WHITESAND COVE

SALES BROCHURE

售樓説明書

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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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.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available

a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 -

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

Name of the Development:
WHITESAND COVE

發展項目的名稱：
WHITESAND COVE

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
162 Hiram's Highway

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
西貢公路162號

The Development consists of multi-unit buildings
Total number of storeys of each multi-unit building
Tower 1: 5 storeys (excluding B/F, M/F, Roof and Top Roof)
Tower 2: 5 storeys (excluding B/F, M/F, Roof and Top Roof)
Tower 3: 6 storeys (excluding B/F, M/F, Roof and Top Roof)
Tower 5: 6 storeys (excluding B/F, M/F, Roof and Top Roof)
Tower 6: 6 storeys (excluding B/F, M/F, Roof and Top Roof)
Tower 4 is omitted

發展項目包含多幢多單位建築物
每幢多單位建築物的樓層的總數
第1座：5層(不包括地庫、夾層、天台及頂層天台)
第2座：5層(不包括地庫、夾層、天台及頂層天台)
第3座：6層(不包括地庫、夾層、天台及頂層天台)
第5座：6層(不包括地庫、夾層、天台及頂層天台)
第6座：6層(不包括地庫、夾層、天台及頂層天台)
不設第4座

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
Tower 1: B/F, G/F, 1/F-3/F, 5/F, Roof and Top Roof
Tower 2: B/F, G/F, 1/F-3/F, 5/F, Roof and Top Roof
Tower 3: B/F, G/F, 1/F-3/F, 5/F-6/F, Roof and Top Roof
Tower 5: B/F, G/F, 1/F-3/F, 5/F-6/F, Roof and Top Roof
Tower 6: B/F, G/F, 1/F-3/F, 5/F-6/F, Roof and Top Roof

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座：地庫、地下、1樓至3樓、5樓、天台及頂層天台
第2座：地庫、地下、1樓至3樓、5樓、天台及頂層天台
第3座：地庫、地下、1樓至3樓、5樓至6樓、天台及頂層天台
第5座：地庫、地下、1樓至3樓、5樓至6樓、天台及頂層天台
第6座：地庫、地下、1樓至3樓、5樓至6樓、天台及頂層天台

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6: 4/F is omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第1座、第2座、第3座、第5座及第6座：不設4樓

Refuge floors (if any) of each multi-unit building
Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6: Roof Floor

每幢多單位建築物內的庇護層(如有的話)
第1座、第2座、第3座、第5座及第6座：天台

The Development consists of Villas
Total Number of Villas
6

發展項目包含洋房
洋房的總數
6

Villa numbering as provided in the approved building plans for the Development
Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8

發展項目的經批准的建築圖則所規定的洋房的門牌號數
洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8

Omitted Villa number
Villa 4 and Villa 7

被略去的洋房的門牌號數
洋房 4及洋房 7

Vendor
Wise Castle Corporation Limited

賣方
智堡有限公司

Holding companies of the Vendor
Chinachem Group Holdings Limited
Chinachem Properties Holding Company Limited

賣方的控權公司
華懋集團控股有限公司
華懋物業控股有限公司

Authorized Person for the Development
CHEUNG Man Ching Anthony

發展項目的認可人士
張文政

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
Ronald Lu & Partners (Hong Kong) Limited

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
呂元祥建築師事務所(香港)有限公司

Building contractor for the Development
Hien Lee Engineering Co. Ltd

發展項目的承建商
顯利工程有限公司

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Woo Kwan Lee & Lo

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
胡關李羅律師行

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

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
沒有

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

已為發展項目的建造提供貸款的任何其他人
華懋代理有限公司

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

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

There are curtain walls forming part of the enclosing walls of the Development.

The range of thickness of the curtain walls of each tower is 200mm.

The range of thickness of the curtain walls of each villa is 200mm.

發展項目沒有構成圍封牆的一部份的非結構的預製外牆。

發展項目有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆的厚度範圍為200毫米。

每座洋房的幕牆的厚度範圍為200毫米。

Schedule of Total Area of Curtain Walls of Each Residential Property in Each Tower
每座每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Flat 單位	Total area of curtain wall of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	2/F 2樓	A	2.239
		B	1.535
	3/F, 5/F 3樓、5樓	A	2.527
		B	1.805
Tower 2 第2座	2/F 2樓	A	2.239
		B	1.535
	3/F, 5/F 3樓、5樓	A	2.527
		B	1.805
Tower 3 第3座	G/F 地下	A	0.873
		B	0.831
	1/F 1樓	A	2.030
		B	1.563
	2/F-3F, 5/F-6F 2樓至3樓、5樓至6樓	A	2.030
		B	1.563
Tower 5 第5座	G/F 地下	A	2.681
	1/F 1樓	A	3.368
	2/F-3F, 5/F-6F 2樓至3樓、5樓至6樓	A	3.368
Tower 6 第6座	B/F, G/F & 1/F 地庫、地下及1樓	A	1.898
	2/F-3F 2樓至3樓	A	1.605
	5/F & 6F 5樓及6樓	A	2.248

Note: 4/F is omitted
備註：不設4樓

Schedule of Total Area of Curtain Walls of Each Villa
每座洋房的幕牆的總面積表

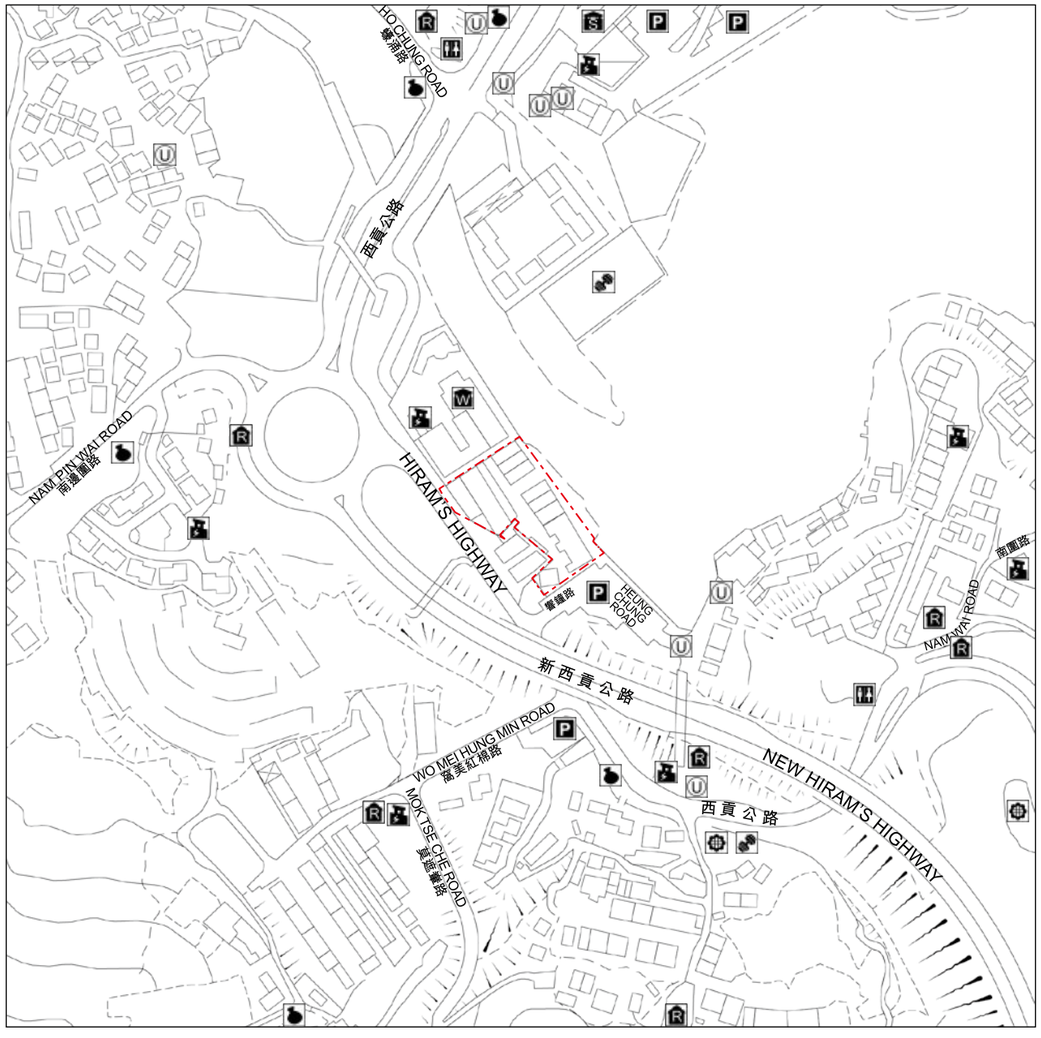
Villa Number 洋房號數	Total area of curtain wall of each villa (sq.m.) 每間洋房的幕牆的總面積(平方米)
Villa 1 洋房 1	1.657
Villa 2 洋房 2	2.521
Villa 3 洋房 3	2.521
Villa 5 洋房 5	2.521
Villa 6 洋房 6	2.521
Villa 8 洋房 8	5.906

Note: Villa 4 and Villa 7 are omitted
備註：不設洋房4和洋房7

Together Management Company Limited is appointed as the Manager of the Development under the Deed of Mutual Covenant and Management Agreement that has been executed.

根據已簽立的發展項目的公契及管理協議，合眾物業管理有限公司獲委任為發展項目的管理人。

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: 0M/米 250M/米
比例：

The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-NE-B dated 29 January 2026 and T7-SE-D dated 1 January 2026 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2026年1月29日出版之數碼地形圖，圖幅編號T11-NE-B及2026年1月1日出版之數碼地形圖，圖幅編號T7-SE-D，有需要處經修正處理。

Notation 圖例

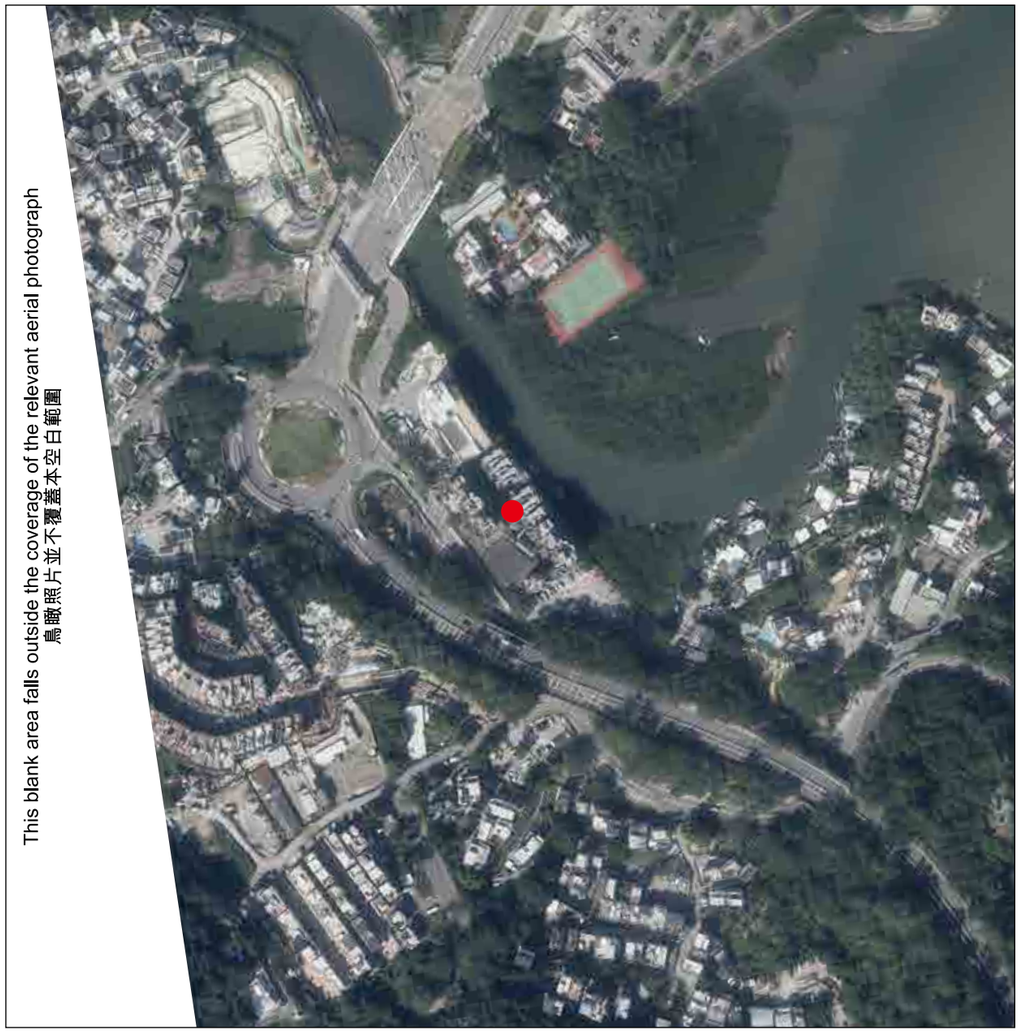
- Power plant (including electricity sub-stations) 發電廠(包括電力分站)
- Public Carpark (including Lorry Park) 公眾停車場(包括貨車停泊處)
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所(包括教堂、廟宇及祠堂)
- Public Utility Installation 公用事業設施裝置
- Social welfare Facilities (including Elderly Centre and Home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

Notes:

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

備註：

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於發展項目的邊界不規則的技術原因，此所在位置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。



● Location of the Development
發展項目的位置

N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E242420C, date of flight: 8 November 2024.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E242420C，飛行日期：2024年11月8日。

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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。

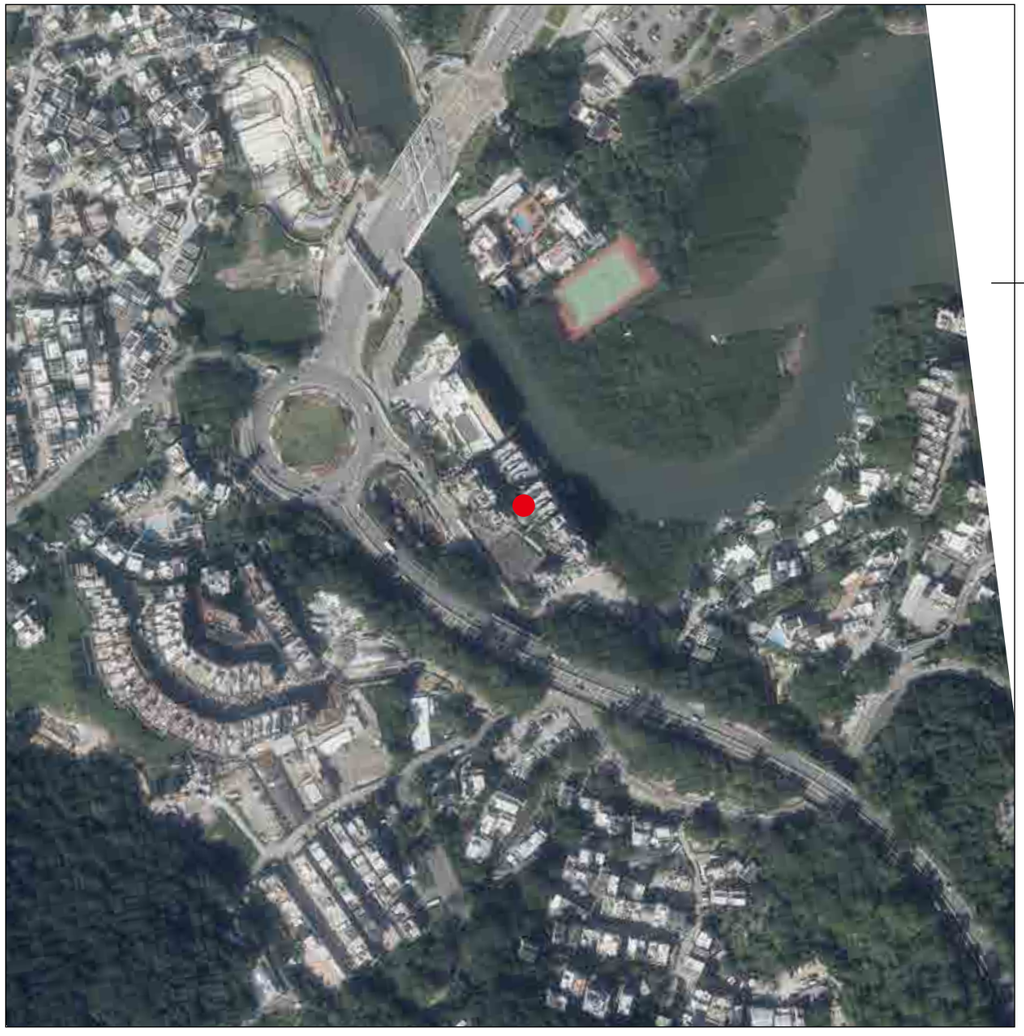
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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

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



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E242421C, date of flight: 8 November 2024.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E242421C，飛行日期：2024年11月8日。

● Location of the Development
發展項目的位置

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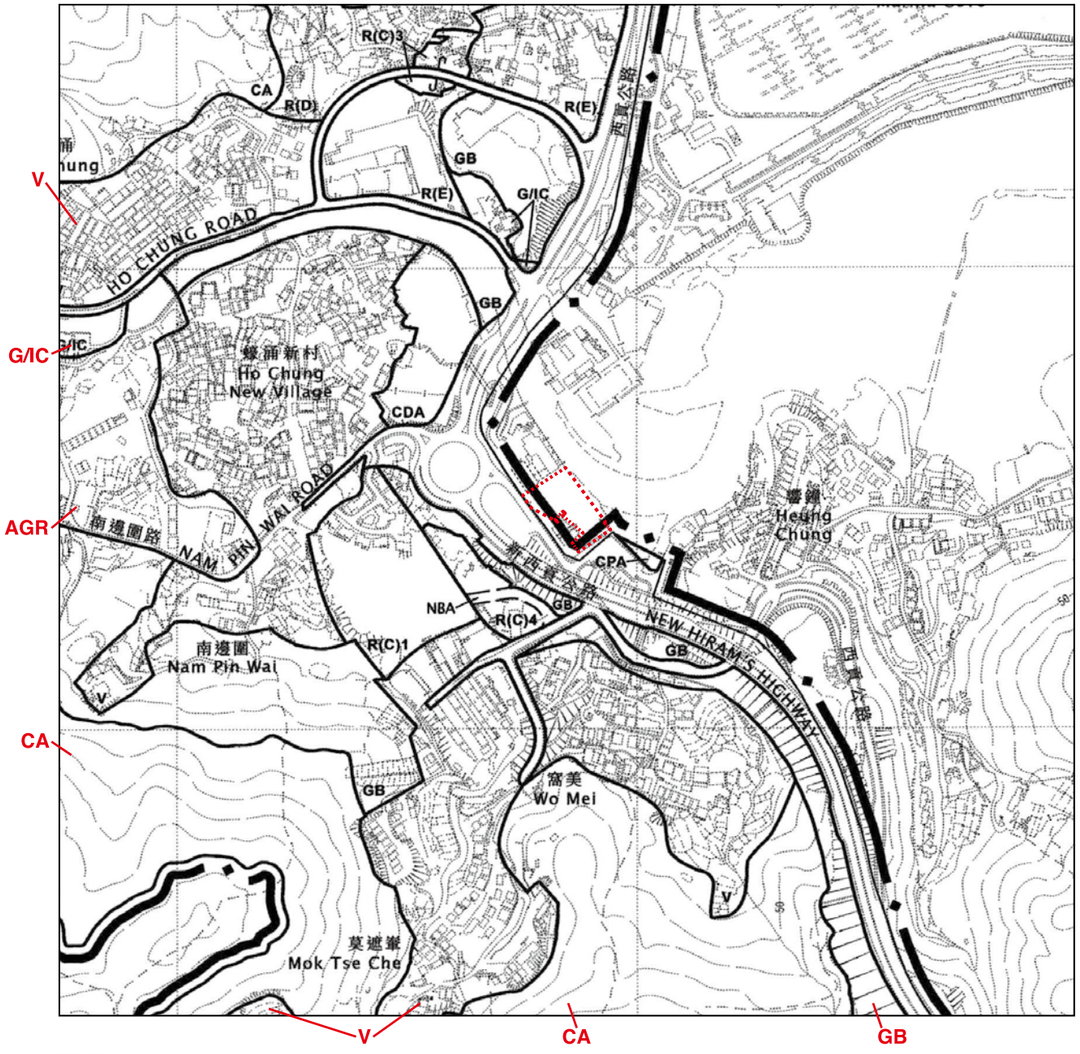
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

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



Location of the Development
發展項目的位置

Scale: 0M/米 500M/米
比例：

Adopted from part of the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/13, gazetted on 26th September 2025, with adjustments where necessary as shown in red.

