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever until the Reprovision Footbridge referred to in Special Condition No. (37) hereof and the Reprovision Lift referred to in Special Condition No. (38) hereof have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(c) Upon completion of the Reprovision Footbridge referred to in Special Condition No. (37) hereof and the Reprovision Lift referred to in Special Condition No. (38) hereof, the Grantee shall within such time as shall be specified by the Director, at the Grantee's own expense, demolish and remove the Temporary Lift and reinstate the areas on which the Temporary Lift is erected in all respects to the satisfaction of the Director.

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

Plan showing the location of the Temporary Lift marked as "Temporary Lift" is appended hereto at the end of this section. (Refer to Plan IV)

Provision of the deed of mutual covenant applicable to Temporary Lift

Section B Definition

"Temporary Lift" means the Temporary Lift as referred to under Special Condition No.(36)(a) of the Government Grant.

Section E Clause 19(c)

19 (c) The First Owner shall at its own expense maintain the Temporary Lift until the Reprovision Lift and the Reprovision Footbridge shall have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

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

1. The Green Areas and the Green Cross-Hatched Red Area

Under Special Condition (4)(a)(i) of the Land Grant, the Grantee shall, within 72 calendar months from the date of Land Grant, or such extended periods as may be approved by the Director of Lands, lay and form the Green Areas and the Green Cross-Hatched Red Area and provide and construct the Structures (as defined in the Land Grant) in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve.

Under Special Condition (4)(a)(ii) of the Land Grant, the Grantee shall, within 72 calendar months from the date of Land Grant, or such extended periods as may be approved by the Director of Lands, surface, kerb and channel the Green Areas and the Green Cross-Hatched Red Area and provide the same with gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director of Lands may require.

Relevant Provisions under the Land Grant

Special Conditions (4)(a)(i) and (ii)

(4)(a) The Grantee shall:

(i) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan marked "PLAN A" annexed hereto (hereinafter referred to as "the Green Areas") (the said Plan A is hereinafter referred to as "Plan A");

(II) lay and form those portions of future public roads shown coloured green cross-hatched red on Plan A (hereinafter referred to as "the Green Cross-Hatched Red Area"); and

(III) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Areas and the Green Cross-Hatched Red Area;

(ii) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and the Green Cross-Hatched Red Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.

Special Condition (5)

For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas and the Green Cross-Hatched Red Area. The Green Areas and the Green Cross-Hatched Red Area or part or parts thereof shall be re-delivered to the Government on demand and in any event the Green Areas and the Green Cross-Hatched Red Area shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Cross-Hatched Red Area or any part or parts thereof allow free access over and along the Green Areas and the Green Cross-Hatched Red Area or such part or parts thereof 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. (4) hereof or otherwise.

Plan showing the location of the Green Areas marked as "Green" and the Green Cross-Hatched Red Area marked as "Green cross-hatched red" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Green Areas, Green-Hatched Red Area and the Edged Brown Area

Section B Definition

"Green Areas" means those areas or portions of the land shown coloured green on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(I) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Green Cross-Hatched Red Area" means those areas or portions of the land shown coloured green cross-hatched red on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(II) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Reprovision Bus Terminus" means a bus terminus approved by the Director (including such culverts, viaducts, sewers, drains, pavements or such other structures as the Director may determine) as referred to under Special Condition No.(15)(a)(i) of the Government Grant to be provided and constructed on the area shown edged brown on PLAN A annexed to the Government Grant and referred to under Special Condition No.(15)(a)(i) of the Government Grant ("the Edged Brown Area").

"Structures" shall have the same meaning as defined in Special Condition No.(4)(a)(i)(III) of the Government Grant.

Section E Clause 20

20. The Owners shall at all reasonable times while the Owners are in possession of the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof (a) allow, unrestricted and free access over and along the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic in accordance with the respective Special Conditions Nos.(5), (7)(a) and (18)(a) of the Government Grant and for the purpose of the use of and gaining access to and from the Existing Bus Terminus when the Existing Bus Terminus is in operation and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under the respective

Special Conditions Nos.(4), (36), (37) and (38) of the Government Grant or otherwise in accordance with Special Condition No.(7)(a)(iv) of the Government Grant; and (b) provide access to (I) the Director, his officers, contractors and any other persons authorized by him, (II) the Government and the relevant public utility companies authorized by the Government, and (III) the officers of the Water Authority and any other persons authorized by them to enter the Green Areas and the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for inspection and carrying out works or maintenances or repairs in accordance with the respective Special Conditions Nos.(5), (7)(a)(i), (ii) and (iii) and (18)(a) of the Government Grant.

Under Special Condition (4)(a)(iii) of the Land Grant, the Grantee shall at his own expense maintain the Green Areas and the Green Cross-Hatched Red Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire, hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director of Lands until such time as possession of the Green Areas and the Green Cross Hatched Red Area or any part or parts thereof have been redelivered to the Government.

Under Special Condition (5) of the Land Grant, the Green Areas and the Green Cross-Hatched Red Area or part or parts thereof shall be re-delivered to the Government on demand and in any event the Green Areas and the Green Cross-Hatched Red Area shall be deemed to have been re-delivered to the Government on the date of a letter from the Director of Lands indicating that the conditions of the Land Grant have been complied with to his satisfaction.

Remark: The certificate of compliance has been issued by the Director of Lands on 29 December 2017.

Plan showing the location of the Green Areas marked as "Green" and the Green Cross-Hatched Red Area marked as "Green cross-hatched red" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

2. Reprovision Bus Terminus

Under Special Condition (15)(a)(i) of the Land Grant, the Grantee shall within 72 calendar months from the date of the Land Grant, or such other extended periods as may be approved by the Director of Lands erect, construct, complete and make fit for occupation and operation with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve the Reprovision Bus Terminus on the Edged Brown Area.

Relevant Provisions under the Land Grant

<u>Special Condition (15)(a)(i)</u>

(15)(a) The Grantee shall:

(i) within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at the Grantee's own expense and in all respects to the satisfaction of the Director design, erect, construct, provide, complete and make fit for occupation and operation in a good workmanlike manner in accordance with these Conditions, the Technical Schedules annexed hereto (hereinafter referred to as "the Technical Schedules") and the plans approved under Special Condition No. (21)(a) hereof in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve a bus terminus (including the provision and construction of such culverts, viaducts, sewers, drains, pavements or such other structures as the Director in his sole discretion may determine whose determination shall be conclusive and binding on the Grantee) (hereinafter referred to as "the Reprovision Bus Terminus") on the area shown edged brown on Plan A (hereinafter referred to as "the Edged Brown Area");

<u>Special Condition (16)</u>

(16)(a) For the purpose only of carrying out the necessary works specified in Special Condition No. (15)(a) hereof, the Grantee shall on the date of this Agreement be granted possession of the Edged Brown Area.

(b) The Edged Brown Area together with the Reprovision Bus Terminus in respect of which a certificate of completion shall have been issued under Special Condition No. (25)(b) hereof shall be re-delivered to the Government on a date to be specified in a letter by the Director, which date shall be within 3 calendar months from the date of the certificate of completion issued under Special Condition No. (25)(b) hereof, with vacant possession, free of cost and consideration and free of incumbrances at the expense of the Grantee.

<u>Special Condition (26)</u>

(26)(a) Without prejudice to the provisions of Special Condition No. (27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No. (48)(b) hereof

Plan showing the location of the Edged Brown Area marked as "Edged brown" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Green Areas, Green-Hatched Red Area and the Edged Brown Area

<u>Section B Definition</u>

"Green Areas" means those areas or portions of the land shown coloured green on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(I) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Green Cross-Hatched Red Area" means those areas or portions of the land shown coloured green cross-hatched red on PLAN A annexed to the Government Grant and referred to under Special Condition No.(4)(a)(i)(II) of the Government Grant which expression shall include all those portions of future public roads and the Structures constructed thereon.

"Reprovision Bus Terminus" means a bus terminus approved by the Director (including such culverts, viaducts, sewers, drains, pavements or such other structures as the Director may determine) as referred to under Special Condition No.(15)(a)(i) of the Government Grant to be provided and constructed on the area shown edged brown on PLAN A annexed to the Government Grant and referred to under Special Condition No.(15)(a)(i) of the Government Grant ("the Edged Brown Area").

"Structures" shall have the same meaning as defined in Special Condition No.(4)(a)(i)(III) of the Government Grant.

<u>Section E Clause 20</u>

20. The Owners shall at all reasonable times while the Owners are in possession of the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof (a) allow, unrestricted and free access over and along the Green Areas, the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic in accordance with the respective Special Conditions Nos.(5), (7)(a) and (18)(a) of the Government Grant and for the purpose of the use of and gaining access to and from the Existing Bus Terminus when the Existing Bus Terminus is in operation and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under the respective Special Conditions Nos.(4), (36), (37) and (38) of the Government Grant or otherwise in accordance with Special Condition No.(7)(a)(iv) of the Government Grant; and (b) provide access to (I) the Director, his officers, contractors and any other persons authorized by him, (II) the Government and the relevant public utility companies authorized by the Government, and (III) the officers of the Water Authority and any other persons authorized by them to enter the Green Areas and the Green Cross-Hatched Red Area and the Edged Brown Area or any part or parts thereof for inspection and carrying out works or maintenances or repairs in accordance with the respective Special Conditions Nos.(5), (7)(a)(i), (ii) and (iii) and (18)(a) of the Government Grant.

Under Special Condition (15)(a)(ii) of the Land Grant, the Grantee shall at his own expense uphold, manage, maintain, clean and repair the Edged Brown Area together with all structures and services provided and installed thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Edged Brown Area together with all such structures and services provided and installed thereon or therein shall be redelivered to the Government in accordance with Special Condition (16).

Under Special Condition (26)(a) of the Land Grant, without prejudice to the provisions of Special Condition No. (27) the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a), at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

Under Special Condition (16)(b) of the Land Grant, the Edged Brown Area together with the Reprovision Bus Terminus in respect of which a certificate of completion shall have been issued under Special Condition No. (25)(b) shall be re-delivered to the Government on a date to be specified in a letter by the Director, which date shall be within 3 calendar months from the date of the certificate of completion issued under Special Condition No. (25)(b) hereof, with vacant possession, free of cost and consideration and free of incumbrances at the expense of the Grantee.

Remark: The Completion Certificate of the Reprovision Bus Terminus has been issued in accordance with Special Condition (25)(b) on 12 August 2015.

Remark: Letter has also been issued by the Director of Lands on 12th August 2015 pursuant to Special Condition (16)(b) of the Land Grant, by which re-delivery of the Edged Brown Area and the Reprovision Bus Terminus to the Government was demanded.

Remark: The Edged Brown Area together with the Reprovision Bus Terminus were re-delivered to the Government on 12 August 2015 in accordance with such letter of demand.

Plan showing the location of the Edged Brown Area marked as "Edged brown" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

3. Government Accommodation

Under Special Condition (19), the Grantee shall in all respects to the satisfaction of the Director of Lands erect, construct and provide in a good workmanlike manner one residential care home cum day care unit, one day care centre, one car parking space for the exclusive use for the residential care home cum day care unit, three car parking spaces for the exclusive use for the day care centre and one loading and unloading space for the exclusive use for the residential care home cum day care unit, all to be completed within 72 calendar months from the date of the Land Grant or such other extended periods as may be determined by the Director of Lands.

Relevant Provisions under the Land Grant

Special Condition (19)

(19) The Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedules and the plans approved under Special Condition No. (21)(a) hereof, the following accommodation:

(a) one residential care home cum day care unit with a net operational floor area of not less than 1,376 square metres;

(b) one day care centre with a net operational floor area of not less than 358 square metres;

(c) one space for the exclusive use for the residential care home cum day care unit measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles;

(d) three spaces for the exclusive use for the day care centre measuring 3.0 metres in width and 7.6 metres in length with a minimum headroom of 2.8 metres for the parking of motor vehicles; and

(e) one space for the exclusive use for the residential care home cum day care unit and the day care centre measuring 4.0 metres in width and 8.0 metres in length with a minimum headroom of 3.5 metres for the loading and unloading of motor vehicles

all to be completed and made fit for occupation within 72 calendar months from the date of this Agreement or such other extended periods as may be determined by the Director (whose determination shall be final and binding on the Grantee) (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Grantee) are hereinafter collectively referred to as "the Government Accommodation").

Special Condition (26)(a) and (b)

(26)(a) Without prejudice to the provisions of Special Condition No. (27) hereof the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

(b) For the purpose of this Special Condition only, the expression "Grantee" shall exclude his assigns but shall include the assignee under Special Condition No. (48)(b) hereof.

Special Condition (30)(a)

(30)(a) Notwithstanding any provision herein contained to the contrary, the Grantee shall when called upon so to do by the Director assign to F.S.I., at the expense of the Grantee, with vacant possession, free from incumbrances the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Grantee shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No.(25) hereof within such time or times as may be specified in writing by the Director.

Special Condition (32)

(32) The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (30) hereof, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (25) hereof and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

Special Condition (33)

(33)(a) The Grantee shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (50)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"): (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

(b) The Grantee shall indemnify and keep indemnified the Government and F.S.I. from and against all liabilities, actions, proceedings, costs, claims, expenses, loss, damages, charges and demands of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

(c) For the purpose of this Special Condition only, the expression "Grantee" shall exclude F.S.I..

Plan showing the location of the Government Accommodation marked as "Government Accommodation" is appended hereto at the end of this section. (Refer to Plans II and III)

Provision of the deed of mutual covenant applicable to the Government Accommodation

Section B Definition

"Government Accommodation" collectively means any or all of the following accommodation being (i) a residential care home cum day care unit; (ii) a day care centre; (iii) one car parking space for the exclusive use for the residential care home cum day care unit; (iv) three car parking spaces for the exclusive use for the day care centre; and (v) one loading and unloading space for the exclusive use for the residential care home cum day care unit and the day care centre together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine and constructed or to be constructed on the Land as part of the Development pursuant to Special Condition No.(19) of the Government Grant and for identification purpose only is shown coloured red on the plans annexed hereto.

"Items" means (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development ; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the Development referred to in Special Condition No.(33)(a) of the Government Grant;

Section E Clause 10

10. All Owners (save and except FSI as Owner of the Government Accommodation) shall, acting by the Manager, be responsible for maintaining, managing and repairing the Items under Special Condition No.(33)(a) of the Government Grant and shall indemnify and shall keep indemnified the Government and FSI against all actions, proceedings, liabilities, claims, costs, expenses, damages, charges and demands of whatsoever nature arising out of or as a consequence of a failure to maintain the Items.

Section E Clause 31

31. The First Owner shall, until the expiry of the Defects Liability Period (as defined in Special Condition No.(27)(a)(ii) of the Government Grant), at its own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor in accordance with Special Condition No. (26) of the Government Grant and shall comply with the provisions in Special Condition No.(27) of the Government Grant.

Section J Clause 5(b)(III)(i) and (ii)

5(b)(III) Notwithstanding anything contained in this Deed to the contrary, the Owner of the KCRC Portion shall share, and contribute to, the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area (and all structures and services provided and installed thereon and therein), the fees and costs incurred by the Manager pursuant to Clauses 1(n), 1(q), 1(y), 1(v)(ii) and 1(v)(iii) of Section J of this Deed relating solely to the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) but not otherwise (the "Fees and Costs") and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), in the following manner :-

(i) the Owner of the KCRC Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) shall contribute to the costs and expenses of the Estate Management Budget in so far as the same is attributable to the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), (and with respect to the Green Areas, the Green Cross Hatched Red Area and the Edged Brown Area (and all structures and services provided and installed thereon or therein), until such time as possession of each of them has been handed over or re-delivered to the Government in accordance with Special Condition No.(5) and Special Condition No.(16)(b) of the Government Grant respectively); and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), (and with respect to the Green Areas, the Green Cross Hatched Red Area and the Edged Brown Area (and all structures and services provided and installed thereon or therein), until such time as possession of each of them has been handed over or re-delivered to the Government in accordance with Special Condition No.(5) and Special Condition No.(16)(b) of the Government Grant respectively); in the proportion that the respective gross floor area of the KCRC Portion and the gross floor area of the Estate (excluding the gross floor area of the Government Accommodation) bears to the total gross floor area of the Development (excluding the gross floor area of the Government Accommodation). As such, 0.049% of such costs, expenses and expenditure of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area (and all structures and services provided and installed thereon and therein) and the Fees and Costs shall therefore be borne by the Owner of the KCRC Portion and the remaining 99.951% of the said costs, expenses and expenditure shall be borne by the Owners of the Estate (save and except the Owner of the Government Accommodation).

(ii) Subject to sub-clause (b)(III)(i) of Clause 5 of Section J of this Deed, for the purpose of fixing the contribution by the Owner of the KCRC Portion and the Owners of the Estate (save and except the Owner of the Government Accommodation) respectively towards the costs and expenses for the maintenance and management of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities, the Edged Brown Area and the Fees and Costs and the expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein), the Manager shall prepare a sub-budget under the Estate Management Budget showing the estimated annual costs and expenses for the management and maintenance of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) and the Fees and Costs and such expenditure for major works of a capital nature or of a kind not expected to be incurred annually in respect of the Items, the Slope and Retaining Structures, the Green Areas, the Green Cross-Hatched Red Area, the Structures, the Other Structures and Facilities and the Edged Brown Area (and all structures and services provided and installed thereon and therein) for the ensuing year and a copy of such sub-budget shall be sent to the Owner of the KCRC Portion for its information.

For the avoidance of doubt, the First Owner shall, at its own costs and expenses, be solely responsible for the provision and completion of the works in connection with Green Areas, the Green Cross-Hatched Red Area, the Structures and the Other Structures and Facilities to the satisfaction of the Director within the time period as specified under Special Condition Nos. (4)(a)(i) and (4)(a)(ii) of the Government Grant.

Under Special Condition (30)(a) of the Land Grant, the Grantee shall when called upon by the Director of Lands assign to F.S.I. with vacant possession free from incumbrances the undivided shares together with the right to the exclusive use occupation and enjoyment of the Government Accommodation and the Grantee shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition (25).

Under Special Condition (26)(a) of the Land Grant, without prejudice to the provisions of Special Condition No. (27) the Grantee shall, at all times until expiry of the Defects Liability Period referred to in Special Condition No. (27)(a), at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Reprovision Bus Terminus and the Government Accommodation and the building services installations therefor.

Under Special Condition (33)(a) of the Land Grant, the Grantee shall throughout the term at his own expense but subject to any contribution by F.S.I. (if any) maintain the following items: (i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation; (ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the lot; (iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the lot; (iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and (v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the lot.

Remark: The certificate of completion for the Government Accommodation has been issued by the Director of Lands on 22 December 2017.

Plan showing the location of the Government Accommodation marked as "Government Accommodation" is appended hereto at the end of this section. (Refer to Plans II and III)

4. Reprovision Footbridge

Under Special Condition (37)(a)(i) of the Land Grant, the Grantee shall within 72 calendar months from the date of the Land Grant or such other extended periods as may be approved by the Director, erect, provide, construct, complete and make fit for occupation and operation the Reprovision Footbridge with such materials and to such standards, levels, alignment, disposition and designs as required or approved by the Director of Lands.

Relevant Provisions under the Land Grant

Special Condition (37)(a)(i) and (ii)

(37)(a) The Grantee shall within 72 calendar months from the date of this Agreement, or such other extended periods as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director:

(i) erect, provide, construct, complete and make fit for occupation and operation one single storey covered footbridge together with all support and connections (including any supports and connections which the Director in his absolute discretion considers necessary for any future extension to the footbridge) (hereinafter collectively referred to as "the Reprovision Footbridge") as shall be required or approved by the Director in the approximate position shown and marked "FB" on Plan A so as to link up the pavement at the northern side of Kwong Yip Street, the Retained Footbridge and the Reprovision Lift referred to in the Special Condition No. (38) hereof. The Reprovision Footbridge shall be constructed in such manner, with such material and to such standards, levels, alignment, disposition and designs as shall be required or approved by the Director including but not limited to the provision and construction of such supports, ramps, associated stairs and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion may require. The Reprovision Footbridge shall have a minimum clear internal width and clear

internal headroom not less than the internal width and internal headroom of the Retained Footbridge or as approved by the Director;

(ii) maintain at his own expense in a good and substantial condition and state of repair the Reprovision Footbridge in all respects to the satisfaction of the Director until such time as the Reprovision Footbridge has been delivered to the Government in accordance with sub-clause (b) of this Special Condition.

Special Condition (37)(b)

(37)(b) The Reprovision Footbridge shall be delivered to the Government on demand and in any event shall be deemed to have been delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

Plan showing the location of the Reprovision Footbridge marked as "FB" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

Provision of the deed of mutual covenant applicable to the Reprovision Footbridge

Section B Definition

"Reprovision Footbridge" means a single storey covered footbridge together with all support and connections as shall be required or approved by the Director in the approximate position shown and marked "FB" on PLAN A annexed to the Government Grant and referred to under Special Condition No.(37)(a)(i) of the Government Grant which links up the pavement at the northern side of Kwong Yip Street, the Retained Footbridge and the Reprovision Lift.

Section E Clause 19(b)

19(b) The First Owner shall at its own expense maintain the Reprovision Footbridge to the satisfaction of the Director in accordance with Special Condition No.(37)(a)(ii) of the Government Grant until such time as the Reprovision Footbridge has been delivered to the Government in accordance with Special Condition No.(37)(b) of the Government Grant.

Under Special Condition (37)(a)(ii) of the Land Grant, the Grantee shall maintain at its own cost the Reprovision Footbridge in all respects to the satisfaction of the Director until such time as the Reprovision Footbridge has been delivered to the Government.

Under Special Condition (37)(b) of the Land Grant, such Reprovision Footbridge shall be delivered to the Government on demand and in any event shall be deemed to have been delivered to the Government on the date of a letter from the Director indicating that the conditions of the Land Grant have been complied with to his satisfaction.

Remark: The certificate of compliance has been issued by the Director of Lands on 29 December 2017.

Plan showing the location of the Reprovision Footbridge marked as "FB" as annexed to the Land Grant is appended hereto at the end of this section. (Refer to Plan I)

5. Temporary Lift

Under Special Condition (36)(a) of the Land Grant, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands design, construct, provide, complete and make fit for occupation and operation and thereafter maintain a temporary lift at such positions, in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve so as to link up Kwong Yip Street and a retained footbridge leading from Long Ping Station of West Rail. Such temporary lift shall be open for use by all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever until the Reprovision Footbridge and the Reprovision Lift have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

Plan showing the location of the Temporary Lift marked as "Temporary Lift" is appended hereto at the end of this section. (Refer to Plan IV)

Relevant Provisions under the Land Grant

Special Condition (36)

(36)(a) Unless the Grantee shall apply and obtain the prior written approval of the Director to waive the requirement of providing the Temporary Lift (as hereinafter defined), the Grantee shall at his own expense and in all respects to the satisfaction of the Director design, construct, provide, complete and make fit for occupation and operation and thereafter maintain a temporary lift at such positions, in such manner with such materials and to such standards, levels, alignment and design as shall be required and approved by the Director (hereinafter referred to as "the Temporary Lift") so as to link up Kwong Yip Street and a retained footbridge leading from Long Ping Station of West Rail, which retained footbridge was erected on the position as shown coloured hatched brown on Plan A (hereafter referred to as "the Retained Footbridge").

(b) In the event that the Temporary Lift is constructed under sub-clause (a) of this Special Condition, the Temporary Lift shall be open for use by all members of the public on foot or by wheelchairs for all lawful purposes freely and without payment of any nature whatsoever until the Reprovision Footbridge referred to in Special Condition No. (37) hereof and the Reprovision Lift referred to in Special Condition No. (38) hereof have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

(c) Upon completion of the Reprovision Footbridge referred to in Special Condition No. (37) hereof and the Reprovision Lift referred to in Special Condition No. (38) hereof, the Grantee shall within such time as shall be specified by the Director, at the Grantee's own expense, demolish and remove the Temporary Lift and reinstate the areas on which the Temporary Lift is erected in all respects to the satisfaction of the Director.

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

Plan showing the location of the Temporary Lift marked as "Temporary Lift" is appended hereto at the end of this section. (Refer to Plan IV)

Provision of the deed of mutual covenant applicable to Temporary Lift

Section B Definition

"Temporary Lift" means the Temporary Lift as referred to under Special Condition No.(36)(a) of the Government Grant.

Section E Clause 19(c)

19 (c) The First Owner shall at its own expense maintain the Temporary Lift until the Reprovision Lift and the Reprovision Footbridge shall have been completed and made fit for occupation and operation to the satisfaction of the Director and open for use by all members of the public.

Under Special Condition (36)(c) of the Land Grant, upon completion of the Reprovision Footbridge and the Reprovision Lift, the Grantee shall at its own expense, demolish and remove the Temporary Lift and reinstate the areas on which the Temporary Lift is erected in all respects to the satisfaction of the Director.

Remark: The works in relation to the Reprovision Footbridge and the Reprovision Lift have been completed and occupation permit has been issued by the Buildings Department.

Remark: The certificate of compliance has been issued by the Director of Lands on 29 December 2017.

Plan showing the location of the Temporary Lift marked as "Temporary Lift" is appended hereto at the end of this section. (Refer to Plan IV)

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

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

Not Applicable

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

Not Applicable

E. In relation to any of those facilities, and those parts of the land, mentioned in paragraphs A, B, C and D above that are for public use, the general public has the right to use the facilities, or the parts of the land, in accordance with the Land Grant.