摘錄自2025年9月26日刊憲之蠔涌分區計劃大綱核准圖編號S/SK-HC/13，有需要處經修正處理，並以紅色顯示。

Notation 圖例

Zones		地帶
Comprehensive Development Area	CDA	綜合發展區
Residential (Group C)	R(C)	住宅（丙類）
Residential (Group D)	R(D)	住宅（丁類）
Residential (Group E)	R(E)	住宅（戊類）
Village Type Development	V	鄉村式發展
Government, Institution or Community	G/IC	政府、機構或社區
Agriculture	AGR	農業
Green Belt	GB	綠化地帶
Conservation Area	CA	自然保育區
Coastal Protection Area	CPA	海岸保護區

Communications		交通
Major Road and Junction		主要道路及路口

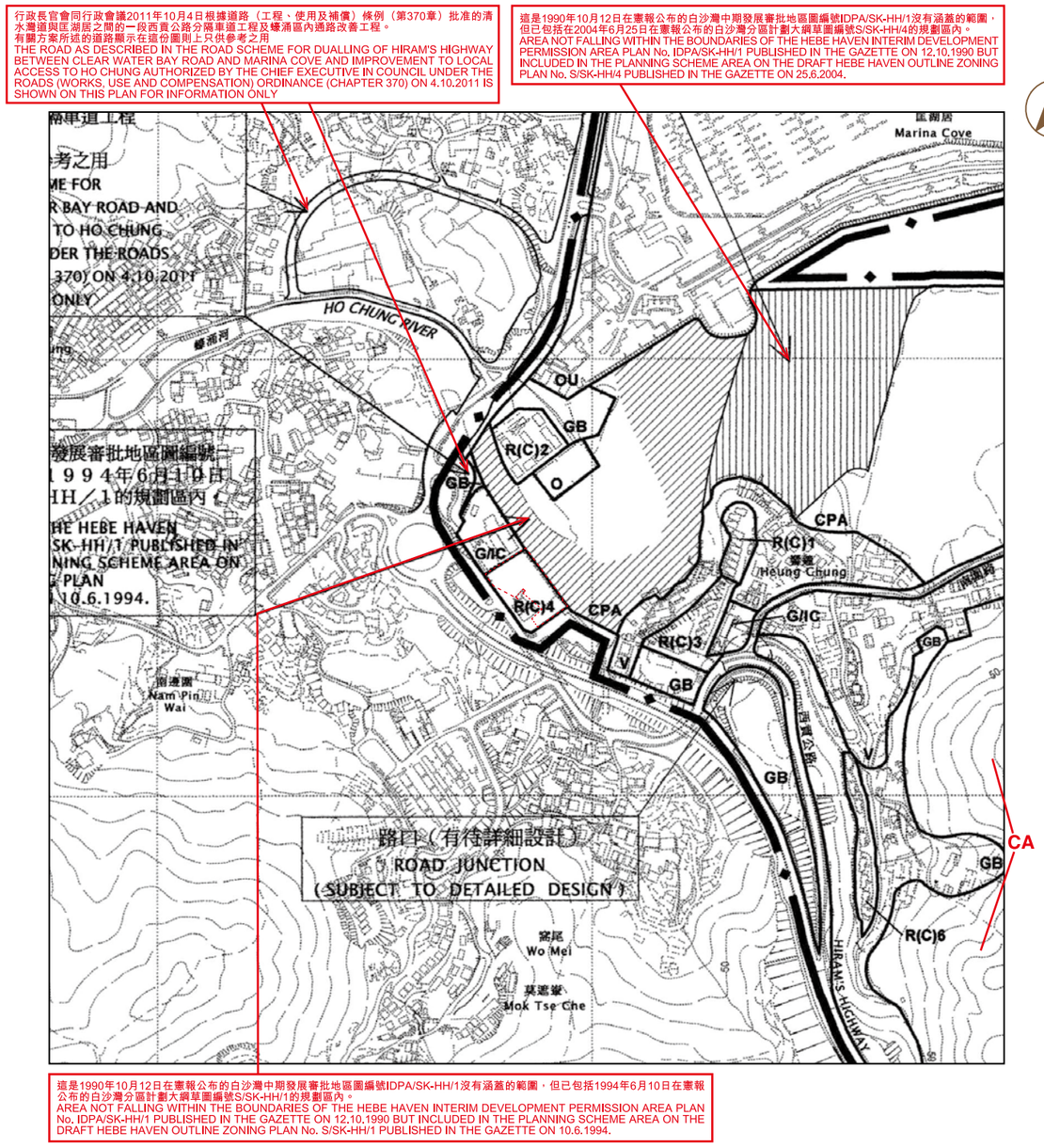
Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線
Non-Building Area	NBA	非建築用地

Notes:

1. The last 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. This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. This 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.

備註：

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



Location of the Development
發展項目的位置

Scale: 0M/米 500M/米
比例：

Notes:

1. The last 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. This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. This 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.

Adopted from part of the Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8, gazetted on 12th June 2020, with adjustments where necessary as shown in red.

摘錄自2020年6月12日刊憲之白沙灣分區計劃大綱核准圖編號S/SK-HH/8，有需要處經修正處理，並以紅色顯示。

Notation 圖例

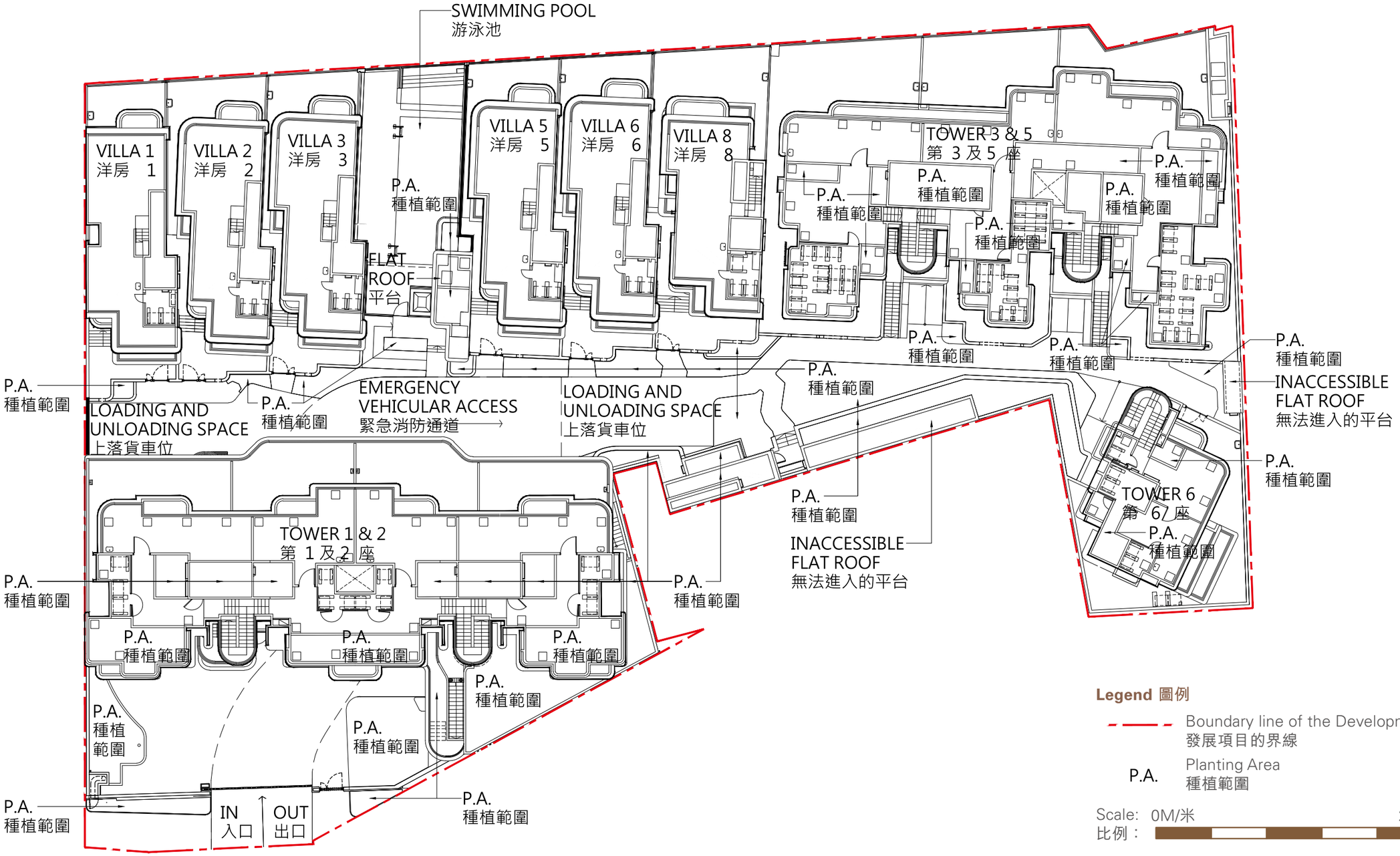
Zones		地帶
Residential (Group C)	R(C)	住宅（丙類）
Village Type Development	V	鄉村式發展
Government, Institution or Community	G/IC	政府、機構或社區
Open Space	O	休憩用地
Other Specified Uses	OU	其他指定用途
Green Belt	GB	綠化地帶
Conservation Area	CA	自然保育區
Coastal Protection Area	CPA	海岸保護區

Communications		交通
Major Road and Junction		主要道路及路口

Miscellaneous		其他
Boundary of Planning Scheme		規劃範圍界線

備註：

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



Legend 圖例

Boundary line of the Development
發展項目的界線

P.A. Planting Area
種植範圍

Scale: 0M/米 20M/米
比例：

Legend of terms and abbreviations used on the floor plans
樓面平面圖中所使用名詞及簡稱之圖例

AC UNIT	= Air-conditioner Unit	= 冷氣機
AC UNIT: T*%-^F	= Air-conditioner Unit: Unit %, ^/F, Tower*	= 冷氣機：第*座^樓%單位
AC UNITS	= Air-conditioner Units	= 冷氣機
AC UNIT: T*-GF-LOBBY	= Air-conditioner Unit: Tower*-G/F-Lobby	= 冷氣機：第*座-地下-大堂
AC UNIT: T*-^F	= Air-conditioner Unit: ^/F, Tower*	= 冷氣機：第*座^樓
ALUM.	= Aluminium	= 鋁
ALUM. FIN.	= Aluminium Fin	= 鋁質鰭
ALUM. CLADDING	= Aluminium Cladding	= 鋁覆蓋板
ALUM. AC GRILLE/ ALUM AC GRILLE	= Aluminium Air Conditioner Grille	= 鋁質冷氣機格柵
ALUM. GRILLE	= Aluminium Grille	= 鋁質格柵
ALUM. ARCH. FEATURE	= Aluminium Architectural Feature	= 鋁質建築裝飾
ARCH. FEATURE	= Architectural Feature	= 建築裝飾
A.D.	= Air Duct	= 通風槽
BAL.	= Balcony	= 露台
BAL. LINE ABOVE	= Balcony Line Above	= 露台線置上
BATH	= Bathroom	= 浴室
BATH 1	= Bathroom 1	= 浴室 1
BATH 2	= Bathroom 2	= 浴室 2
BATH 3	= Bathroom 3	= 浴室 3
BATH 4	= Bathroom 4	= 浴室 4
B.R.1	= Bedroom 1	= 睡房 1
B.R.2	= Bedroom 2	= 睡房 2
B.R.3	= Bedroom 3	= 睡房 3
B.R.4	= Bedroom 4	= 睡房 4
BUILDING LINE ABOVE	= Building Line Above	= 建築線置上
C.W.	= Curtain Wall	= 玻璃幕牆
CANOPY	= Canopy	= 簷篷
CANOPY LINE ABOVE	= Canopy Line Above	= 簷篷線置上
COMMON ROOF	= Common Roof	= 公用天台
COMMON ROOF (REFUGE ROOF)	= Common Roof (Refuge Roof)	= 公用天台（天台庇護處）
DIN.	= Dining Room	= 飯廳
DN	= Down	= 落
DOG HOUSE	= Dog House	= 機電管道房
ELE.	= Electrical Room	= 電力機房
ELE./ELV.	= Electrical Room/Extra-low Voltage Cable Room	= 電力機房/特低壓電線房
EL DUCT	= Electrical Duct	= 電線槽
E.M.C. / EMC.	= Electrical Meter Cabinet	= 電錶櫃
EP	= Electrical Panel	= 電力面板
FLAT ROOF	= Flat Roof	= 平台
F.H.	= Fire Hydrant	= 消防龍頭
F.S. INLET (T3 & BASEMENT)	= Fire Services Inlet (Tower 3 and Basement)	= 第3座及地庫消防入水掣
F.S. INLET (T5)	= Fire Services Inlet (Tower 5)	= 第5座消防入水掣
FS INLET TOWER 6	= Fire Services Inlet (Tower 6)	= 第6座消防入水掣
FOYER	= Foyer	= 門廊
GARDEN	= Garden	= 花園
H.R. / HR	= Hose Reel	= 消防喉轆
H.R. AT L/L	= Hose Reel at Low Level	= 消防喉轆（低位）
INACCESSIBLE FLAT ROOF	= Inaccessible Flat Roof	= 無法進入的平台
KIT.	= Kitchen	= 廚房
LAV.	= Lavatory	= 洗手間
LIFT	= Lift	= 升降機
LIFT CONTROL CABINET	= Lift Control Cabinet	= 升降機控制櫃
LIFT LOBBY	= Lift Lobby	= 升降機大堂

Legend of terms and abbreviations used on the floor plans
樓面平面圖中所使用名詞及簡稱之圖例

LIFT MACHINE ROOM	= Lift Machine Room	= 升降機機房
LIFT SHAFT	= Lift Shaft	= 升降機糟
LIGHT WELL	= Light Well	= 光井
LIV.	= Living Room	= 客廳
LOBBY	= Lobby	= 大堂
MAINTENANCE FEATURE	= Maintenance Feature	= 維修裝飾
MAINTENANCE SPACE	= Maintenance Space	= 維修空間
M. BATH	= Master Bathroom	= 主人浴室
M.B.R	= Master Bedroom	= 主人睡房
P.A.	= Planting Area	= 種植範圍
P.D.	= Pipe Duct	= 管槽
P.D. & FS	= Pipe Duct and Fire Services	= 管槽及消防裝置
POWDER ROOM	= Powder Room	= 化妝間
PRIVATE FLAT ROOF	= Private Flat Roof	= 私人平台
PRIVATE LIFT LOBBY	= Private Lift Lobby	= 私人升降機大堂
PRIVATE ROOF	= Private Roof	= 私人天台
PRIVATE PARKING SPACE	= Private Carpark Space	= 私人停車位
RC CANOPY / R.C. CANOPY	= Reinforced Concrete Canopy	= 鋼筋混凝土簷蓬
RC PLINTH / R.C. PLINTH	= Reinforced Concrete Plinth	= 鋼筋混凝土基座
SPR. INLET (T3)	= Sprinkler Inlet (Tower 3)	= 消防花灑入水掣(第3座)
SPR. CONTROL VALVES SET (T3)	= Sprinkler Control Valves Set (Tower 3)	= 消防花灑控制閥(第3座)
ST.	= Store Room	= 儲物房
STONE CLADDING	= Stone Cladding	= 石覆蓋板
TOWER 1	= Tower 1	= 第1座
TOWER 2	= Tower 2	= 第2座
TOWER 3	= Tower 3	= 第3座
TOWER 5	= Tower 5	= 第5座
TOWER 6	= Tower 6	= 第6座
TOP ROOF	= Top Roof	= 頂層天台
U.P.	= Utility Platform	= 工作平台
U.P. LINE ABOVE	= Utility Platform Line Above	= 工作平台線置上
UP	= Up	= 上
UT.	= Utility	= 工作間
WALK IN CLOSET	= Walk in Closet	= 衣帽間
WMC / W.M.C.	= Water Meter Cabinet	= 水錶櫃

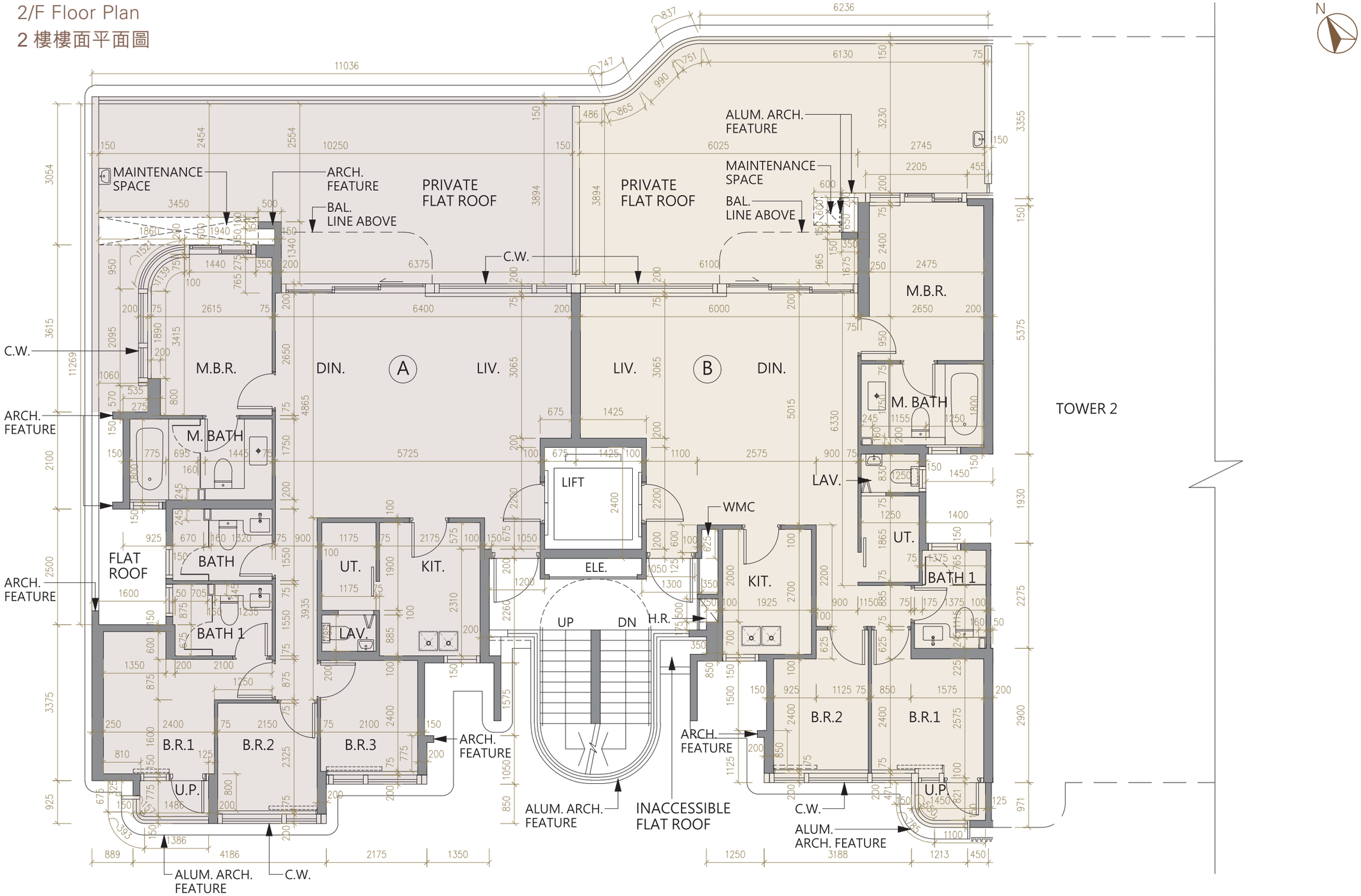
Notes :

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some utilities and some lavatories.
- There are exposed pipes located at the upper part of some utility platforms and some balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for indication of approximate location only.
- The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.

備註：

- 部份樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或冷氣機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部份住宅單位天花有跌級樓板(供樓上單位之機電設備)及/或假天花內裝置冷氣裝備及/或其他機電設備。
- 部份工作間及部份洗手間內裝有外露喉管。
- 部份工作平台及部份露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。
- 部份單位之天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。

Tower 1 | 2/F Floor Plan
第 1 座 | 2 樓樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 1 | 2/F Floor Plan
第 1 座 | 2 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 1 第1座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F 2樓	2800, 3050, 3150	2800, 3050, 3150
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200	150, 200

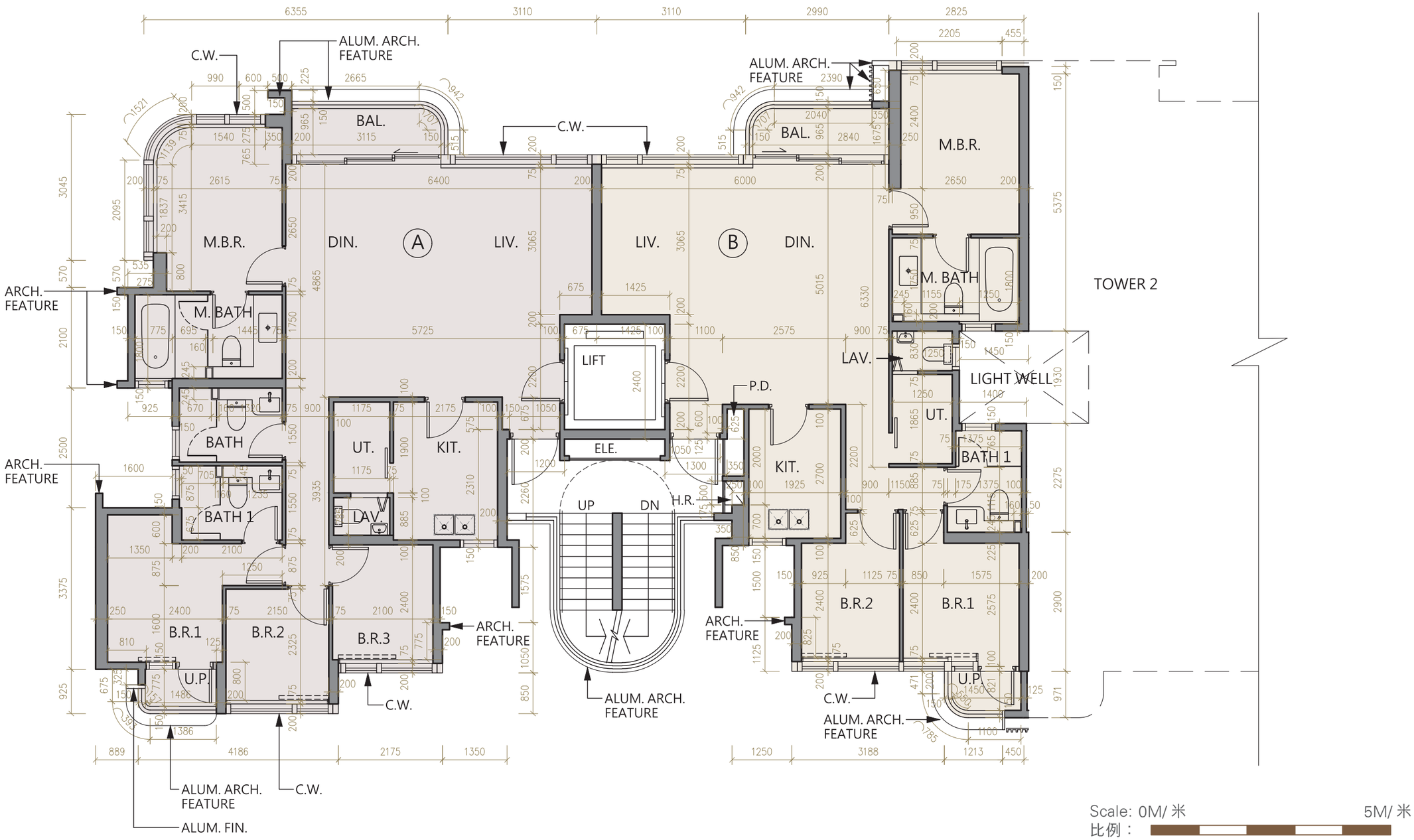
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 1 | 3/F, 5/F Floor Plan
第 1 座 | 3 樓、5 樓樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 1 | 3/F, 5/F Floor Plan
第 1 座 | 3 樓、5 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 1 第1座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3/F 3樓	3150	3150
		5/F 5樓	3400, 3550, 3750	3400, 3550, 3750
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150, 200	150, 200
		5/F 5樓	150, 250	150, 200

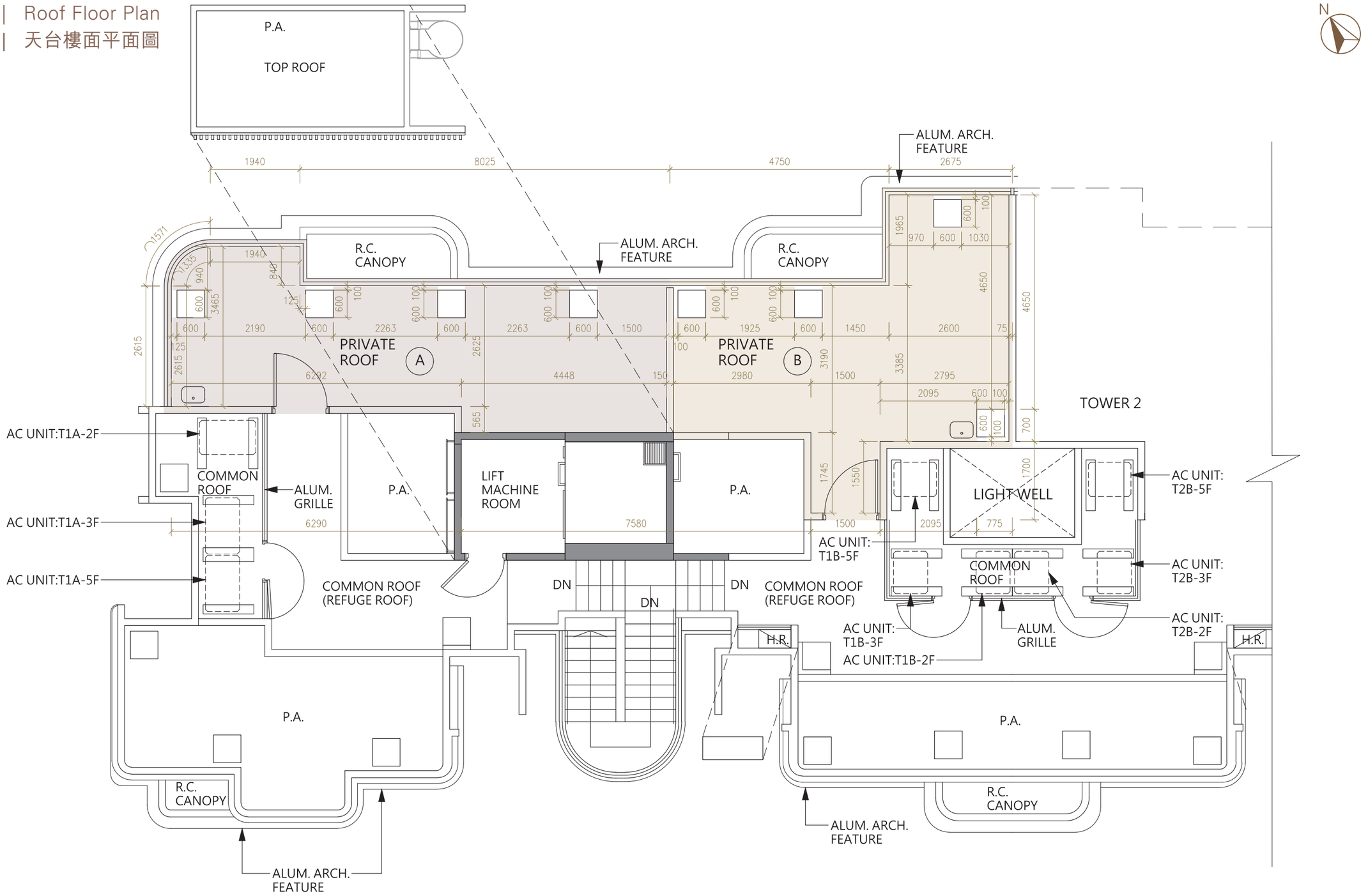
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Tower 1 | Roof Floor Plan
第 1 座 | 天台樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 1 | Roof Floor Plan
第 1 座 | 天台樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 1 第1座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Roof 天台	Not applicable 不適用	Not applicable 不適用
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		Not applicable 不適用	Not applicable 不適用

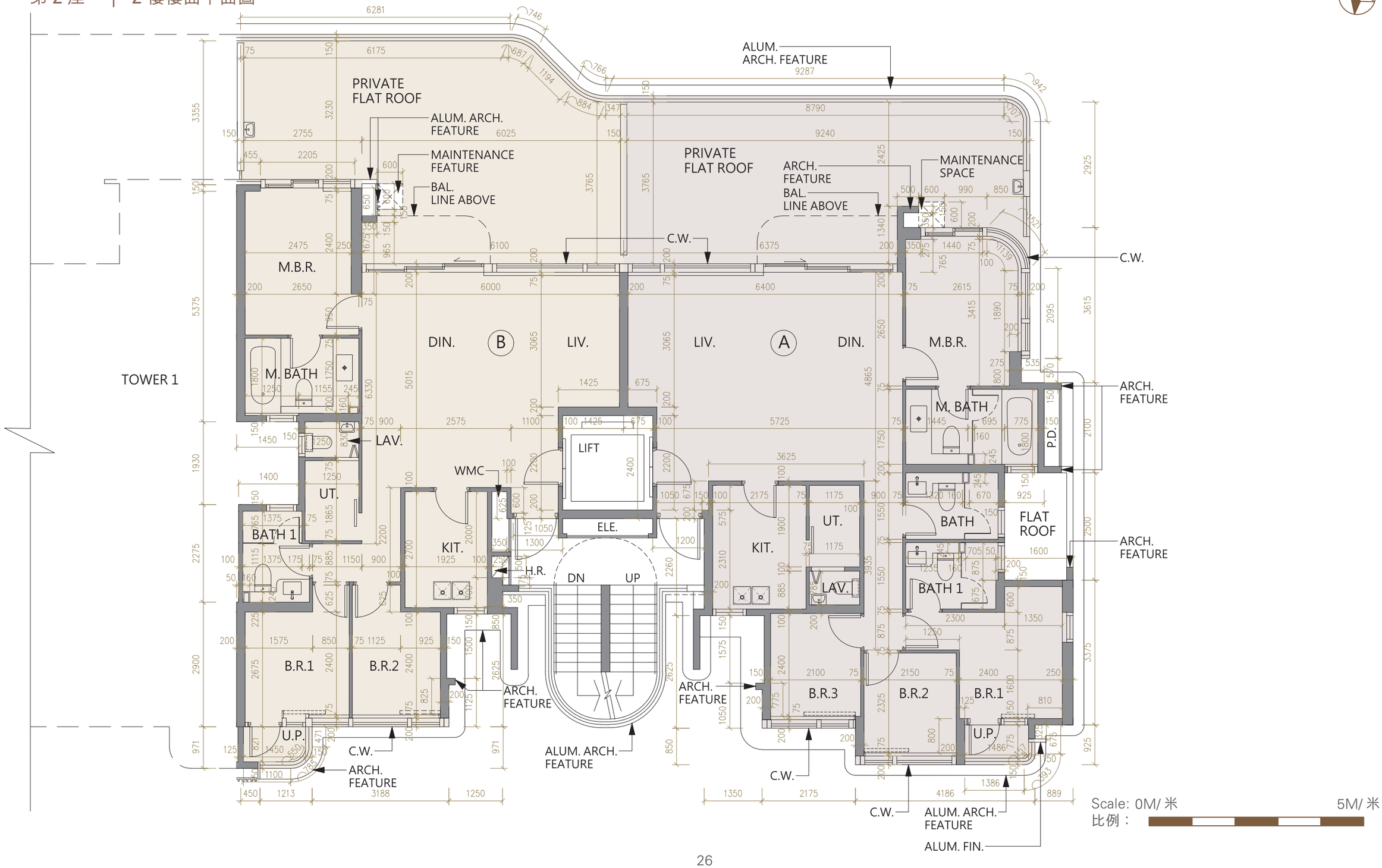
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Tower 2 | 2/F Floor Plan
第 2 座 | 2 樓樓面平面圖



Tower 2 | 2/F Floor Plan
第 2 座 | 2 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 2 第2座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F 2樓	2800, 3050, 3150	2800, 3050, 3150
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200	150, 200

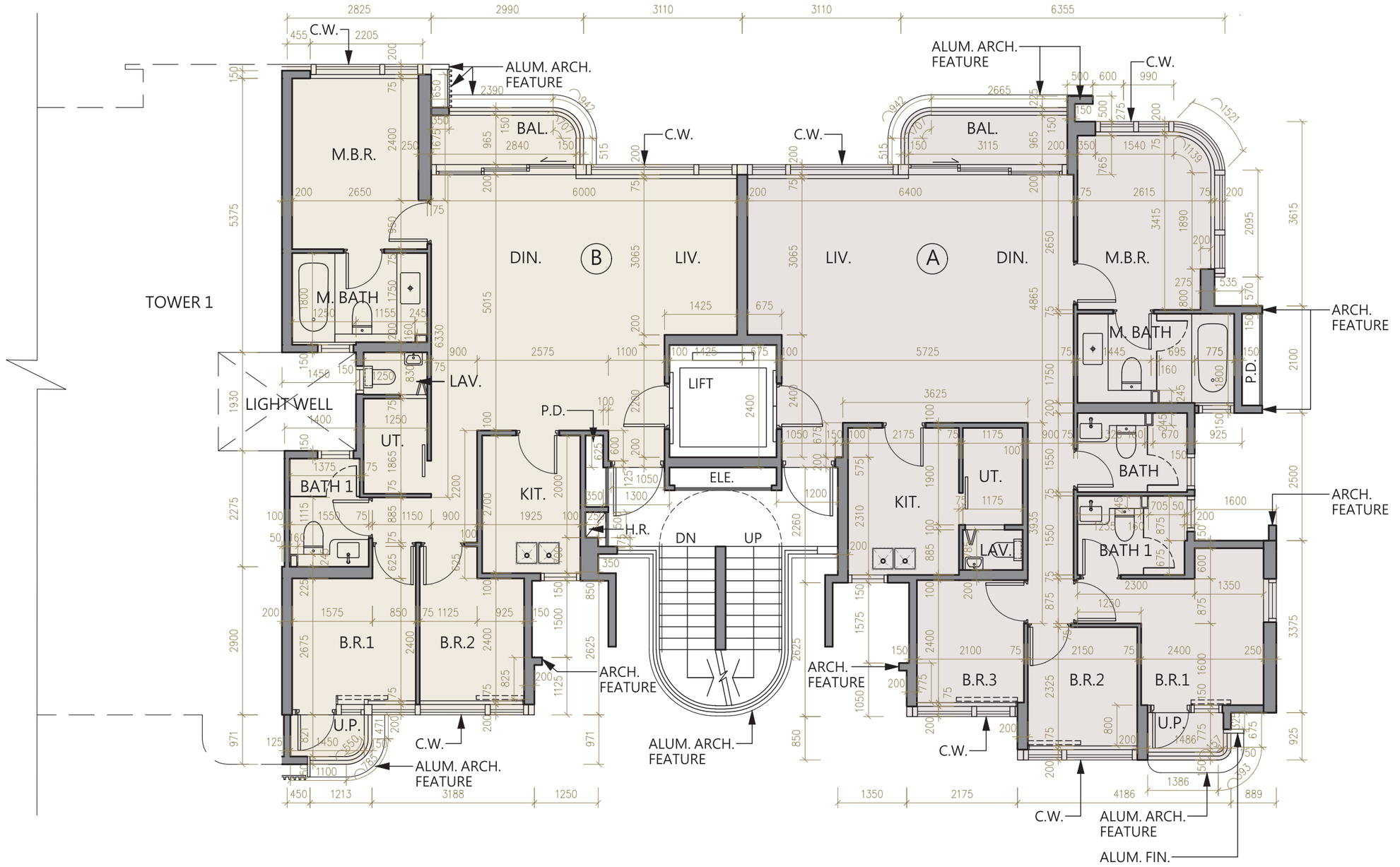
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Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
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2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 2 | 3/F, 5/F Floor Plan
第 2 座 | 3 樓、5 樓樓面平面圖



Tower 2 | 3/F, 5/F Floor Plan
第 2 座 | 3 樓、5 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 2 第2座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3/F 3樓	3150	3150
		5/F 5樓	3400, 3550, 3750	3400, 3550, 3750
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150, 200	150, 200
		5/F 5樓	150, 250	150, 200

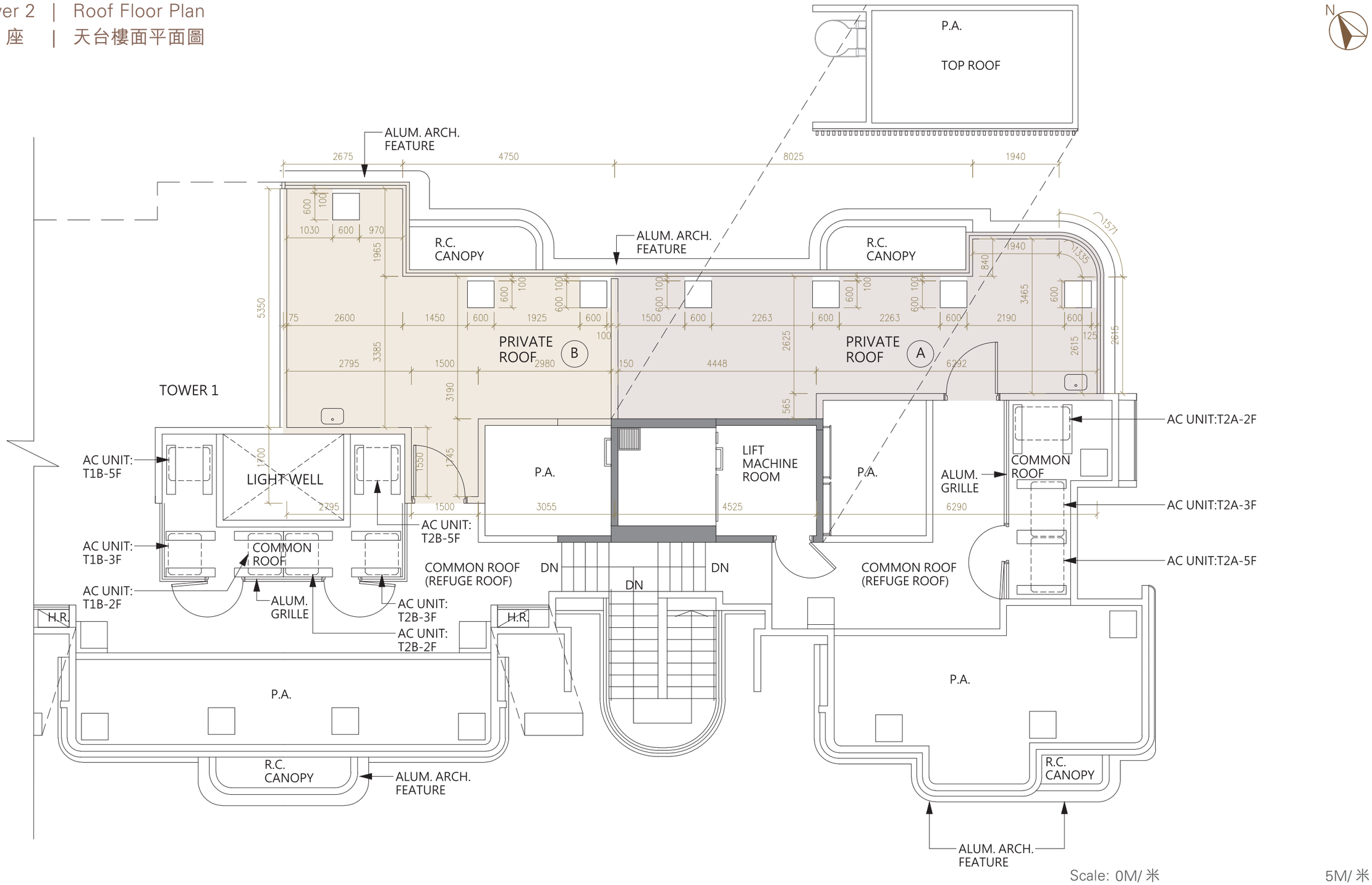
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Tower 2 | Roof Floor Plan
第 2 座 | 天台樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 2 | Roof Floor Plan
第 2 座 | 天台樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 2 第2座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Roof 天台	Not applicable 不適用	Not applicable 不適用
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		Not applicable 不適用	Not applicable 不適用

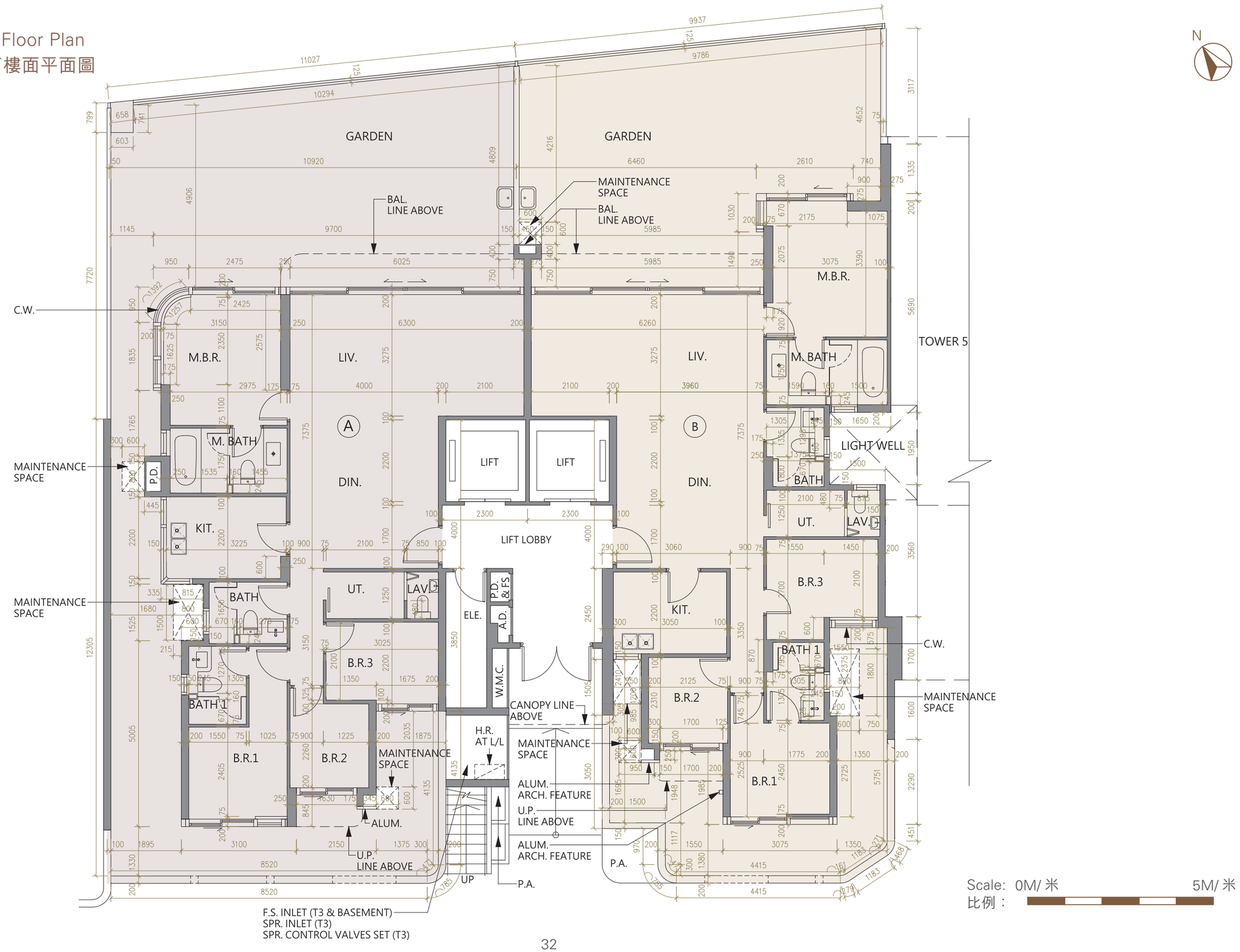
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備註：
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2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 3 | G/F Floor Plan
第 3 座 | 地下樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 3 | G/F Floor Plan
第 3 座 | 地下樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 3 第3座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	G/F 地下	3500	3500
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200	150, 200

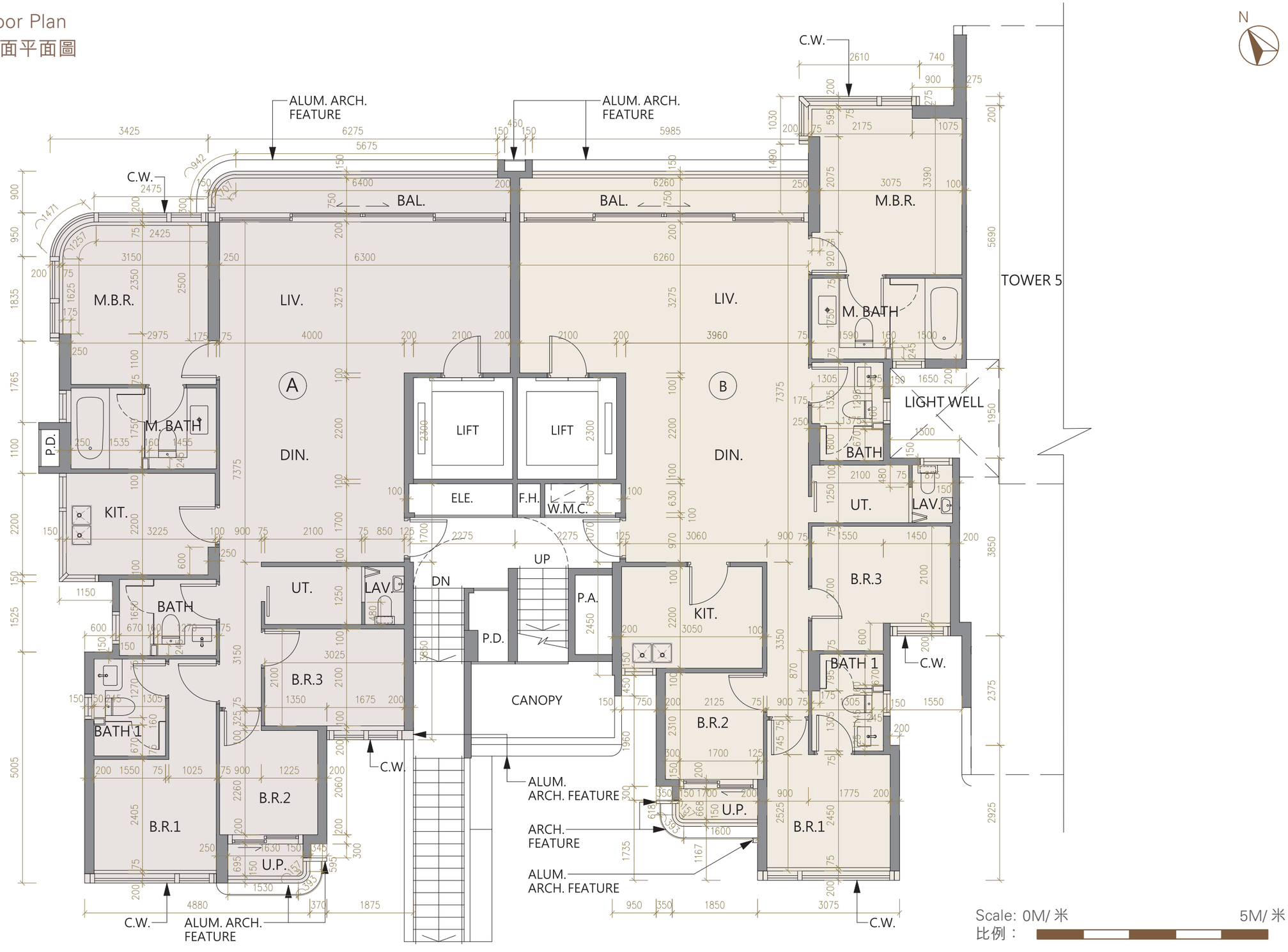
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Tower 3 | 1/F Floor Plan
第 3 座 | 1 樓樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 3 | 1/F Floor Plan
第 3 座 | 1 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 3 第3座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	1/F 1樓	3200	3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200	150, 200