A. **批地文件訂明為政府建造及提供或作公眾用途的設施**

1. **綠色範圍及綠色底紅色交叉線範圍**

根據批地文件特別條款(「SC」)(4)(a)(i)條，承批人應從批地文件之日起的72個曆月內或地政總署署長(「署長」批准的延伸期限之前，以署長批准的方式及物料並按批准的標準、樓層、定線和設計鋪設及平整綠色範圍及綠色底紅色交叉線範圍和提供及建造構築物(定義見批地文件)。

根據批地文件SC(4)(a)(ii)條，承批人應從批地文件之日起的72個曆月內或署長批准的延伸期限之前，在綠色範圍及綠色底紅色交叉線範圍鋪設表面，建造路緣和渠道，以及按署長要求為此等設施提供溝渠，污水管、排水渠、以水管接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記。

批地文件的相關條款

<u>SC(4)(a)(i)及(ii)條訂明：</u>

(4)(a) 承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費以署長批准的方式及物料，並按「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：

(I) 鋪設及平整在批地文件中注有PLAN A標記的附圖(該附圖A下稱「圖則A」)上以綠色顯示的未來公共道路範圍(「綠色範圍」)；

(II) 鋪設及平整在圖則A以綠色底紅色交叉線顯示的未來公共道路範圍(「綠色底紅色交叉線範圍」)；及

(III) 提供及建造署長全權酌情認為必要的橋樑、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(「構築物」)；

以便於綠色範圍及綠色底紅色交叉線範圍內的建造、車輛和行人的交通往來；

(ii) 從本協議之日起72個曆月內或署長批准的其他延伸期限之前，自費以署長滿意的方式在綠色範圍鋪設表面、建造路緣和接通綠色範圍及綠色底紅色交叉線範圍內之渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、以水管接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記。

<u>SC(5)條訂明：</u>

為執行SC(4)條所訂的必要工程，承批人將在本協議生效日獲授予綠色範圍及綠色底紅色交叉線範圍的佔管權。承批人應在署長要求時將綠色範圍及綠色底紅色交叉線範圍交還予政府。而無論任何情況下，於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日，綠色範圍及綠色底紅色交叉線範圍將被視為已交還予政府。承批人於佔管綠色範圍及綠色底紅色交叉線範圍期間的所有合理時間內，應允許所有政府及公共車輛和行人為其往來交通的目的自由通行及經越綠色範圍及綠色底紅色交叉線範圍，並確保不會因為執行批地文件SC(4)條或其他規定的工程而干預或阻礙此等通行權。

批地文件所夾附註明綠色範圍(以綠色顯示)及綠色底紅色交叉線(以綠色底紅色交叉線顯示)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的條款

<u>B部定義訂明：</u>

綠色範圍指在批地文件所附的圖則A中以綠色顯示的範圍及批地文件SC(4)(a)(i)(I)條所述之綠色範圍，本定義涵蓋未來公共道路及於其上建造的構築物。

綠色底紅色交叉線範圍指在批地文件所附的圖則A中以綠色底紅色交叉線顯示的範圍及批地文件SC(4)(a)(i)(II)條所述之綠色底紅色交叉線範圍，本定義涵未來公共道路及於其上建造的構築物。

重置巴士總站指批地文件SC(15)(a)(i)條所述，須要於批地文件SC(15)(a)(i)條中所指及於批地文件附圖A中咖啡色線圍邊範圍(「咖啡色線圍邊範圍」)中提供及建造並由署長批准的巴士總站(包括署長可酌情決定的下水道、高架橋、污水管、排水渠、行人路及其他構築物)。

構築物將按照批地文件SC(4)(a)(i)(III)條內的相應定義闡釋。

<u>E部第20條訂明：</u>

20. 各擁有人須在其佔管綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的期內的所有合理時間(a)允許所有政府、公共車輛和行人，為其根據批地文件SC(5)，(7)(a)及(18)(a)的往來交通及進出尚在運作的現有巴士總站的目的，無限制地自由通行及經越綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍，並確保不會因為執行批地文件SC(4)、(36)、(37)及(38)或批地文件SC(7)(a)(iv)條所規定的工程而干預或阻礙此等通行權；及(b)提供通行權予(I)署長、其人員、其承建商及任何獲其授權的人仕；(II)政府及由政府授權的相關公共設施公司；及(III)水務處的人員及其授權的任何其他人仕，使其可進入綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍或其中的部份，以進行根據批地文件SC(5)、SC(7)(a)(i)，(ii)及(iii)條及SC(18)(a)條的檢查和保養或維修工作。

2. **重置巴士總站**

根據批地文件SC(15)(a)(i)條，承批人應從批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，以署長批准的方式並按署長批准的標準、樓層、定線和設計於咖啡色線圍邊範圍搭建、建造及完成重置巴士總站及使之適合佔用及營運。

批地文件的相關條款

<u>SC(15)(a)(i)條訂明：</u>

(15)(a) 承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費於圖則A以咖啡色線圍邊顯示的範圍(「咖啡色線圍邊範圍」)以署長批准的方式及物料，並按署長批准的標準、樓層、定線和設計，以良好的工藝，根據此等條款、夾附之工程規格附表(「工程規格附表」)及按SC(21)(a)條批准的圖則搭建、建造及完成巴士總站(包括提供及建造署長可全權酌情決定，而其決定為終論及對承批人有約束力的下水道、高架橋、污水管、排水渠、行人路及其他構築物)(「重置巴士總站」)並使之適合佔用及營運，以全面令署長滿意；

<u>SC(16)條訂明：</u>

(16)(a) 為執行批地文件SC(15)(a)條所訂的必要工程，承批人將在本協議生效日獲授予咖啡色線圍邊範圍的佔管權。

(b) 咖啡色線圍邊範圍連同已按SC(25)(b)條獲發完工証書的重置巴士總站的空置佔管權應於署長發出的函件中指定的日期，而該日期應為按SC(25)(b)條而發出的完工証書的日期後的3個月內的日期，由承批人自費、不收成本及代價並且無業權負擔地交還予政府。

<u>SC(26)條訂明：</u>

(26)(a) 毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的保養期屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

(b) 在此特別條款內，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

批地文件所夾附註明咖啡色線圍邊範圍(以咖啡色線圍邊顯示)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的條款

<u>B部定義訂明：</u>

綠色範圍指在批地文件所附的圖則A中以綠色顯示的範圍及批地文件SC(4)(a)(i)(I)條所述之綠色範圍，本定義涵蓋未來公共道路及於其上建造的構築物。

綠色底紅色交叉線範圍指在批地文件所附的圖則A中以綠色底紅色交叉線顯示的範圍及批地文件SC(4)(a)(i)(II)條所述之綠色底紅色交叉線範圍，本定義涵未來公共道路及於其上建造的構築物。

重置巴士總站指批地文件SC(15)(a)(i)條所述，須要於批地文件SC(15)(a)(i)條中所指及於批地文件附圖A中咖啡色線圍邊範圍(「咖啡色線圍邊範圍」)中提供及建造並由署長批准的巴士總站(包括署長可酌情決定的下水道、高架橋、污水管、排水渠、行人路及其他構築物)。

構築物將按照批地文件SC(4)(a)(i)(III)條內的相應定義闡釋。

E部第20條訂明：

20. 各擁有人須在其佔管綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的期內的所有合理時間(a)允許所有政府、公共車輛和行人，為其根據批地文件SC(5)，(7)(a)及(18)(a)的往來交通及進出尚在運作的現有巴士總站的目的，無限制地自由通行及經越綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍，並確保不會因為執行批地文件SC(4)、(36)、(37)及(38)或批地文件SC(7)(a)(iv)條所規定的工程而干預或阻礙此等通行權；及(b)提供通行權予(I)署長、其人員、其承建商及任何獲其授權的人仕；(II)政府及由政府授權的相關公共設施公司；及(III)水務處的人員及其授權的任何其他人仕，使其可進入綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍或其中的部份，以進行根據批地文件SC(5)、SC(7)(a)(i)，(ii)及(iii)條及SC(18)(a)條的檢查和保養或維修工作。

3. **政府樓宇**

根據SC(19)條，承批人應以署長全面滿意的方式並以良好的工藝，於該地段內設計、搭建、建造和提供一所寄宿安老院暨日間護理所，一所日間護理中心，一個寄宿安老院暨日間護理所專用的停車位，三個日間護理中心專用的停車位，及一個寄宿安老院暨日間護理所及日間護理中心專用的上落客貨處，此等設施必須在批地文件的日期後的72個曆月內或署長決定的其他延伸期限之前建成。

批地文件的相關條款

SC(19)條訂明：

(19) 承批人應自費以署長全面滿意的方式並以良好的工藝，按照此等條款、批地文件的工程規格附表及根據批地文件第SC(21)(a)條批核的圖則，於該地段內設計、搭建、建造和提供以下之建築物：

(a)一所寄宿安老院暨日間護理所，淨營運樓面面積不可少於1,376平方米；

(b)一所日間護理中心，淨營運樓面面積不可少於358平方米；

(c)一個寄宿安老院暨日間護理所專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；

(d)三個日間護理中心專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；及

(e)一個寄宿安老院暨日間護理所及日間護理中心專用的上落客貨處，4.0米闊及8.0米長、最低淨空高度3.5米，可供車輛上落客貨之用，

所有此等設施必須在批地文件日期後72個曆月內或署長指定的其他延伸期限(其決定將為終論並對承批人具約束力)之前建成並使之適合佔用(此等樓宇連同其專用的其他範圍、設施、服務及裝置，由署長全權酌情指定，(其決定將為終論並對承批人具約束力)(「政府樓宇」)。

SC(26)條訂明：

(26)(a) 毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的「保養期」屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

(b) 在此特別條款內，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

SC(30)(a)條訂明：

(30)(a) 儘管此文件內載有任何不符的條文，承批人須於署長要求時自費將政府樓宇所佔而依此特別條款(b)項而指明的業權份額連同其專用權、佔用權、享用權及空置佔管權，無業權負擔地轉易予財政司法團，而且，承批人須於署長以書面指明的時間內將該等已根據SC(25)條獲發完工証書的政府樓宇或其中任何部份的轉易契據完成。

SC(32)條訂明：

(32) 署長有權於完成按SC(30)條進行的政府樓宇轉易前，要求將已根據SC(25)條獲發完工証書的政府樓宇或其中任何部份的空置佔管權進行交付而承批人須於接獲該等要求時按署長認為合適的條文及條件將之交付予政府，供其專用，佔用及營運。

SC(33)條訂明：

(33)(a) 承批人應在所協定批授的年期內自費，但受惠於SC(50)(a)(ii)(I)條中所述有關財政司法團的任何攤分責任，保養以下項件(「項件」)，以令署長全面滿意：(i)政府樓宇的外飾面和政府樓宇內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他構築物元素；(ii)所有供政府樓宇及該地段上發展項目其餘部份使用的升降機、自動扶梯及樓梯；(iii)屬於供政府樓宇及該地段上發展項目其餘部份使用的系統之所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；(iv)政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及(v)所有其他供政府樓宇和該地段上發展項目其餘部份使用的公共部份及設施。

(b) 承批人須就其未有保養項件而引起或引致政府及財政司法團蒙受的責任、行動、司法程序、成本、追討、開支、損失、損害、費用、及任何性質的要求向政府及財政司法團作出補償。

(c) 就此特別條款而言，承批人一詞不包括財政司法團。

顯示政府樓宇位置並註明為「政府樓宇」的圖則已附載於本節末頁。(見圖II及III)

適用於政府樓宇的公契條款

B部份定義訂明：

政府樓宇泛指現已或將會根據政府批地文件SC(19)條建於該土地上及屬於發展項目一部份的於附圖以紅色以資識別顯示之下列樓宇(i)一所寄宿暨日間護理所；(ii)一所日間護理中心；(iii)一個屬寄宿暨日間護理所專用的停車位；(iv)三個屬日間護理中心專用的停車位；及(v)一個屬寄宿暨日間護理所及日間護理中心專用的上落客貨處，以及署長全權酌情指定為該處專用的任何其他範圍、設施、服務及裝置。

「物件」指(i)政府樓宇的外飾面及政府樓宇內、周圍、上及其下之所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他結構元素；(ii)所有供政府樓宇及發展項目其餘部份使用的升降機、自動扶梯及樓梯；(iii)所有供政府樓宇及發展項目其餘部份使用的系統之屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；(iv)政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及(v)政府批地文件第SC(33)(a)條所提述的所有其他供政府樓宇和該發展項目其餘部份使用的公共部份及設施。

E部份第10條訂明：

9(c)所有擁有人(作為政府樓宇業主的「財政司司長法團」除外)應透過經理人負責維修、管理及修理「批地文件」SC(33)(a)條所載的「物件」，倘因不維修「物件」招致或引起任何訴訟、法律程序、責任、索償、費用、開支、損害、收費及索求則向政府及財政司司長法團作出賠償。

E部份第31條訂明：

31. 直至保養期(定義於批地文件SC(27)條)屆滿為止，首擁有人須根據SC(26)條自費保養重置巴士總站及政府樓宇及該處各屋宇服務裝置，以保持其狀態良好，全面令署長滿意並且履行批地文件SC(27)條的條文。

J部分第5(b)(III)(i)及(ii)條：

5(b)(III) 儘管本契據有任何相反規定，九廣鐵路部分擁有人須以下列方式，分擔屋苑管理預算案的成本及開支，惟該等成本及開支涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的維修及管理、管理人根據本契據J部分第1(n)、1(q)、1(y)、1(v)(ii)及1(v)(iii)條所招致而純粹涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而非其他的費用及開支(「費用及成本」)，及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支：

(i) 九廣鐵路部分擁有人及屋苑擁有人(政府樓宇擁有人除外)須按照九廣鐵路部分的樓面總面積及屋苑的樓面總面積(不包括政府樓宇之樓面總面積)佔發展項目樓面總面積(不包括政府樓宇之樓面總面積)的比例，分擔屋苑管理預算案中涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的維修及管理的成本及開支(涉及綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的成本及開支的分擔將

一直持續至按照批地文件SC(5)條及SC(16)(b)條分別移交或交還予政府為止)；及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而非其他的費用及成本費用及開支(涉及綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的成本及開支的分擔將一直持續至按照批地文件SC(5)條及SC(16)(b)條分別移交或交還予政府為止)。因此，九廣鐵路部分擁有人須承擔有關物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)之成本、費用及開支的0.049%，而其餘的99.951%的成本、費用及開支將由屋苑擁有人(政府樓宇擁有人除外)承擔。

(ii) 受本契據J部分第5條之(b)(III)(i)分條所規限，為明確九廣鐵路部分擁有人及屋苑擁有人(政府樓宇擁有人除外)分別就維修及管理物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍所承擔之費用及成本，及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支，管理人須準備屋苑管理預算之分預算，用於預算來年的維修及管理物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)之年度成本及費用，費用及成本及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支，預算之副本須寄送至九廣鐵路部份的擁有人備存。

為免存疑，首擁有人須自費負責按批地文件SC(4)(a)(i)及(4)(a)(ii)條所規定之日期內提供及完成有關綠色範圍、綠色底紅色交叉線範圍、構築物及其他構築物與設施之工程，以令署長滿意。

4. **重置行人天橋**

根據批地文件SC(37)(a)(i)條，承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，以署長批准的物料並按批准的標準、樓層、定線、規劃、設計、搭建、提供、建造及完成重置行人天橋及使之適合佔用及運作。

批地文件的相關條款

<u>SC(37)(a)(i)及(ii)條訂明：</u>

(37)(a) 承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，自費進行以下工程，以全面令署長滿意：

(i) 在該地段搭建、提供、建造、完成並適合佔用及營運的一條一層高的有蓋行人天橋連同署長要求或批准的所有支撐和連接設施(包括署長全權酌情認為就未來延伸行人天橋而必要的支撐和連接設施)(「重置行人天橋」)其大概位置以“FB”標記顯示於附圖A，用以連接擴業街北面的行人路、保留行人天橋及SC(38)條所述的重置升降機。該重置行人天橋應以署長要求或批准的方式、物料、標準、樓層、定線、規劃和設計進行建造，當中包括但不限於提供和建造署長全權酌情要求的支撐設施、斜道、相關樓梯及樓梯平台、自動扶梯及升降機及內外飾面、固定設置和照明設施。重置行人天橋的內框淨闊度和內框淨高度應最少不少於保留行人天橋的內框淨闊度和內框淨高度或署長批准的其他標準。

(ii) 直至重置行人天橋根據本條(b)項交付予政府為止，自費保養重置行人天橋，以保持其良好及完備的狀態，以全面令署長滿意。

<u>SC(37)(b)條訂明：</u>

(37)(b) 重置行人天橋應按要求交付予政府，而該無論任何情況重置行人天橋將於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日被視為已交付予政府。

批地文件所夾附註明重置行人天橋(以FB顯示)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於重置行人天橋的條款

<u>B部份定義訂明：</u>

重置行人天橋指於批地文件SC(37)(a)(ii)條所述而其大概位於批地文件的附圖A上以“FB”標記顯示的位置的一條一層高的有蓋行人天橋連同署長要求或批准的所有支撐和連接設施，用以連接擴業街北面的行人路、保留行人天橋及重置升降機。

<u>E部份第19(b)條訂明：</u>

19(b) 直至重置行人天橋按批地文件SC(37)(a)(ii)條交付予政府為止，首擁有人應自費按批地文件SC(37)(b)條保養重置行人天橋，以令署長滿意。

5. **重置升降機**

根據批地文件SC(38)(a)，承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，以署長批准的物料並按批准的標準、樓層、定線和設計，設計，建造，提供及完成一部重置升降機及使之適合佔用及營運。

批地文件的相關條款

<u>SC(38)(a)條訂明：</u>

38(a) 承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，自費以署長批准的物料並按批准的標準、樓層、定線和設計於粉紅色底紫色線圍邊的範圍內按核准建築圖則建造、設計、提供及完成一部升降機(「重置升降機」)及使之適合佔用及營運，並於完成後將之保養及管理，以作西鐵營運和連接西鐵朗屏站毗鄰之地面行人路之用。

<u>SC(38)(b)條訂明：</u>

38(b) 於此協定之批授年期內，重置升降機應於西鐵朗屏站的營運時間內對所有步行或使用輪椅的公眾人士自由及免付任何代價地開放，以作所有合法的用途。

<u>SC(38)(d)條訂明：</u>

38(d) 承批人於此承諾於批租期內自費以令署長滿意的良好及完備的狀態保養及管理重置升降機。

批地文件所夾附註明重置升降機(以粉紅色底紫色線圍邊)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於九廣鐵路重置升降機部份的條款

<u>B部份定義訂明：</u>

九廣鐵路部份指該土地及發展項目中45,572份之22份的平均不可分割業權份數所屬之所有業權、權利、產權、利益及權益與及持有、使用、佔用及享用於「批地文件」中的附圖A內以粉紅色底紫色線圍邊顯示的範圍(「粉紅色底紫色線圍邊範圍」)(該範圍於夾附的地面圖中以咖啡色顯示，以資識別)和「重置升降機」的專屬權利。

重置升降機是指根據「批地文件」SC(38)(a)條在粉紅色底紫色線圍邊顯示的範圍內所建造及提供或將被建造及提供的一部升降機。

<u>E部份第8及19(c)條訂明：</u>

8. 九廣鐵路部份之擁有人應負責營運、維修及管理九廣鐵路部份(包括「重置升降機」及其圍牆)及保養建有根據建築事務監督批準，參考編號為BD 3/7867/98(FB)及BD 4/7867/98(FB)的建築圖則及其不時之修訂、修改或替代版本而建造的重置升降機的部份基座及其排水系統於其中的屋苑之地面以下的相關範圍、該基座部份及該排水系統，但不包括屋苑的其他部份。「九廣鐵路部份」之擁有人不須攤分按公契J部份所計算的管理費用(該部份第55(b)(III)條的費用除外)。「九廣鐵路部份」之擁有人須自費購買及更新相關而足夠的保險用以涵蓋以下原因或結果而導致的損失及損害的風險：(i)因重置升降機之基座或其裝置、管道或設施的火災、故障、失靈或維修須要；及(ii)因「九廣鐵路部份」之擁有人根據補充轉易契第2條行使權利及進行工程。

19.(c) 直至完成重置升降機及重置行人天橋及署長滿意地認為適合佔用及營運並對所有公眾人仕開放時為止，首擁有人應自費保養臨時升降機。

6. **臨時升降機**

根據批地文件SC(36)(a)，承批人應自費按署長要求及批准的位置、方式、物料、標準、樓層、定線及設計、建造、提供、完成一部臨時升降機並使之合適於佔用及營運，以令署長滿意，使之與擴業街及由西鐵朗屏站伸延而搭建的保留行人天橋連接。該臨時升降機應向所有公眾人士對外開放令步行或使用輪椅者可無需付任何代價自由地將之使用作所有合法的用途直至重置行人天橋及重置升降機完成及合適於佔用及營運，以令署長滿意及向所有公眾人士對外開放使用。

批地文件的相關條款

SC(36)條訂明：

(a) 除非承批人向署長申請並獲得事先的書面同意可免除提供臨時升降機(如下定義)的要求，承批人應自費按署長要求及批准的位置、方式、物料、標準、樓層、定線及設計、建造、提供、完成一部臨時升降機(「臨時升降機」)並使之合適於佔用及營運，以令署長滿意，使之與擴業街及由西鐵朗屏站伸延而搭建於圖則A中以咖啡色斜線顯示其位置的保留行人天橋(「保留行人天橋」)連接。

(b) 如根據此特別條款(a)項建造了臨時升降機，該臨時升降機應向所有公眾人士對外開放令步行或使用輪椅者可無需任何代價自由地將之使用作所有合法的用途直至於批地文件SC(37)條所述的重置行人天橋及於批地文件SC(38)條所述的重置升降機完成及合適於佔用及營運，以令署長滿意及向所有公眾人士對外開放使用。

(c) 當於批地文件SC(37)條所述之重置行人天橋及於批地文件SC(38)條所述之重置升降機完成時，承批人應於署長指明的時間之內，由承批人自費拆卸及移除臨時升降機及將搭建臨時升降機的位置回復原貌，以令署長滿意。

(d) 倘若承批人未能履行本特別條款下之義務，政府可進行必要工程，費用由承批人承擔。承批人須應要求向政府支付等同於該費用之總額，該總額將由署長決定，並須以其為最終決定且對承批人具有約束力。

顯示臨時升降機位置並註明為「臨時升降機」的圖則已附載於本節末頁。(見圖IV)

公契中適用於臨時升降機的條款

B部份定義訂明：

臨時升降機指批地文件SC(15)(a)(i)條所述的臨時升降機。

E部份第19(c)條訂明:

直至完成重置升降機及重置行人天橋及署長滿意地認為適合佔用及營運並對所有公眾人仕開放為止，首擁有人應自費保養臨時升降機。

B. 批地文件訂明期數住宅物業業主須自費管理、營運或維修作公眾用途的設施

1. 綠色範圍及綠色底紅色交叉線範圍

根據批地文件特別條款(「SC」)(4)(a)(i)條，承批人應從批地文件之日起的72個曆月內或地政總署署長(「署長」)批准的延伸期限之前，以署長批准的方式及物料並按批准的標準、樓層、定線和設計鋪設及平整綠色範圍及綠色底紅色交叉線範圍和提供及建造構築物(定義見批地文件)。

根據批地文件SC(4)(a)(ii)條，承批人應從批地文件之日起的72個曆月內或署長批准的延伸期限之前，在綠色範圍及綠色底紅色交叉線範圍鋪設表面，建造路緣和渠道，以及按署長要求為此等設施提供溝渠，污水管、排水渠、以水管接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記。

批地文件的相關條款

SC(4)(a)(i)及(ii)條訂明：

(4)(a) 承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費以署長批准的方式及物料，並按「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：

(I) 鋪設及平整在批地文件中注有PLAN A標記的附圖(該附圖A下稱「圖則A」)上以綠色顯示的未來公共道路範圍(「綠色範圍」)；

(II) 鋪設及平整在圖則A以綠色底紅色交叉線顯示的未來公共道路範圍(「綠色底紅色交叉線範圍」)；及

(III) 提供及建造署長全權酌情認為必要的橋樑、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(「構築物」)；

以便於綠色範圍及綠色底紅色交叉線範圍內的建造、車輛和行人的交通往來；

(ii) 從本協議之日起72個曆月內或署長批准的其他延伸期限之前，自費以署長滿意的方式在綠色範圍鋪設表面、建造路緣和接通綠色範圍及綠色底紅色交叉線範圍內之渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、以水管接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記。

SC(5)條訂明：

為執行SC(4)條所訂的必要工程，承批人將在本協議生效日獲授予綠色範圍及綠色底紅色交叉線範圍的佔管權。承批人應在署長要求時將綠色範圍及綠色底紅色交叉線範圍交還予政府。而無論任何情況下，於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日，綠色範圍及綠色底紅色交叉線範圍將被視為已交還予政府。承批人於佔管綠色範圍及綠色底紅色交叉線範圍期間的所有合理時間內，應允許所有政府及公共車輛和行人為其往來交通的目的自由通行及經越綠色範圍及綠色底紅色交叉線範圍，並確保不會因為執行批地文件SC(4)條或其他規定的工程而干預或阻礙此等通行權。

批地文件所夾附註明綠色範圍(以綠色顯示)及綠色底紅色交叉線(以綠色底紅色交叉線)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的條款

B部定義訂明：

綠色範圍指在批地文件所附的圖則A中以綠色顯示的範圍及批地文件SC(4)(a)(i)(I)條所述之綠色範圍，本定義涵蓋未來公共道路及於其上建造的構築物。

綠色底紅色交叉線範圍指在批地文件所附的圖則A中以綠色底紅色交叉線顯示的範圍及批地文件SC(4)(a)(i)(II)條所述之綠色底紅色交叉線範圍，本定義涵未來公共道路及於其上建造的構築物。

重置巴士總站指批地文件SC(15)(a)(i)條所述，須要於批地文件SC(15)(a)(i)條中所指及於批地文件附圖A中咖啡色線圍邊範圍(「咖啡色線圍邊範圍」)中提供及建造並由署長批准的巴士總站(包括署長可酌情決定的下水道、高架橋、污水管、排水渠、行人路及其他構築物)。

構築物將按照批地文件SC(4)(a)(i)(III)條內的相應定義闡釋。

E部第20條訂明：

20. 各擁有人須在其佔管綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的期內的所有合理時間(a)允許所有政府、公共車輛和行人，為其根據批地文件SC(5)，(7)(a)及(18)(a)的往來交通及進出尚在運作的現有巴士總站的目的，無限制地自由通行及經越綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍，並確保不會因為執行批地文件SC(4)、(36)、(37)及(38)或批地文件SC(7)(a)(iv)條所規定的工程而干預或阻礙此等通行權；及(b)提供通行權予(I)署長、其人員、其承建商及任何獲其授權的人仕；(II)政府及由政府授權的相關公共設施公司；及(III)水務處的人員及其授權的任何其他人仕，使其可進入綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍或其中的部份，以進行根據批地文件SC(5)、SC(7)(a)(i)，(ii)及(iii)條及SC(18)(a)條的檢查和保養或維修工作。

根據批地文件SC(4)(a)(iii)條，承批人應自費保養綠色範圍、綠色底紅色交叉線範圍和構築物以及所有在該處及其上所建造，安裝和提供的所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施道路標記及機器，以令署長滿意，直至綠色範圍和綠色底紅色交叉線範圍或其任何部份按照批地文件SC(5)條交還予政府為止。

根據批地文件SC(5)條，承批人應在署長要求時將綠色範圍及綠色底紅色交叉線範圍交還政府。而無論任何情況下，於署長發函表示承批人已經以其滿意的方式全面履行批地文件條款的當日，綠色範圍及綠色底紅色交叉線範圍將被視為已交還政府。

備註：地政總署署長已於2017年12月29日簽發合格證明書。

批地文件所夾附註明綠色範圍(以綠色顯示)及綠色底紅色交叉線(以綠色底紅色交叉線)位置的圖則已附載於本節末頁。(見圖I)

2. 重置巴士總站

根據批地文件SC(15)(a)(i)條，承批人應從批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，以署長批准的方式並按署長批准的標準、樓層、定線和設計於咖啡色線圍邊範圍搭建、建造及完成重置巴士總站及使之適合佔用及營運。

批地文件的相關條款

SC(15)(a)(i)條訂明：

(15)(a) 承批人應：

(i) 從本協議之日起的72個曆月內或署長批准的其他延伸期限之前，自費於圖則A以咖啡色線圍邊顯示的範圍(「咖啡色線圍邊範圍」)以署長批准的方式及物料，並按署長批准的標準、樓層、定線和設計，以良好的工藝，根據此等條款、夾附之工程規格附表(「工程規格附表」)及按SC(21)(a)條批准的圖則搭建、建造及完成巴士總站(包括提供及建造署長可全權酌情決定，而其決定為終論及對承批人有約束力的下水道、高架橋、污水管、排水渠、行人路及其他構築物)(「重置巴士總站」)並使之適合佔用及營運，以全面令署長滿意；

SC(16)條訂明：

(16)(a) 為執行批地文件SC(15)(a)條所訂的必要工程，承批人將在本協議生效日獲授予咖啡色線圍邊範圍的佔管權。

(b) 咖啡色線圍邊範圍連同已按SC(25)(b)條獲發完工証書的重置巴士總站的空置佔管權應於署長發出的函件中指定的日期，而該日期應為按SC(25)(b)條而發出的完工証書的日期後的3個月內的日期，由承批人自費、不收成本及代價並且無業權負擔地交還予政府。

SC(26)條訂明：

(26)(a) 毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的保養期屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

(b) 在此特別條款內，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

批地文件所夾附註明咖啡色線圍邊範圍(以咖啡色線圍邊顯示)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的條款

B部定義訂明：

綠色範圍指在批地文件所附的圖則A中以綠色顯示的範圍及批地文件SC(4)(a)(i)(I)條所述之綠色範圍，本定義涵蓋未來公共道路及於其上建造的構築物。

綠色底紅色交叉線範圍指在批地文件所附的圖則A中以綠色底紅色交叉線顯示的範圍及批地文件SC(4)(a)(i)(II)條所述之綠色底紅色交叉線範圍，本定義涵未來公共道路及於其上建造的構築物。

重置巴士總站指批地文件SC(15)(a)(i)條所述，須要於批地文件SC(15)(a)(i)條中所指及於批地文件附圖A中咖啡色線圍邊範圍(「咖啡色線圍邊範圍」)中提供及建造並由署長批准的巴士總站(包括署長可酌情決定的下水道、高架橋、污水管、排水渠、行人路及其他構築物)。

構築物將按照批地文件SC(4)(a)(i)(III)條內的相應定義闡釋。

E部第20條訂明：

20. 各擁有人須在其佔管綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍的期內的所有合理時間(a)允許所有政府、公共車輛和行人，為其根據批地文件SC(5)，(7)(a)及(18)(a)的往來交通及進出尚在運作的現有巴士總站的目的，無限制地自由通行及經越綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍，並確保不會因為執行批地文件SC(4)、(36)、(37)及(38)或批地文件SC(7)(a)(iv)條所規定的工程而干預或阻礙此等通行權；及(b)提供通行權予(I)署長、其人員、其承建商及任何獲其授權的人仕；(II)政府及由政府授權的相關公共設施公司；及(III)水務處的人員及其授權的任何其他人仕，使其可進入綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍或其中的部份，以進行根據批地文件SC(5)、SC(7)(a)(i)，(ii)及(iii)條及SC(18)(a)條的檢查和保養或維修工作。

根據批地文件SC(15)(a)(ii)條，承批人應自費持有、管理、保養、清潔及維修咖啡色線圍邊範圍及其中提供及設置的所有築建物及服務設施，以保持其良好及充足維修的狀態，以令署長全面滿意，直至咖啡色線圍邊範圍及於其中提供及設置的所有築建物及服務設施的佔管權按照批地文件SC(16)條交還予政府為止。

根據批地文件SC(26)(a)，毋損於批地文件(SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的保養期屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

根據批地文件SC(16)(b)咖啡色線圍邊範圍」連同已按SC(25)(b)條獲發完工証書的重置巴士總站的空置佔管權應於署長發出的函件中指定的日期，而該日期應為按SC(25)(b)條而發出的完工証書的日期後的3個月內的日期，由承批人自費、不收成本及代價並且無業權負擔地交還予政府。