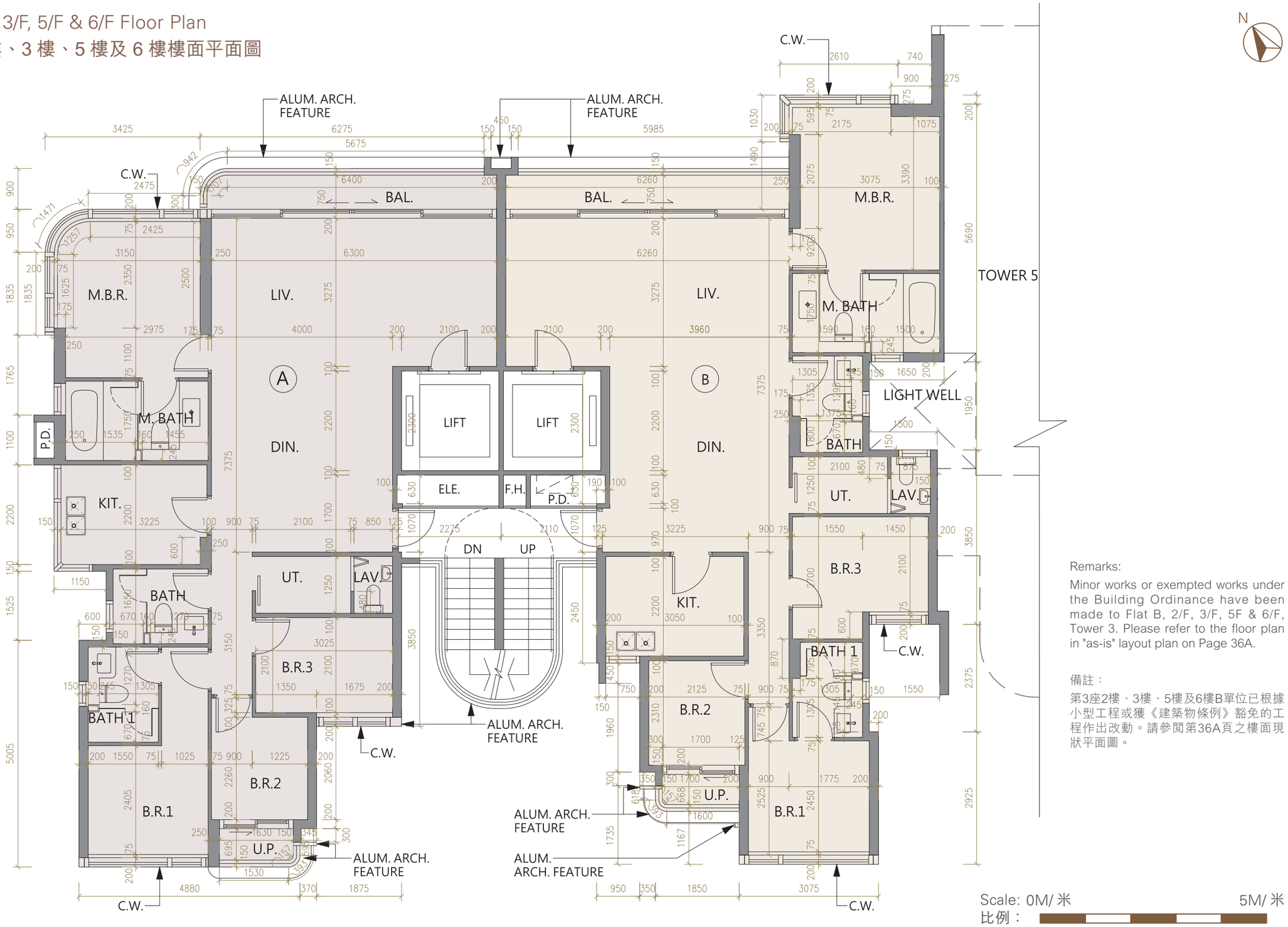
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 3 | 2/F, 3/F, 5/F & 6/F Floor Plan
第 3 座 | 2 樓、3 樓、5 樓及 6 樓樓面平面圖



Remarks:

Minor works or exempted works under the Building Ordinance have been made to Flat B, 2/F, 3/F, 5F & 6/F, Tower 3. Please refer to the floor plan in "as-is" layout plan on Page 36A.

備註：

第3座2樓、3樓、5樓及6樓B單位已根據小型工程或獲《建築物條例》豁免的工程作出改動。請參閱第36A頁之樓面現狀平面圖。

Scale: 0M/ 米 5M/ 米
比例：

Tower 3 | 2/F, 3/F, 5/F & 6/F Floor Plan
第 3 座 | 2 樓、3 樓、5 樓及 6 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 3 第3座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F, 3/F, 5/F 2樓、3樓、5樓	3200	3200
		6/F 6樓	3450, 3600, 3800	3450, 3600, 3800
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F, 3/F, 5/F 2樓、3樓、5樓	150, 200	150, 200
		6/F 6樓	150, 235	150, 235

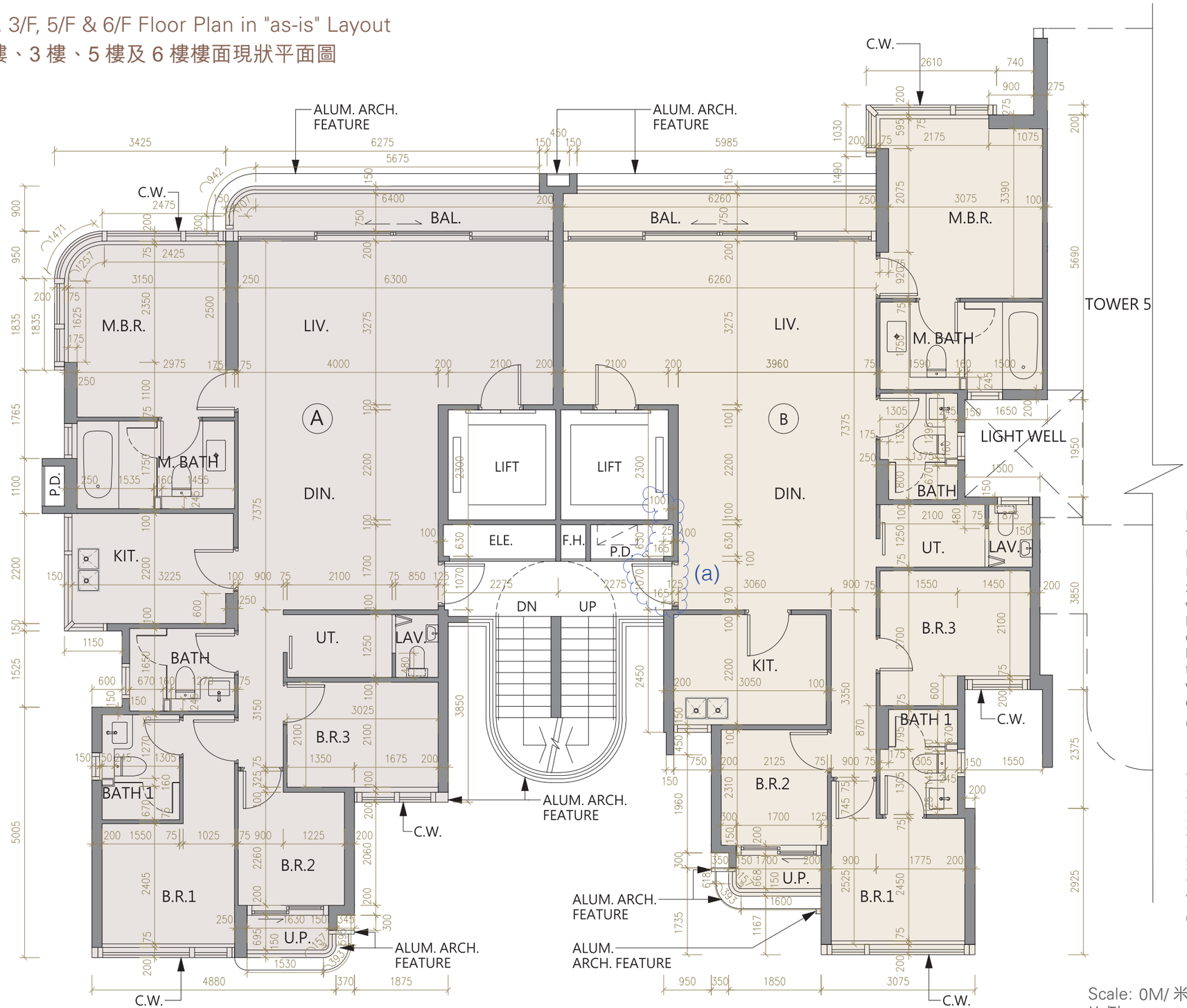
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 3 | 2/F, 3/F, 5/F & 6/F Floor Plan in "as-is" Layout
第 3 座 | 2 樓、3 樓、5 樓及 6 樓樓面現狀平面圖



Remarks:

This page is the additional information mentioned in the remarks on Page 36.

Flat B on 2/F, 3/F, 5/F and 6/F of Tower 3 have been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of alterations is indicated on this floor plan in "as-is" layout. Alteration works for Flat B on 2/F, 3/F, 5/F and 6/F of Tower 3 include:

(a) Modification of the location of entrance door and non-load bearing wall

備註：

本頁是第36頁備註附加資料。

第3座2樓、3樓、5樓及6樓B單位在發展項目落成後根據小型工程或獲《建築物條例》豁免的工程而有所改動，該等改動的大概位置已於本樓面現狀平面圖中作標示。第3座2樓、3樓、5樓及6樓B單位的改動工程包括：

(a) 更改大門及非承重牆的位置

Scale: 0M/ 米 5M/ 米
比例：

Tower 3 | 2/F, 3/F, 5/F & 6/F Floor Plan in "as-is" Layout
第 3 座 | 2 樓、3 樓、5 樓及 6 樓樓面現狀平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 3 第3座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F, 3/F, 5/F 2樓、3樓、5樓	3200	3200
		6/F 6樓	3450, 3600, 3800	3450, 3600, 3800
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F, 3/F, 5/F 2樓、3樓、5樓	150, 200	150, 200
		6/F 6樓	150, 235	150, 235

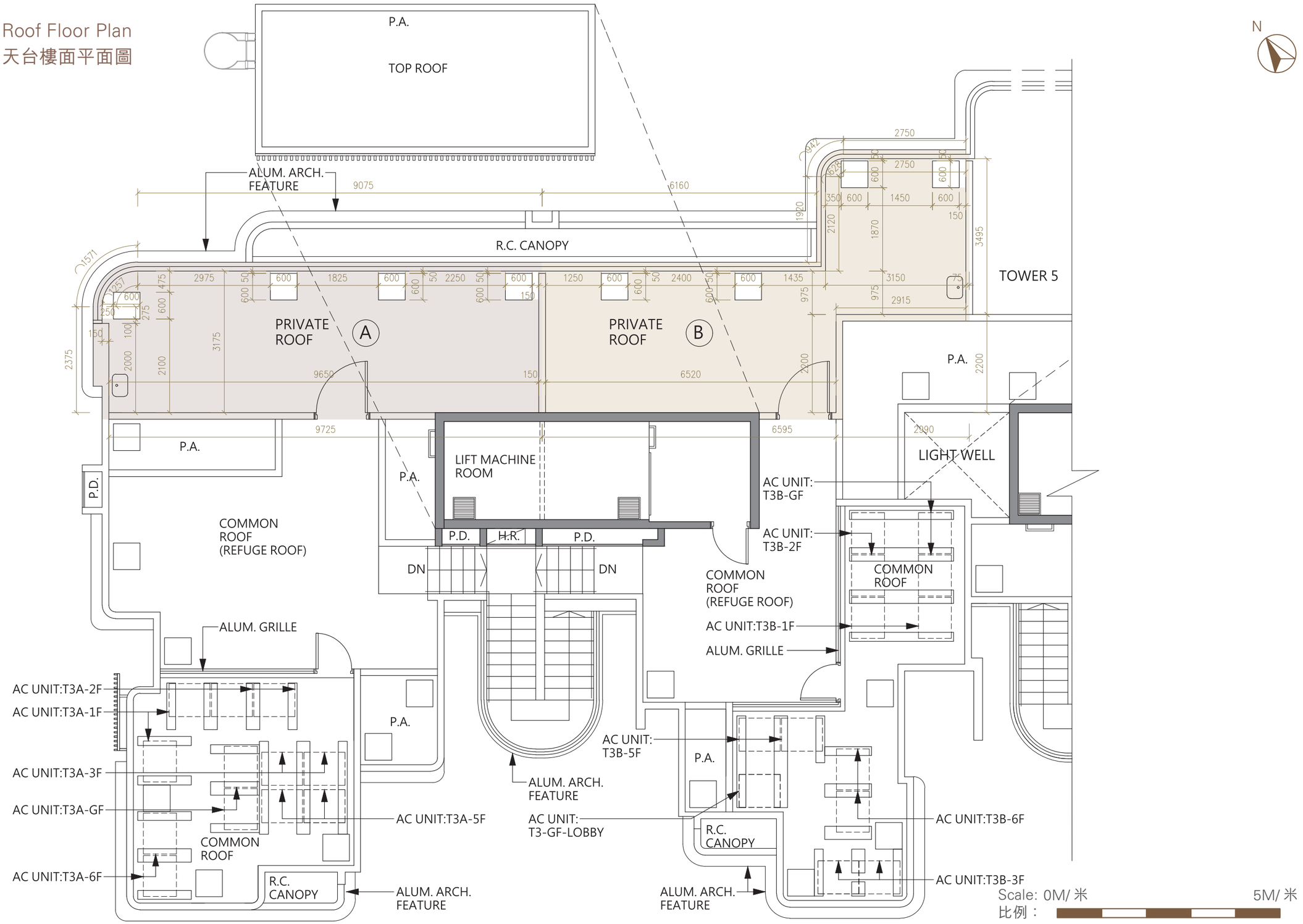
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 3 | Roof Floor Plan
第 3 座 | 天台樓面平面圖



Tower 3 | Roof Floor Plan
第 3 座 | 天台樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 3 第3座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Roof 天台	Not applicable 不適用	Not applicable 不適用
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		Not applicable 不適用	Not applicable 不適用

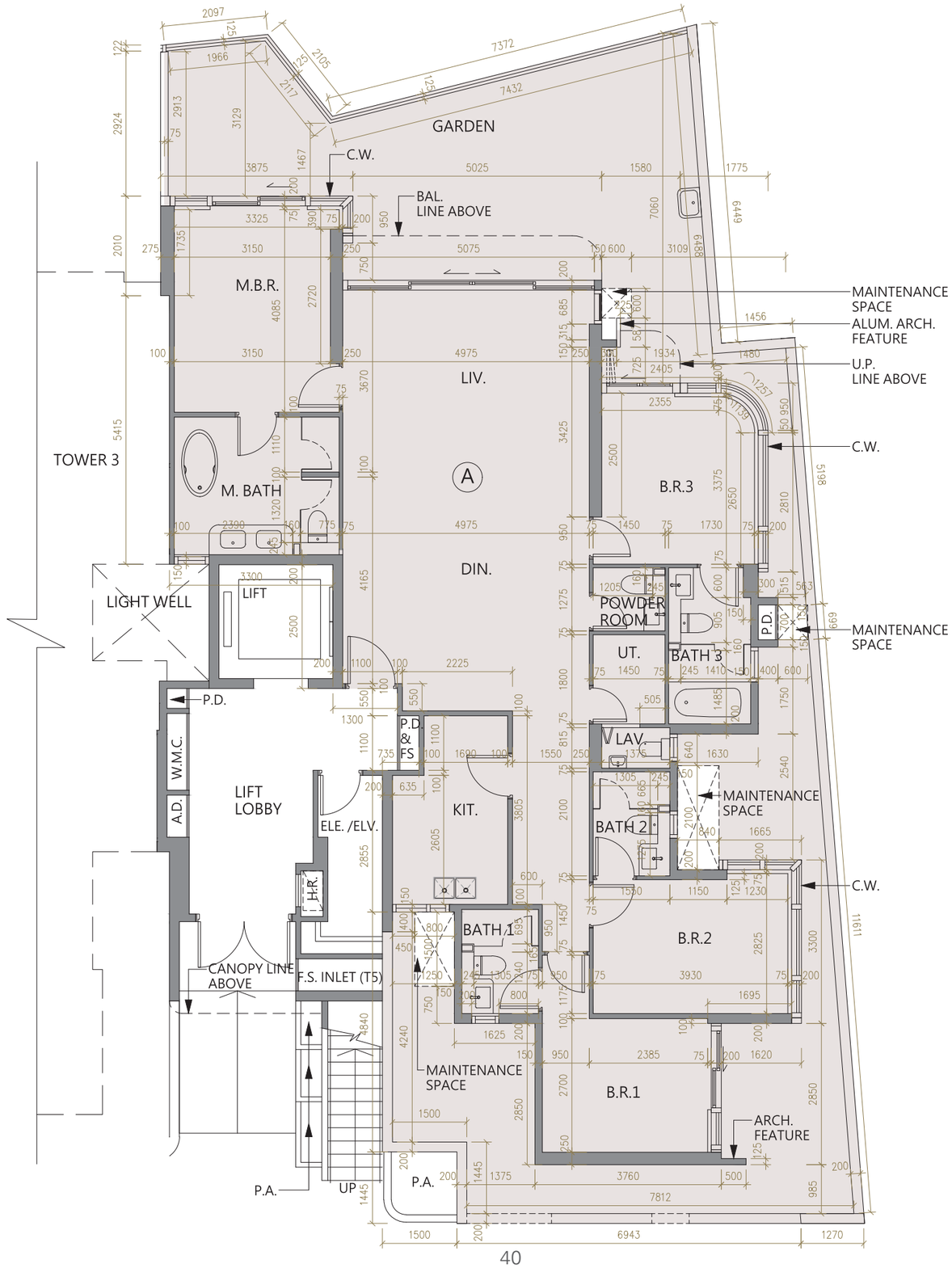
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | G/F Floor Plan
第 5 座 | 地下樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Tower 5 | G/F Floor Plan
第 5 座 | 地下樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	G/F 地下	3500
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200

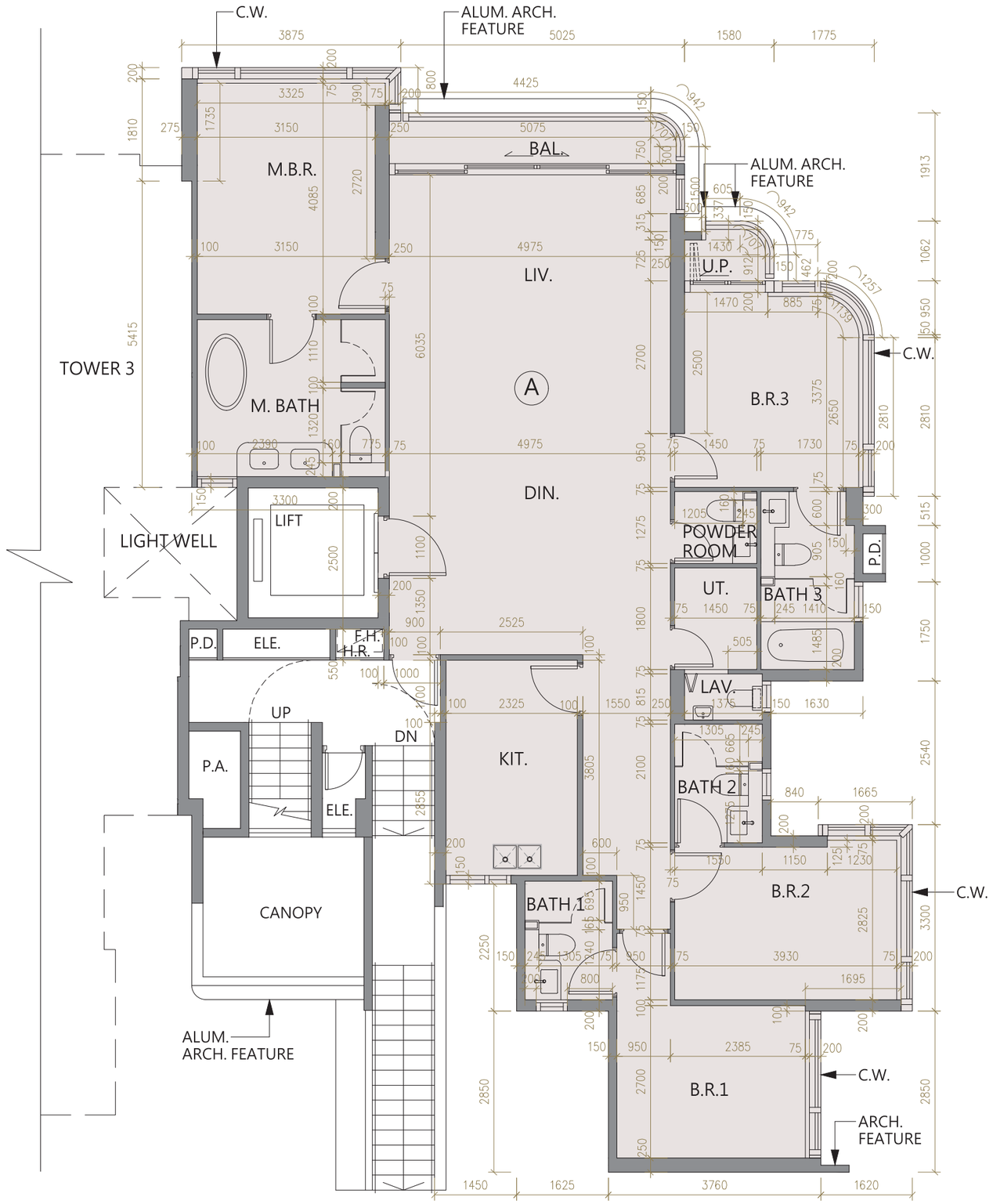
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | 1/F Floor Plan
第 5 座 | 1 樓樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Tower 5 | 1/F Floor Plan
第 5 座 | 1 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	1/F 1樓	3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200