備註：重置巴士總站完工証書已按SC(25)(b)條於2015年8月12日發出。

備註：署長亦已於2015年8月12日根據批地文件SC(16)(b)發函，要求承批人將咖啡色線圍邊範圍及重置巴士總站的佔管權交還予政府。

備註：根據函件中之要求，咖啡色線圍邊範圍及重置巴士總站的佔管權已於2015年8月12日交還予政府。

批地文件所夾附註明咖啡色線圍邊範圍(以咖啡色線圍邊顯示)位置的圖則已附載於本節末頁。(見圖I)

3. **政府樓宇**

根據SC(19)條，承批人應以署長全面滿意的方式並以良好的工藝，於該地段內設計、搭建、建造和提供一所寄宿安老院暨日間護理所，一所日間護理中心，一個寄宿安老院暨日間護理所專用的停車位，三個日間護理中心專用的停車位，及一個寄宿安老院暨日間護理所及日間護理中心專用的上落客貨處，此等設施必須在批地文件的日期後的72個曆月內或署長決定的其他延伸期限之前建成。

批地文件的相關條款

SC(19)條訂明：

(19) 承批人應自費以署長全面滿意的方式並以良好的工藝，按照此等條款、批地文件的工程規格附表及根據批地文件第SC(21)(a)條批核的圖則，於該地段內設計、搭建、建造和提供以下之建築物：

(a) 一所寄宿安老院暨日間護理所，淨營運樓面面積不可少於1,376平方米；

(b) 一所日間護理中心，淨營運樓面面積不可少於358平方米；

(c) 一個寄宿安老院暨日間護理所專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；

(d) 三個日間護理中心專用停車位，3.0米闊及7.6米長、最低淨空高度2.8米，可供車輛停泊之用；及

(e) 一個寄宿安老院暨日間護理所及日間護理中心專用的上落客貨處，4.0米闊及8.0米長、最低淨空高度3.5米，可供車輛上落客貨之用，

所有此等設施必須在批地文件日期後72個曆月內或署長指定的其他延伸期限(其決定將為終論並對承批人具約束力)之前建成並使之適合佔用(此等樓宇連同其專用的其他範圍、設施、服務及裝置，由署長全權酌情指定，(其決定將為終論並對承批人具約束力)(「政府樓宇」)。

SC(26)條訂明：

(26)(a) 毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的「保養期」屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

(b) 在此特別條款內，承批人一詞並不包括承批人的受讓人，但包括批地文件SC(48)(b)條所訂的受讓人。

SC(30)(a)條訂明：

(30)(a) 儘管此文件內載有任何不符的條文，承批人須於署長要求時自費將政府樓宇所佔而依此特別條款(b)項而指明的業權份額連同其專用權、佔用權、享用權及空置佔管權，無業權負擔地轉易予財政司法團，而且，承批人須於署長以書面指明的時間內將該等已根據SC(25)條獲發完工証書的政府樓宇或其中任何部份的轉易契據完成。

SC(32)條訂明：

(32) 署長有權於完成按SC(30)條進行的政府樓宇轉易前，要求將已根據SC(25)條獲發完工証書的政府樓宇或其中任何部份的空置佔管權進行交付而承批人須於接獲該等要求時按署長認為合適的條文及條件將之交付予政府，供其專用，佔用及營運。

SC(33)條訂明：

(33)(a) 承批人應在所協定批授的年期內自費，但受惠於SC(50)(a)(ii)(I)條中所述有關財政司法團的任何攤分責任，保養以下項件(「項件」)，以令署長全面滿意：(i)政府樓宇的外飾面和政府樓宇內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他構築物元素；(ii)所有供政府樓宇及該地段上發展項目其餘部份使用的升降機、自動扶梯及樓梯；(iii)屬於供政府樓宇及該地段上發展項目其餘部份使用的系統之所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；(iv)政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及(v)所有其他供政府樓宇和該地段上發展項目其餘部份使用的公共部份及設施。

(b) 承批人須就其未有保養項件而引起或引致政府及財政司法團蒙受的責任、行動、司法程序、成本、追討、開支、損失、損害、費用、及任何性質的要求向政府及財政司法團作出補償。

(c) 就此特別條款而言，承批人一詞不包括財政司法團。

顯示政府樓宇位置並註明為「政府樓宇」的圖則已附載於本節末頁。(見圖II及III)

適用於政府樓宇的公契條款

B部份定義訂明：

政府樓宇泛指現已或將會根據政府批地文件SC(19)條建於該土地上及屬於發展項目一部份的於附圖以紅色以資識別顯示之下列樓宇(i)一所寄宿暨日間護理所；(ii)一所日間護理中心；(iii)一個屬寄宿暨日間護理所專用的停車位；(iv)三個屬日間護理中心專用的停車位；及(v)一個屬寄宿暨日間護理所及日間護理中心專用的上落客貨處，以及署長全權酌情指定為該處專用的任何其他範圍、設施、服務及裝置。

「物件」指(i)政府樓宇的外飾面及政府樓宇內、周圍、上及其下之所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他結構元素；(ii)所有供政府樓宇及發展項目其餘部份使用的升降機、自動扶梯及樓梯；(iii)所有供政府樓宇及發展項目其餘部份使用的系統之屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；(iv)政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及(v)政府批地文件第SC(33)(a)條所提述的所有其他供政府樓宇和該發展項目其餘部份使用的公共部份及設施。

E部份第10條訂明：

9(c)所有擁有人(作為政府樓宇業主的「財政司司長法團」除外)應透過經理人負責維修、管理及修理「批地文件」SC(33)(a)條所載的「物件」,倘因不維修「物件」招致或引起任何訴訟、法律程序、責任、索償、費用、開支、損害、收費及索求則向政府及財政司司長法團作出賠償。

E部份第31條訂明：

31. 直至保養期(定義於批地文件SC(27)條)屆滿為止，首擁有人須根據SC(26)條自費保養重置巴士總站及政府樓宇及該處各屋宇服務裝置，以保持其狀態良好，全面令署長滿意並且履行批地文件SC(27)條的條文。

J部分第5(b)(III)(i)及(ii)條：

5(b)(III) 儘管本契據有任何相反規定，九廣鐵路部分擁有人須以下列方式，分擔屋苑管理預算案的成本及開支，惟該等成本及開支涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的維修及管理、管理人根據本契據J部分第1(n)、1(q)、1(y)、1(v)(ii)及1(v)(iii)條所招致而純粹涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而非其他的費用及開支(「費用及成本」)，及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支：

(i) 九廣鐵路部分擁有人及屋苑擁有人(政府樓宇擁有人除外)須按照九廣鐵路部分的樓面總面積及屋苑的樓面總面積(不包括政府樓宇之樓面總面積)佔發展項目樓面總面積(不包括政府樓宇之樓面總面積)的比例，分擔屋苑管理預算案中涉及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的維修及管理的成本及開支(涉及綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的成本及開支的分擔將一直持續至按照批地文件SC(5)條及SC(16)(b)條分別移交或交還予政府為止)；及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而非其他的費用及成本費用及開支(涉及綠色範圍、綠色底紅色交叉線範圍及咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)的成本及開支的分擔將一直持續至按照批地文件SC(5)條及SC(16)(b)條分別移交或交還予政府為止)。因此，九廣鐵路部分擁有人須承擔有關物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)之成本、費用及開支的0.049%，而其餘的99.951%的成本、費用及開支將由屋苑擁有人(政府樓宇擁有人除外)承擔。

(ii) 受本契據J部分第5條之(b)(III)(i)分條所規限，為明確九廣鐵路部分擁有人及屋苑擁有人(政府樓宇擁有人除外)分別就維修及管理物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍所承擔之費用及成本，及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支，管理人須準備屋苑管理預算之分預算，用於預算來年的維修及管理物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)之年度成本及費用，費用及成本及物件、斜坡及護土構築物、綠色範圍、綠色底紅色交叉線範圍、構築物、其他構築物和設施、咖啡色線圍邊範圍(及其上和當中提供和裝置的所有構築物及服務設施)而招致之大型資本工程或非每年預計之費用與開支，預算之副本須寄送至九廣鐵路部份的擁有人備存。

為免存疑，首擁有人須自費負責按批地文件SC(4)(a)(i)及(4)(a)(ii)條所規定之日期內提供及完成有關綠色範圍、綠色底紅色交叉線範圍、構築物及其他構築物與設施之工程，以令署長滿意。

根據批地文件SC(30)(a)條，承批人須於署長要求時將政府樓宇所佔的業權份額連同其專用權、佔用權、享用權及空置佔管權，無業權負擔地轉讓予財政司法團，而且，承批人須將該等已根據SC(25)條獲發完工証書的政府樓宇或其中任何部份的轉讓契據完成。

根據批地文件SC(26)(a)，毋損於批地文件SC(27)條之規定，於所有時間內直至批地文件SC(27)(a)條所指的保養期屆滿為止，承批人須自費保養重置巴士總站及政府樓宇及供其使用的屋宇裝備及裝置，以保持其狀態良好，全面令署長滿意。

根據批地文件SC(33)(a)條，承批人應在批地文件所協定批授的年期內自費，但受惠於SC(50)(a)(ii)(I)條中所述有關財政司法團的任何攤分責任，保養以下項件(下稱「項件」)，以令署長全面滿意：(i)政府樓宇的外飾面和政府樓宇內、周圍、上及其下所有牆、柱、樑、天花、天台板、行車道或地台板及任何其他構築物元素；(ii)所有供政府樓宇及該地段上發展項目其餘部份使用的升降機、自動扶梯及樓梯；(iii)屬於供政府樓宇及該地段上發展項目其餘部份使用的系統之所有屋宇裝備裝置、機器及設備(包括但不限於手提式及非手提式消防裝置與設備)；(iv)政府樓宇之下的所有結構板，連同該處內部及其下的排水系統；及(v)所有其他供政府樓宇和該地段上發展項目其餘部份使用的公共部份及設施。

備註：地政總署署長已於2017年12月22日簽發政府樓宇的完工証書。

顯示政府樓宇位置並註明為「政府樓宇」的圖則已附載於本節末頁。(見圖II及III)

4. **重置行人天橋**

根據批地文件SC(37)(a)(i)條，承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，以署長批准的物料並按批准的標準、樓層、定線、規劃、設計、搭建、提供、建造及完成重置行人天橋及使之適合佔用及運作。

批地文件的相關條款

SC(37)(a)(i)及(ii)條訂明：

(37)(a) 承批人應在批地文件之日起的72個曆月內或署長批准的其他延伸期限之前，自費進行以下工程，以全面令署長滿意：

(i) 在該地段搭建、提供、建造、完成並適合佔用及營運的一條一層高的有蓋行人天橋連同署長要求或批准的所有支撐和連接設施(包括署長全權酌情認為就未來延伸行人天橋而必要的支撐和連接設施)(「重置行人天橋」)其大概位置以“FB”標記顯示於附圖A，用以連接擴業街北面的行人路、保留行人天橋及SC(38)條所述的重置升降機。該重置行人天橋應以署長要求或批准的方式、

物料、標準、樓層、定線、規劃和設計進行建造，當中包括但不限於提供和建造署長全權酌情要求的支撐設施、斜道、相關樓梯及樓梯平台、自動扶梯及升降機及內外飾面、固定設置和照明設施。重置行人天橋的內框淨闊度和內框淨高度應最少不少於保留行人天橋的內框淨闊度和內框淨高度或署長批准的其他標準。

(ii) 直至重置行人天橋根據本條(b)項交付予政府為止，自費保養重置行人天橋，以保持其良好及完備的狀態，以全面令署長滿意。

SC(37)(b)條訂明：

(37)(b) 重置行人天橋應按要求交付予政府，而該無論任何情況重置行人天橋將於署長發函表示承批人已經以其滿意的方式全面履行此等條款的當日被視為已交付予政府。

批地文件所夾附註明重置行人天橋(以FB顯示)位置的圖則已附載於本節末頁。(見圖I)

公契中適用於重置行人天橋的條款

B部份定義訂明：

重置行人天橋指於批地文件SC(37)(a)(ii)條所述而其大概位於批地文件的附圖A上以“FB”標記顯示的位置的一條一層高的有蓋行人天橋連同署長要求或批准的所有支撐和連接設施，用以連接擴業街北面的行人路、保留行人天橋及重置升降機。

E部份第19(b)條訂明：

19(b) 直至重置行人天橋按批地文件SC(37)(a)(ii)條交付予政府為止，首擁有人應自費按批地文件SC(37)(b)條保養重置行人天橋，以令署長滿意。

根據批地文件(37)(a)(ii)，承批人須自費保養重置行人天橋以全面令署長滿意，直至重置行人天橋交付予政府。

根據批地文件(37)(b)重置行人天橋應按要求交付予政府，而無論任何情況重置行人天橋將於署長發函表示承批人已經以其滿意的方式全面履行批地文件條款的當日被視為已交付予政府。

備註：地政總署署長已於2017年12月29日簽發合格證明書。

批地文件所夾附註明重置行人天橋(以FB顯示)位置的圖則已附載於本節末頁。(見圖I)

5. **臨時升降機**

根據批地文件SC(36)(a)，承批人應自費按署長要求及批准的位置、方式、物料、標準、樓層、定線及設計、建造、提供、完成一部臨時升降機並使之合適於佔用及營運，以令署長滿意，使之與擴業街及由西鐵朗屏站伸延而搭建的保留行人天橋連接。該臨時升降機應向所有公眾人士對外開放令步行或使用輪椅者可無需付任何代價自由地將之使用作所有合法的用途直至重置行人天橋及重置升降機完成及合適於佔用及營運，以令署長滿意及向所有公眾人士對外開放使用。

批地文件的相關條款

SC(36)條訂明：

(a) 除非承批人向署長申請並獲得事先的書面同意可免除提供臨時升降機(如下定義)的要求，承批人應自費按署長要求及批准的位置、方式、物料、標準、樓層、定線及設計、建造、提供、完成一部臨時升降機(「臨時升降機」)並使之合適於佔用及營運，以令署長滿意，使之與擴業街及由西鐵朗屏站伸延而搭建於圖則A中以咖啡色斜線顯示其位置的保留行人天橋(「保留行人天橋」)連接。

(b) 如根據此特別條款(a)項建造了臨時升降機，該臨時升降機應向所有公眾人士對外開放令步行或使用輪椅者可無需任何代價自由地將之使用作所有合法的用途直至於批地文件SC(37)條所述的重置行人天橋及於批地文件SC(38)條所述的重置升降機完成及合適於佔用及營運，以令署長滿意及向所有公眾人士對外開放使用。

(c) 當於批地文件SC(37)條所述之重置行人天橋及於批地文件SC(38)條所述之重置升降機完成時，承批人應於署長指明的時間之內，由承批人自費拆卸及移除臨時升降機及將搭建臨時升降機的位置回復原貌，以令署長滿意。

(d) 倘若承批人未能履行本特別條款下之義務，政府可進行必要工程，費用由承批人承擔。承批人須應要求向政府支付等同於該費用之總額，該總額將由署長決定，並須以其為最終決定且對承批人具有約束力。

顯示臨時升降機位置並註明為「臨時升降機」的圖則已附載於本節末頁。(見圖IV)

公契中適用於臨時升降機的條款

B部份定義訂明：

臨時升降機指批地文件SC(15)(a)(i)條所述的臨時升降機。

E部份第19(c)條訂明：

直至完成重置升降機及重置行人天橋及署長滿意地認為適合佔用及營運並對所有公眾人仕開放為止，首擁有人應自費保養臨時升降機。

根據批地文件(36)(c)，當重置行人天橋及重置升降機完成時，承批人應自費拆卸及移除臨時升降機及將搭建臨時升降機的位置回復原貌，以令署長滿意。

備註：重置行人天橋及重置升降機之相關工程已經完成，並且屋宇署已簽發出入伙紙。

備註：地政總署署長已於2017年12月29日簽發合格證明書。

顯示臨時升降機位置並註明為「臨時升降機」的圖則已附載於本節末頁。(見圖IV)

關於上述B段所述的設施，此等設施按規定須由期數中的住宅物業的擁有人自費管理、營運或保養，此等擁有人按規定須透過有關住宅物業的管理開支的攤分，支付部份此等設施的管理、營運或保養等開支。

C. **批地文件指定由期數住宅物業業主付費管理、運作或維修供公眾使用的休憩用地**

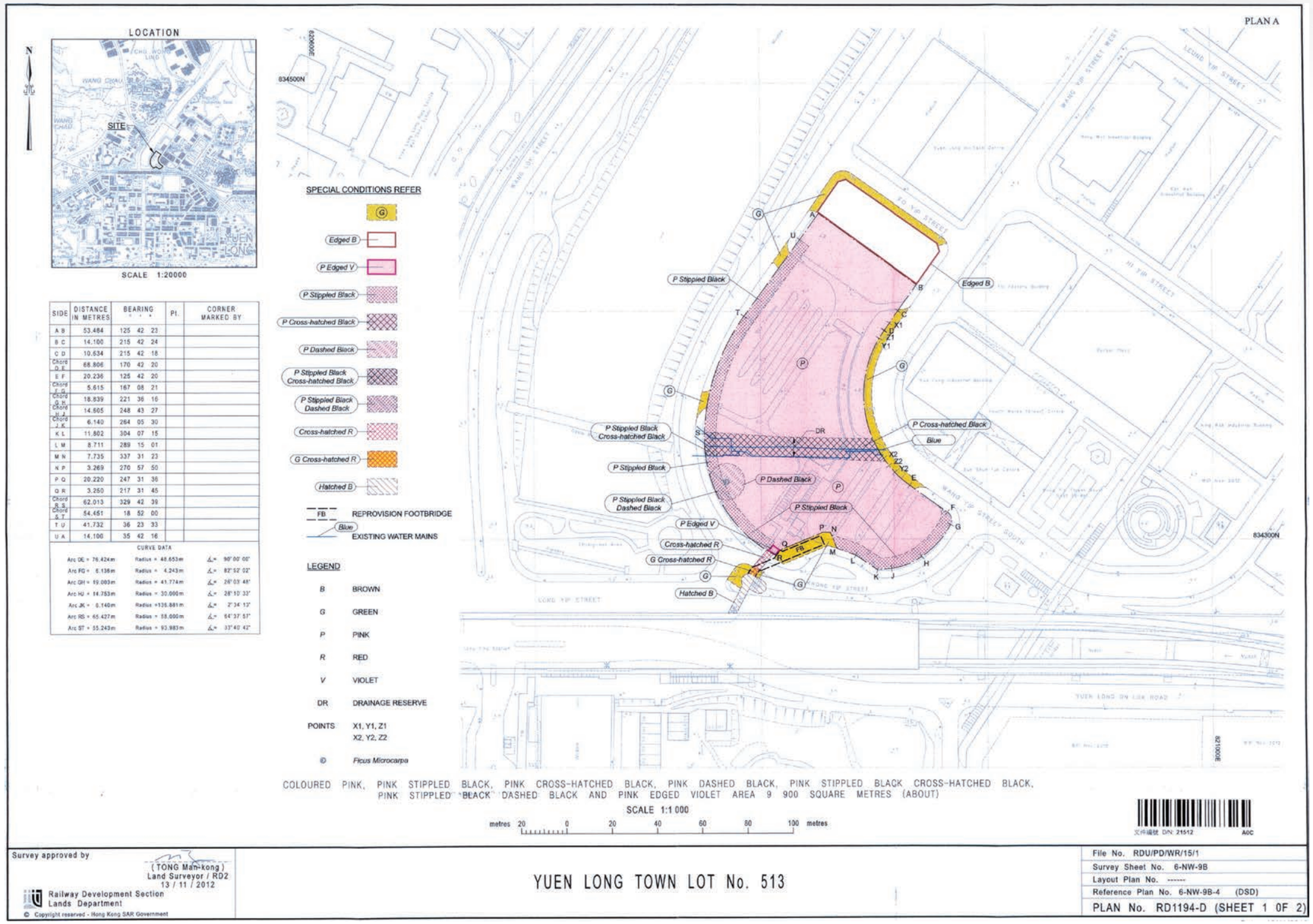
不適用

D. **劃供公眾作建築物(規劃)規例(香港法例第123章附例F)第22(1)條所訂用途的該土地(期數所在土地)任何部分**

不適用

E. **關於上述A、B、C及D段所述供公眾使用的設施及該土地各部分，公眾有權遵照批地文件規定使用此等及該土地部分。**

Plan I 圖 I



Legend 圖例

- Green Areas 綠色範圍
- Edged Brown Area 咖啡色線圍邊範圍
- Pink Edged Violet Area 粉紅色底紫色線圍邊範圍
- Pink Stippled Black Area 粉紅色底加黑點範圍
- Pink Cross Hatched Black Area 粉紅色底黑色交叉線範圍
- Pink Dashed Black Area 粉紅色黑色斜點範圍
- Pink Stippled Black Cross-Hatched Black Area 粉紅色底黑點及黑交叉線範圍
- Pink Stippled Black Dashed Black Area 粉紅色底黑點及黑色斜點範圍
- Cross-Hatched Red Area 紅色交叉線範圍
- Green Cross-Hatched Red Area 綠色底紅色交叉線範圍
- Hatched Brown Area 咖啡色斜線範圍

Note:

The plan is for showing the locations of Green Areas, Edged Brown Area, Pink Edged Violet Area, Green Cross-Hatched Red Area and Hatched Brown Area (as at the date of land grant) only. Other matters shown on the plan may not reflect their latest conditions.

註：

本圖僅作顯示（於批地文件所示的日期）綠色範圍、咖啡色線圍邊範圍、粉紅色底紫色線圍邊範圍、綠色底紅色交叉線範圍及咖啡色斜線範圍之位置。圖中所示之其他事項未必能反映其最新狀況。