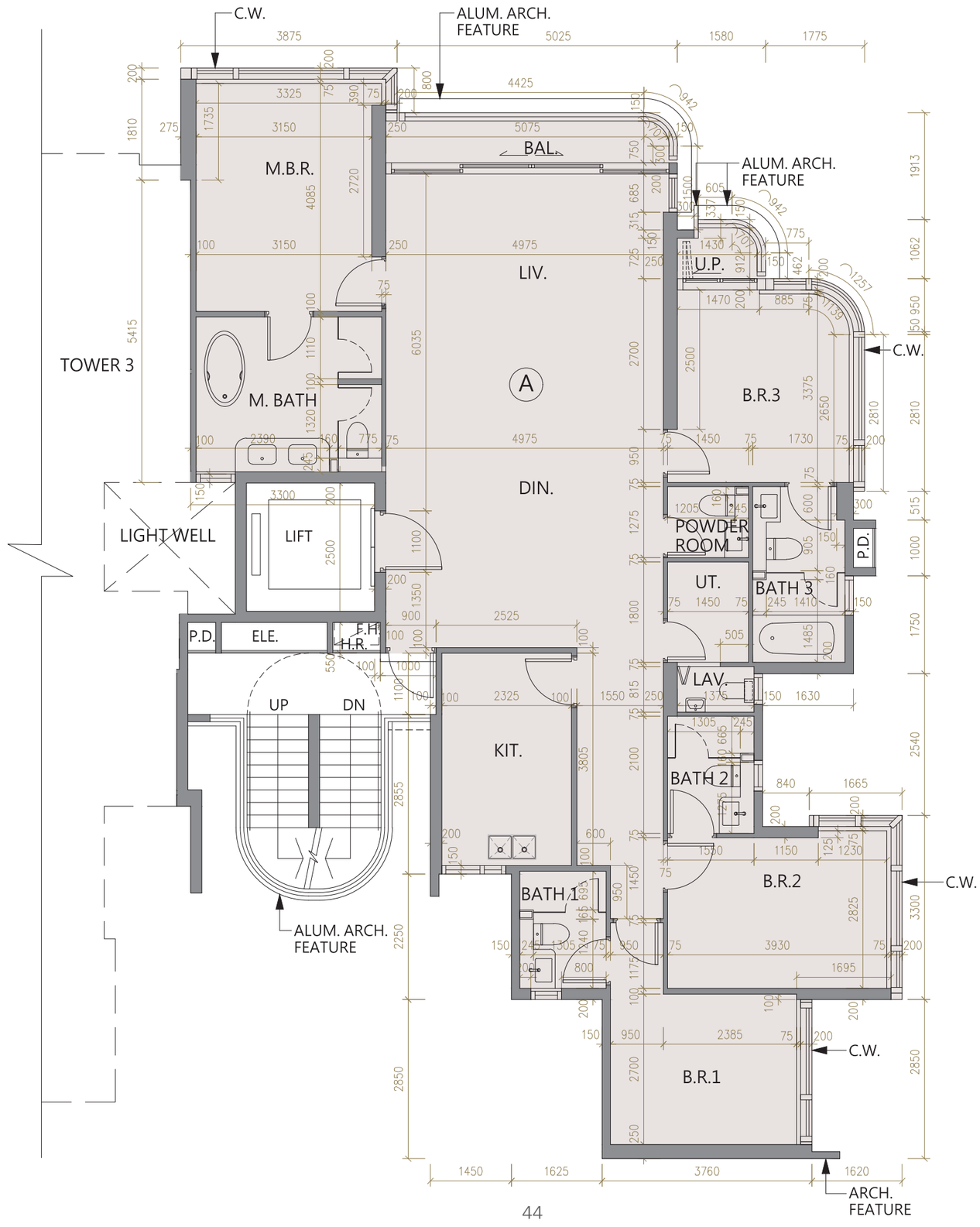
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | 2/F Floor Plan
第 5 座 | 2 樓樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Tower 5 | 2/F Floor Plan
第 5 座 | 2 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F 2樓	3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200

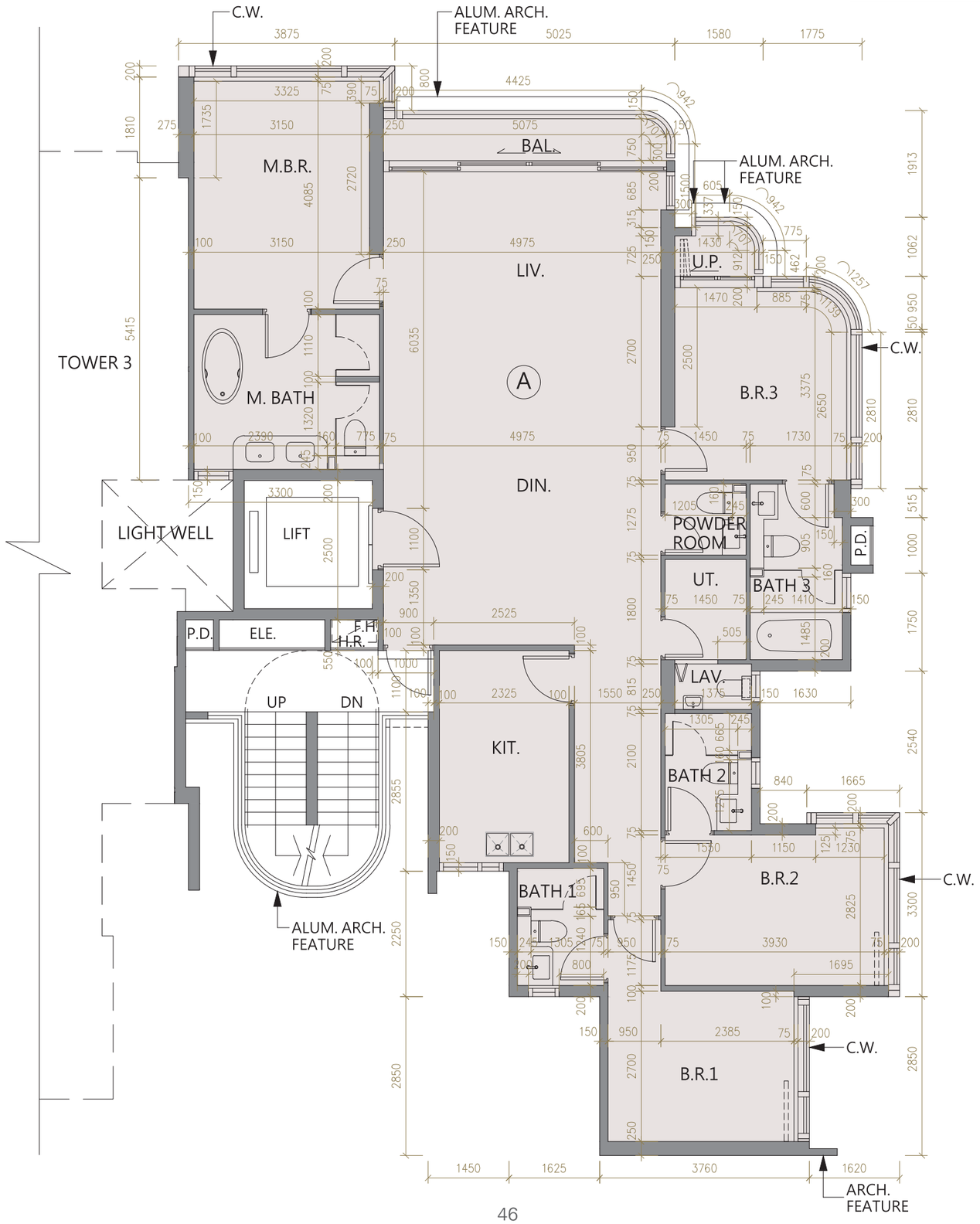
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | 3/F & 6/F Floor Plan
第 5 座 | 3 樓及 6 樓樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Tower 5 | 3/F & 6/F Floor Plan
第 5 座 | 3 樓及 6 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3/F 3樓	3200
		6/F 6樓	3450, 3600, 3800
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150, 200
		6/F 6樓	150, 235

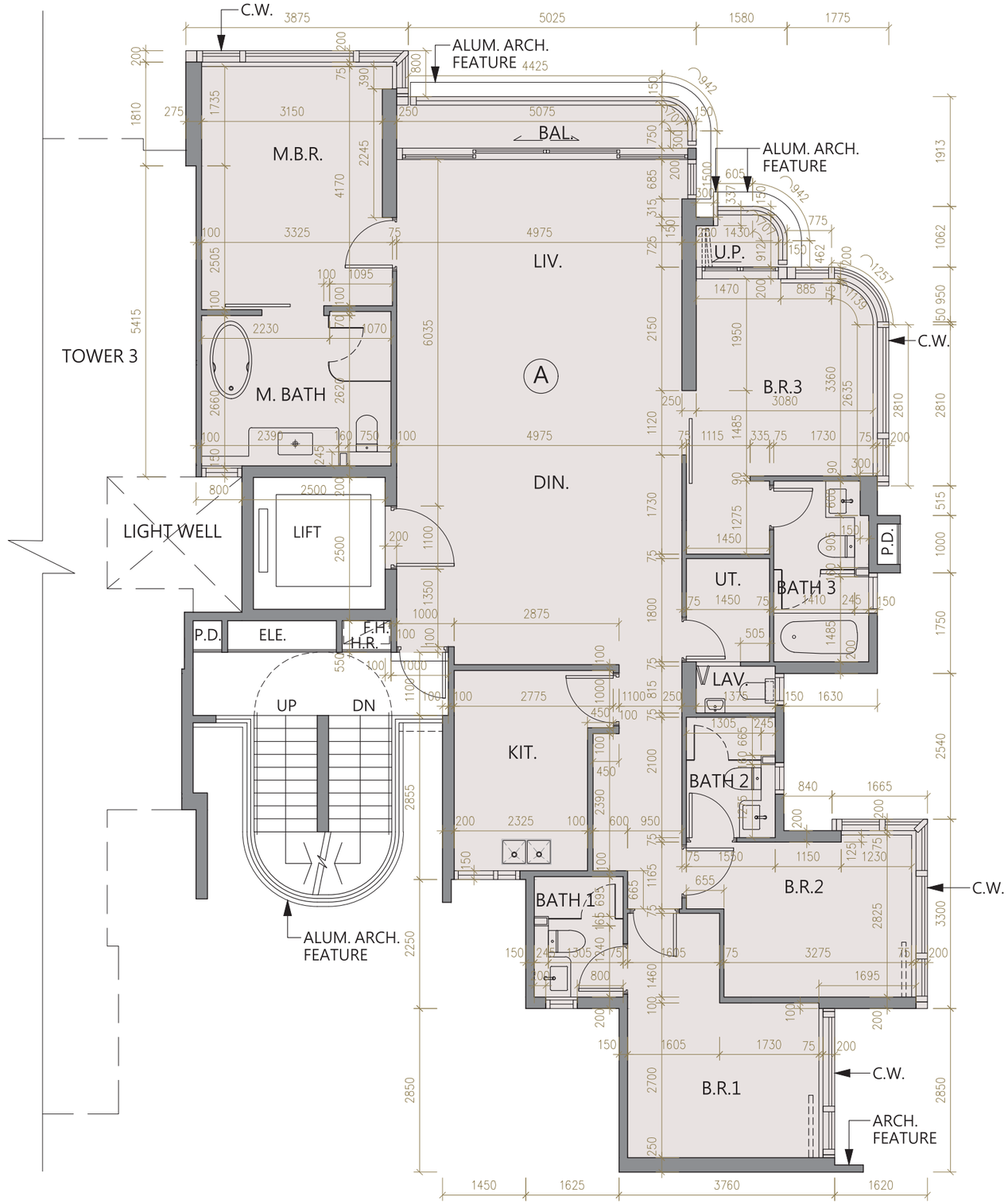
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | 5/F Floor Plan
第 5 座 | 5 樓樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Tower 5 | 5/F Floor Plan
第 5 座 | 5 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	5/F 5樓	3200
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150, 200

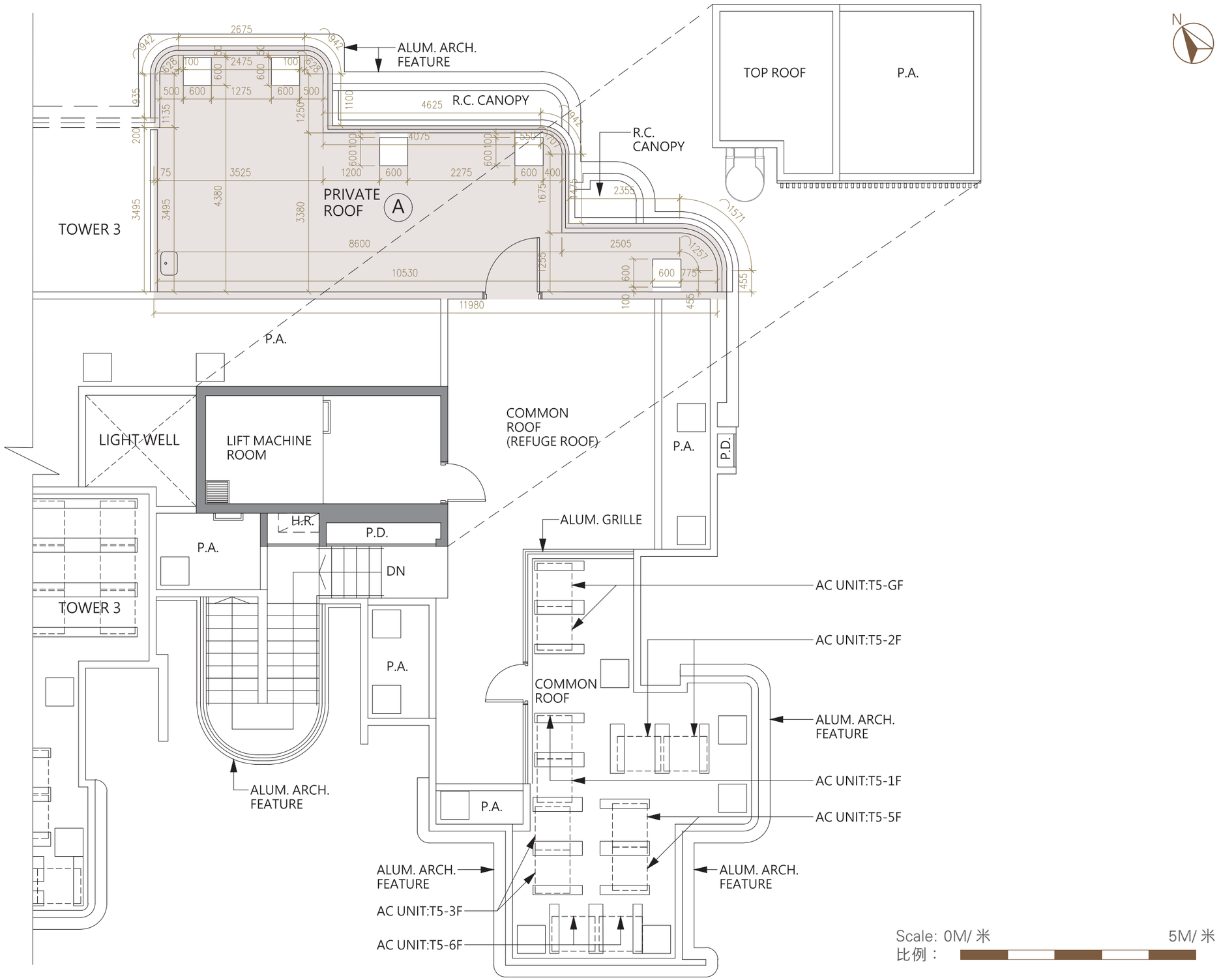
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 5 | Roof Floor Plan
第 5 座 | 天台樓面平面圖



Tower 5 | Roof Floor Plan
第 5 座 | 天台樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位	
			A	B
Tower 5 第5座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Roof 天台	Not applicable 不適用	Not applicable 不適用
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		Not applicable 不適用	Not applicable 不適用

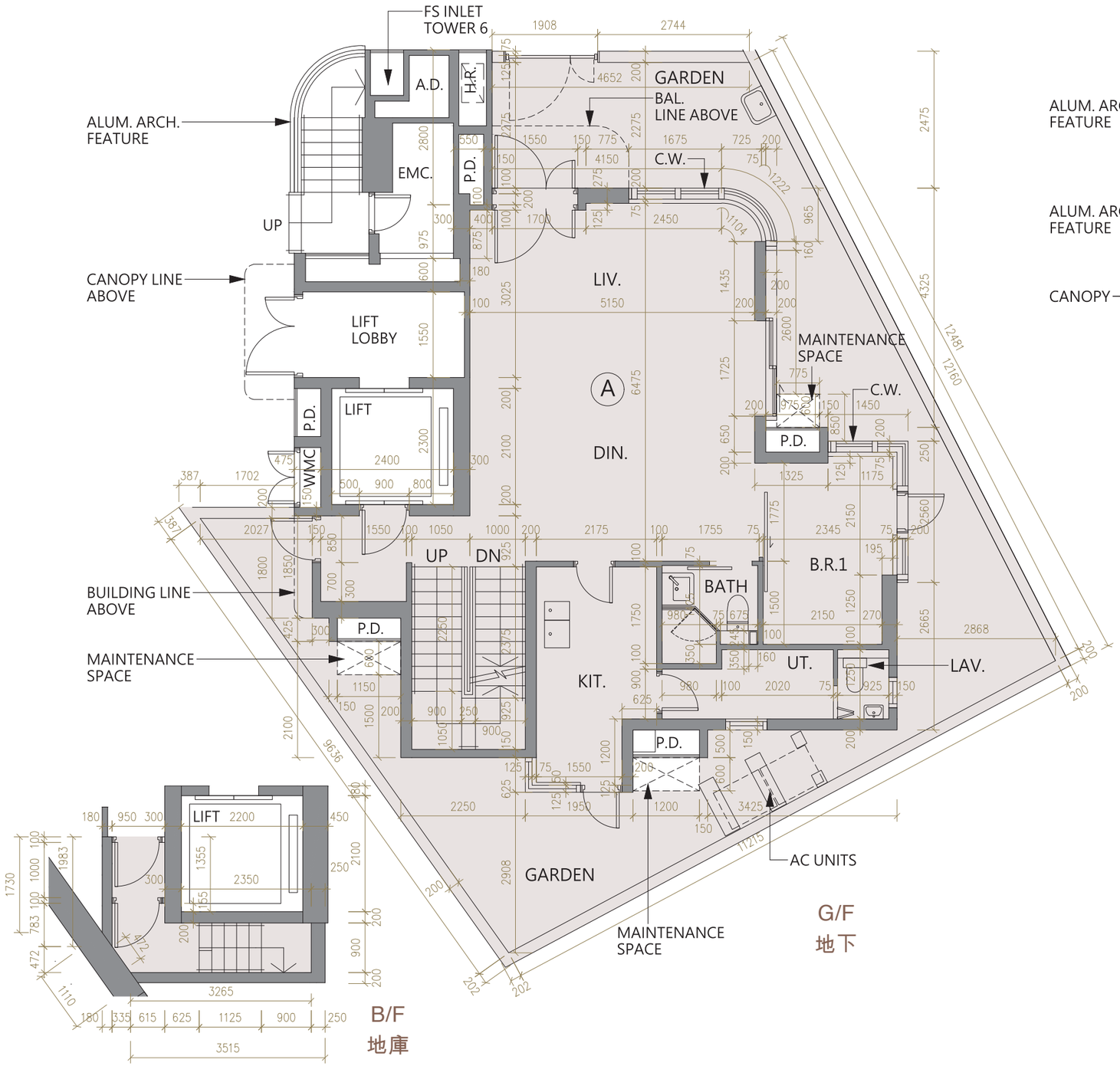
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

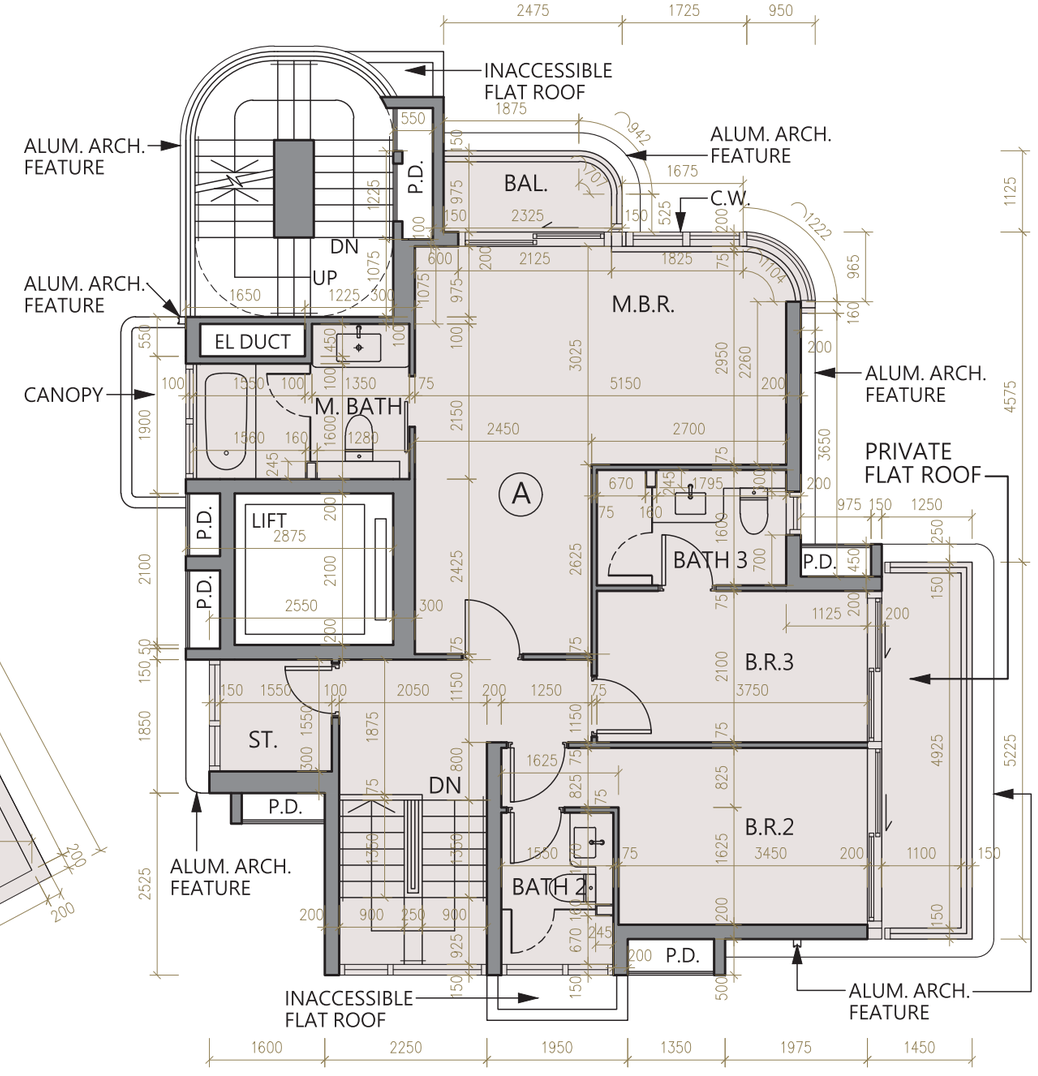
備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 6 | B/F, G/F & 1/F Floor Plan
第 6 座 | 地庫、地下及 1 樓樓面平面圖