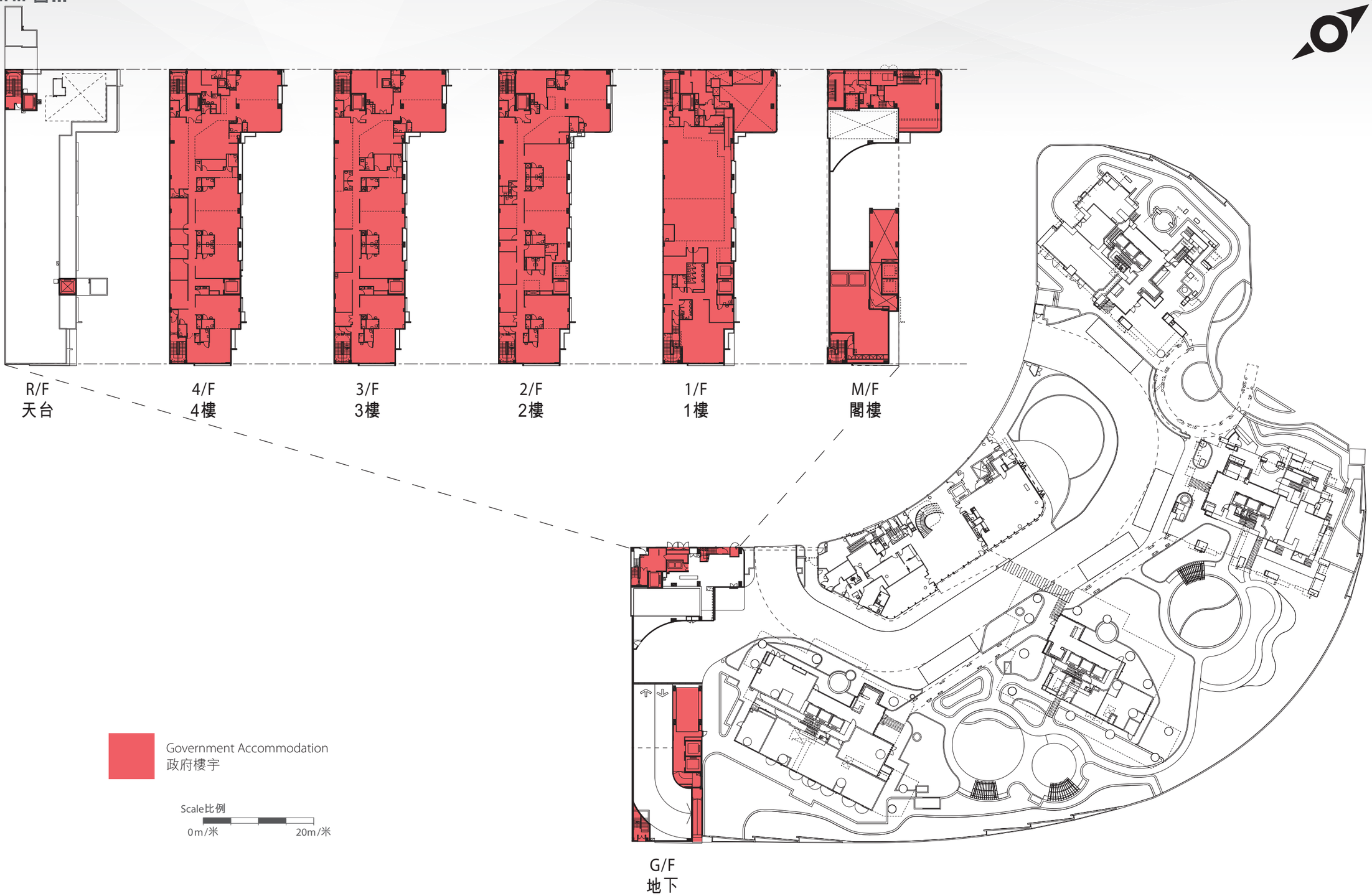
Plan II 圖 II

B/F
地庫

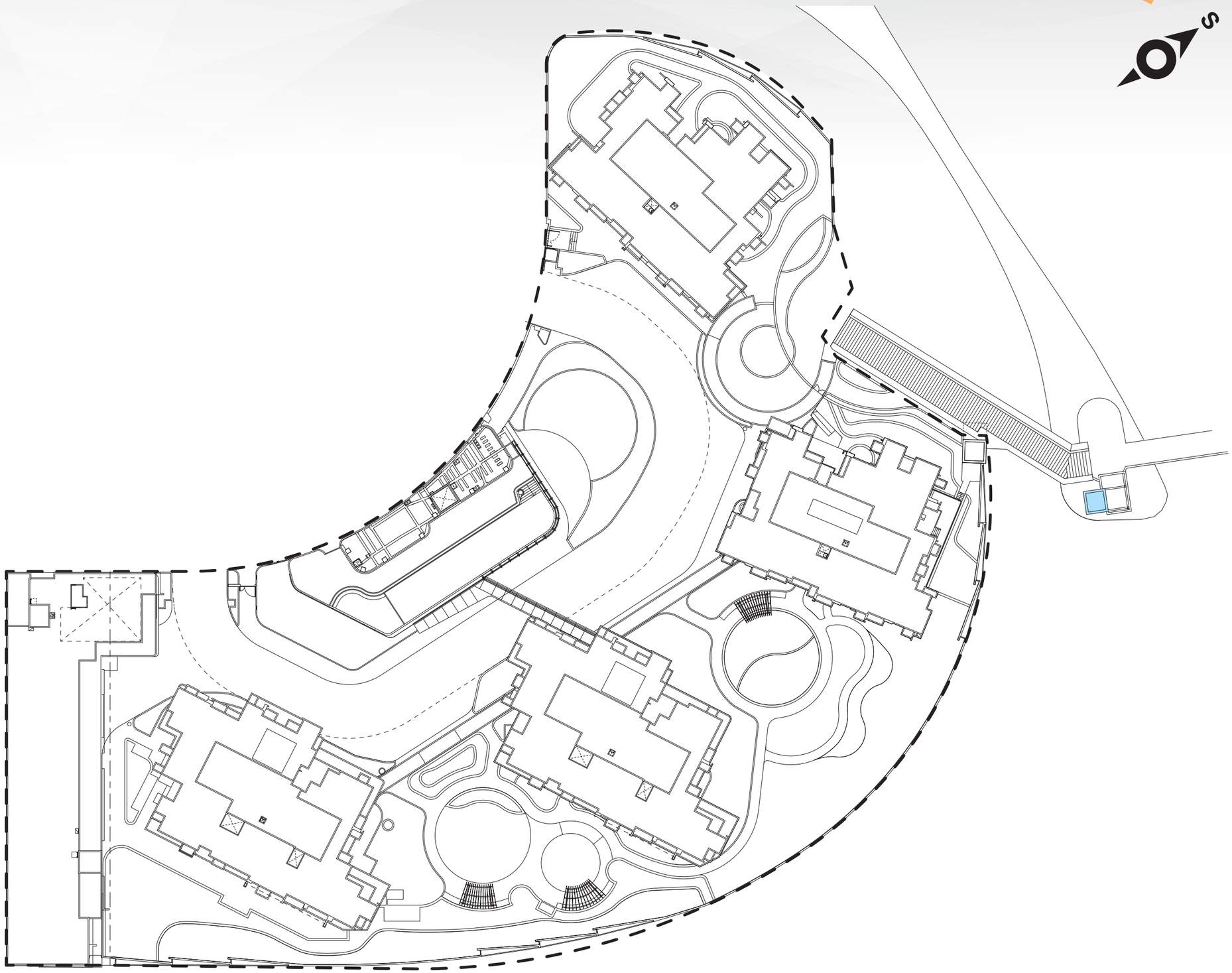
Government Accommodation
政府樓宇

Scale比例
0m/米 20m/米

Plan III 圖 III



Plan IV 圖 IV



Temporary Lift
臨時升降機

Scale比例
0m/米 20m/米

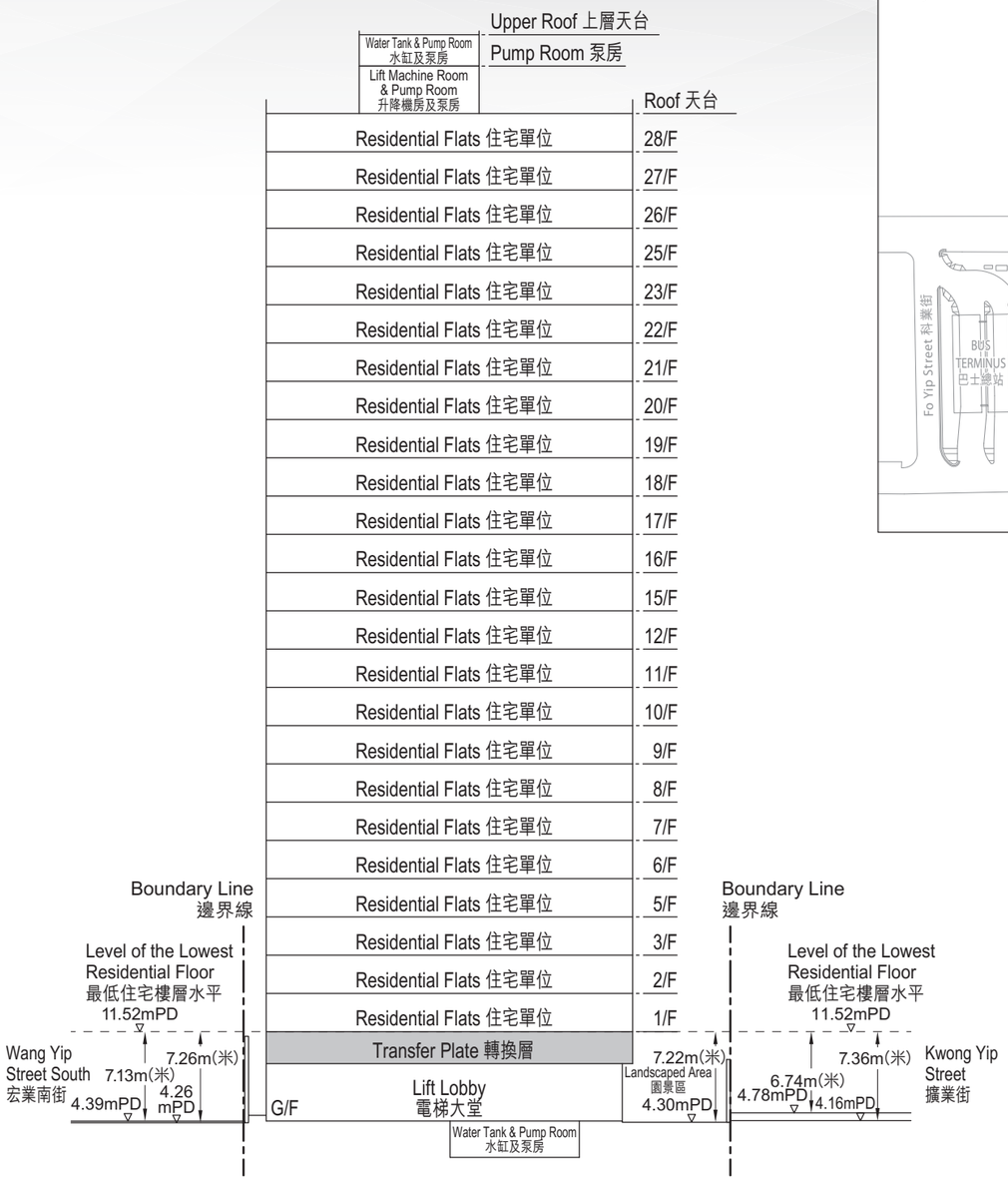
18 WARNING TO PURCHASERS
對買方的警告

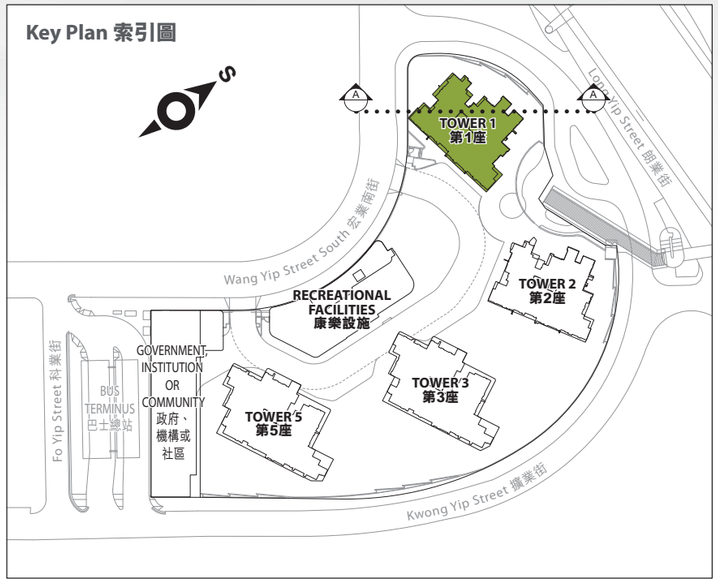
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will 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) that in the case of paragraph (b) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A

Tower 1 第1座





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

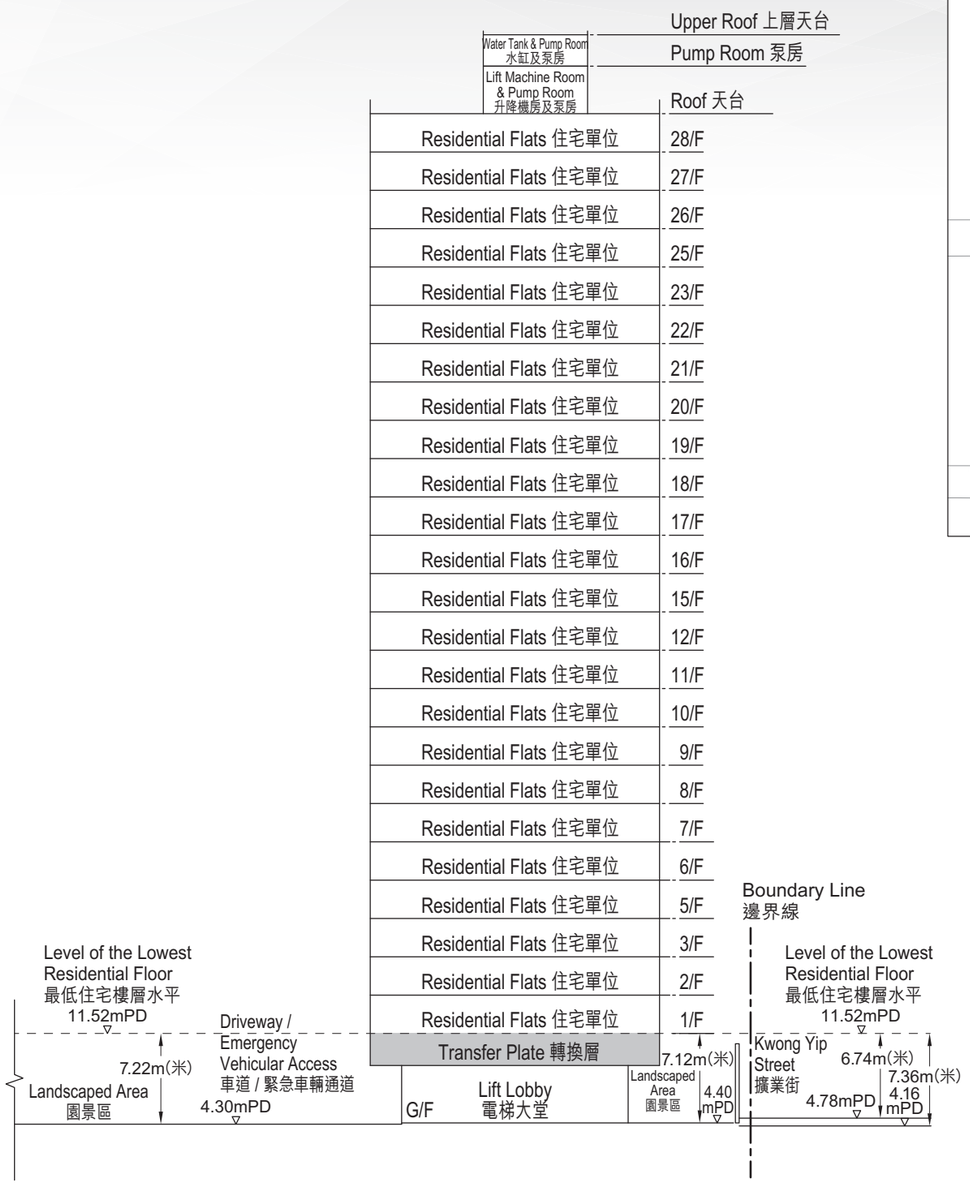
The part of Wang Yip Street South adjacent to the building is 4.26 metres to 4.39 metres above the Hong Kong Principal Datum.
毗連建築物的一段宏業南街為香港主水平基準以上4.26米至4.39米。

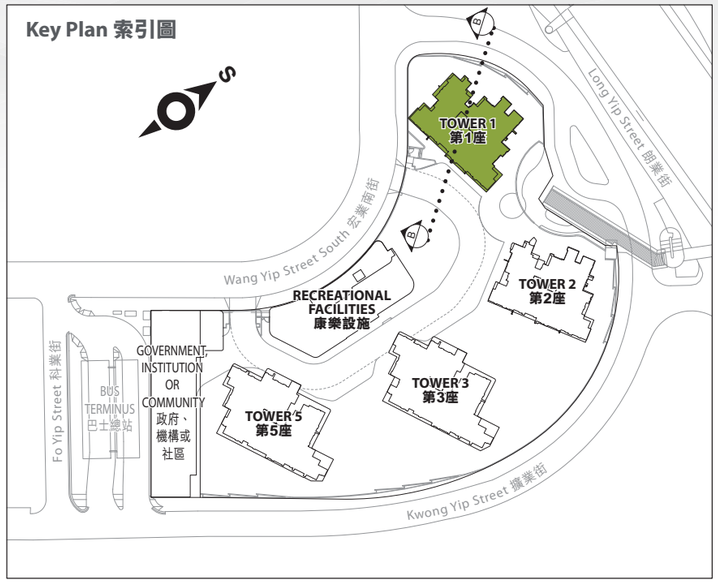
The part of Kwong Yip Street adjacent to the building is 4.16 metres to 4.78 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上4.16米至4.78米。

∇ 香港主水平基準以上高度(米)
height in metres above the Hong Kong Principal Datum. (HKPD)

CROSS-SECTION PLAN B-B
橫截面圖 B-B

Tower 1 第1座





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

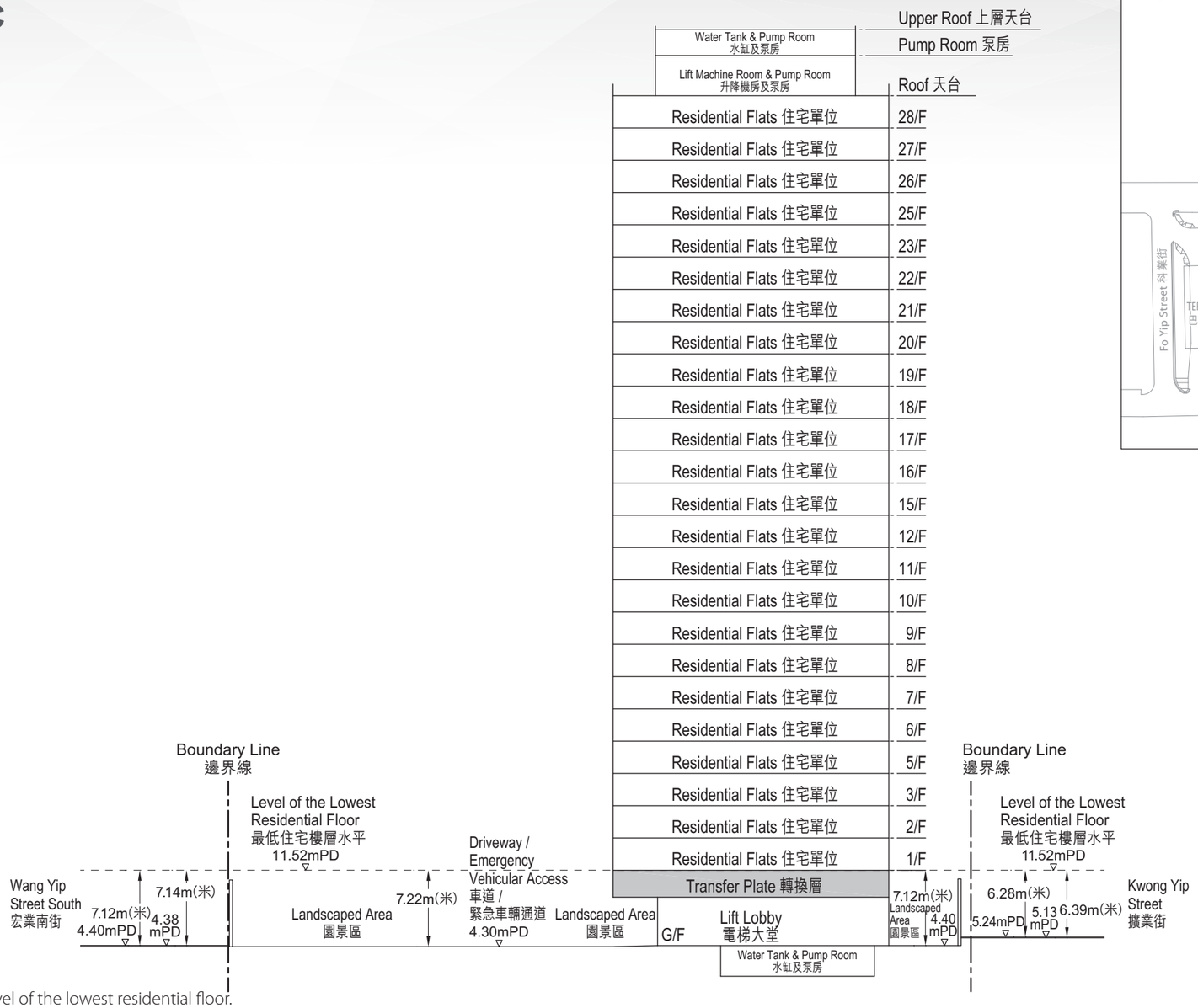
The part of Kwong Yip Street adjacent to the building is 4.16 metres to 4.78 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上4.16米至4.78米。

The part of Driveway/Emergency Vehicular Access (EVA) adjacent to the building is 4.30 metres above the Hong Kong Principal Datum.
毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上4.30米。

∇ 香港主水平基準以上高度(米)
height in metres above the Hong Kong Principal Datum. (HKPD)

CROSS-SECTION PLAN C-C
橫截面圖 C-C

Tower 2 第2座

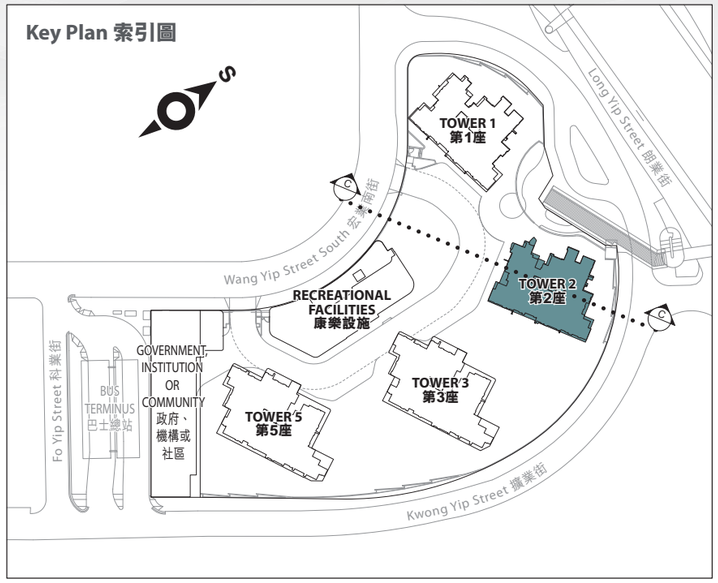


Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

The part of Wang Yip Street South adjacent to the building is 4.38 metres to 4.40 metres above the Hong Kong Principal Datum.
毗連建築物的一段宏業南街為香港主水平基準以上4.38米至4.40米。

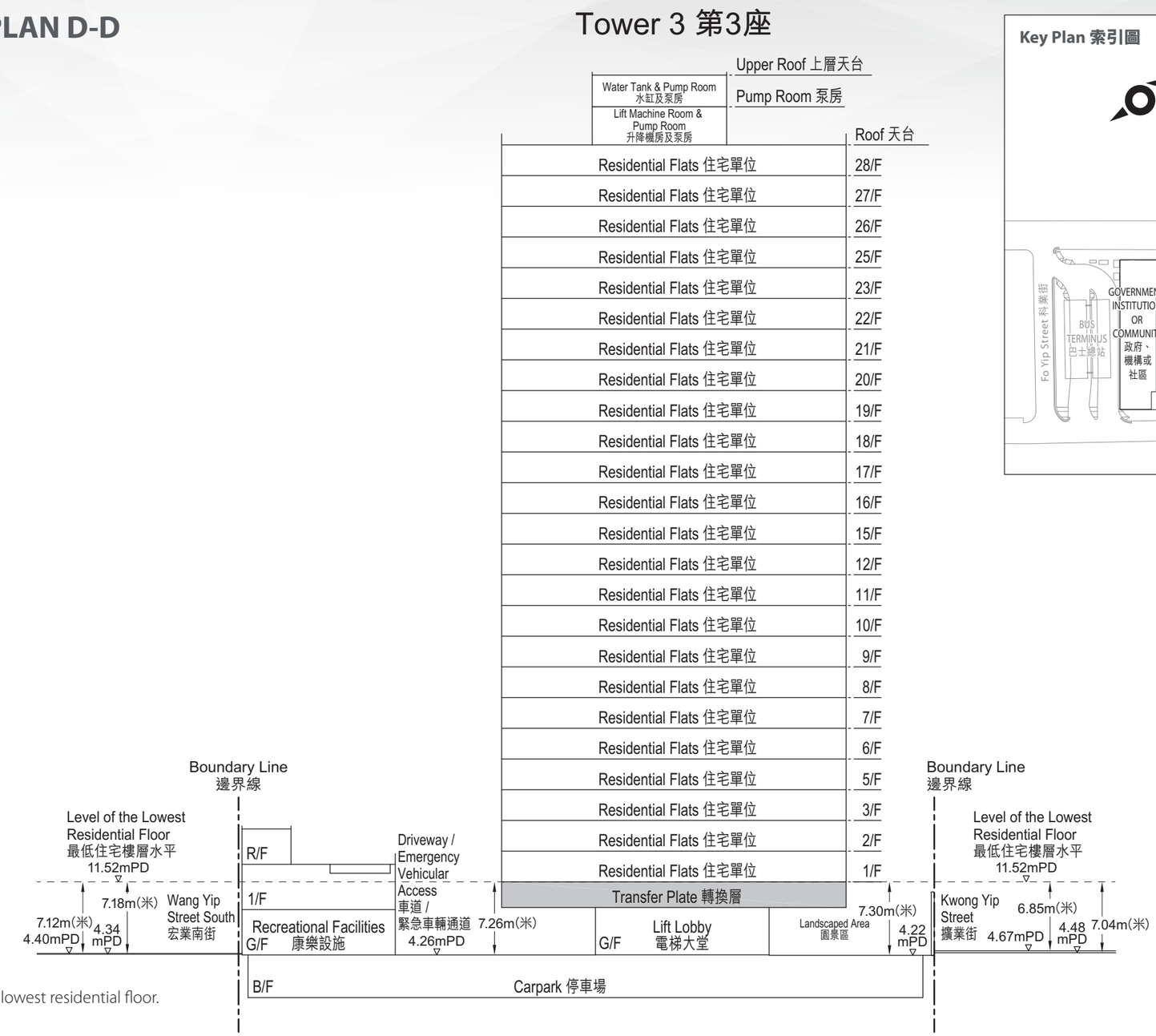
The part of Kwong Yip Street adjacent to the building is 5.13 metres to 5.24 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上5.13米至5.24米。

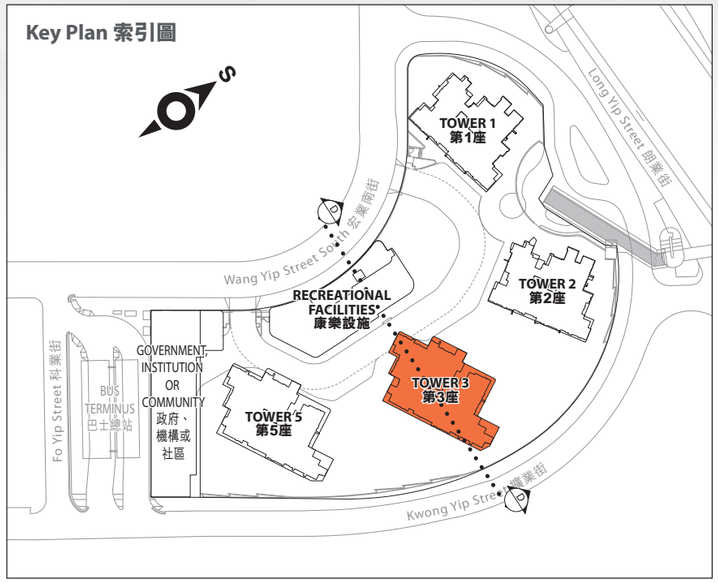
The part of Driveway/Emergency Vehicular Access (EVA) adjacent to the building is 4.30 metres above the Hong Kong Principal Datum.
毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上4.30米。



香港主水平基準以上高度(米)
∇ height in metres above the Hong Kong Principal Datum. (HKPD)

CROSS-SECTION PLAN D-D
橫截面圖 D-D





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

The part of Wang Yip Street South adjacent to the building is 4.34 metres to 4.40 metres above the Hong Kong Principal Datum.
毗連建築物的一段宏業南街為香港主水平基準以上4.34米至4.40米。

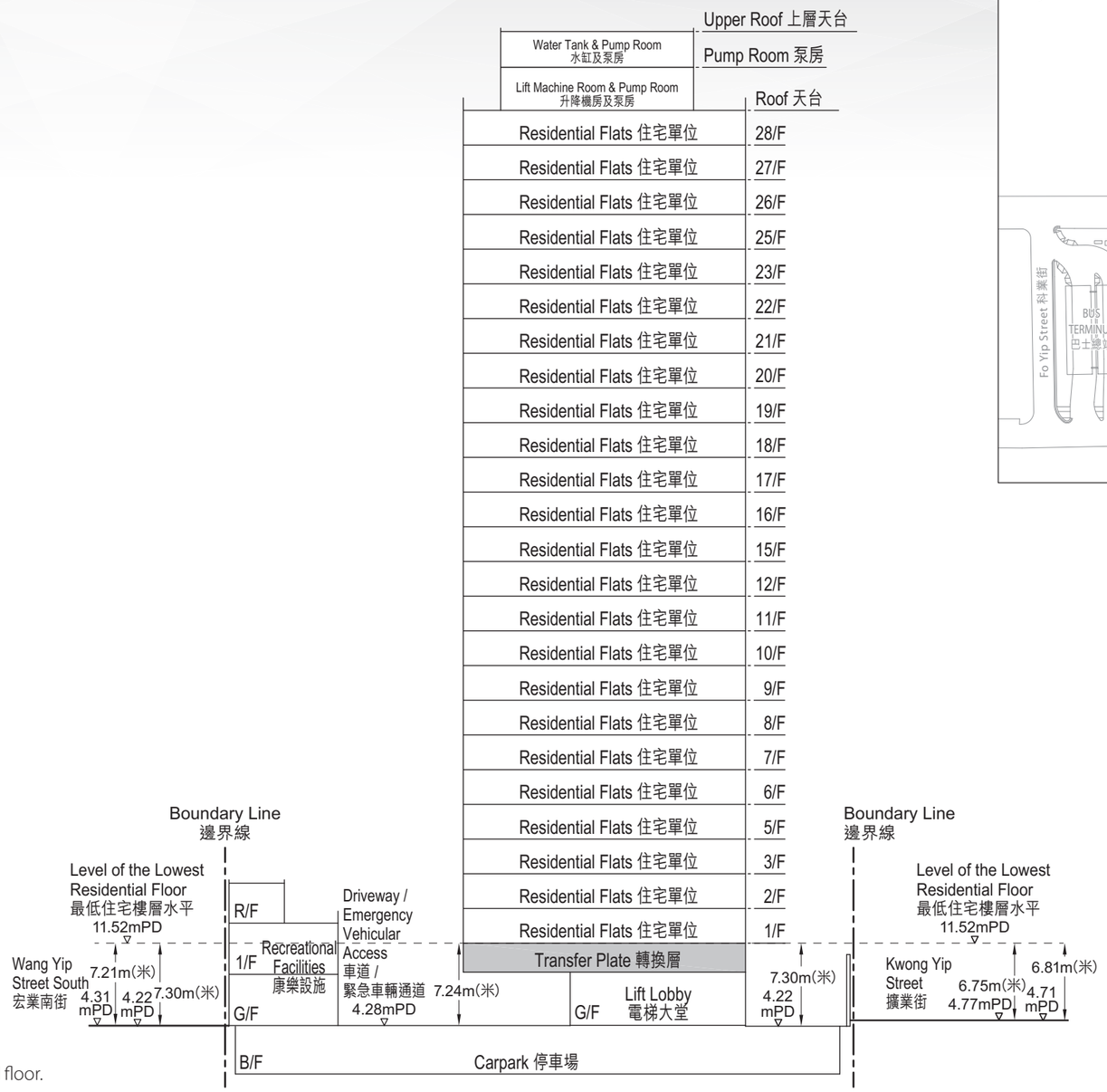
The part of Kwong Yip Street adjacent to the building is 4.48 metres to 4.67 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上4.48米至4.67米。

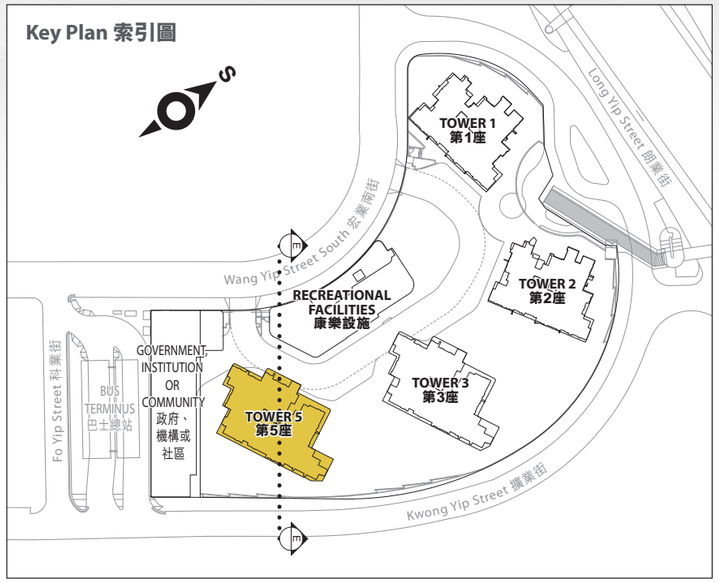
The part of Driveway/Emergency Vehicular Access (EVA) adjacent to the building is 4.26 metres above the Hong Kong Principal Datum.
毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上4.26米。

∇ 香港主水平基準以上高度(米)
height in metres above the Hong Kong Principal Datum. (HKPD)

CROSS-SECTION PLAN E-E
橫截面圖 E-E

Tower 5 第5座





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

The part of Wang Yip Street South adjacent to the building is 4.22 metres to 4.31 metres above the Hong Kong Principal Datum.
毗連建築物的一段宏業南街為香港主水平基準以上4.22米至4.31米。

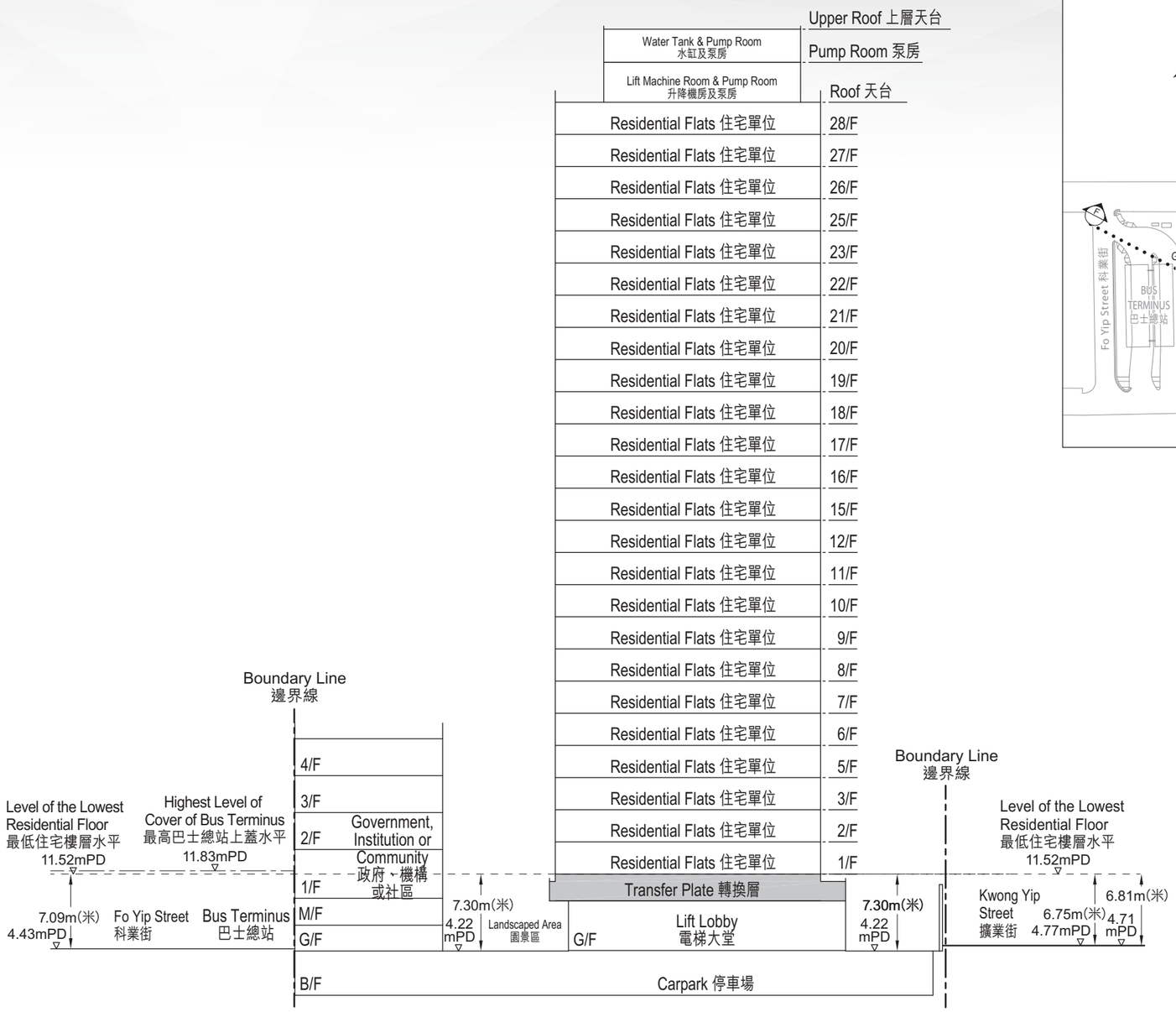
The part of Kwong Yip Street adjacent to the building is 4.71 metres to 4.77 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上4.71米至4.77米。

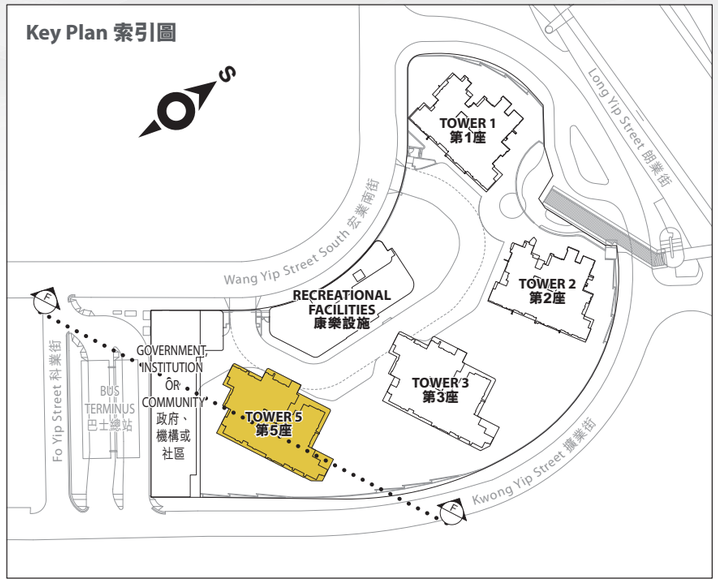
The part of Driveway/Emergency Vehicular Access (EVA) adjacent to the building is 4.28 metres above the Hong Kong Principal Datum.
毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上4.28米。

∇ 香港主水平基準以上高度(米)
height in metres above the Hong Kong Principal Datum. (HKPD)

CROSS-SECTION PLAN F-F
橫截面圖 F-F

Tower 5 第5座





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

The part of Fo Yip Street adjacent to the building is 4.43 metres above the Hong Kong Principal Datum.
毗連建築物的一段科業街為香港主水平基準以上4.43米。

The part of Kwong Yip Street adjacent to the building is 4.71 metres to 4.77 metres above the Hong Kong Principal Datum.
毗連建築物的一段擴業街為香港主水平基準以上4.71米至4.77米。

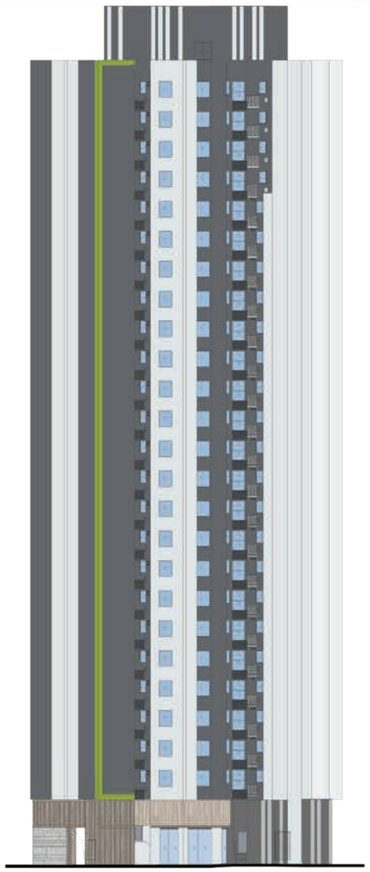
香港主水平基準以上高度(米)
∇ height in metres above the Hong Kong Principal Datum. (HKPD)

20 ELEVATION PLAN
立面圖

Tower 1 第1座

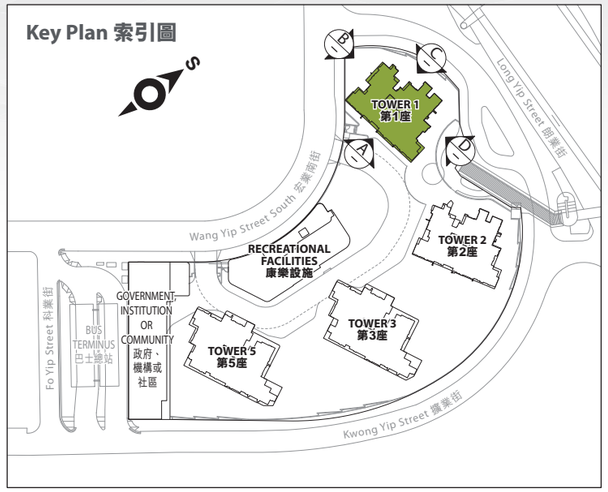
ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C

ELEVATION D
立面圖D



Authorized Person for the Phase certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 20 October 2017; and

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

期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年10月20日經批准的本期數建築圖則為基礎擬備；及

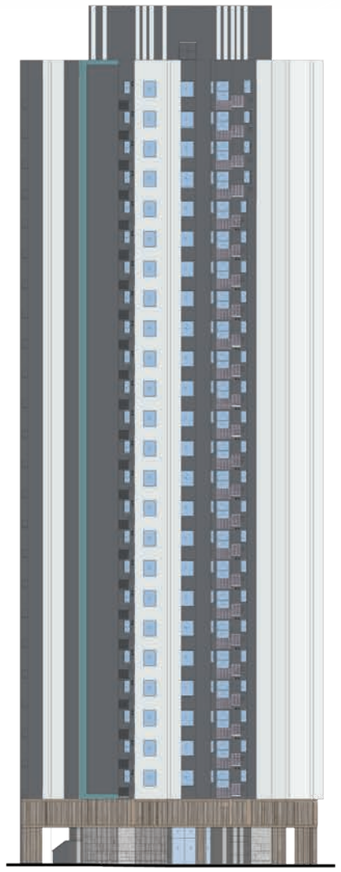
(2) 大致上與期數的外觀一致

20 ELEVATION PLAN
立 面 圖

Tower 2 第 2 座

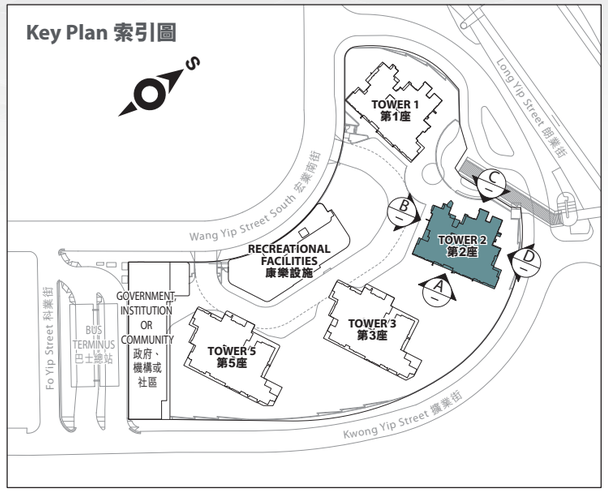
ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C

ELEVATION D
立面圖D



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

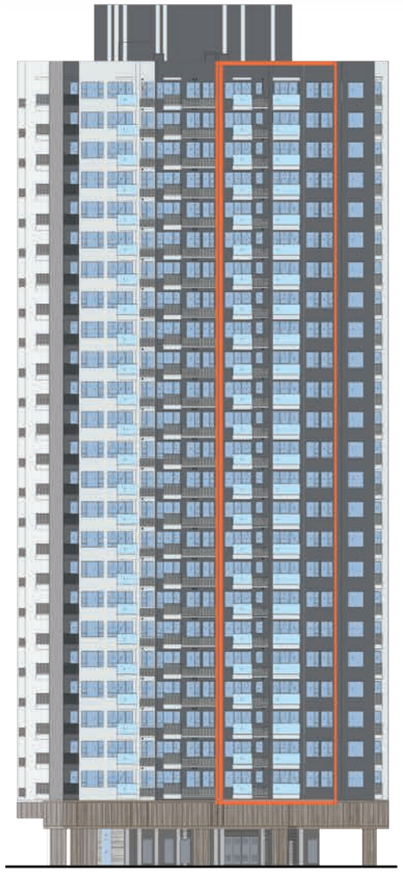
期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年10月20日經批准的本期數建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致

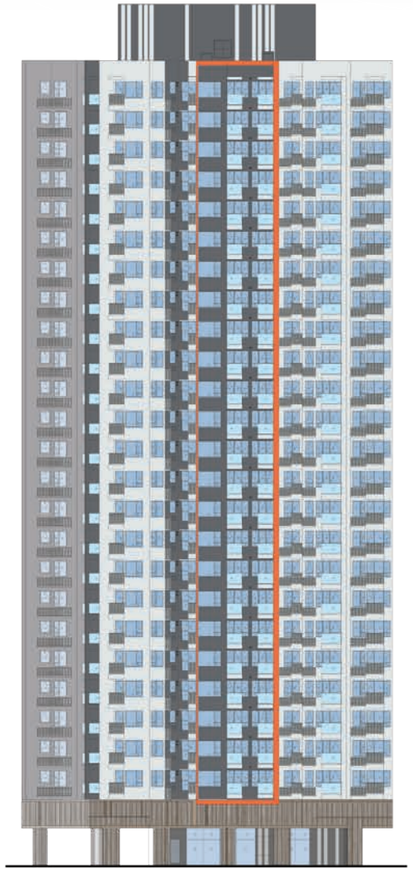
20 ELEVATION PLAN
立 面 圖

Tower 3 第 3 座



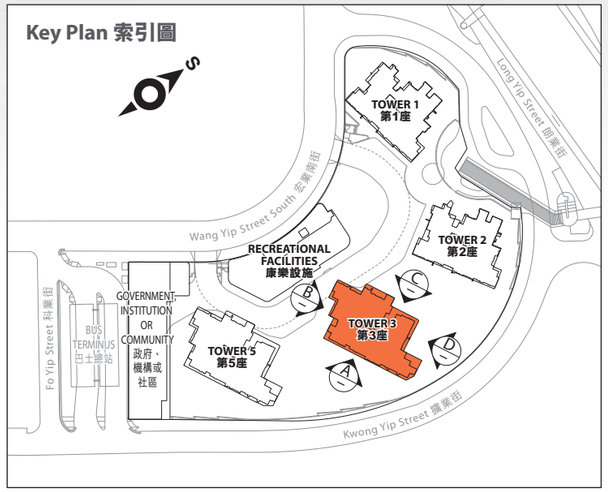
ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C

ELEVATION D
立面圖D



Authorized Person for the Phase certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 20 October 2017; and

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

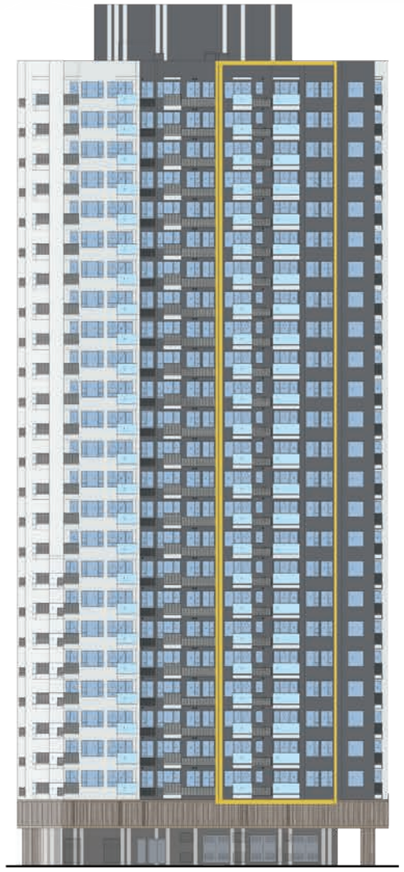
期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年10月20日經批准的本期數建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致

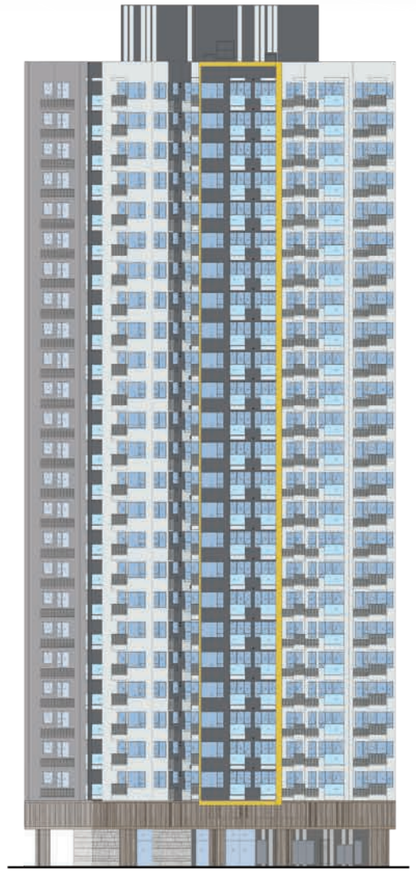
20 ELEVATION PLAN
立 面 圖

Tower 5 第 5 座



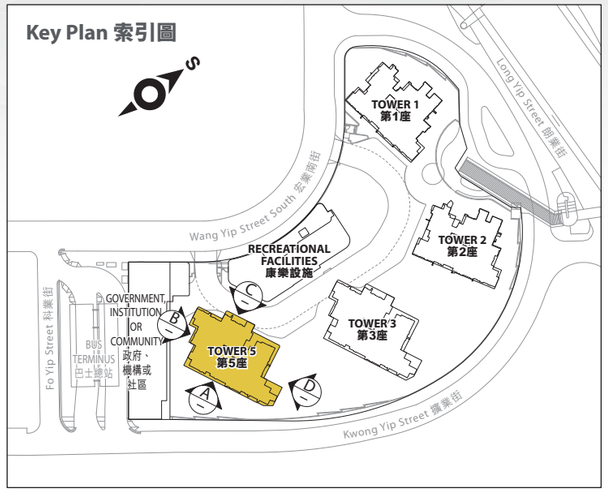
ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C

ELEVATION D
立面圖D



Authorized Person for the Phase certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 20 October 2017; and

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

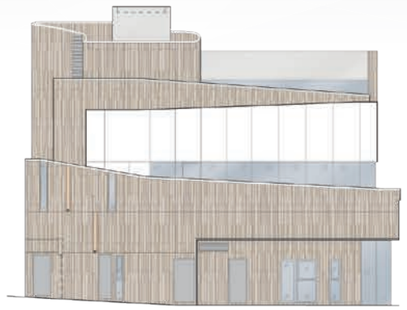
期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年10月20日經批准的本期數建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致

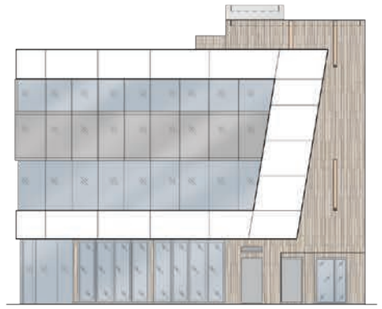
20 ELEVATION PLAN
立 面 圖

Recreational Facilities 康樂設施

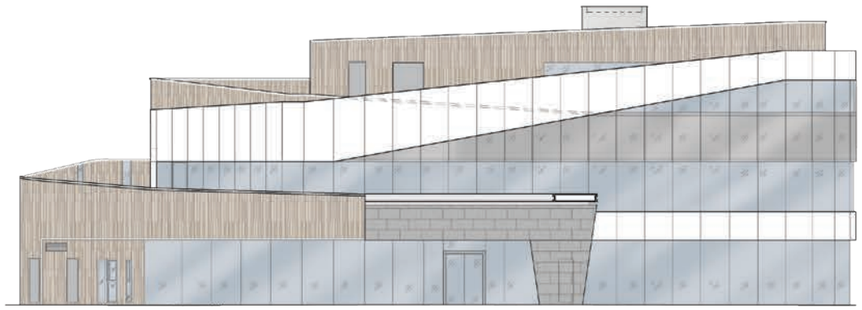


ELEVATION A
立面圖A

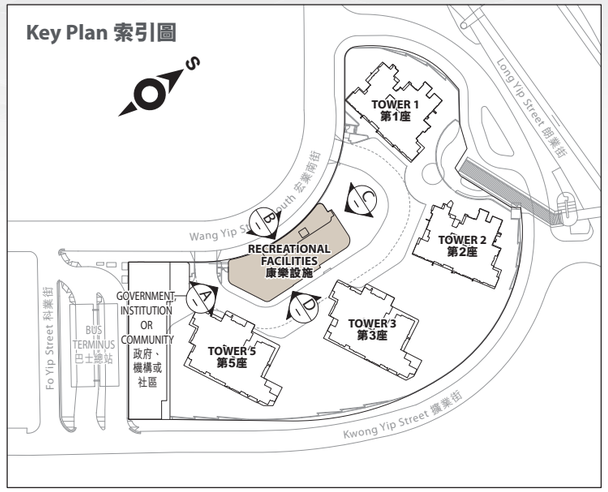
ELEVATION B
立面圖B



ELEVATION C
立面圖C



ELEVATION D
立面圖D



Authorized Person for the Phase certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 8 June 2017; and

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

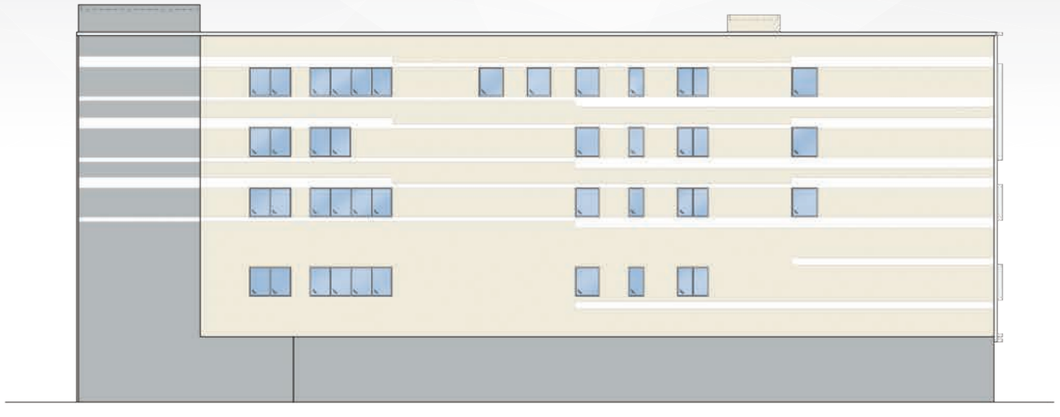
期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年6月8日經批准的本期數建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致

20 ELEVATION PLAN
立 面 圖

Government, Institution or Community 政府、機構或社區

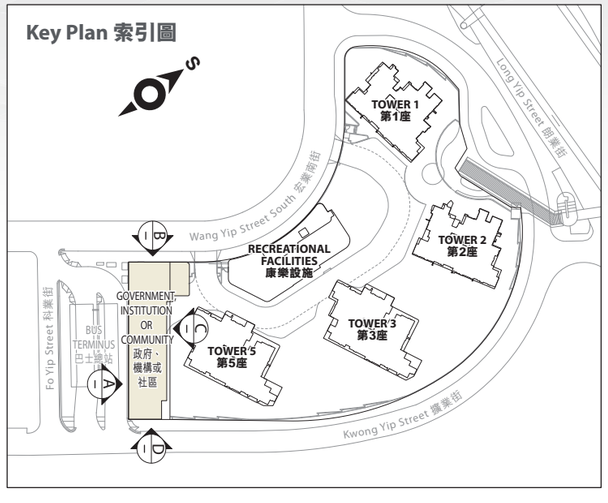


ELEVATION A
立面圖A

ELEVATION B
立面圖B

ELEVATION C
立面圖C

ELEVATION D
立面圖D



Authorized Person for the Phase certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 8 June 2017; and

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

期數的認可人士證明本圖所顯示的立面：

(1) 以直至2017年6月8日經批准的本期數建築圖則為基礎擬備；及

(2) 大致上與期數的外觀一致

20 ELEVATION PLAN
立 面 圖

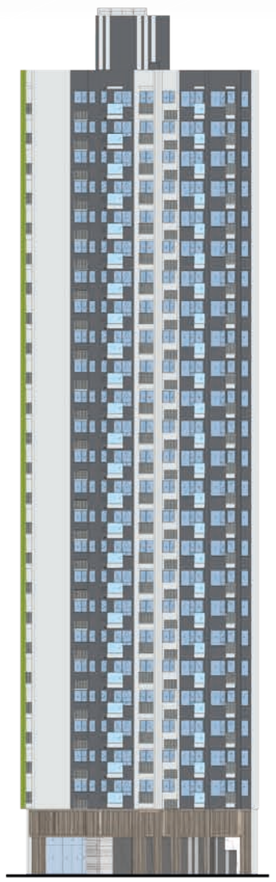
Certain part(s) of elevations of Tower 1 of the Phase has been altered by way of alteration and addition works after completion of the Phase. The elevations of Tower 1 of the Phase after completion of such alterations and additional works are as shown in the plan below.
期數的第1座的某些部分在期數落成後進行了改動及加建工程。於該等改動及加建工程完成後，期數的第1座的各立面如下圖所示者。

Tower 1 第1座

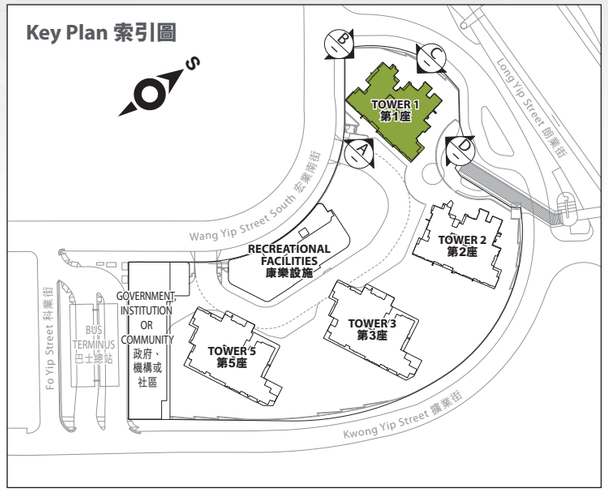
ELEVATION A
立面圖A

ELEVATION B
立面圖B

ELEVATION C
立面圖C



ELEVATION D
立面圖D



Notes:

This plan has not been certified by the Authorized Person for the Phase as required under section 19(3) of Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance because the Authorized Person for the Phase ceased to be director or employee of Wong Tung & Partners Limited (the corporation of which the Authorized Person for the Phase was a director in his professional capacity)("AP's Original Company") after completion of the Phase, and thus he is no longer able to issue any certification in respect of the Phase in the capacity of the Authorized Person for the Phase.

The vendor has obtained a certification from another authorized person of the AP's Original Company that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 19 June 2019; and

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

註：

本圖並無按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定，由期數的認可人士證明，理由為期數的認可人士於期數落成之後不再是王董建築師事務有限公司(即期數的認可人士以其專業身分擔任董事的法團)("認可人士原公司")之董事或僱員，故不能以期數的認可人士之身份就期數發出任何證明。

賣方已獲得認可人士原公司中另一認可人士證明本圖所顯示的立面：

(1) 以2019年6月19日的情況為準的期數經批准的建築圖則為基礎擬備；

(2) 大致上與期數的外觀一致。

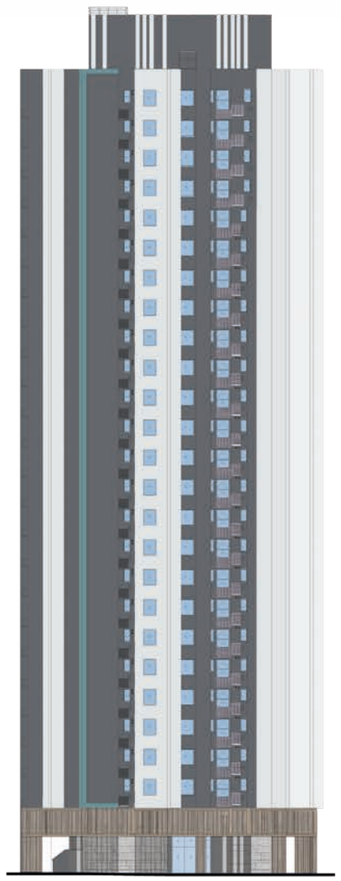
20 ELEVATION PLAN
立 面 圖

Certain part(s) of elevations of Tower 2 of the Phase has been altered by way of alteration and addition works after completion of the Phase. The elevations of Tower 2 of the Phase after completion of such alterations and additional works are as shown in the plan below.
期數的第２座的某些部分在期數落成後進行了改動及加建工程。於該等改動及加建工程完成後，期數的第２座的各立面如下圖所示者。

Tower 2 第２座

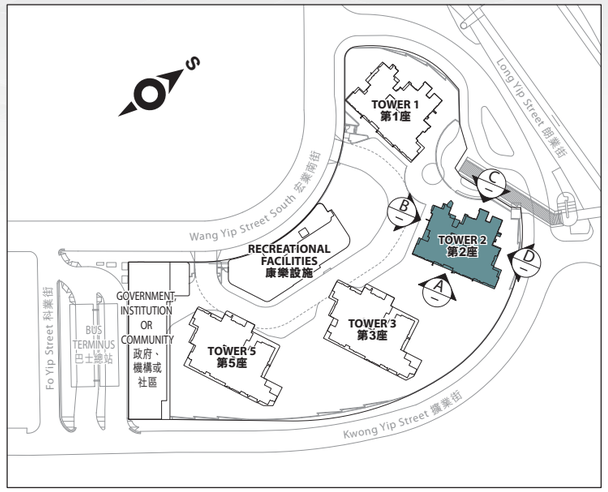
ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C

ELEVATION D
立面圖D



Notes:

This plan has not been certified by the Authorized Person for the Phase as required under section 19(3) of Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance because the Authorized Person for the Phase ceased to be director or employee of Wong Tung & Partners Limited (the corporation of which the Authorized Person for the Phase was a director in his professional capacity)("AP's Original Company") after completion of the Phase, and thus he is no longer able to issue any certification in respect of the Phase in the capacity of the Authorized Person for the Phase.