G/F
地下

B/F
地庫



1/F
1 樓

N

Scale: 0M/ 米 5M/ 米
比例：

Tower 6 | B/F, G/F & 1/F Floor Plan
第 6 座 | 地庫、地下及 1 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 6 第6座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	B/F 地庫	3660
		G/F 地下	3150, 3325, 3350, 3400, 3500, 3575, 3650, 3750
		1/F 1樓	2850, 3050, 3150, 3200, 3300, 3350, 3550
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	B/F 地庫	200
		G/F 地下	150, 200, 300
		1/F 1樓	150

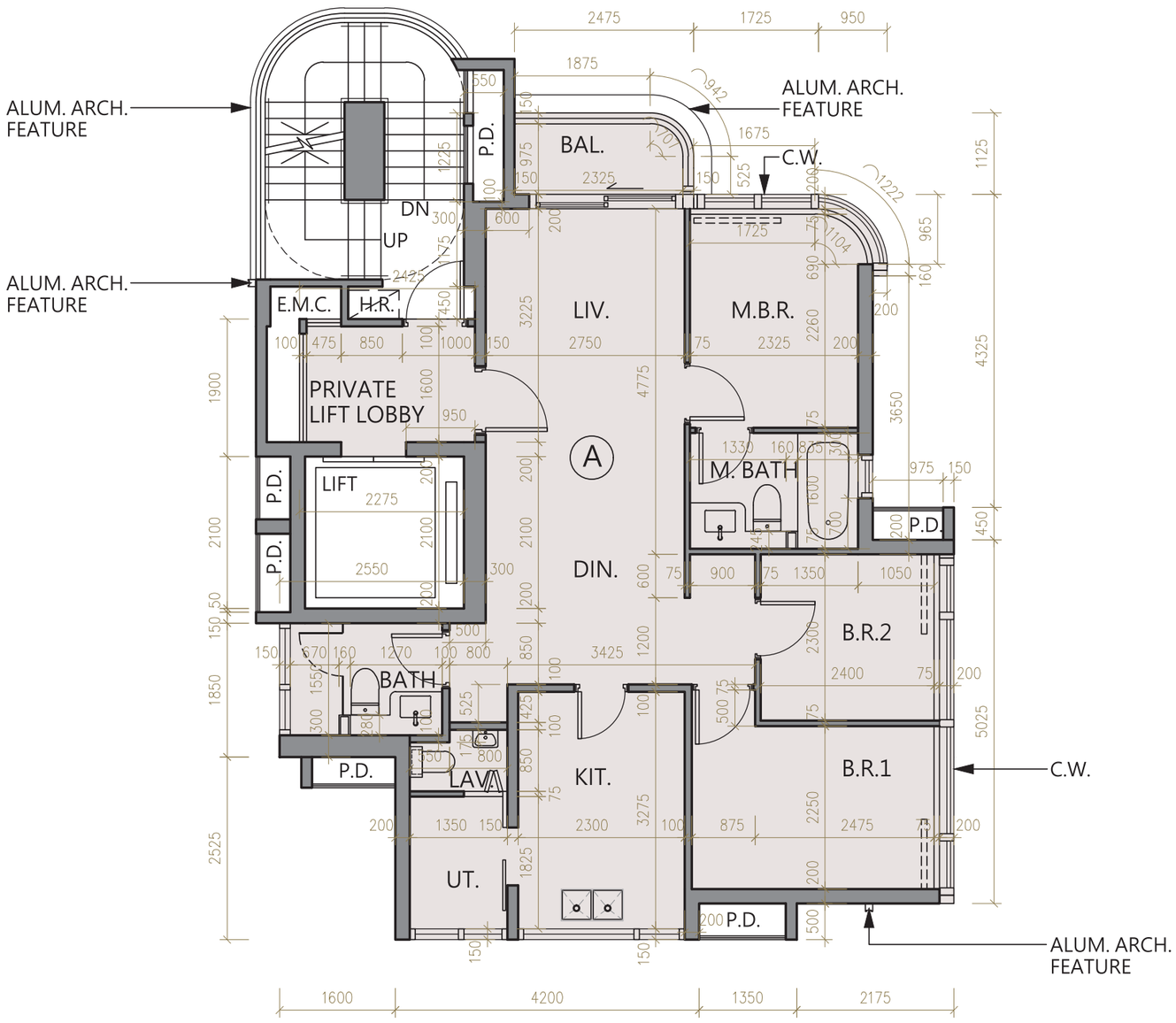
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
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2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Tower 6 | 2/F & 3/F Floor Plan
第 6 座 | 2 樓及 3 樓樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 6 | 2/F & 3/F Floor Plan
第 6 座 | 2 樓及 3 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 6 第6座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2/F 2樓	3200, 3300
		3/F 3樓	2850, 3000, 3050, 3200, 3350, 3550
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	2/F 2樓	150
		3/F 3樓	150, 200

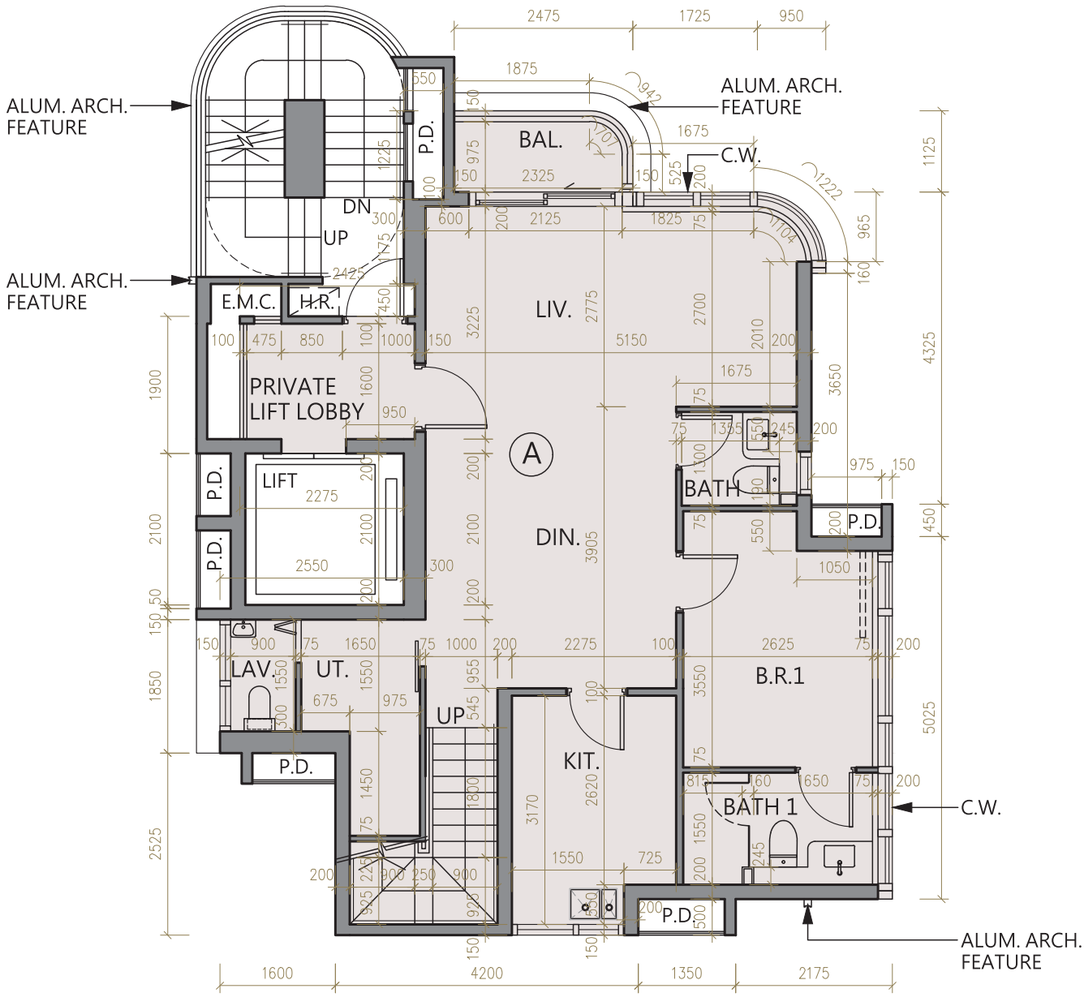
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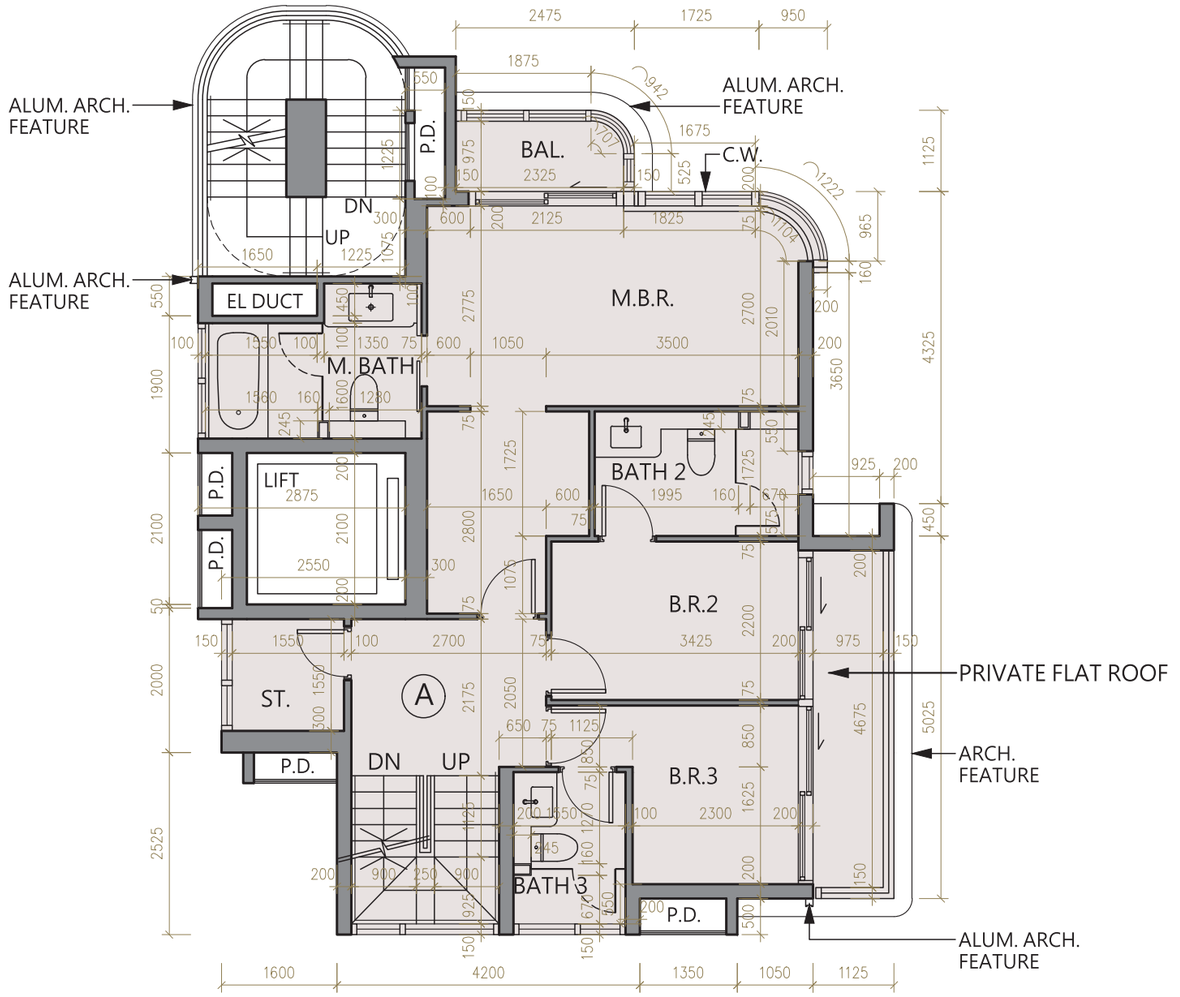
Notes:
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備註：
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Tower 6 | 5/F & 6/F Floor Plan
第 6 座 | 5 樓及 6 樓樓面平面圖



5/F
5 樓



6/F
6 樓

N

Scale: 0M/ 米 5M/ 米
比例：

Tower 6 | 5/F & 6/F Floor Plan
第 6 座 | 5 樓及 6 樓樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 6 第6座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	5/F 5樓	2850, 3025, 3050, 3200, 3350, 3550
		6/F 6樓	3450, 3600, 3800, 4000
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F 5樓	150
		6/F 6樓	150, 200

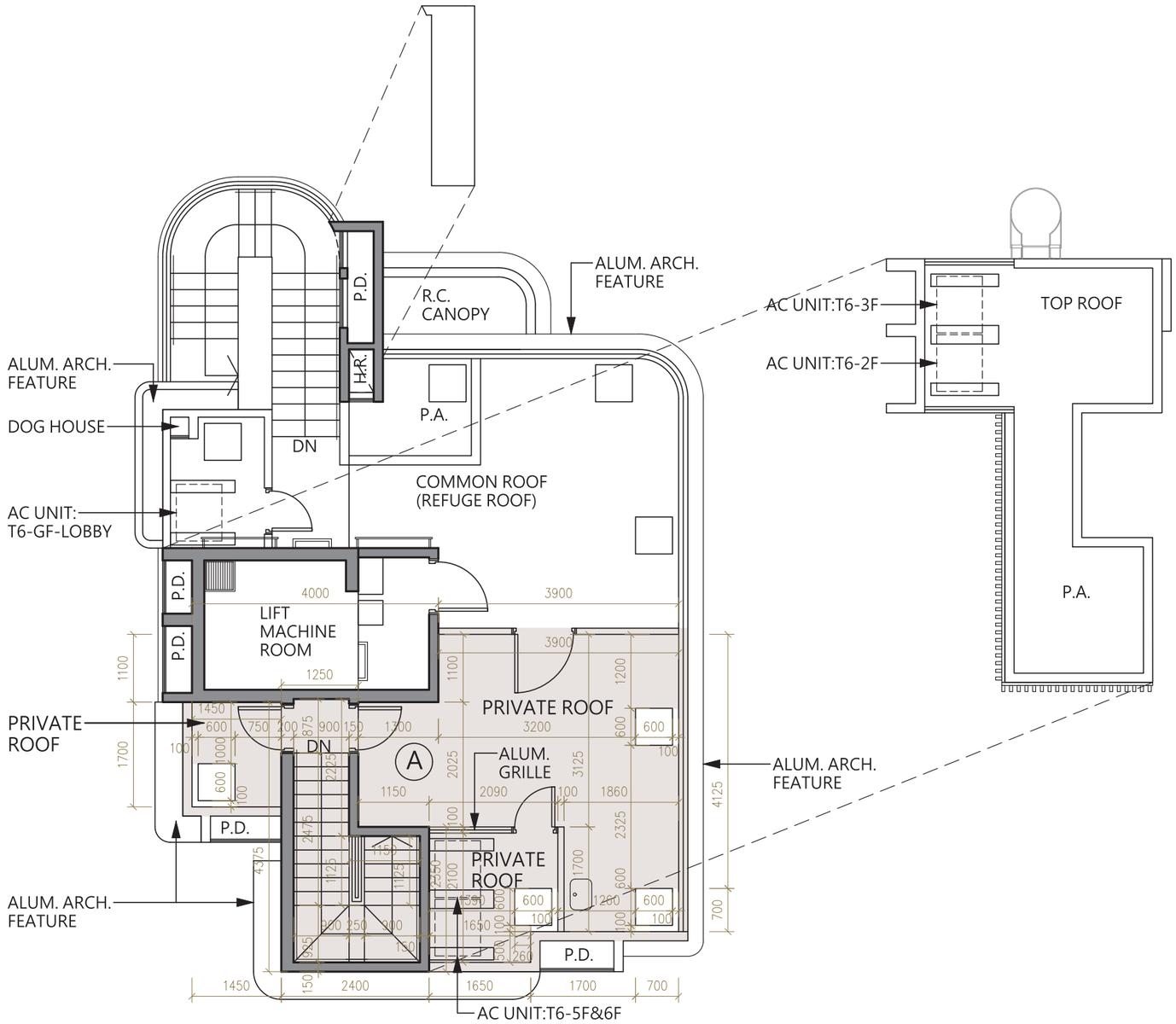
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Notes:
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備註：
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Tower 6 | Roof Floor Plan
第 6 座 | 天台樓面平面圖



Scale: 0M/ 米 5M/ 米
比例：

Tower 6 | Roof Floor Plan
第 6 座 | 天台樓面平面圖

Tower 座數	Description 描述	Floor 樓層	Flat 單位
			A
Tower 6 第6座	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	Roof 天台	3000
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		150

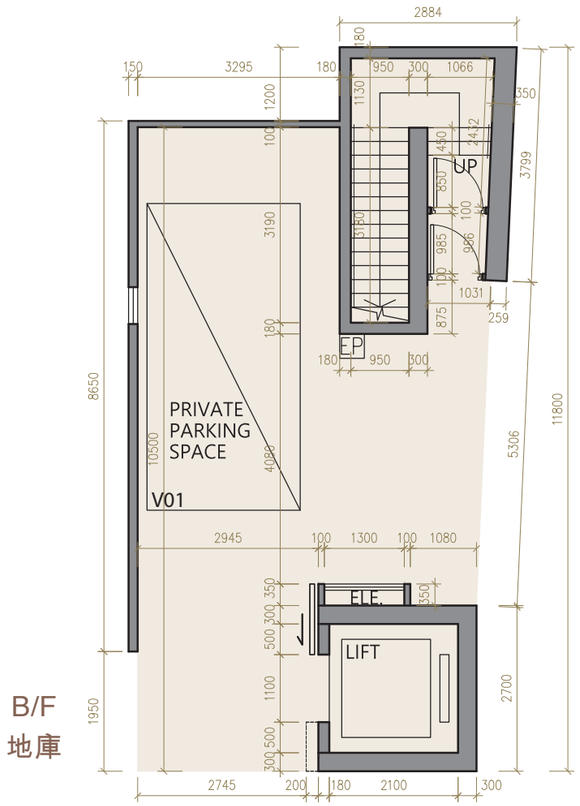
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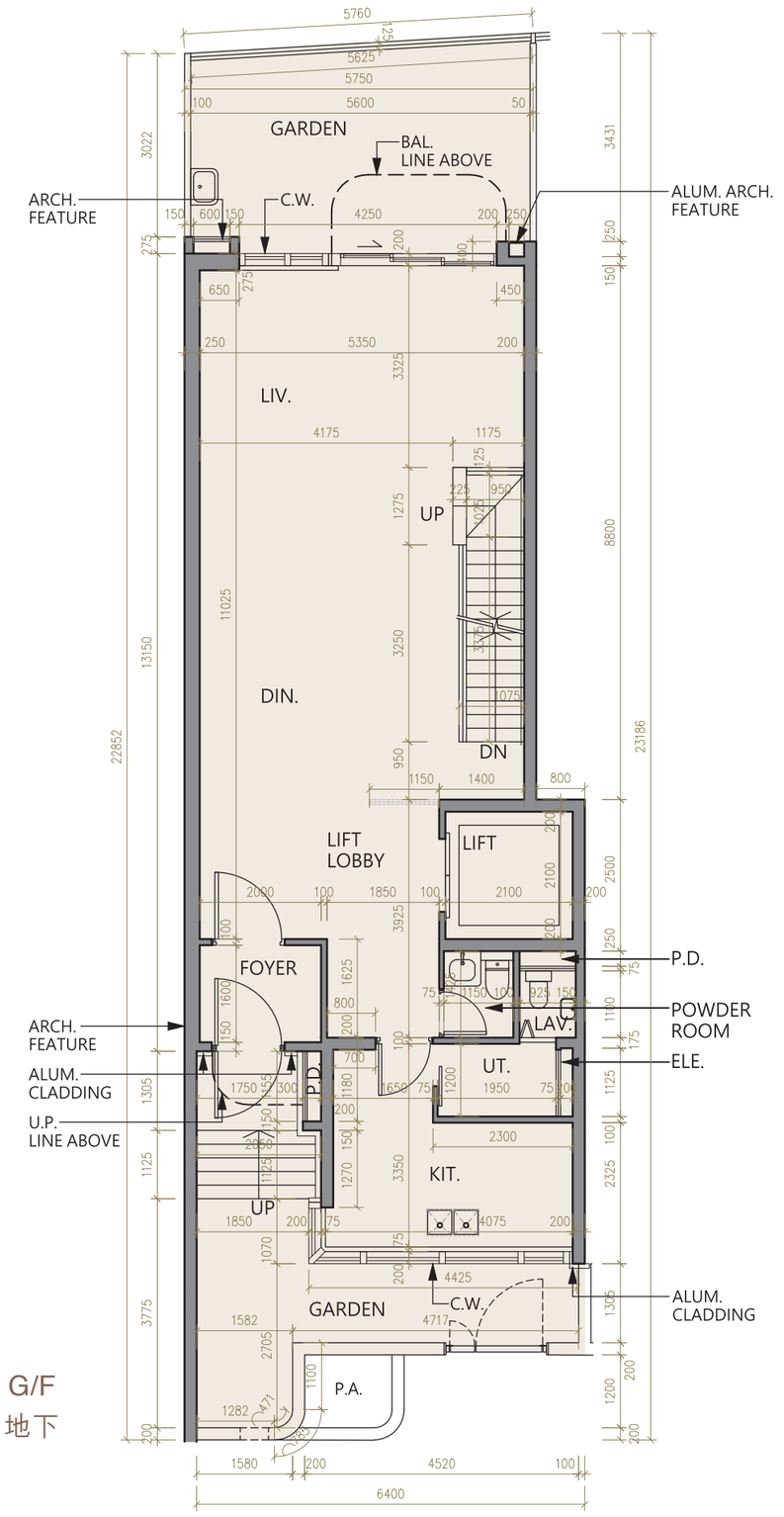
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Villa 1 | B/F & G/F Floor Plan
洋房 1 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

N

Scale: 0M/ 米 5M/ 米
比例：

Villa 1 | B/F & G/F Floor Plan
洋房 1 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 1 洋房 1	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2830	3675, 3825, 3850, 3875, 4025
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 375