The vendor has obtained a certification from another authorized person of the AP's Original Company that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 19 June 2019; and

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

註：

本圖並無按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定，由期數的認可人士證明，理由為期數的認可人士於期數落成之後不再是王董建築師事務有限公司(即期數的認可人士以其專業身分擔任董事的法團)("認可人士原公司")之董事或僱員，故不能以期數的認可人士之身份就期數發出任何證明。

賣方已獲得認可人士原公司中另一認可人士證明本圖所顯示的立面：

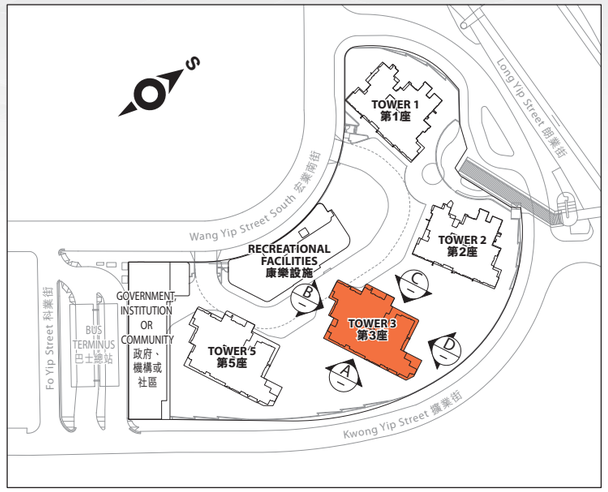
(1) 以2019年6月19日的情況為準的期數經批准的建築圖則為基礎擬備；

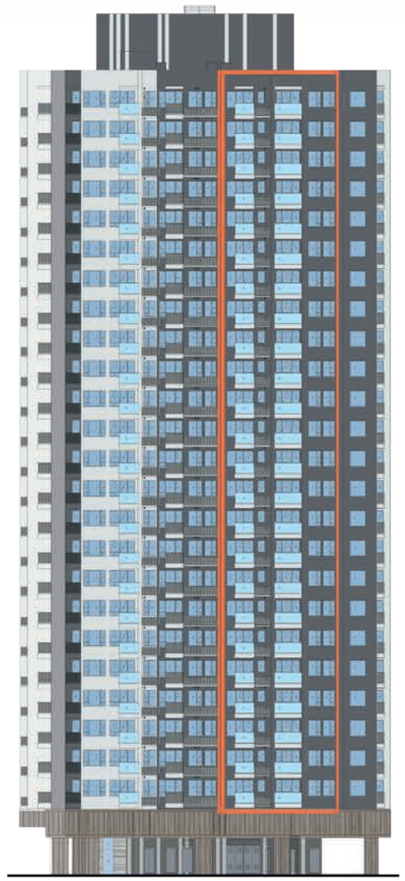
(2) 大致上與期數的外觀一致。

20 ELEVATION PLAN
立 面 圖

Certain part(s) of elevations of Tower 3 of the Phase has been altered by way of alteration and addition works after completion of the Phase. The elevations of Tower 3 of the Phase after completion of such alterations and additional works are as shown in the plan below.
期數的第3座的某些部分在期數落成後進行了改動及加建工程。於該等改動及加建工程完成後，期數的第3座的各立面如下圖所示者。

Tower 3 第3座





ELEVATION A
立面圖A

ELEVATION B
立面圖B

ELEVATION C
立面圖C

ELEVATION D
立面圖D

Notes:

This plan has not been certified by the Authorized Person for the Phase as required under section 19(3) of Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance because the Authorized Person for the Phase ceased to be director or employee of Wong Tung & Partners Limited (the corporation of which the Authorized Person for the Phase was a director in his professional capacity)("AP's Original Company") after completion of the Phase, and thus he is no longer able to issue any certification in respect of the Phase in the capacity of the Authorized Person for the Phase.

The vendor has obtained a certification from another authorized person of the AP's Original Company that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 19 June 2019; and

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

註：

本圖並無按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定，由期數的認可人士證明，理由為期數的認可人士於期數落成之後不再是王董建築師事務有限公司(即期數的認可人士以其專業身分擔任董事的法團)("認可人士原公司")之董事或僱員，故不能以期數的認可人士之身份就期數發出任何證明。

賣方已獲得認可人士原公司中另一認可人士證明本圖所顯示的立面：

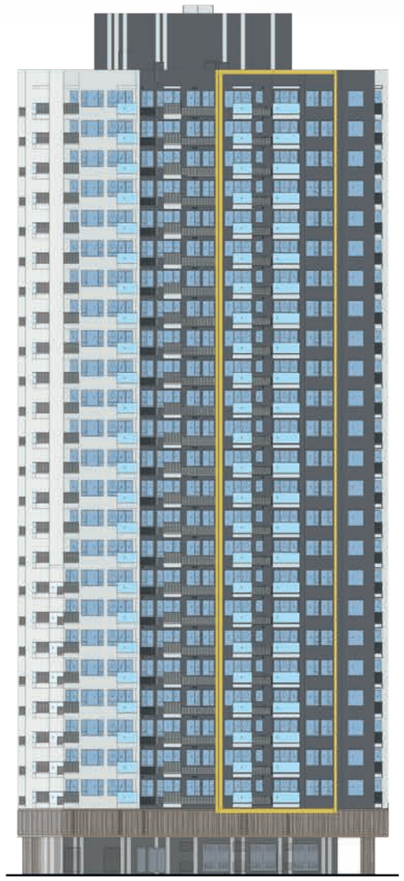
(1) 以2019年6月19日的情況為準的期數經批准的建築圖則為基礎擬備；

(2) 大致上與期數的外觀一致。

20 ELEVATION PLAN
立 面 圖

Certain part(s) of elevations of Tower 5 of the Phase has been altered by way of alteration and addition works after completion of the Phase. The elevations of Tower 5 of the Phase after completion of such alterations and additional works are as shown in the plan below.
期數的第5座的某些部分在期數落成後進行了改動及加建工程。於該等改動及加建工程完成後，期數的第5座的各立面如下圖所示者。

Tower 5 第5座

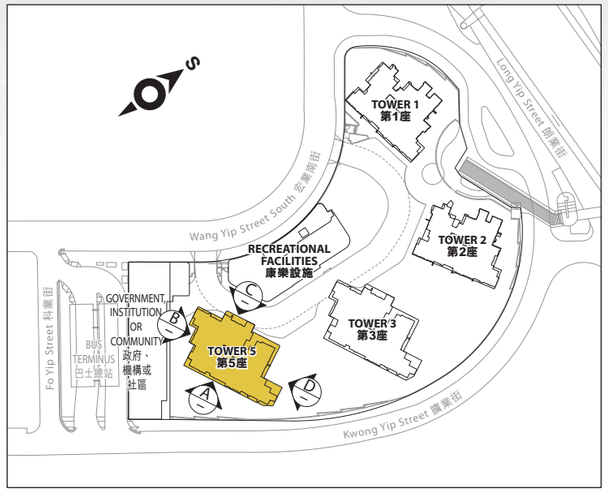


ELEVATION A
立面圖A

ELEVATION B
立面圖B

ELEVATION C
立面圖C

ELEVATION D
立面圖D



Notes:

This plan has not been certified by the Authorized Person for the Phase as required under section 19(3) of Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance because the Authorized Person for the Phase ceased to be director or employee of Wong Tung & Partners Limited (the corporation of which the Authorized Person for the Phase was a director in his professional capacity)("AP's Original Company") after completion of the Phase, and thus he is no longer able to issue any certification in respect of the Phase in the capacity of the Authorized Person for the Phase.

The vendor has obtained a certification from another authorized person of the AP's Original Company that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 19 June 2019; and

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

註：

本圖並無按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定，由期數的認可人士證明，理由為期數的認可人士於期數落成之後不再是王董建築師事務有限公司(即期數的認可人士以其專業身分擔任董事的法團)("認可人士原公司")之董事或僱員，故不能以期數的認可人士之身份就期數發出任何證明。

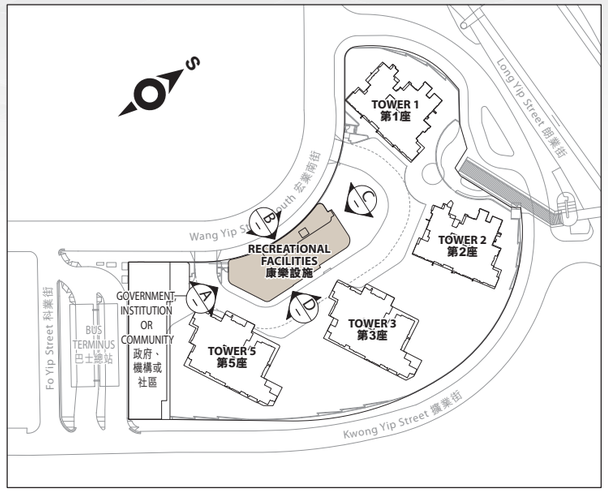
賣方已獲得認可人士原公司中另一認可人士證明本圖所顯示的立面：

(1) 以2019年6月19日的情況為準的期數經批准的建築圖則為基礎擬備；

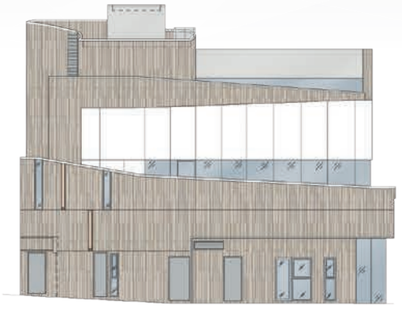
(2) 大致上與期數的外觀一致。

20 ELEVATION PLAN
立 面 圖

Certain part(s) of elevations of Recreational Facilities of the Phase have been altered by way of alteration and addition works after completion of the Phase. The elevations of Recreational Facilities of the Phase after completion of such alterations and additional works are as shown in the plan below.
期數的康樂設施的某些部分在期數落成後進行了改動及加建工程。於該等改動及加建工程完成後，期數的康樂設施的各立面如下圖所示者。

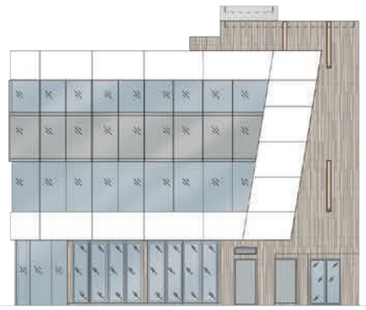


Recreational Facilities 康樂設施

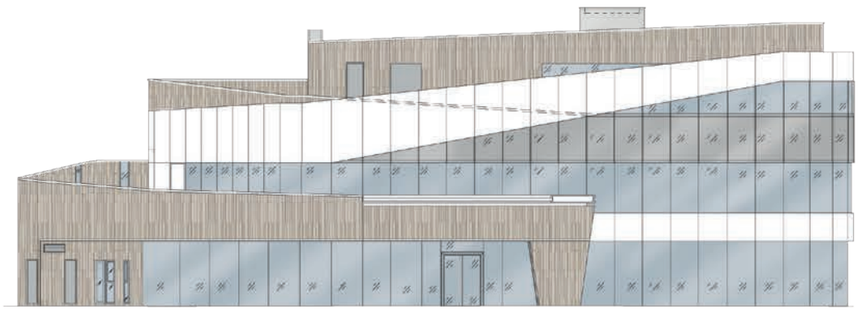


ELEVATION A
立面圖A

ELEVATION B
立面圖B



ELEVATION C
立面圖C



ELEVATION D
立面圖D

Notes:

This plan has not been certified by the Authorized Person for the Phase as required under section 19(3) of Part 2 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance because the Authorized Person for the Phase ceased to be director or employee of Wong Tung & Partners Limited (the corporation of which the Authorized Person for the Phase was a director in his professional capacity)("AP's Original Company") after completion of the Phase, and thus he is no longer able to issue any certification in respect of the Phase in the capacity of the Authorized Person for the Phase.

The vendor has obtained a certification from another authorized person of the AP's Original Company that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Phase as of 26 April 2019; and

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

註：

本圖並無按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定，由期數的認可人士證明，理由為期數的認可人士於期數落成之後不再是王董建築師事務有限公司(即期數的認可人士以其專業身分擔任董事的法團)("認可人士原公司")之董事或僱員，故不能以期數的認可人士之身份就期數發出任何證明。

賣方已獲得認可人士原公司中另一認可人士證明本圖所顯示的立面：

(1) 以2019年4月26日的情況為準的期數經批准的建築圖則為基礎擬備；

(2) 大致上與期數的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

Common Facilities 公用設施	Covered 有蓋		Uncovered 無蓋		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)	1,195.299	12,866.198	566.033	6,092.779	1,761.332	18,958.977
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或其他名稱)	--	--	--	--	--	--
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	1,065.243	11,466.276	2,413.783	25,981.960	3,479.026	37,448.236

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest 0.001 square feet.

註：
以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至0.001平方呎。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱 覽 圖 則 及 公 契

(1) The address of the website on which a copy of the outline zoning plan relating to the development is available is: www.ozp.tpb.gov.hk.

(2) A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.

(1) 關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk。

(2) 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

1. Exterior finishes

A	External wall	Type of finishes	Tower facade finished with ceramic tiles and aluminium cladding Transfer plate finished with artificial granite tiles and aluminium cladding
B	Window	Material of frame	Aluminium window frames
		Material of glass	Blue tinted transparent glass for windows of all bedrooms, living and dining rooms and kitchens Blue tinted obscured glass for windows of all bathrooms
C	Bay window	Material and window sill finishes	Not applicable
D	Planter	Type of finishes	Not applicable
E	Verandah or balcony	Type of finishes	(i) Balcony External walls: Ceramic tiles Ceilings: External paint on plaster. Acoustic ceiling with perforated aluminium panel is provided in the following flats:-

Tower	Floor	Flat
1	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	A & K
	25/F - 28/F	A
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	D & G
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	G

			Floors: Porcelain tiles Balustrade: Fitted with metal and glass balustrade, natural stone finished curb
			(ii) Verandah: Not applicable
		Whether it is covered	Balcony is covered
F	Drying facilities for clothing	Type and material	Not applicable

1. 外部裝修物料

A	外牆	裝修物料的類型	住宅大樓外牆鋪砌瓷磚及鋁質蓋板 轉換層鋪砌仿石花崗岩磚及鋁質蓋板
B	窗	框的用料	鋁質窗框
		玻璃的用料	全部睡房、客廳、飯廳及廚房採用透明藍玻璃 全部浴室採用半透明藍玻璃
C	窗台	用料及窗台板的裝修物料	不適用
D	花槽	裝修物料的類型	不適用
E	陽台或露台	裝修物料的類型	(i) 露台： 外牆：瓷磚 天花：批盪面掃上外牆漆。以下單位採用疏孔鋁金屬板隔音天花：-

座數	樓層	單位
1	1樓至3樓、5樓至12樓、15樓至23樓	A及K
	25樓至28樓	A
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	D及G
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	G

			地台：高溫瓷質磚 圍欄：金屬及玻璃圍欄，台邊鋪砌天然石材
			(ii) 陽台：不適用
		是否有蓋	露台有蓋
F	乾衣設施	類型及用料	不適用

2. Interior Finishes

			Wall	Floor	Ceiling
A	Lobby	Residential block lift lobbies (G/F) finishes	Natural stone, plastic laminate, metallic paint on aluminum panel, decorative glass Stainless steel skirting	Artificial stone and porcelain tiles	Timber veneer and gypsum board false ceiling finished with emulsion paint
		Typical floor lift lobbies finishes	Decorative glass, plastic laminate, stainless steel strip and stainless steel skirting	Porcelain tiles	Gypsum board false ceiling with emulsion paint

			Wall	Ceiling
B	Internal wall and ceiling	Living and Dining Room finishes	Emulsion paint	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint
		Bedroom finishes (for Master Bedroom, Bedroom(1), Bedroom(2) and Bedroom(3))	Emulsion paint	Ceiling finished with emulsion paint and gypsum board bulkhead finished with emulsion paint

2. 室內裝修物料

			牆壁	地板	天花板
A	大堂	各住宅大廈電梯大堂(地下)裝修物料的類型	天然石材、膠板、鋁金屬板髹上金屬漆、裝飾玻璃 不銹鋼腳線	人造石及高溫瓷質磚	木面及髹乳膠漆之石膏板假天花
		各層電梯大堂裝修物料的類型	裝飾玻璃、膠板、不銹鋼條及不銹鋼腳線	高溫瓷質磚	髹乳膠漆之石膏板假天花

			牆壁	天花板
B	內牆及天花板	客飯廳裝修物料的類型	乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆
		睡房裝修物料的類型(適用於主人睡房、睡房(1)、睡房(2)及睡房(3))	乳膠漆	天花板髹乳膠漆及石膏板假陣髹乳膠漆

2. Interior Finishes

			Floor	Skirting
C	Internal floor	Living and Dining Room finishes	Engineered timber flooring Porcelain tiles for open kitchen area Homogeneous tiles along edge of floor adjoining door to balcony	Solid timber skirting
		Bedroom finishes (for Master Bedroom, Bedroom(1), Bedroom(2) and Bedroom(3))	Engineered timber flooring Homogeneous tiles border adjoining door to balcony in the following flats:	Solid timber skirting

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	C	Master Bedroom

Homogeneous tiles border adjoining door to utility platform in the following flats:

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	A & K	Master Bedroom
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	D, E, F, G, H & J	
	25/F - 28/F	A	Bedroom(2)
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, B, C, D, E, G & J	Master Bedroom
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, B, C, D, E & G	Master Bedroom
	1/F - 3/F, 5/F - 9/F	K	
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	J	
	1/F - 3/F, 5/F - 9/F	H	Bedroom(2)

2. 室內裝修物料

			地板	牆腳線
C	內部地板	客飯廳 裝修物料的類型	複合木地板 高溫瓷質磚於開放式廚房地台 均質磚於相連露台門戶之地台邊邊緣	實木牆腳線
		睡房 裝修物料的類型 (適用於主人睡房、睡房(1)、睡房(2)及睡房(3))	複合木地板 以下單位為均質磚圍邊連接至露台門戶	實木牆腳線

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	C	主人睡房

以下單位為均質磚圍邊連接至工作平台門戶

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓	A及K	主人睡房
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	D、E、F、G、H及J	
	25樓至28樓	A	睡房(2)
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、B、C、D、E、G及J	主人睡房
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、B、C、D、E及G	主人睡房
	1樓至3樓、5樓至9樓	K	
	10樓至12樓、15樓至23樓、25樓至28樓	J	
	1樓至3樓、5樓至9樓	H	睡房(2)

2. Interior Finishes

			Wall	Floor	Ceiling
D	Bathroom (for Master Bathroom, Bathroom(1), Bathroom(2) and Lavatory)	Type of finishes	Porcelain tiles (for Master Bathroom, Bathroom(1) and Bathroom(2)) Ceramic tiles (for Lavatory)	Porcelain tiles (for Master Bathroom, Bathroom(1) and Bathroom(2)) Homogeneous tiles (for Lavatory)	Aluminium false ceiling
		Whether the wall finishes run up to ceiling	Run up to false ceiling level		

			Wall	Floor	Ceiling	Cooking bench
E	Kitchen	Type of finishes	Ceramic tiles and frosted mirror (for enclosed kitchen) Frosted mirror (for open kitchen)	Porcelain tiles	Aluminium false ceiling (for enclosed kitchen) Gypsum Board false ceiling with Emulsion paint (for open kitchen)	Solid surface material
		Whether the wall finishes run up to ceiling	Run up to false ceiling level			

2. 室內裝修物料

			牆壁	地板	天花板
D	浴室（適用於主人浴室、浴室(1)、浴室(2)及洗手間）	裝修物料的類型	高溫瓷質磚（適用於主人浴室、浴室(1)及浴室(2)） 瓷磚（適用於洗手間）	高溫瓷質磚（適用於主人浴室、浴室(1)及浴室(2)） 均質磚（適用於洗手間）	鋁質假天花
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花		

			牆壁	地板	天花板	灶台
E	廚房	裝修物料的類型	瓷磚及磨砂鏡（適用於圍封式廚房） 磨砂鏡（適用於開放式廚房）	高溫瓷質磚	鋁質假天花（適用於圍封式廚房） 鬆乳膠漆之石膏板假天花（適用於開放式廚房）	實心面材
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花			

3. Interior Fittings

			Material	Finishes	Accessories
A	Doors	Flat main entrance door	Solid core fire rated timber door	Plastic laminate	Lockset, concealed door closer, door hinges, smoke seal, door stopper and eye viewer
		Bedroom door (for Master Bedroom, Bedroom(1), Bedroom(2) and Bedroom(3))	Hollow core timber door	Timber veneer	Lockset, door hinges and door stopper
		Kitchen door	Solid core fire rated timber door with fire rated glass vision panel	Timber veneer	Door handle, concealed door closer, door hinges and door stopper
		Bathroom door (for Master Bathroom, Bathroom(1) and Bathroom(2))	Hollow core timber door with timber louvre	Timber veneer	Lockset, door hinges and door stopper
		Store room	Hollow core timber door	Timber veneer (for swing door only) Timber veneer and plastic laminate (for sliding door only)	Lockset, door hinges, and door stopper Sliding door track set and lockset (for sliding door only)
		Lavatory inside store room	Aluminium frame door	Frosted glass	Folding door track set, door handle and door hinges
		Balcony door	Aluminium frame swing door Aluminium frame sliding door	Blue tinted clear glass	Lockset with pull handle and door hinges Sliding Door track set and lockset (for sliding door only)
		Utility platform door	Aluminium frame swing door	Blue tinted clear glass	Lockset with pull handle and door hinges

3. 室內裝置

			用料	裝修物料	配件
A	門	單位之主大門	實心防火木門	膠板	門鎖、暗藏氣鼓、門鉸、防煙條、門擋及防盜眼
		睡房門（適用於主人睡房、睡房(1)、睡房(2)、睡房(3)）	空心木門	木面	門鎖、門鉸及門擋
		廚房門	實心防火木門設有防火玻璃小窗	木面	門把手、暗藏氣鼓、門鉸及門擋
		浴室門（適用於主人浴室、浴室(1)及浴室(2)）	空心木門設有木百葉	木面	門鎖、門鉸及門擋
		儲物室	空心木門	木面（僅適用於掩門） 木面及膠板（僅適用於趟門）	門鎖、門鉸及門擋 門鎖及趟門軌道（僅適用於趟門）
		儲物室之洗手間	鋁框門	磨砂玻璃	折疊門軌道、門把手及門鉸
		露台門	鋁框掩門 鋁框趟門	透明藍玻璃	有門把手的門鎖及門鉸 門鎖及趟門軌道（僅適用於趟門）
		工作平台門	鋁框掩門	透明藍玻璃	有門把手的門鎖及門鉸

3. Interior Fittings

B	Bathroom	(i) Type and material of fittings and equipment		
		Cabinet	Counter-top	Natural stone
			Basin cabinet and mirror cabinet	Wooden carcase finished with plastic laminate
		Bathroom fittings	Wash basin mixer	Chrome plated
			Wash basin and water closet	Vitreous china
			Robe hook and toilet paper holder	Chrome plated
			Curtain rail	Stainless steel
			Towel rack is provided for the following flats:	Chrome plated

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	A, B, D, E & H	Bathroom(1)
		K	Master Bathroom
	25/F - 28/F	B, D, E & H	Bathroom(1)
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C & G	Bathroom(1)
		F & H	Master Bathroom
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C & G	Bathroom(1)
	1/F - 3/F, 5/F - 9/F	F	Master Bathroom
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	F & H	

Towel rail is provided for the following flats:

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	C & G	Bathroom(1)
	25/F - 28/F	A	
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	E & J	Master Bathroom
5	1/F - 3/F, 5/F - 9/F	H & J	Bathroom(1)
		H	Bathroom(2)
		E & K	Master Bathroom
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	E & J	Master Bathroom

3. 室內裝置

B	浴室	(i) 裝置及設備的類型及用料		
		櫃	櫃台面	天然石材
			面盆櫃及鏡櫃	木製膠板面
		潔具	洗手盆水龍頭	鍍鉻
			洗手盆及坐廁	陶瓷
			單衣鈎及廁紙架	鍍鉻
			浴簾桿	不銹鋼
			毛巾架裝置於以下單位：	鍍鉻

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓	A、B、D、E及H	浴室(1)
		K	主人浴室
	25樓至28樓	B、D、E及H	浴室(1)
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C及G	浴室(1)
		F及H	主人浴室
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C及G	浴室(1)
	1樓至3樓、5樓至9樓	F	主人浴室
	10樓至12樓、15樓至23樓、25樓至28樓	F及H	

毛巾桿裝置於以下單位：

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	C及G	浴室(1)
	25樓至28樓	A	
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	E及J	主人浴室
5	1樓至3樓、5樓至9樓	H及J	浴室(1)
		H	浴室(2)
		E及K	主人浴室
	10樓至12樓、15樓至23樓、25樓至28樓	E及J	主人浴室

3. Interior Fittings

B	Bathroom	(i) Type and material of fittings and equipment				
		Bathroom fittings	Towel rack and towel rail are provided for the following flats:			Chrome plated

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	F & J	Bathroom(1)
	25/F - 28/F	A	Master Bathroom
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F & H	Bathroom(1)
		G	Master Bathroom
5	1/F - 3/F, 5/F - 9/F	A, D & F	Bathroom(1)
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F & H	
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	G	Master Bathroom

	Shower compartment	Glass
Bathroom appliances	For the appliances provision and brand name, please refer to the "Appliances Schedule"	

3. 室內裝置

B	浴室	(i) 裝置及設備的類型及用料		
		潔具	毛巾架及毛巾桿裝置於以下單位：	鍍鉻

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	F及J	浴室(1)
	25樓至28樓	A	主人浴室
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F及H	浴室(1)
		G	主人浴室
5	1樓至3樓、5樓至9樓	A、D及F	浴室(1)
	10樓至12樓、15樓至23樓、25樓至28樓	A、D、F及H	
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	G	主人浴室

	淋浴間	玻璃
浴室設備	隨樓附送之設備及品牌，請參閱"設備說明表"	

3. Interior Fittings

B	Bathroom	(ii) Type and material of water supply system	Cold water supply	Copper pipes
			Hot water supply	Copper pipes with thermal insulation
		(iii) Type and material of bathing facilities Shower	Shower mixer and shower set	Chrome plated
		(iii) Type and material of bathing facilities Bath tub	Bath mixer and shower set	Chrome plated
			Bath tub	Enamelled steel
		(iv) Size of bath tub	1500 (L) x 700 (W) x 390mm (D)	

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, F, G & J	Bathroom(1)
	25/F - 28/F	A	
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	K	Master Bathroom
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F, G & H	Bathroom(1)
		E & J	Master Bathroom
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F, G & H	Bathroom(1)
	1/F - 3/F, 5/F - 9/F	H	Bathroom(2)
		J	Bathroom(1)
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	E	Master Bathroom
	1/F - 3/F, 5/F - 9/F	K	
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	J	

Tower	Floor	Flat	Location
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	D, E & H	Bathroom(1)
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	A	
	25/F - 28/F		Master Bathroom
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B & C	Bathroom(1)
		F, G & H	Master Bathroom
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B & C	Bathroom(1)
		F & G	Master Bathroom
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	H	

3. 室內裝置

B	浴室	(ii) 供水系統的類型及用料	冷水喉	銅喉
			熱水喉	配有隔熱絕緣保護之銅喉
		(iii) 沐浴設施 花灑	淋浴水龍頭及花灑套裝	鍍鉻
		(iii) 沐浴設施 浴缸	浴缸水龍頭及花灑套裝	鍍鉻
			浴缸	搪瓷鋼
		(iv) 浴缸大小	1500(長) x 700(闊) x 390mm(深)	

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、F、G及J	浴室(1)
	25樓至28樓	A	
	1樓至3樓、5樓至12樓、15樓至23樓	K	主人浴室
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F、G及H	浴室(1)
		E及J	主人浴室
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F、G及H	浴室(1)
	1樓至3樓、5樓至9樓	H	浴室(2)
		J	浴室(1)
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	E	主人浴室
	1樓至3樓、5樓至9樓	K	
	10樓至12樓、15樓至23樓、25樓至28樓	J	

座數	樓層	單位	位置
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	D、E及H	浴室(1)
	1樓至3樓、5樓至12樓、15樓至23樓	A	
	25樓至28樓		主人浴室
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B及C	浴室(1)
		F、G及H	主人浴室
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B及C	浴室(1)
		F及G	主人浴室
	10樓至12樓、15樓至23樓、25樓至28樓	H	

3. Interior Fittings

			Material	
C	Kitchen	(i) Sink unit	Stainless steel	
		(ii) Water supply system	Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply	
			Material and finishes	
		(iii) Kitchen cabinet	Kitchen cabinet of melamine faced chipboard carcase with door panels of medium-density fibreboard finished with high gloss lacquer are provided for flats with open kitchen only	

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, G & H
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	K
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, E & J
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, E & J
	1/F - 3/F, 5/F - 9/F	H & K

Kitchen cabinet of melamine faced chipboard carcase with door panels of melamine faced chipboard finished with embossed wood grain and door panels of medium-density fibreboard finished with high gloss lacquer are provided for flats with enclosed kitchen only

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, E, F & J
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F, G & H
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F & G
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	H

		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer (cold and hot)
			Other equipment	Concealed type sprinkler head, conventional type sprinkler head inside ceiling void and smoke detector (for flats with open kitchen only) For the appliances provision and brand name, please refer to the "Appliances Schedule"

3. 室內裝置

			用料	
C	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉	
			用料及裝修物料	
		(iii) 廚櫃	高壓美耐板廚櫃組合配高亮漆中密度纖維板廚櫃門板僅適用於開放式廚房單位	

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、G及H
	1樓至3樓、5樓至12樓、15樓至23樓	K
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、E及J
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、E及J
	1樓至3樓、5樓至9樓	H及K

高壓美耐板廚櫃組合配木壓紋飾面高壓美耐板廚櫃門板及高亮漆中密度纖維板廚櫃門板僅適用於圍封式廚房單位

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、E、F及J
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F、G及H
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F及G
	10樓至12樓、15樓至23樓、25樓至28樓	H

		(iv) 所有其他裝置及設備的類型	其他裝置的類型	鍍鉻水龍頭（冷及熱）
			其他設備的類型	暗藏式花灑頭、傳統型花灑頭於天花內及煙霧感應器（僅適用於開放式廚房單位） 隨樓附送之設備及品牌，請參閱"設備說明表"

3. Interior Fittings

			Fittings	Type	Material
D	Bedroom	Fittings (inluding built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
E	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
F	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"		
G	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	a. Single phase electricity (supply with miniature circuit breaker distribution board) for the following flats:	

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	A
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, D, E, F & J
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F & H
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D & F
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	H

b. Three phase electricity (supply with miniature circuit breaker distribution board) for the following flats:

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F	K
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	C, G & H
	25/F - 28/F	A
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, E, G & J
5	1/F - 3/F, 5/F - 9/F	H & K
	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B, C, E, G & J

		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		(iii) Location and number of power points and air-conditioner connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	

3. 室內裝置

			裝置	類型	用料
D	睡房	裝置(包括嵌入式衣櫃)	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
E	電話	接駁點的位置及數目	請參閱「住宅單位機電裝置及數量説明表」		
F	天線	接駁點的位置及數目	請參閱「住宅單位機電裝置及數量説明表」		
G	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	a. 單相電力(裝妥微型斷路器)裝置於以下單位：	

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓	A
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、D、E、F及J
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F、及H
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D及F
	10樓至12樓、15樓至23樓、25樓至28樓	H

b. 三相電力(裝妥微型斷路器)裝置於以下單位：

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓	K
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	C、G及H
	25樓至28樓	A
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、E、G及J
5	1樓至3樓、5樓至9樓	H及K
	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B、C、E、G及J

		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露[1]	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅單位機電裝置及數量説明表」	

3. Interior Fittings

H	Gas supply	Type	Towngas
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater for the following flats:-

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, E, F & J
3	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F, G & H
5	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	A, D, F & G
	10/F - 12/F, 15/F - 23/F, 25/F - 28/F	H

Separate gas meter with gas supply pipe is provided and connected to gas water heater only for following flats:-

Tower	Floor	Flat
1 & 2	1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F	B

No gas supply for other flats

		Location	For the location of gas water heater, please refer to the "Appliances Schedule"
I	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
		Design	Drain point and water point are provided for washing machine
J	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed[2]
		(iii)Whether hot water is available	Hot water supply to kitchen and bathroom

Remarks:

1. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置

H	氣體供應	類型	煤氣
		系統	裝置於以下單位獨立煤氣錶及煤氣喉接駁煤氣煮食爐及煤氣熱水爐：-

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、E、F及J
3	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F、G及H
5	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	A、D、F及G
	10樓至12樓、15樓至23樓、25樓至28樓	H

裝置於以下單位獨立煤氣錶及煤氣喉只接駁煤氣熱水爐：-

座數	樓層	單位
1及2	1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓	B

其他單位沒有氣體供應

		位置	煤氣熱水爐位置，請參閱「設備說明表」
I	洗衣機接駁點	位置	請參閱「住宅單位機電裝置及數量說明表」
		設計	設有洗衣機來/去水接駁喉位
J	供水	(i) 水管的用料	冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅喉
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露[2]
		(iii) 有否熱水供應	廚房及浴室供應熱水

備註：

1. 除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋。
2. 除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋。

4. Miscellaneous

			Residential lift	
A	Lifts	(i) Brand name and model number	Brand name	Hitachi
			Model number	VFI-II-900-CO150
		(ii) Lift number, number and floors served		

Tower	Lift number	Number of lifts	Floors served
1	L1, L2 and L3	3	G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F
2	L4, L5 and L6	3	
3	L7, L8 and L9	3	B/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F
5	L10, L11 and L12	3	

			Lift in recreational facilities
		(i) Brand name and model number	Brand name	Hitachi
			Model number	OUG-10T-1500-CO60 (THROUGH)
		(ii) Lift number, number and floors served		

Tower	Lift number	Number of lift	Floors served
Recreational facilities	C1	1	B/F, G/F, 1/F and R/F

B	Letter box	Material	Stainless steel
C	Refuse collection	(i) Means of refuse collection	Refuse storage and material recovery room is provided on each residential floor for collection of refuse by cleaners. Collected refuse is centrally handled at the Refuse Storage and Material Recovery Chamber with vehicular access located on G/F under Government Accommodation.
		(ii) Location of refuse room	Towers 1, 2, 3 and 5: 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F

4. 雜項

			住宅升降機	
A	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立
			產品型號	VFI-II-900-CO150
		(ii) 升降機編號、數目及到達的樓層		

座數	升降機編號	升降機數目	到達的樓層
1	L1、L2及L3	3部	地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓
2	L4、L5及L6	3部	
3	L7、L8及L9	3部	地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓
5	L10、L11及L12	3部	

			康樂設施內之升降機
		(i) 品牌名稱及產品型號	品牌名稱	日立
			產品型號	OUG-10T-1500-CO60 (THROUGH)
		(ii) 升降機編號、數目及到達的樓層		

位置	升降機編號	升降機數目	到達的樓層
康樂設施	C1	1	地庫、地下、1樓及天台

B	信箱	用料	不銹鋼
C	垃圾收集	(i) 垃圾收集的方法	每住宅樓層設有垃圾及物料回收室，由清潔工人收集垃圾。政府樓宇下設有附車輛通道的垃圾儲存及物料回收房於地下以中央處理所收集的垃圾。
		(ii) 垃圾房的位置	第1、2、3及5座：1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓

			Water meter	Electricity meter	Gas meter
D	Water meter, electricity meter and gas meter	(i) Location	Water meter room on each floor	Electric meter room on each floor	a. Kitchen Tower / Floor / Flat 1 & 2 / 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F / A, D, E, F & J 3 / 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F / A, D, F, G & H 5 / 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F / A, D, F & G 10/F - 12/F, 15/F - 23/F, 25/F - 28/F / H b. Bathroom Tower / Floor / Flat 1 & 2 / 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F / B
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

			水錶	電錶	氣體錶
D	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶房	每層之公用電錶房	a. 廚房 座數 / 樓層 / 單位 1及2 / 1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓 / A、D、E、F及J 3 / 1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓 / A、D、F、G及H 5 / 1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓 / A、D、F及G 10樓至12樓、15樓至23樓、25樓至28樓 / H b. 浴室 座數 / 樓層 / 單位 1及2 / 1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓 / B
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. Security Facilities

Security system and equipment	Access control and security system	Visitor panels with access card reader (octopus card) are installed at the main entrance lobby for resident access. Video Door Phone is provided in all residential flats
	CCTV	CCTV system is provided at residential entrance lobby, basement lift lobby, staircase exit, landscaped area and tower lifts connecting directly to the local caretaker's counter and report back to Security Control Room. CCTV system is also provided at resident clubhouse and clubhouse lift connecting directly to clubhouse reception and report back to Security Control Room.
Details of provisions	Video Door Phone with panic alarm and door release function connecting to the caretaker's counter at the residential entrance lobby is provided in all residential flats	
Location of provisions	For the location of video door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"	

5. 保安設施

保安系統及設備	入口通道控制及保安系統	住宅入口大堂設有對講機系統及智能(八達通)讀卡機供住客進出使用。各住宅單位內設有視像對講機
	閉路電視	住宅入口大堂、地庫升降機大堂、樓梯出口、園景區及大廈內之升降機均設有閉路電視系統，直接連接大堂管理處及傳達報告至保安控制室。 住客會所及會所內之升降機均設有閉路電視系統，直接連接會所接待處及傳達報告至保安控制室。
裝備的細節	各住宅單位均設有視像對講機配有警報掣及開門功能連接住客入口大堂管理處	
裝備位置	視像對講機位置，請參閱「住宅單位機電裝置數量説明表」	

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 1 & TOWER 2 第1座及第2座																		
				1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Toshiba 東芝	RAS-18N3KCV(HK)	1	1	-	1	1	-	1	1	1	-	-	1	-	1	1	-	1	1	1
			RAS-13N3KCV(HK)	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-
			RAS-22N3KCV(HK)1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-M10N3KCV(HK)	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
			RAS-M13N3KCV(HK)	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房			RAS-M10N3KCV(HK)	1	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1
			RAS-10N3KCV(HK)1	-	-	1	-	-	1	-	-	-	1	1	-	1	-	-	1	-	-	-
			RAS-M13N3KCV(HK)	-	-	-	1	1	-	1	-	-	-	-	-	-	1	1	-	1	-	-
Bedroom(1) 睡房(1)			RAS-M10N3KCV(HK)	1	-	-	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	1
			RAS-10N3KCV(HK)1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Bedroom(2) 睡房(2)			RAS-10N3KCV(HK)1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
			RAS-M10N3KCV(HK)	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-
Bedroom(3) 睡房(3)			RAS-M13N3KCV(HK)	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
A/C Platform 冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-18N3ACV	-	1	-	1	1	-	-	-	-	-	-	1	-	1	1	-	-	-	-
			RAS-M18GACV-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-13N3ACV	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-
			RAS-10N3ACV-1	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-
			RAS-3M23GACV-E	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 1 & TOWER 2 第1座及第2座																		
				1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
A/C Platform outside Kitchen 廚房外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-18N3ACV	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
			RAS-3M23GACV-E	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
A/C Platform outside Master Bedroom 主人睡房外之冷氣機平台			RAS-3M23GACV-E	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
			RAS-18N3ACV	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-
			RAS-10N3ACV-1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
A/C Platform outside Bedroom (1) 睡房(1)外之冷氣機平台			RAS-M18GACV-E	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-
			RAS-22N3ACV-1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-18N3ACV	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
A/C Platform outside Bedroom (2) 睡房(2)外之冷氣機平台			RAS-10N3ACV-1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-M18GACV-E	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	1	-	-	1
			RAS-18N3ACV	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1
A/C Platform outside Bedroom (3) 睡房(3)外之冷氣機平台			RAS-10N3ACV-1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 1 & TOWER 2 第1座及第2座																		
				1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐(單頭)	Scholtès	MGN 31 HK	✓	-	-	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	✓	-	-	✓
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐(兩頭)	Scholtès	MGN 321 HK	✓	-	-	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	✓	-	-	✓
	Built-in Induction Hob (2 Zones) 嵌入式電磁煮食爐(兩頭)	Scholtès	MIN 32 (L) S	-	✓	✓	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	-	✓	✓	-
	Cooker Hood 抽油煙機	Gorenje	DF6405X	-	✓	✓	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	-	✓	✓	-
			DF9405X	✓	-	-	✓	✓	✓	-	-	✓		✓	-	-	✓	✓	✓	-	-	✓
	Built-in Microwave Oven with Grill 嵌入式微波燒烤爐	Gorenje	BM6250ORA X	-	✓	✓	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	-	✓	✓	-
	Built-in Microwave Combination Oven 嵌入式烤焗微波爐	Gorenje	BCM547S12X	✓	-	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-
	Built-in Compact Steam Combination Oven 嵌入式蒸焗爐	Gorenje	BCS589S20X	-	-	-	-	-	✓	-	-	✓	-	✓	-	-	-	-	✓	-	-	✓
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Siemens	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RFI4121AW	-	✓	✓	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	-	✓	✓	-
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	✓	-	-	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	✓	-	-	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	✓	-	-	-	✓	-	-	-	✓	-	✓	-	-	-	✓	-	-	-	✓
			TNJW161TFQL	-	-	-	✓	-	✓	-	-	-	-	-	-	-	✓	-	✓	-	-	-
	Electric Water Heater 電熱水爐	German Pool	GPI-M8	-	-	✓	-	-	-	✓	✓	-	✓	-	-	✓	-	-	-	✓	✓	-
	Exhaust Fan 抽氣扇	Ostberg	DFE 133-24	✓	-	-	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	✓	-	-	✓
			RK400x200C1	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-
			LPK 125B	✓	-	✓	-	-	-	-	-	✓	-	✓	-	✓	-	-	-	-	-	✓

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:

"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：

"✓" 表示此設備於該住宅單位內提供或安裝。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 1 & TOWER 2 第1座及第2座																		
				1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool	CEX21	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	-	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-
Bathroom(1) 浴室(1)	Electric Water Heater 電熱水爐	German Pool	CEX21	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	-	-	-	✓	✓	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	-	✓	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	-	✓	-	✓	✓	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓	✓	-
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool	GPU-6.5	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
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註：
"✓" 表示此設備於該住宅單位內提供或安裝。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 3 第3座 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓 Flat 單位								
				A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Toshiba 東芝	RAS-18N3KCV(HK)	1	1	1	-	1	-	-	-	1
			RAS-M22N3KCV(HK)	-	-	-	1	-	-	-	-	-
			RAS-M13N3KCV(HK)	-	-	-	-	-	2	1	-	-
			RAS-M10N3KCV(HK)	-	-	-	-	-	-	1	2	-
Master Bedroom 主人睡房			RAS-M10N3KCV(HK)	1	1	1	1	-	-	-	1	-
			RAS-M13N3KCV(HK)	-	-	-	-	-	1	-	-	-
			RAS-10N3KCV(HK)1	-	-	-	-	1	-	-	-	1
			RAS-13N3KV(HK)	-	-	-	-	-	-	1	-	-
Bedroom(1) 睡房(1)			RAS-M10N3KCV(HK)	1	1	1	1	-	1	-	1	-
			RAS-10N3KCV(HK)1	-	-	-	-	-	-	1	-	-
Bedroom(2) 睡房(2)			RAS-10N3KCV(HK)1	1	-	-	-	-	-	1	1	-
			RAS-M10N3KCV(HK)	-	-	-	1	-	1	-	-	-
Bedroom(3) 睡房(3)			RAS-M10N3KCV(HK)	-	-	-	-	-	1	-	-	-
A/C Platform 冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-18N3ACV	-	-	1	-	-	-	-	-	1
			RAS-M18GACV-E	-	-	1	1	-	-	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	-	-	1
			RAS-5M38UACV	-	-	-	1	-	-	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 3 第3座 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓 Flat 單位								
				A	B	C	D	E	F	G	H	J
A/C Platform outside Living and Dining Room 客飯廳外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-10N3ACV-1	-	-	-	-	1	-	-	-	-
A/C Platform outside Kitchen 廚房外之冷氣機平台			RAS-3M23GACV-E	-	-	-	-	-	-	1	-	-
A/C Platform outside Master Bedroom 主人睡房外之冷氣機平台			RAS-M18GACV-E	-	1	-	-	-	-	-	-	-
			RAS-18N3ACV	-	-	-	-	1	-	-	-	-
			RAS-3M23GACV-E	-	-	-	-	-	1	-	-	-
A/C Platform outside Bedroom (1) 睡房(1)外之冷氣機平台			RAS-M18GACV-E	1	-	-	-	-	-	-	2	-
			RAS-18N3ACV	-	1	-	-	-	-	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	1	-	-
			RAS-13N3ACV	-	-	-	-	-	-	1	-	-
A/C Platform outside Bedroom (2) 睡房(2)外之冷氣機平台			RAS-10N3ACV-1	1	-	-	-	-	-	1	1	-
			RAS-18N3ACV	1	-	-	-	-	-	-	-	-
A/C Platform outside Bedroom (3) 睡房(3)外之冷氣機平台			RAS-3M23GACV-E	-	-	-	-	-	1	-	-	-
			RAS-M18GACV-E	-	-	-	-	-	1	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置				TOWER 3 第3座								
				1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位								
	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐(單頭)	Scholtès	MGN 31 HK	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐(兩頭)	Scholtès	MGN 321 HK	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Induction Hob (2 Zones) 嵌入式電磁煮食爐(兩頭)	Scholtès	MIN 32 (L) S	-	✓	✓	-	✓	-	-	-	✓
	Cooker Hood 抽油煙機	Gorenje	DF6405X	-	✓	✓	-	✓	-	-	-	✓
			DF9405X	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Microwave Oven with Grill 嵌入式微波燒烤爐	Gorenje	BM6250ORA X	-	✓	✓	-	✓	-	-	-	✓
	Built-in Microwave Combination Oven 嵌入式烤焗微波爐	Gorenje	BCM547S12X	-	-	-	✓	-	-	-	-	-
	Built-in Compact Steam Combination Oven 嵌入式蒸焗爐	Gorenje	BCS589S20X	✓	-	-	-	-	✓	✓	✓	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Siemens	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RFI4121AW	-	✓	✓	-	✓	-	-	-	✓
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	✓	-	-	✓	-	✓	✓	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	-	-	-	✓	-	✓	-	-	-
			TNJW161TFQL	✓	-	-	-	-	-	-	✓	-
			TNJW221TFQL	-	-	-	-	-	-	✓	-	-
	Exhaust Fan 抽氣扇	Ostberg	DFE 133-24	✓	-	-	✓	-	✓	✓	✓	-
			LPK 125B	-	-	-	-	-	✓	-	-	-
	Electric Water Heater 電熱水爐	German Pool	GPI-M8	-	✓	✓	-	✓	-	-	-	✓

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-"= 不適用 Not applicable

Note:
"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
"✓" 表示此設備於該住宅單位內提供或安裝。

6. Appliances Schedule 設備說明表

Location 位置				TOWER 3 第3座 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓 Flat 單位								
	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃	Gorenje	NRKI4181CW	-	-	-	-	-	-	-	✓	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	-	-	-	-	-	✓	-	-	-
			TGW168L	-	-	-	-	-	-	-	✓	-
	Electric Water Heater 電熱水爐	German Pool	CEX21	-	-	-	-	✓	-	✓	-	✓
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	-	-	-	-	✓	✓	✓	✓	✓
Bathroom(1) 浴室(1)	Electric Water Heater 電熱水爐	German Pool	CEX21	-	✓	✓	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	✓	✓	✓	✓	-	-	✓	✓	-
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool	GPU-6.5	-	-	-	-	-	✓	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
"✓" 表示此設備於該住宅單位內提供或安裝。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 5 第5座																		
				1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Split Type Air-conditioner Indoor Unit 分體式冷氣機(室內機)	Toshiba 東芝	RAS-18N3KCV(HK)	1	1	1	-	1	-	-	-	-	1	1	1	1	-	1	-	-	-	1
			RAS-M22N3KCV(HK)	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
			RAS-M13N3KCV(HK)	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-
			RAS-M10N3KCV(HK)	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	2	-
			RAS-22N3KCV(HK)1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
			RAS-13N3KCV(HK)	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房			RAS-M10N3KCV(HK)	1	1	1	1	-	-	-	-	-	-	1	1	1	1	-	-	-	1	-
			RAS-M13N3KCV(HK)	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-13N3KCV(HK)	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
			RAS-10N3KCV(HK)1	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1		-	-	1
Bedroom(1) 睡房(1)			RAS-M10N3KCV(HK)	1	1	1	1	-	1	-	1	-	-	1	1	1	1	-	1	-	1	-
			RAS-10N3KCV(HK)1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
Bedroom(2) 睡房(2)			RAS-10N3KCV(HK)1	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	1	-
			RAS-M10N3KCV(HK)	-	-	-	1	-	1	-	1	-	-	-	-	-	1	-	1	-	-	-
Bedroom(3) 睡房(3)			RAS-M10N3KCV(HK)	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 5 第5座																		
				1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
A/C Platform 冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-18N3ACV	-	-	1	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1
			RAS-M18GACV-E	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1
			RAS-5M38UACV	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-
			RAS-3M23GACV-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			RAS-13N3ACV	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
			RAS-22N3ACV-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A/C Platform outside Living and Dining Room 客飯廳外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-10N3ACV-1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
A/C Platform outside Kitchen 廚房外之冷氣機平台			RAS-3M23GACV-E	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
A/C Platform outside Master Bedroom 主人睡房外之冷氣機平台			RAS-M18GACV-E	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
			RAS-18N3ACV	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-
			RAS-3M23GACV-E	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 5 第5座																		
				1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
A/C Platform outside Bedroom (1) 睡房(1)外之冷氣機平台	Split Type Air-conditioner Outdoor Unit 分體式冷氣機(室外機)	Toshiba 東芝	RAS-M18GACV-E	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	2	-
			RAS-18N3ACV	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
			RAS-10N3ACV-1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
			RAS-13N3ACV	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
A/C Platform outside Bedroom (2) 睡房(2)外之冷氣機平台			RAS-10N3ACV-1	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	1	-
			RAS-18N3ACV	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
			RAS-22N3ACV-1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
			RAS-M18GACV-E	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
A/C Platform outside Bedroom (3) 睡房(3)外之冷氣機平台			RAS-3M23GACV-E	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
			RAS-M18GACV-E	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:

"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：

"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

6. Appliances Schedule 設備說明表

Location 位置				TOWER 5 第5座																		
				1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位																		
	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Kitchen 廚房	Built-in Gas Hob (Single Head Burner) 嵌入式煤氣煮食爐(單頭)	Scholtès	MGN 31 HK	✓	-	-	✓	-	✓	✓	-	-	-	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Gas Hob (Double Head Burners) 嵌入式煤氣煮食爐(兩頭)	Scholtès	MGN 321 HK	✓	-	-	✓	-	✓	✓	-	-	-	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Induction Hob (2 Zones) 嵌入式電磁煮食爐(兩頭)	Scholtès	MIN 32 (L) S	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-	✓
	Cooker Hood 抽油煙機	Gorenje	DF6405X	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-	✓
			DF9405X	✓	-	-	✓	-	✓	✓	-	-	-	✓	-	-	✓	-	✓	✓	✓	-
	Built-in Microwave Oven with Grill 嵌入式微波燒烤爐	Gorenje	BM6250ORA X	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-	✓
	Built-in Microwave Combination Oven 嵌入式烤焗微波爐	Gorenje	BCM547S12X	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
	Built-in Compact Steam Combination Oven 嵌入式蒸焗爐	Gorenje	BCS589S20X	✓	-	-	-	-	✓	✓	-	-	-	✓	-	-	-	-	✓	✓	✓	-
	2-in-1 Washer & Dryer 2合1洗衣乾衣機	Siemens	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in Manual-defrost Refrigerator 嵌入式手動除霜雪櫃	Gorenje	RFI4121AW	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-	✓
	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃		NRKI4181CW	✓	-	-	✓	-	✓	✓	-	-	-	✓	-	-	✓	-	✓	✓	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	-	-	-	✓	-	✓	-	-	-	-	-	-	-	✓	-	✓	-	-	-
			TNJW161TFQL	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-
			TNJW221TFQL	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-
	Exhaust Fan 抽氣扇	Ostberg	DFE 133-24	✓	-	-	✓	-	✓	✓	-	-	-	✓	-	-	✓	-	✓	✓	✓	-
			LPK 125B	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-
	Electric Water Heater 電熱水爐	German Pool	GPI-M8	-	✓	✓	-	✓	-	-	✓	✓	✓	-	✓	✓	-	✓	-	-	-	✓

"-" = 不適用 Not applicable

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note:

"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：

"✓" 表示此設備於該住宅單位內提供或安裝。

6. Appliances Schedule 設備說明表

Location 位置	Item 項目	Brand Name 品牌名稱	Model Number 產品型號	TOWER 5 第5座																		
				1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
				Flat 單位																		
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Living and Dining Room 客飯廳	Built-in Auto-defrost Refrigerator 嵌入式自動除霜雪櫃	Gorenje	NRKI4181CW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Exhaust Fan 抽氣扇	Ostberg	RK400x200C1	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Gas Water Heater 煤氣熱水爐	TGC	TNJW161TFL	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-
			TGW168L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	-
	Electric Water Heater 電熱水爐	German Pool	CEX21	-	-	-	-	✓	-	✓	-	-	✓	-	-	-	-	✓	-	✓	-	✓
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	-	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓
Bathroom(1) 浴室(1)	Electric Water Heater 電熱水爐	German Pool	CEX21	-	✓	✓	-	-	-	-	✓	✓	-	-	✓	✓	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	✓	✓	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	✓	-	-	✓	✓	-
Bathroom(2) 浴室(2)	Electric Water Heater 電熱水爐	German Pool	CEX21	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	Ostberg	LPK 125B	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool	GPU-6.5	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-

The Vendor hereby undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4A and 6 above are not installed in the Phase, lifts or appliances of comparable quality will be installed.

賣方承諾，如期數中沒有安裝分別於上表第4A及6項指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

"-" = 不適用 Not applicable

Note:
"✓" means such appliance(s) is/are provided or installed in the residential unit.