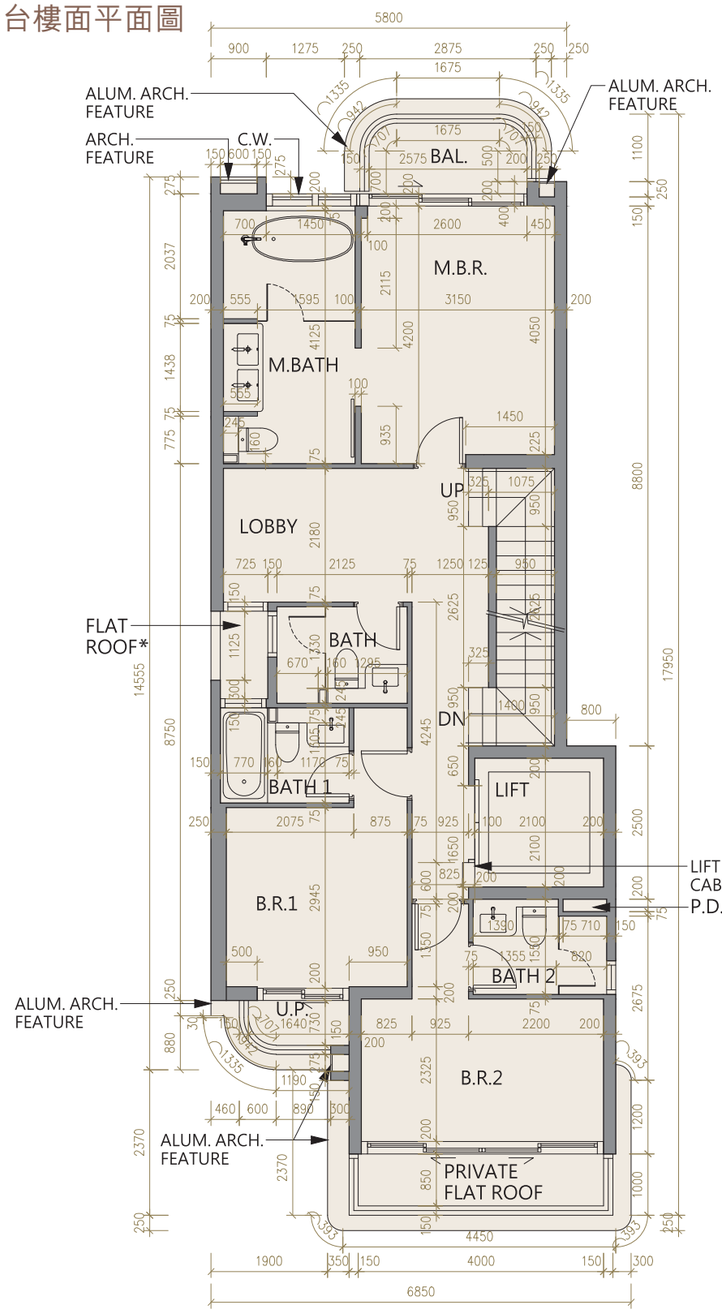
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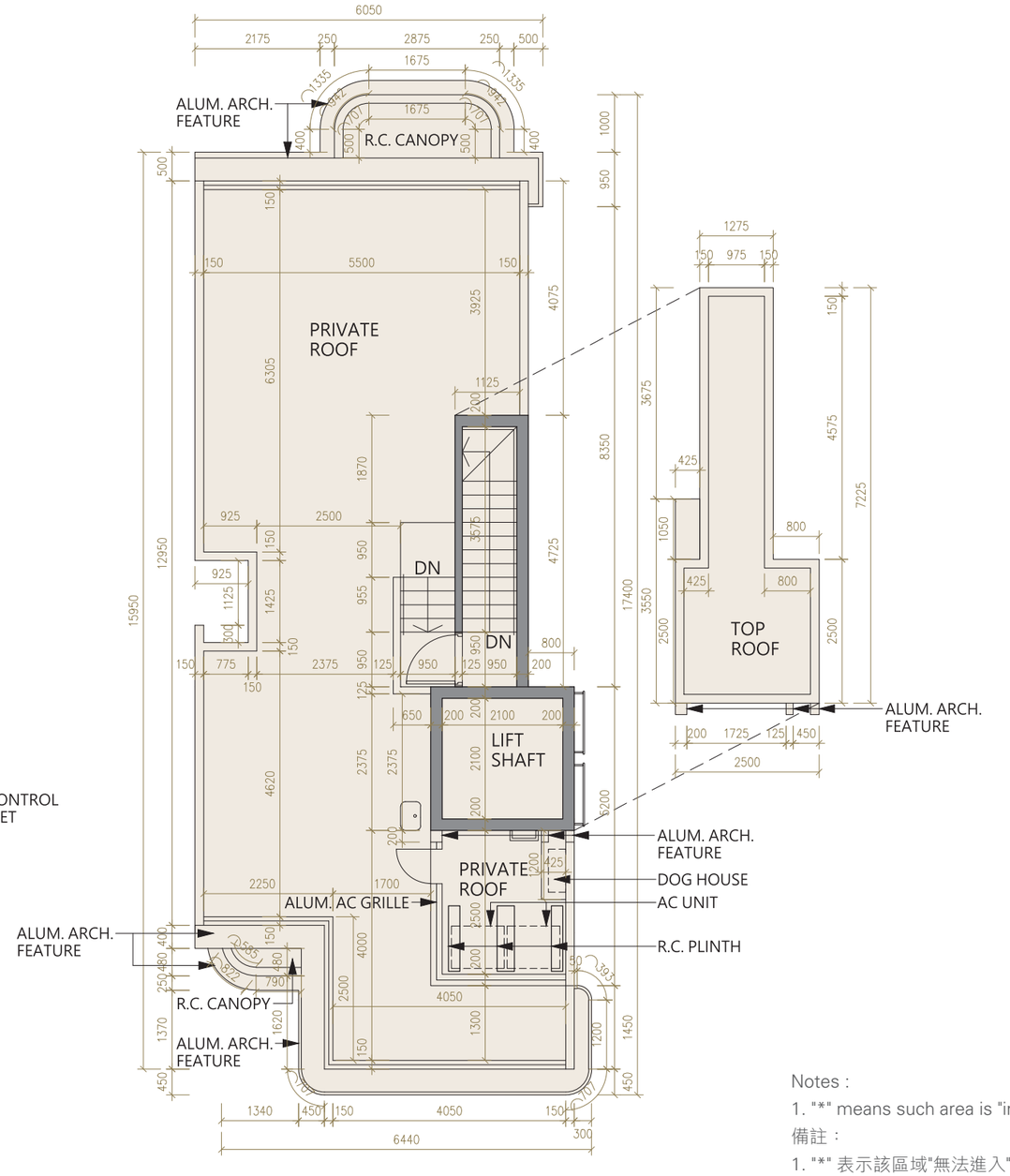
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Villa 1 | 1/F & Roof Floor Plan
洋房 1 | 1 樓及天台樓面平面圖



1/F
1 樓



R/F
天台

Notes :
1. "*" means such area is "inaccessible".
備註 :
1. "*" 表示該區域"無法進入"。

Scale: 0M/ 米 5M/ 米
比例 :

Villa 1 | 1/F & Roof Floor Plan
洋房 1 | 1 樓及天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 1 洋房 1	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3450, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

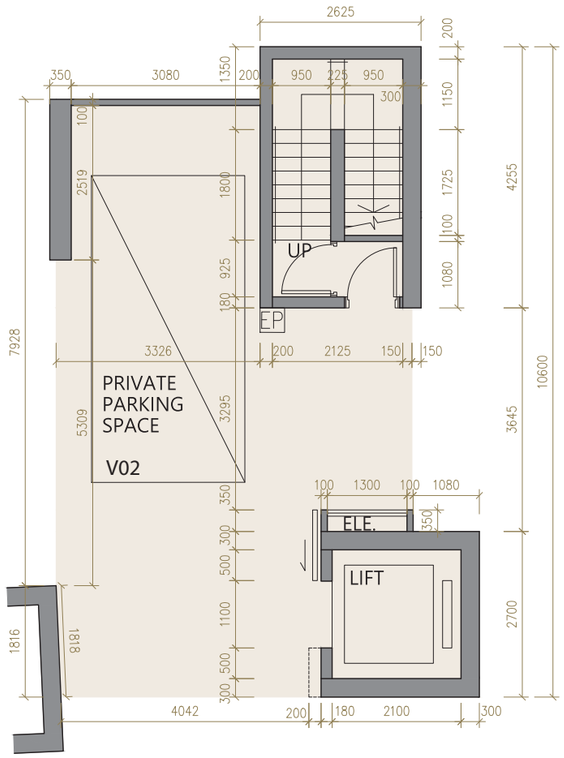
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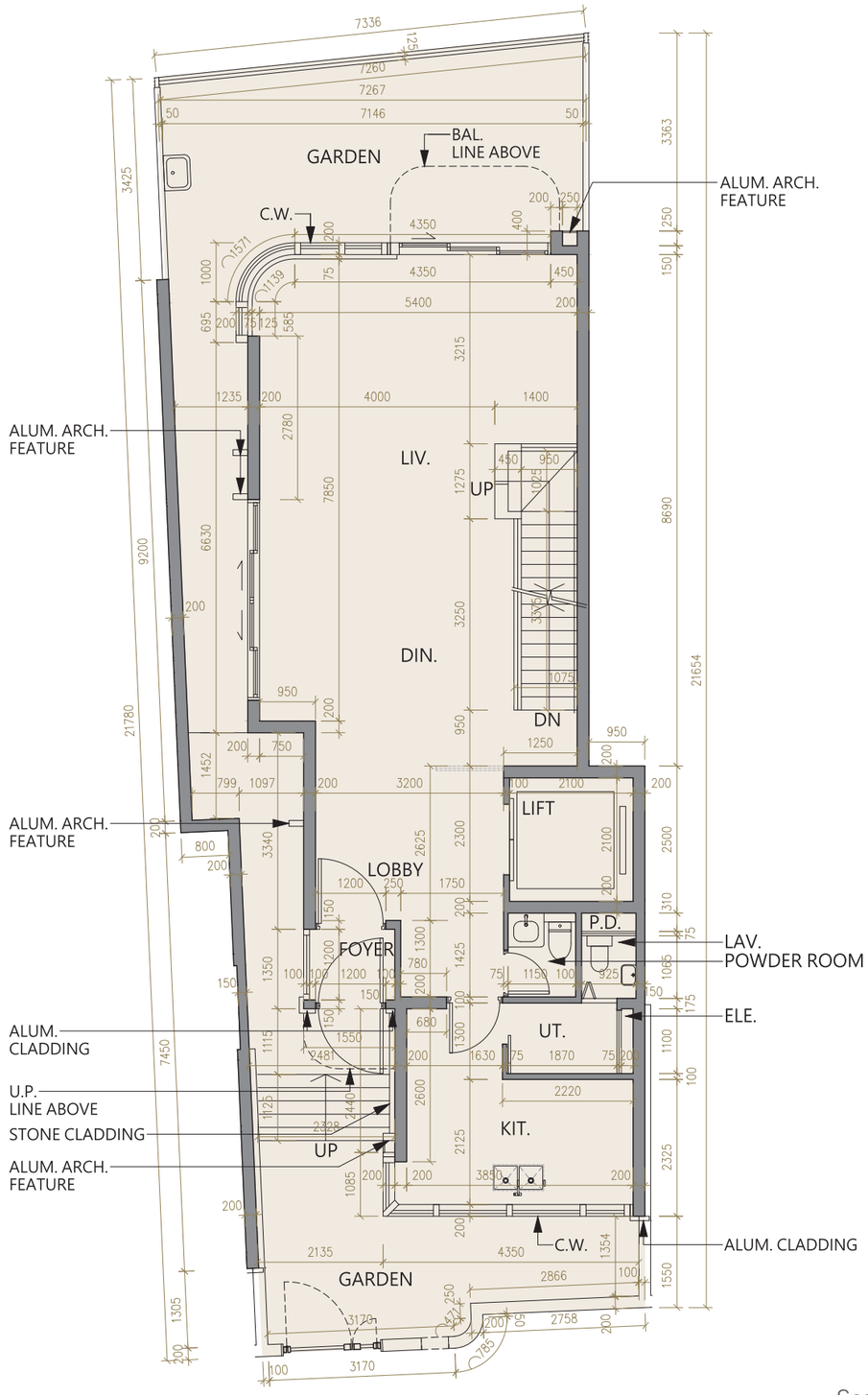
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Villa 2 | B/F & G/F Floor Plan
洋房 2 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

N

Scale: 0M/ 米 5M/ 米
比例：

Villa 2 | B/F & G/F Floor Plan
洋房 2 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 2 洋房 2	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2910	3675, 3825, 3850, 4025, 4175
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

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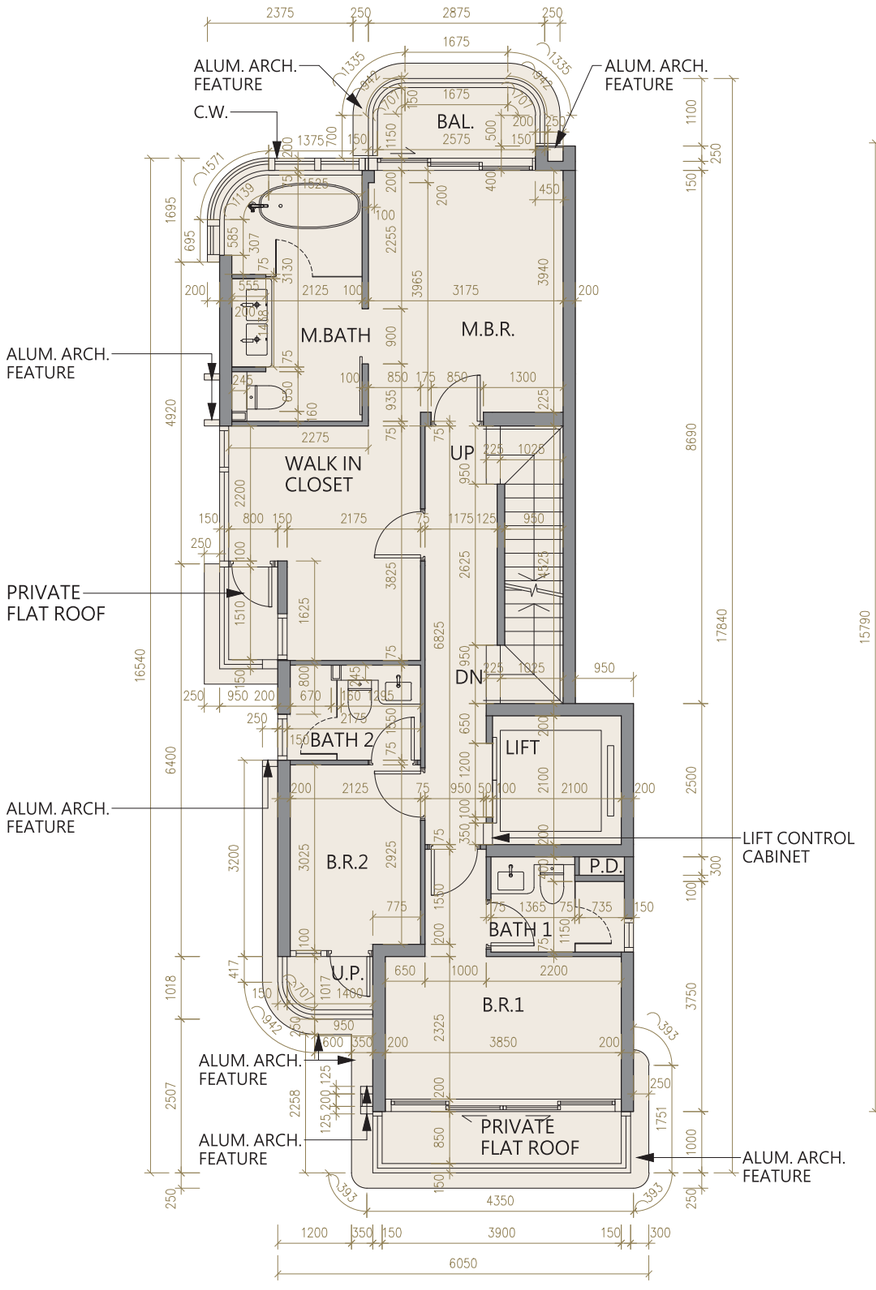
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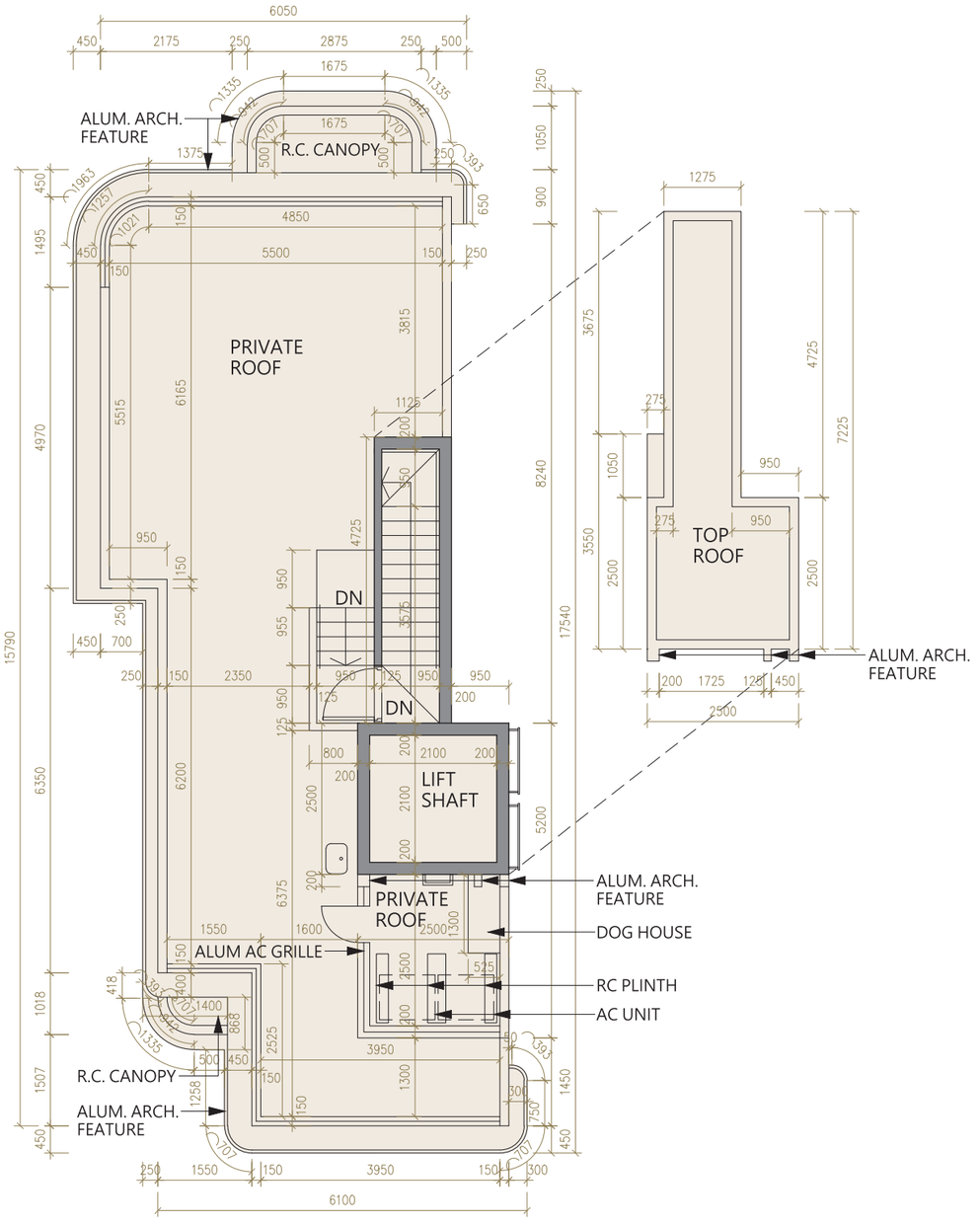
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Villa 2 | 1/F & Roof Floor Plan
洋房 2 | 1 樓及天台樓面平面圖

N



1/F
1 樓



R/F
天台

Scale: 0M/ 米 5M/ 米
比例：

Villa 2 | 1/F & Roof Floor Plan
洋房 2 | 1 樓及天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 2 洋房 2	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

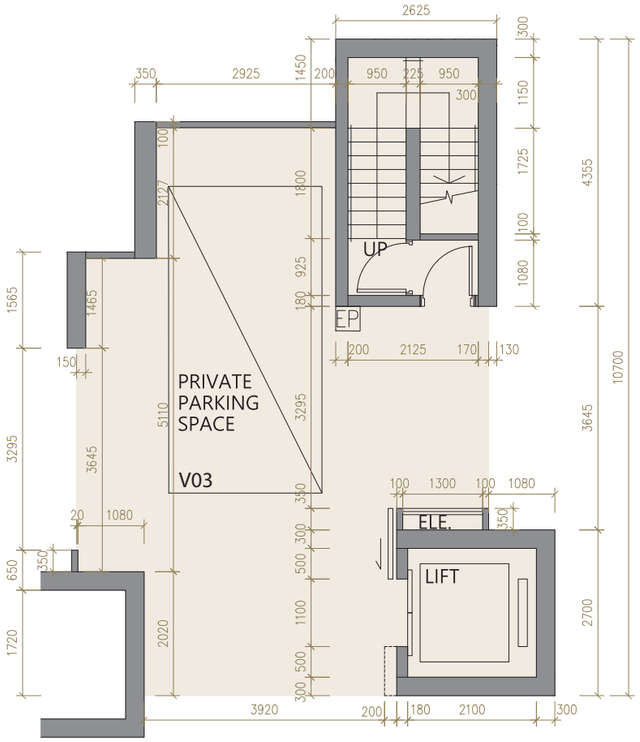
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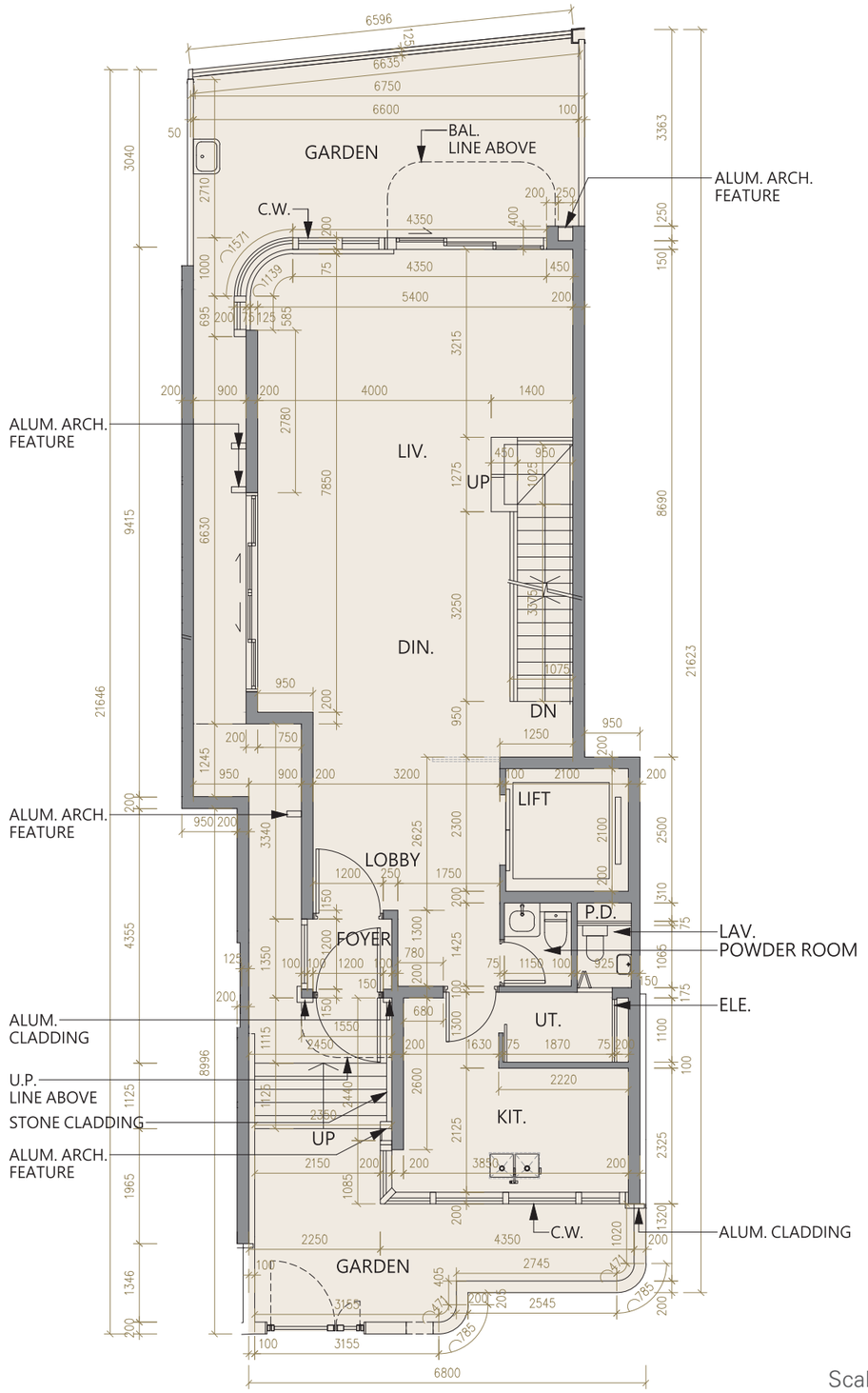
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Villa 3 | B/F & G/F Floor Plan
洋房 3 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