註：
"✓" 表示此設備於該住宅單位內提供或安裝。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 1 & TOWER 2 第1座及第2座																		
		1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living and Dining Room 客飯廳	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV-FM Aerial Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	-	-	-	1	1	-	1	-	1	1	-	-	-	1	1	-
	Lighting Point 燈位	2	2	3	2	2	4	2	3	4	2	3	2	3	2	2	4	2	3	4
	Lighting Switch 燈掣	6	5	5	6	6	8	5	5	8	4	7	5	5	6	6	8	5	5	8
	Switch for Exhaust Fan 抽氣扇開關掣	2	1	-	2	2	2	-	-	2	-	2	1	-	2	2	2	-	-	2
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	-	1	-	-	-	1	1	-	-	-	-	1	-	-	-	1	1	-
Master Bedroom 主人睡房	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	TV-FM Aerial Outlet 電視 / 電台天線插座	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	Lighting Point 燈位	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	-	2	2	2	2	2	2	2	3	2	-	2	2	2	2	2	2	2
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 1 & TOWER 2 第1座及第2座																		
		1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Bedroom (1) 睡房（1）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	Lighting Point 燈位	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
	Lighting Switch 燈掣	1	-	-	1	1	1	1	1	1	-	1	-	-	1	1	1	1	1	1
Bedroom (2) 睡房（2）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
	Lighting Point 燈位	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	1	-	1	-	-	-	-	1	-	-	1
Bedroom (3) 睡房（3）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 1 & TOWER 2 第1座及第2座																		
		1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	3	3	-	-	-	-	-	-	-	-
Bathroom (1) 浴室（1）	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	1	-	-	-	1	1	-	-	-	-	1	-	-	-	1	1	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	1	-	1	1	1	1	1	-	-	1	1	-	1	1	1	1	1	-
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-
	Lighting Point 燈位	3	3	3	3	3	3	3	3	3	-	3	3	3	3	3	3	3	3	3
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	1	-	1	1	1	-	-	1	-	1	1	-	1	1	1	-	-	1

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Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 1 & TOWER 2 第1座及第2座																		
		1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Cooker Fused Connection Unit 煤氣煮食爐熔斷器接線電掣	2	-	-	2	2	2	-	-	2	-	2	-	-	2	2	2	-	-	2
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	1	-	-	1	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1
	Kitchen Hood Fused Connection Unit 抽油煙機熔斷器接線電掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	2	-	1	1	1	1	1	-	2	-	2	-	1	1	1	1	1	-	2
	Double Pole Switch for Electric Cooker 電煮食爐雙極開關	-	1	1	-	-	-	1	1	-	1	-	1	1	-	-	-	1	1	-
	Connection Point for Built-in Combination Microwave Oven / Combination Steam Oven 內置烤焗微波爐 / 蒸焗爐接駁點	1	-	-	1	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1
	Single Socket Outlet for Washing / Drying Machine 單位電插座供洗衣 / 乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Microwave Oven 單位電插座供微波爐	-	1	1	-	-	-	1	1	-	1	-	1	1	-	-	-	1	1	-
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	-	-	1	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1
	Kitchen Cabinet Lighting Fused Connection Unit 廚櫃燈熔斷器接線電掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	1	-	-	-	1	1	-	1	-	-	1	-	-	-	1	1	-
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1
	Door Bell 門鈴	1	-	-	1	1	1	-	-	1	-	1	-	-	1	1	1	-	-	1

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 1 & TOWER 2 第1座及第2座																		
		1/F - 3/F, 5/F - 12/F & 15/F - 23/F 1樓至3樓、5樓至12樓及15樓至23樓										25/F - 28/F 25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Store Room 儲物室	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Lavatory inside Store Room 儲物室內之洗手間	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Balcony 露台	Balcony Light 露台燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioning Platform 空調機平台	Isolating Switch for A/C Outdoor Unit 室外冷氣機隔離開關	2	1	2	2	2	3	2	2	3	2	4	1	2	2	2	3	2	2	3
Utility Platform 工作平台	Utility Platform Light 工作平台燈	1	-	-	1	1	1	1	1	1	1	1	-	-	1	1	1	1	1	1

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 3 第3座								
		1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位								
		A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1
Living and Dining Room 客飯廳	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	2	2	2	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	-	1	-	-	-	1
	Lighting Point 燈位	4	2	2	2	2	4	3	2	2
	Lighting Switch 燈掣	8	5	6	6	4	8	7	6	4
	Switch for Exhaust Fan 抽氣扇開關掣	2	-	-	2	-	2	2	2	-
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	1	1	-	-	-	-	-	-
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	-	-	-	-	-	-	-	1	-
Master Bedroom 主人睡房	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	3	3	3	2	3
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	1	-
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	-	-	-	1	-	1	-	1

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Note:
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註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 3 第3座								
		1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位								
		A	B	C	D	E	F	G	H	J
Bedroom (1) 睡房（1）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	-	1	1	1	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	1	-	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	-	1	1	1	-
	Lighting Point 燈位	1	1	1	1	-	1	1	1	-
	Lighting Switch 燈掣	1	1	1	1	-	1	1	1	-
Bedroom (2) 睡房（2）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	-	-	1	-	1	1	1	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	-	-	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	-	-	1	-	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	1	1	1	-
	Lighting Point 燈位	1	-	-	1	-	1	1	1	-
	Lighting Switch 燈掣	1	-	-	1	-	1	1	1	-
Bedroom (3) 睡房（3）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	1	-	-	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	-

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Note:
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註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 3 第3座								
		1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位								
		A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	1	-	1	-	1
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	1	1	1	1	1
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	-	-	-	-	1	1	1	1	1
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	-	-	-	-	-	1	-	1	-
	Lighting Point 燈位	-	-	-	-	3	3	3	3	3
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	1	-	1	-
Bathroom (1) 浴室（1）	13A Single Socket Outlet 13A單位電插座	1	1	1	1	-	1	1	1	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	1	1	-	-	-	-	-	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	1	1	1	1	-	-	1	1	-
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	1	1	1	1	-	1	1	1	-
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	3	3	3	3	-	3	3	3	-
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	-	-	1	-	1	1	1	-

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Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 3 第3座								
		1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位								
		A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1
	Gas Cooker Fused Connection Unit 煤氣煮食爐熔斷器接線電掣	2	-	-	2	-	2	2	2	-
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	1	-	-	1	-	1	1	1	-
	Kitchen Hood Fused Connection Unit 抽油煙機熔斷器接線電掣	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	1	-	-	1	-	3	1	1	-
	Double Pole Switch for Electric Cooker 電煮食爐雙極開關	-	1	1	-	1	-	-	-	1
	Connection Point for Built-in Combination Microwave Oven / Combination Steam Oven 內置烤焗微波爐 / 蒸焗爐接駁點	1	-	-	1	-	1	1	1	-
	Single Socket Outlet for Washing / Drying Machine 單位電插座供洗衣 / 乾衣機	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	-	1
	Single Socket Outlet for Microwave Oven 單位電插座供微波爐	-	1	1	-	1	-	-	-	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	-	1	1	-	1	1	1	-
	Kitchen Cabinet Lighting Fused Connection Unit 廚櫃燈熔斷器接線電掣	1	1	1	1	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	1	1	-	1	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	-	-	1	1
	Door Bell 門鈴	1	-	-	1	-	1	1	1	-

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Note:
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註：
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Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 3 第3座								
		1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F 1樓至3樓、5樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位								
		A	B	C	D	E	F	G	H	J
Store Room 儲物室	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	1	1	-	-
	Lighting Point 燈位	-	-	-	-	-	1	1	-	-
	Lighting Switch 燈掣	-	-	-	-	-	1	1	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關	-	-	-	-	-	1	-	-	-
Lavatory inside Store Room 儲物室內之洗手間	Lighting Point 燈位	-	-	-	-	-	1	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	1	-	-	-
Balcony 露台	Balcony Light 露台燈	1	1	1	1	1	1	1	1	1
Air-conditioning Platform 空調機平台	Isolating Switch for A/C Outdoor Unit 室外冷氣機隔離開關	3	2	2	2	2	3	4	3	2
Utility Platform 工作平台	Utility Platform Light 工作平台燈	1	1	1	1	1	1	1	1	1

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 5 第5座																	
		1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位																	
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living and Dining Room 客飯廳	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	2	2	1	1	1	1	1	1	1	1	2	2	2	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Door Bell 門鈴	-	1	1	-	1	-	-	1	1	1	-	1	1	-	1	-	-	-	1
	Lighting Point 燈位	4	2	2	2	2	4	3	2	2	2	4	2	2	2	2	4	3	3	2
	Lighting Switch 燈掣	8	5	6	6	4	8	7	6	5	4	8	5	6	6	4	8	7	6	4
	Switch for Exhaust Fan 抽氣扇開關掣	2	-	-	2	-	2	2	-	-	-	2	-	-	2	-	2	2	2	-
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	1	1	-	-	-	-	1	1	-	-	1	1	-	-	-	-	-	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Master Bedroom 主人睡房	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A單位電插座	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	3	3	3	1	-	3	2	2	2	2	3	3	3	2	3
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-
	Switch for Exhaust Fan and Electric Water Heater 抽氣扇及電熱水爐開關掣	-	-	-	-	-	-	1	-	-	1	-	-	-	-	1	-	1	-	1

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 5 第5座																		
		1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Bedroom (1) 睡房（1）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
	Lighting Point 燈位	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
	Lighting Switch 燈掣	1	1	1	1	-	1	1	1	-	-	1	1	1	1	-	1	1	1	-
Bedroom (2) 睡房（2）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
	Lighting Point 燈位	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
	Lighting Switch 燈掣	1	-	-	1	-	1	1	1	-	-	1	-	-	1	-	1	1	1	-
Bedroom (3) 睡房（3）	Air-conditioner Connection Point for A/C Indoor Unit 室內冷氣機接駁點	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	TV/FM Aerial Outlet 電視 / 電台天線插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 5 第5座																		
		1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Master Bathroom 主人浴室	13A Single Socket Outlet 13A單位電插座	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	1	-	1	-	-	1	-	-	-	-	1	-	1	-	1
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	1	1
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	1	1	1	1
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-
	Lighting Point 燈位	-	-	-	-	3	3	3	-	-	3	-	-	-	-	3	3	3	3	3
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	1	-
Bathroom (1) 浴室（1）	13A Single Socket Outlet 13A單位電插座	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	1	1	-	-	-	-	1	1	-	-	1	1	-	-	-	-	-	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	1	1	1	1	-	-	1	1	1	-	1	1	1	1	-	-	1	1	-
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	1	1	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	-
	Lighting Point 燈位	3	3	3	3	-	3	3	3	2	-	3	3	3	3	-	3	3	3	-
	Gas Water Heater Remote Controller 煤氣熱水爐溫度控制器	1	-	-	1	-	1	1	-	-	-	1	-	-	1	-	1	1	1	-
Bathroom (2) 浴室（2）	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Mirror Cabinet Lighting Fused Connection Unit 鏡櫃燈熔斷器接線電掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 5 第5座																		
		1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Kitchen 廚房	13A Twin Socket Outlet 13A雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Cooker Fused Connection Unit 煤氣煮食爐熔斷器接線電掣	2	-	-	2	-	2	2	-	-	-	2	-	-	2	-	2	2	2	-
	Gas Water Heater Fused Connection Unit 煤氣熱水器熔斷器接線電掣	1	-	-	1	-	1	1	-	-	-	1	-	-	1	-	1	1	1	-
	Kitchen Hood Fused Connection Unit 抽油煙機熔斷器接線電掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Exhaust Fan Fused Connection Unit 抽氣扇熔斷器接線電掣	1	-	-	1	-	3	1	-	-	-	1	-	-	1	-	3	1	1	-
	Double Pole Switch for Electric Cooker 電煮食爐雙極開關	-	1	1	-	1	-	-	1	1	1	-	1	1	-	1	-	-	-	1
	Connection Point for Built-in Combination Microwave Oven / Combination Steam Oven 內置烤焗微波爐 / 蒸焗爐接駁點	1	-	-	1	-	1	1	-	-	-	1	-	-	1	-	1	1	1	-
	Single Socket Outlet for Washing / Drying Machine 單位電插座供洗衣 / 乾衣機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet for Refrigerator 單位電插座供雪櫃	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1
	Single Socket Outlet for Microwave Oven 單位電插座供微波爐	-	1	1	-	1	-	-	1	1	1	-	1	1	-	1	-	-	-	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Supply Connection Point for Washing Machine 洗衣機來水位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	-	1	1	-	1	1	-	-	-	1	-	1	1	-	1	1	1	-
	Kitchen Cabinet Lighting Fused Connection Unit 廚櫃燈熔斷器接線電掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	1	1	-	1	-	-	1	1	1	-	1	1	-	1	-	-	-	1
	Miniature Circuit Breaker Board 配電箱	1	1	1	1	1	-	-	1	1	1	1	1	1	1	1	-	-	1	1
	Door Bell 門鈴	1	-	-	1	-	1	1	-	-	-	1	-	-	1	-	1	1	1	-

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	TOWER 5 第5座																		
		1/F - 3/F & 5/F - 9/F 1樓至3樓及5樓至9樓										10/F - 12/F, 15/F - 23/F & 25/F - 28/F 10樓至12樓、15樓至23樓及25樓至28樓								
		Flat 單位																		
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
Store Room 儲物室	Miniature Circuit Breaker Board 配電箱	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-
	Lighting Point 燈位	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-
	Lighting Switch 燈掣	-	-	-	-	-	2	1	-	-	-	-	-	-	-	-	2	1	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Double Pole Switch for Electric Water Heater 電熱水爐雙極開關	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
Lavatory inside Store Room 儲物室內之洗手間	Lighting Point 燈位	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
	Isolating Switch for Electric Water Heater 電熱水爐隔離開關	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-
Balcony 露台	Balcony Light 露台燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-conditioning Platform 空調機平台	Isolating Switch for A/C Outdoor Unit 室外冷氣機隔離開關	3	2	2	2	2	3	4	3	1	2	3	2	2	2	2	3	4	3	2
Utility Platform 工作平台	Utility Platform Light 工作平台燈	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1

"-" = 不適用 Not applicable

Note:
"1, 2, ..." denotes the quantity of such provision(s) provided in the residential unit.

註：
"1, 2, ..." 表示提供於該住宅單位內的裝置數量。

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 owner of a residential property is liable for the Government rent payable for that residential property up to and including the date of completion of the sale and purchase of that residential property (i.e. the date of the assignment of that property).

住宅物業擁有人有法律責任繳付該住宅物業直至該住宅物業買賣完成日(即該物業轉讓契日期)為止之地稅。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買 方 的 雜 項 付 款

Upon the delivery of the vacant possession of a residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and upon that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark: Upon that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註： 在交付時，買方須根據公契向發展項目的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

27 DEFECT LIABILITY WARRANTY PERIOD
欠 妥 之 處 的 保 養 責 任 期

The vendor shall, as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase.

凡物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快作出補救。

28 MAINTENANCE OF SLOPES
斜 坡 維 修

Not Applicable.

不適用。

29 MODIFICATION
修 訂

There is no on-going application to the Government for a modification of the land grant which is not yet granted.

沒有申請中而未獲批准的修訂批地文件。

Not Applicable.

不適用。

31 WEBSITE OF THE PHASE
期數之互聯網網站

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

www.thespectra.com.hk

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：

www.thespectra.com.hk

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

Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochure.

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 Phase.

在售樓説明書內提供申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓説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。如印製售樓説明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出有關期數的佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		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)	3,322.652
2	**Plant Rooms and Similar Services 機房及類似設施**	
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, refuse storage and material recovery 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》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	553.527
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《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	3,073.004
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	3.923

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	949.480
4(#)	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	564.768
5	Communal sky garden 公用空中花園	N/A 不適用
6(#)	Acoustic fin 隔聲鰭	88.792
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8(#)	Non-structural prefabricated external wall 非結構預製外牆	895.032
9(#)	Utility platform 工作平台	606.000
10(#)	Noise barrier 隔音屏障	62.230
Amenity Features 適意設施		
11(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	114.052
12(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	1,195.299
13(#)	Covered landscaped and play area 有上蓋的園景區及遊樂場	1,065.243
14(#)	Horizontal screens/ covered walkways 橫向屏障/有蓋人行道	122.151
	Trellis 花棚	10.310
	Landscaped covered walkways 有綠化上蓋的人行道	76.103

15(#)	Larger lift shaft 擴大升降機井道	331.371
16	Chimney shaft 煙囪管道	N/A 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	N/A 不適用
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	706.228
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、氣槽	N/A 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	95.943
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	N/A 不適用
22	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23	Minor projection such as AC box, window cill, projecting window 小型伸出物如空調機箱、窗檻、窗台	N/A 不適用
24	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	N/A 不適用
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	N/A 不適用
26(#)	Other projections 其他伸出物	N/A 不適用
27	Public transport terminus 公共交通總站	N/A 不適用
28	Party structure and common staircase 共用構築物及樓梯	N/A 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	N/A 不適用
30	Public passage 公眾通道	N/A 不適用

Other Exempted Items 其他項目		
Bonus GFA 額外總樓面面積		
31	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用
32	Bonus GFA 額外總樓面面積	N/A 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.

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。

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.

GOLD

Application no.: FAG0002/18

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。

金級

申請編號: FAG0002/18

Estimated energy performance or consumption for the common parts of the development 發展項目的公用部分的預計能量表現或消耗

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

Part I 第 I 部分	
Provision of Central Air-conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features Proposed: 擬安裝的具能源效益的設施：	1. Rain water recycling system 雨水收集系統 2. Split type air-conditioning unit with energy efficiency label 附有能源效益標籤的分體式空調機 3. High energy performance lift installation 高效能升降機裝置

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（註1）

Type of Development 發展項目類型	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（註2）每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh / 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
Domestic Development (Excluding Hotel) 住用發展項目（不包括酒店）	Central Building Services Installation (Note 3) 中央屋宇裝備裝置（註3）	16,860	302.54	---	233.52	---

Part III: The following installation(s) is/are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分：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 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (version 1.1); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (version 1.1).

3. "Central Building Services Installation" has the same meaning as that in the code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

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(1.1版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準(1.1版本)第4節及附錄8中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

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34 DATE ON WHICH THIS SALES BROCHURE IS PRINTED
本售樓説明書印製日期

4th March 2016

2016年3月4日

35 POSSIBLE FUTURE CHANGES
日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

Examination / Revision Date	Revision Made	
	Page Number	**Revision Made**
3 June 2016	6	One of the Chinese names of 'The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase' is rectified.
	11	'Location plan of the development' is updated.
	21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43	The presentation of some dimensions in 'Floor plans of residential properties in the Phase' is updated.
	45	The presentation of some dimensions in 'Floor plans of residential properties in the Phase' is updated. Supplemental floor-to-floor height of flat H on 10/F at Tower 5 is provided.
	86	Typographical error in the English text of Reprovision Bus Terminus section of 'Information on public facilities and public open spaces' is corrected.
	88, 95	The status of the works in relation to the Reprovision Footbridge and the Reprovision Lift is updated.
	120	Typographical error of type and material of fittings and equipment of bathroom under English text of 'Fittings, finishes and appliances' is corrected.
	130, 131	Added model number of exhaust fan to be provided in the kitchen and bathroom(1) for flat A on 25/F to 28/F at Tower 1 and Tower 2 in the appliances schedule.
	143, 145	The item of exhaust fan fused connection unit to be provided in bathroom(1) is added in and the item of exhaust fan fused connection unit to be provided in lavatory inside store room is deleted from, the schedule of mechanical & electrical provisions of residential units, in respect of flat A on 25/F to 28/F at Tower 1 and Tower 2.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2016年6月3日	6	修改其中一所「就期數中的住宅物業的出售而代表擁有人行事的律師事務所」的中文名稱。
	11	更新「發展項目的所在位置圖」。
	21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43	更新「期數的住宅物業的樓面平面圖」內的部份尺寸的表達方法。
	45	更新「期數的住宅物業的樓面平面圖」內的部份尺寸的表達方法。 補充第5座10樓H單位的層與層之間的高度。
	86	更正「公共設施及公眾休憩用地的資料」的重置巴士總站部份的英文文本的錯別字。
	88, 95	更新重置行人天橋及重置升降機之相關工程的狀況。
	120	更正「裝置、裝修物料及設備」的浴室的裝置及設備的類型及用料的英文文本的錯別字。
	130, 131	於設備説明表中增加將於第一座及第二座25樓至28樓A單位的廚房及浴室(1)內提供的抽氣扇型號。
	143, 145	於住宅單位機電裝置數量説明表中關於第一座及第二座25樓至28樓A單位的浴室(1)的部份內增加抽氣扇熔斷器接線電掣及刪除在儲物室內之洗手間的抽氣扇熔斷器接線電掣。

Examination / Revision Date	Revision Made	
	Page Number	**Revision Made**
2 September 2016	11	'Location plan of the Development' is updated.
	16	'Layout plan of the Development' is updated.
	21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45	'Floor plans of residential properties in the Phase' are updated.
	55, 56	'Floor plans of parking spaces in the Phase' are updated.
	97-99	Plans II, III and IV in 'Information on public facilities and public open spaces' are updated.
	107-112	'Elevation plan' and the date of the approved building plans for the Phase are updated.
	113	Some figures under 'Information on common facilities in the Phase' are revised.
	144, 149, 154	The Chinese description of Door Bell under 'Schedule of mechanical & electrical provisions of residential units' is revised.
	160, 161	Some figures under 'Information in application for concession on gross floor area of building' are revised.
	166	The section of 'Possible future changes' is moved from p.167 to p.166.

檢視 / 修改日期	所作修改	
	頁次	**所作修改**
2016年9月2日	11	更新「發展項目的所在位置圖」。
	16	更新「發展項目的布局圖」。
	21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45	更新「期數的住宅物業的樓面平面圖」。
	55, 56	更新「期數中的停車位的樓面平面圖」。
	97-99	更新「公共設施及公眾休憩用地的資料」之圖II、III及IV。
	107-112	更新「立面圖」及本期數的經批准的建築圖則的日期。
	113	修訂「期數中的公用設施的資料」的部分數字。
	144, 149, 154	修訂「住宅單位機電裝置數量説明表」中Door Bell的中文描述。
	160, 161	修訂「申請建築物總樓面面積寬免的資料」的部分數字。
	166	「日後可能出現的改變」的部分由第167頁移至第166頁。

Examination / Revision Date	Revision Made	
	Page Number	**Revision Made**
2 December 2016	11	'Location plan of the Development' is updated.
	13	'Outline zoning plan relating to the Development' is updated.
	16	'Layout plan of the Development' is updated.
	21, 23, 25, 27, 29, 31	'Floor plans of residential properties in the Phase' are updated.
	55, 56	'Floor plans of parking spaces in the Phase' are updated.
	97-99	Plans II, III and IV of 'Information on public facilities and public open spaces' are updated.
	107, 108	'Elevation plan' is updated.
	113	Some figures under 'Information on common facilities in the Phase' are revised.
28 February 2017	11	'Location plan of the Development' is updated.
	55, 56	'Floor plans of parking spaces in the Phase' are revised.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2016年12月2日	11	更新「發展項目的所在位置圖」。
	13	更新「關乎發展項目的分區計劃大綱圖」。
	16	更新「發展項目的布局圖」。
	21, 23, 25, 27, 29, 31	更新「期數的住宅物業的樓面平面圖」。
	55, 56	更新「期數中的停車位的樓面平面圖」。
	97-99	更新「公共設施及公眾休憩用地的資料」之圖II、III及IV。
	107, 108	更新「立面圖」。
	113	修訂「期數中的公用設施的資料」的部分數字。
2017年2月28日	11	更新「發展項目的所在位置圖」。
	55, 56	修訂「期數中的停車位的樓面平面圖」。

Examination / Revision Date	Revision Made	
	Page Number	**Revision Made**
26 May 2017	6	Status of authorized institutions that have made a loan, or have undertaken to provide finance, for the construction of the Phase under 'Information on Vendor and others involved in the Phase' is updated.
	11	'Location plan of the Development' is updated.
	16	'Layout plan of the Development' is updated.
	18, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45	'Floor plans of residential properties in the Phase' are updated.
	55, 56	'Floor plans of parking spaces in the Phase' are updated.
	97-99	Plans II, III and IV in 'Information on public facilities and public open spaces' are updated.
	101-106	Key plan under 'Cross-section plan of building in the Phase' is updated.
	107-110	Key plan and the date of the approved building plans for the Phase under 'Elevation plan' are updated.
	111-112	'Elevation plan', key plan and the date of the approved building plans for the Phase are updated.
	113	Some figures under 'Information on common facilities in the Phase' are revised.
	160-162	Some figures under 'Information in application for concession on gross floor area of building' are revised.
25 August 2017	1-4	'Notes to purchasers of first-hand residential properties' is updated.
	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number, date and the flying height at which the aerial photograph was taken are updated.
	14	'Outline zoning plan relating to the Development' is updated.

檢視 / 修改日期	所作修改	
	頁次	**所作修改**
2017年5月26日	6	更新「賣方及有參與期數的其他人的資料」之已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構的狀況。
	11	更新「發展項目的所在位置圖」。
	16	更新「發展項目的布局圖」。
	18, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45	更新「期數的住宅物業的樓面平面圖」。
	55, 56	更新「期數中的停車位的樓面平面圖」。
	97-99	更新「公共設施及公眾休憩用地的資料」之圖II、III及IV。
	101-106	更新「期數中的建築物的橫截面」的索引圖。
	107-110	更新「立面圖」的索引圖及本期數的經批准的建築圖則的日期。
	111-112	更新「立面圖」、索引圖及本期數的經批准的建築圖則的日期。
	113	修訂「期數中的公用設施的資料」的部分數字。
	160-162	修訂「申請建築物總樓面面積寬免的資料」的部分數字。
2017年8月25日	1-4	更新「一手住宅物業買家須知」。
	11	更新「發展項目的所在位置圖」。
	12	更新「期數的鳥瞰照片」、其編號、日期及拍攝的飛行高度。
	14	更新「關乎發展項目的分區計劃大綱圖」。

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
25 August 2017	16	'Layout plan of the Development' is updated. The statement in relation to the estimated date of completion of the building and facilities as provided by the authorized person for the Phase is deleted.
	23, 25, 27, 29, 31	'Floor plans of residential properties in the Phase' are updated.
	56	'Floor plans of parking spaces in the Phase' is updated.
	71, 79	Some wordings of 'Summary of land grant' are revised.
	98-99	Plans III and IV in 'Information on public facilities and public open spaces' are updated.
	107-112	'Elevation plan' and the date of the approved building plans for the Phase are updated.
	113	Some figures under 'Information on common facilities in the Phase' are revised.
24 November 2017	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo numbers, dates, the flying height at which the aerial photographs were taken and notes are updated and added.
	21, 27, 33, 39	'Floor plans of residential properties in the Phase' are updated.
	107-110	'Elevation plan' and the date of the approved building plans for the Phase are updated.
23 February 2018	5	The statement in relation to the estimated material date for the Development, as provided by the authorized person for the Phase is deleted.
	10	'Information on property management' is updated.
	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number, date, the flying height at which the aerial photograph was taken and notes are updated.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2017年8月25日	16	更新「發展項目的布局圖」。 刪除關於期數的認可人士提供的建築物及設施的預計落成日期。
	23, 25, 27, 29, 31	更新「期數的住宅物業的樓面平面圖」。
	56	更新「期數中的停車位的樓面平面圖」。
	71, 79	修改「批地文件的摘要」的部分文字。
	98-99	更新「公共設施及公眾休憩用地的資料」之圖III及IV。
	107-112	更新「立面圖」及本期數的經批准的建築圖則的日期。
	113	修訂「期數中的公用設施的資料」的部分數字。
2017年11月24日	11	更新「發展項目的所在位置圖」。
	12	更新及增加「期數的鳥瞰照片」、其編號、日期、拍攝的飛行高度及備註。
	21, 27, 33, 39	更新「期數的住宅物業的樓面平面圖」。
	107-110	更新「立面圖」及本期數的經批准的建築圖則的日期。
2018年2月23日	5	刪除關於由期數認可人士提供的該發展項目的預計關鍵日期的聲明。
	10	更新「物業管理的資料」。
	11	更新「發展項目的所在位置圖」。
	12	更新「期數的鳥瞰照片」、其編號、日期、拍攝的飛行高度及備註。

Examination / Revision Date	Revision Made	
	Page Number	**Revision Made**
23 February 2018	27, 33, 35, 37, 39, 41, 43, 45	'Floor plans of residential properties in the Phase' are updated.
	58, 63	'Summary of deed of mutual covenant' is updated.
	85, 86, 87, 88, 92, 93, 94, 95	'Information on public facilities and public open spaces' is updated.
	98	Plan III in 'Information on public facilities and public open spaces' is updated.
	114	'Inspection of plans and deed of mutual covenant' is updated.
	164, 165	Pages 164 and 165 are deleted and replaced with blank pages.
23 May 2018	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number and date at which the aerial photograph was taken are updated.
	135	A floor numbering in Chinese version of 'Fittings, finishes and appliances' is revised.
23 Aug 2018	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number, date, the flying height at which the aerial photograph was taken are added and notes are updated.
23 Nov 2018	11	'Location plan of the Development' is updated.
	14	'Outline zoning plan relating to the Development' is updated.
22 Feb 2019	11	'Location plan of the Development' is updated.
	162	The Green Building Certification under 'Information in application for concession on gross floor area of building' is updated.
22 May 2019	11	'Location plan of the Development' is updated.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2018年2月23日	27, 33, 35, 37, 39, 41, 43, 45	更新「期數的住宅物業的樓面平面圖」。
	58, 63	更新「公契的摘要」。
	85, 86, 87, 88, 92, 93, 94, 95	更新「公共設施及公眾休憩用地的資料」。
	98	更新「公共設施及公眾休憩用地的資料」之圖III。
	114	更新「閱覽圖則及公契」。
	164, 165	刪除第164及165頁並換上空頁。
2018年5月23日	11	更新「發展項目的所在位置圖」。
	12	更新「期數的鳥瞰照片」、其編號及日期。
	135	修改「裝置、裝修物料及設備」的中文版本的樓層號數。
2018年8月23日	11	更新「發展項目的所在位置圖」。
	12	增加「期數的鳥瞰照片」、其編號、日期、拍攝的飛行高度及更新備註。
2018年11月23日	11	更新「發展項目的所在位置圖」。
	14	更新「關乎發展項目的分區計劃大綱圖」。
2019年2月22日	11	更新「發展項目的所在位置圖」。
	162	更新「申請建築物總樓面面積寬免的資料」內的綠色建築認證。
2019年5月22日	11	更新「發展項目的所在位置圖」。

Examination / Revision Date	Revision Made	
	Page Number	Revision Made
22 August 2019	11	'Location plan of the Development' is updated.
	112a-112e	'Elevation Plan' is added to show the elevations after alteration and addition works.
22 November 2019	11	'Location plan of the Development' is updated.
21 February 2020	11	'Location plan of the Development' is updated.
21 May 2020	12a	'Aerial photograph of the Phase', photo numbers, dates, the flying height at which the aerial photographs were taken and notes are added.
	12b	A blank page is inserted.
21 Aug 2020	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number and date at which the aerial photograph was taken are updated.
	12a-12b	Pages 12a and 12b are deleted.
20 Nov 2020	11	'Location plan of the Development' is updated.
	12	'Aerial photograph of the Phase', photo number, date, the flying height at which the aerial photograph was taken are added and notes are updated.
19 Feb 2021	11	'Location plan of the Development' is updated.
	13	'Outline zoning plan relating to the Development' is updated.
	13a	Notation of 'Outline zoning plan relating to the Development' is added.
	13b	A blank page is inserted.

檢視 / 修改日期	所作修改	
	頁次	所作修改
2019年8月22日	11	更新「發展項目的所在位置圖」。
	112a-112e	增加「立面圖」以顯示進行改動及加建工程後的立面。
2019年11月22日	11	更新「發展項目的所在位置圖」。
2020年2月21日	11	更新「發展項目的所在位置圖」。
2020年5月21日	12a	增加「期數的鳥瞰照片」、其編號、日期、拍攝的飛行高度及備註。
	12b	增加空白頁。
2020年8月21日	11	更新「發展項目的所在位置圖」。
	12	更新「期數的鳥瞰照片」、其編號及該鳥瞰照片之拍攝日期。
	12a-12b	刪除第12a及12b頁。
2020年11月20日	11	更新「發展項目的所在位置圖」。
	12	增加「期數的鳥瞰照片」、其編號、日期、拍攝的飛行高度及更新備註。
2021年2月19日	11	更新「發展項目的所在位置圖」。
	13	更新「關乎發展項目的分區計劃大綱圖」。
	13a	增加「關乎發展項目的分區計劃大綱圖」之圖例。
	13b	增加空白頁。