Scale: 0M/ 米 5M/ 米
比例：

Villa 3 | B/F & G/F Floor Plan
洋房 3 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 3 洋房 3	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2970	3675, 3825, 3850, 4025, 4175
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

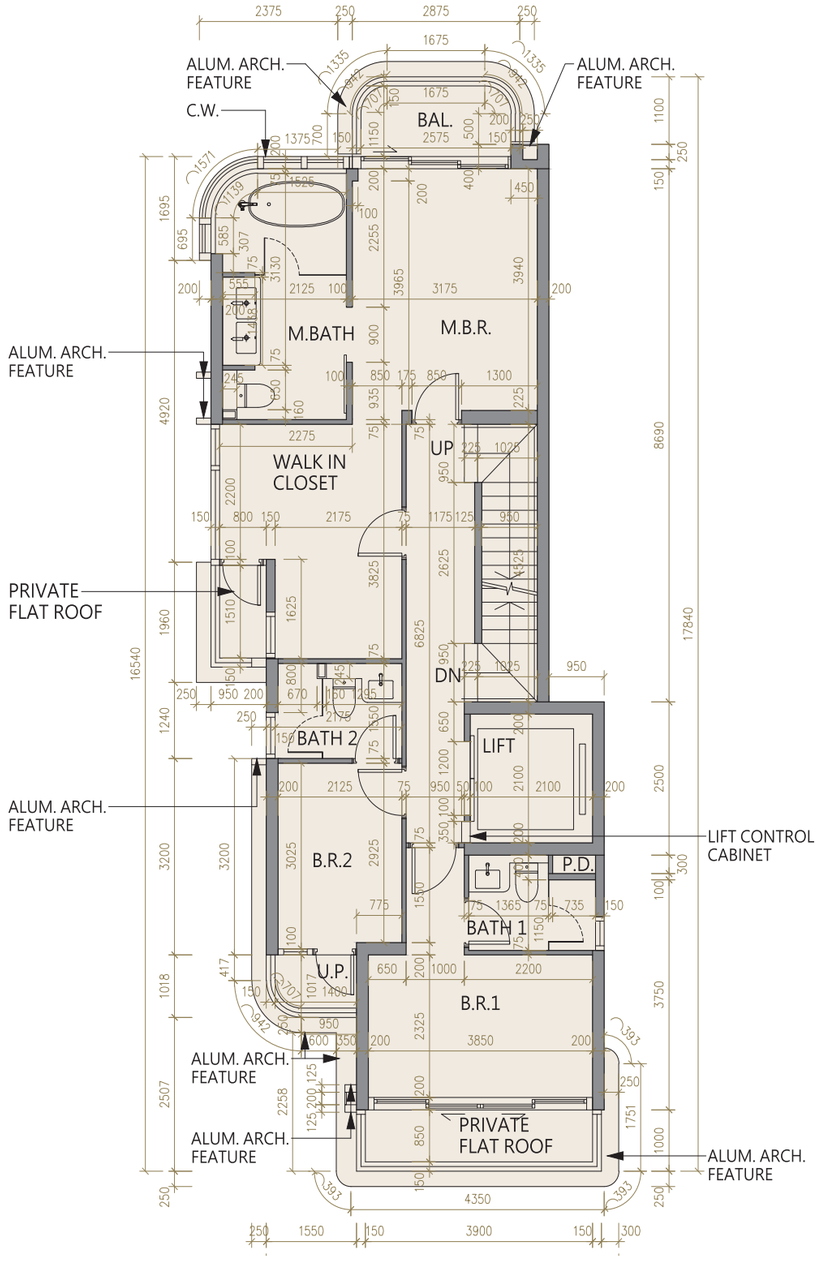
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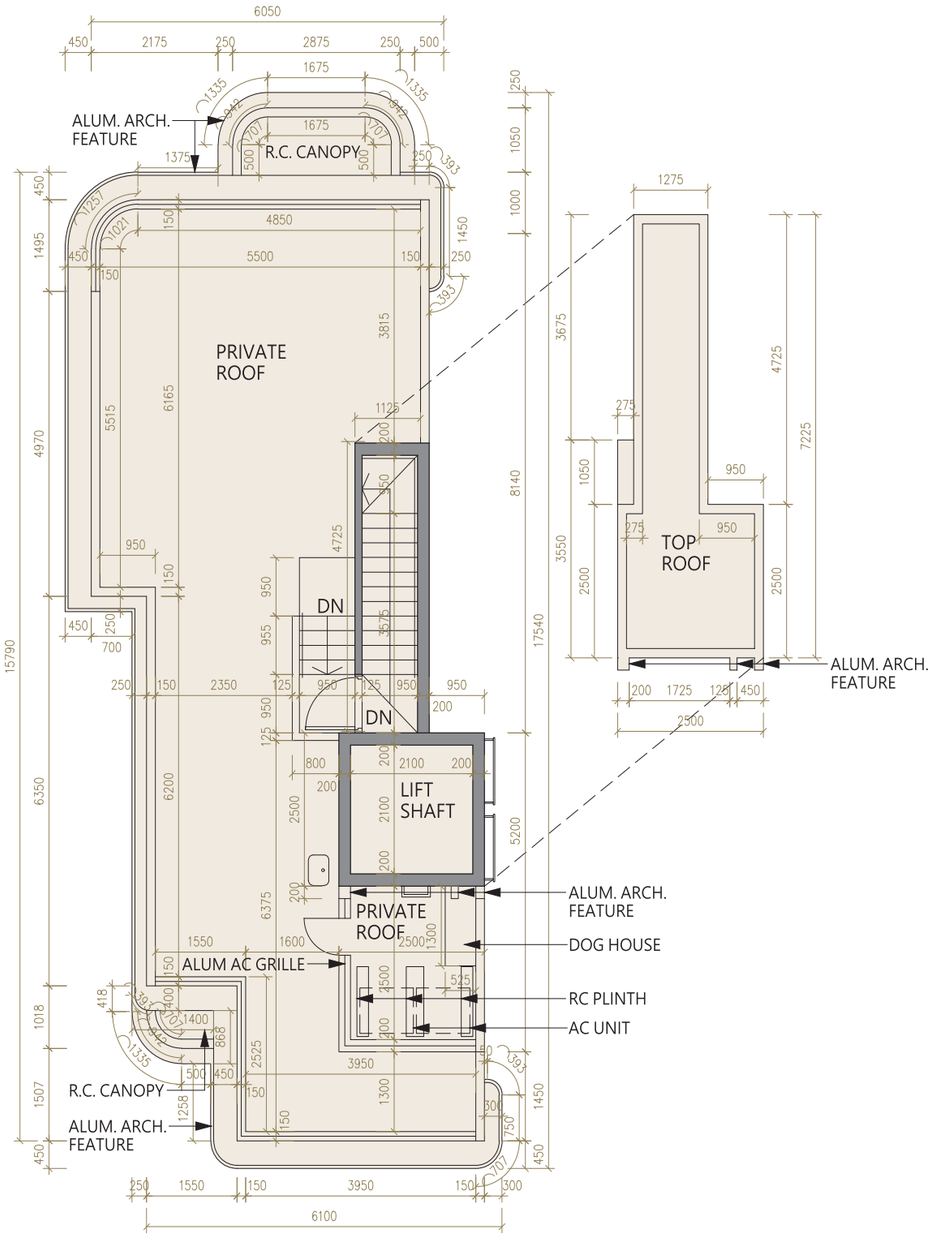
Notes:
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Villa 3 | 1/F & Roof Floor Plan
洋房 3 | 1 樓及天台樓面平面圖



1/F
1 樓



R/F
天台

Scale: 0M/ 米 5M/ 米
比例：

Villa 3 | 1/F & Roof Floor Plan
洋房 3 | 1 樓及天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 3 洋房 3	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

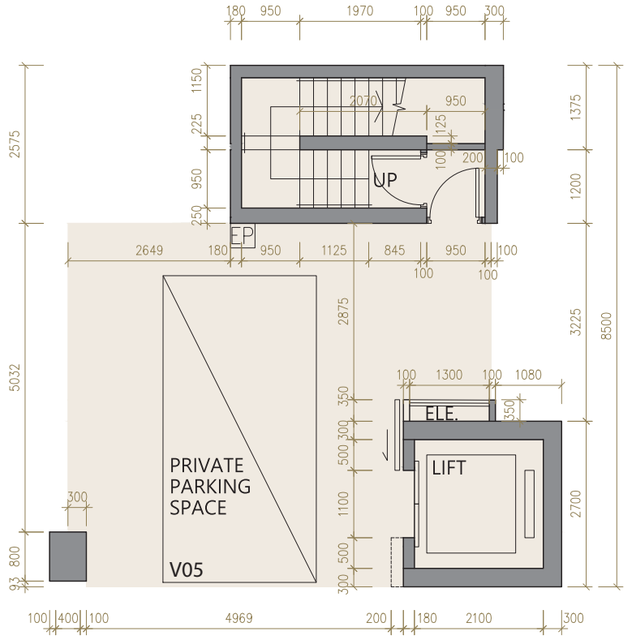
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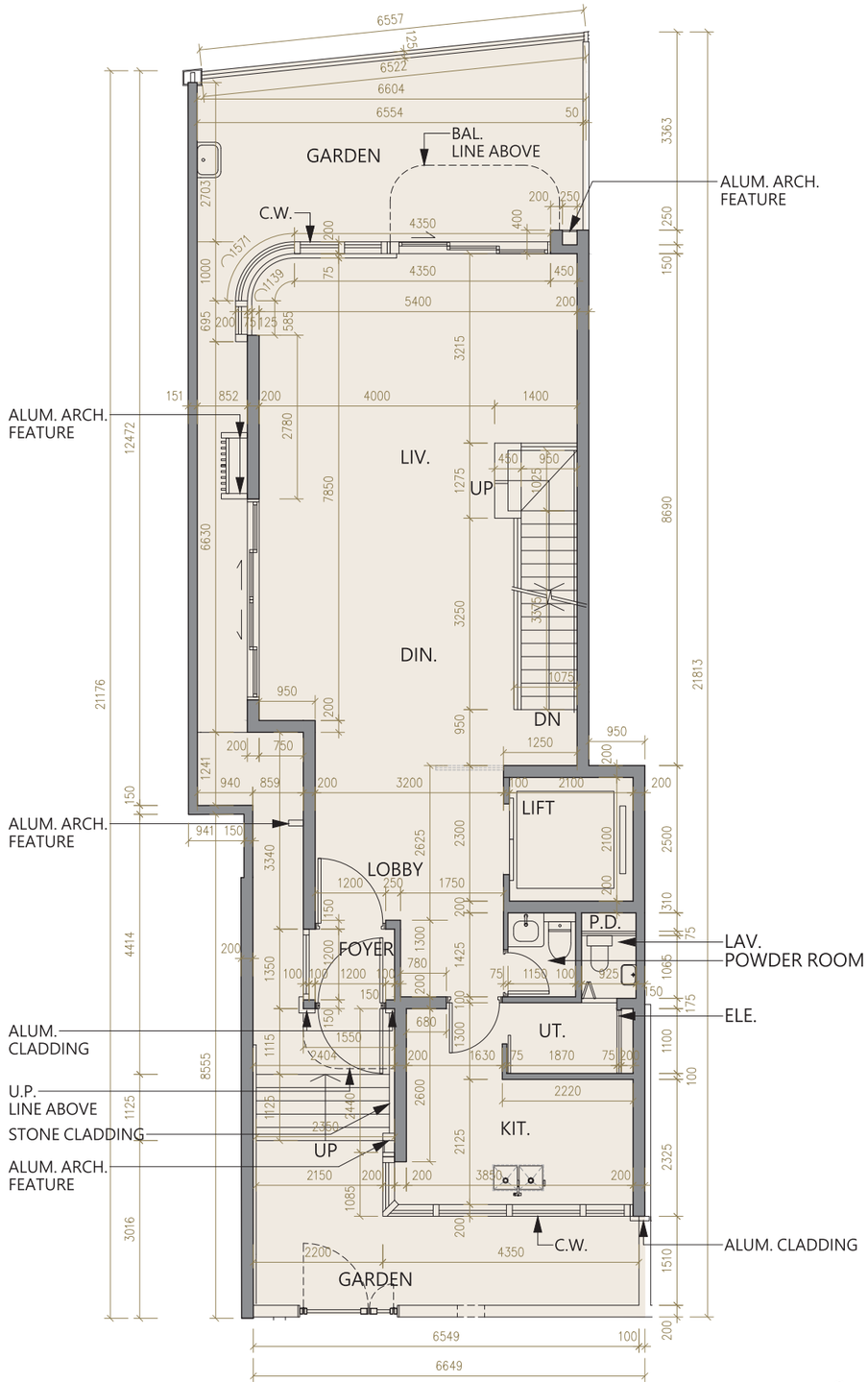
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Villa 5 | B/F & G/F Floor Plan
洋房 5 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

Scale: 0M/ 米 5M/ 米
比例：

Villa 5 | B/F & G/F Floor Plan
洋房 5 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 5 洋房 5	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3310	3675, 3825, 3850, 4025, 4175
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

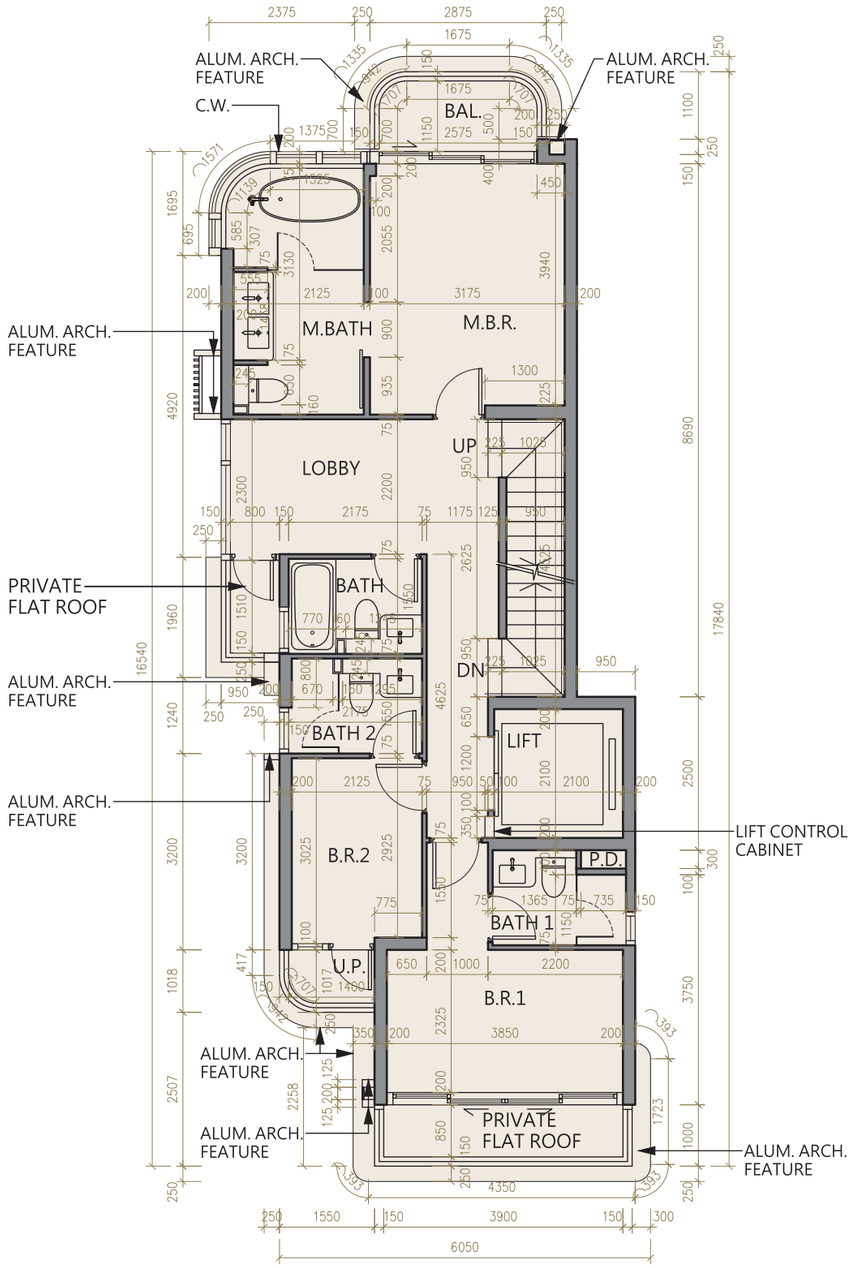
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

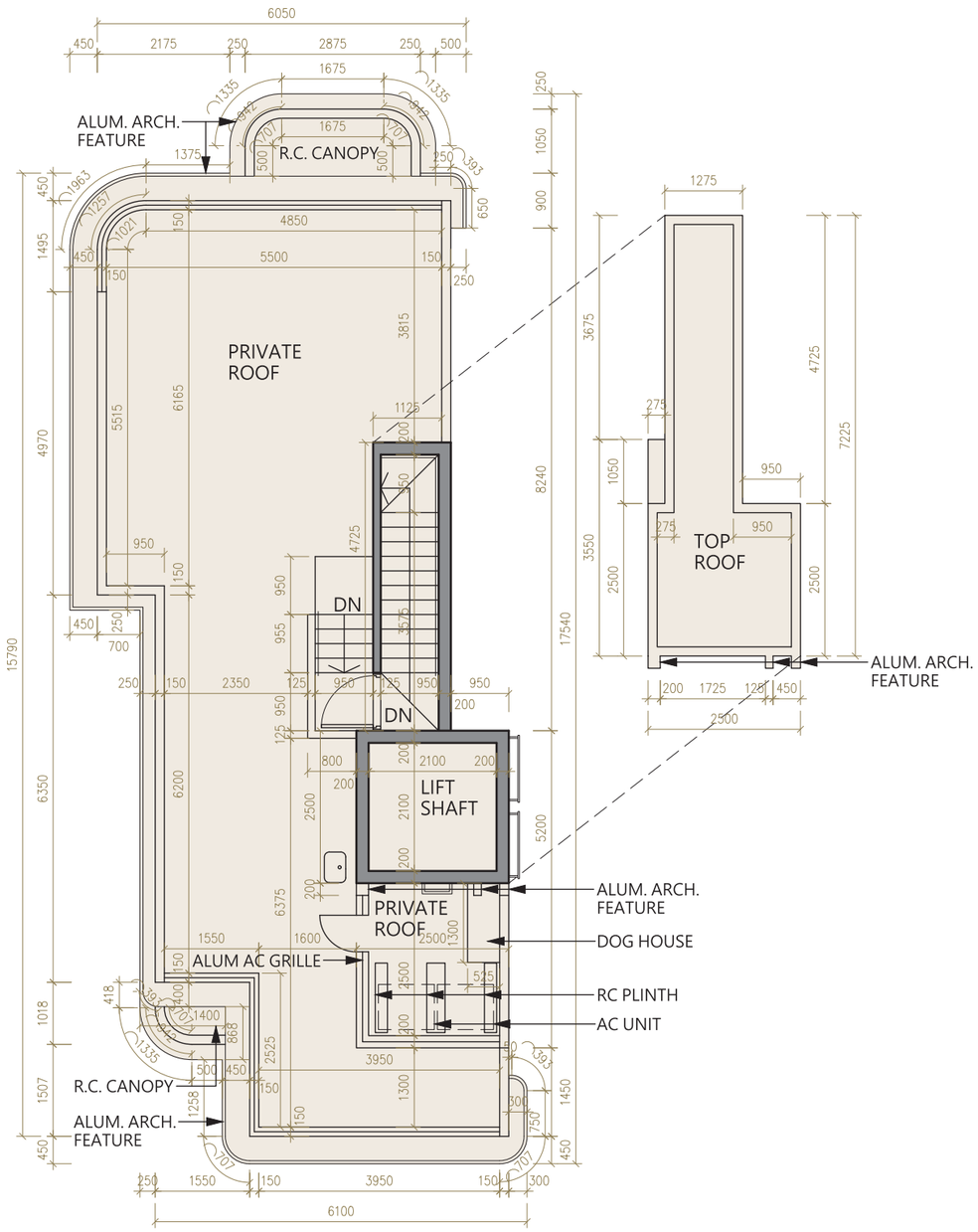
備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 5 | 1/F & Roof Floor Plan
洋房 5 | 1 樓及天台樓面平面圖

N



1/F
1 樓



R/F
天台

Scale: 0M/ 米 5M/ 米
比例：

Villa 5 | 1/F & Roof Floor Plan
洋房 5 | 1 樓及天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 5 洋房 5	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

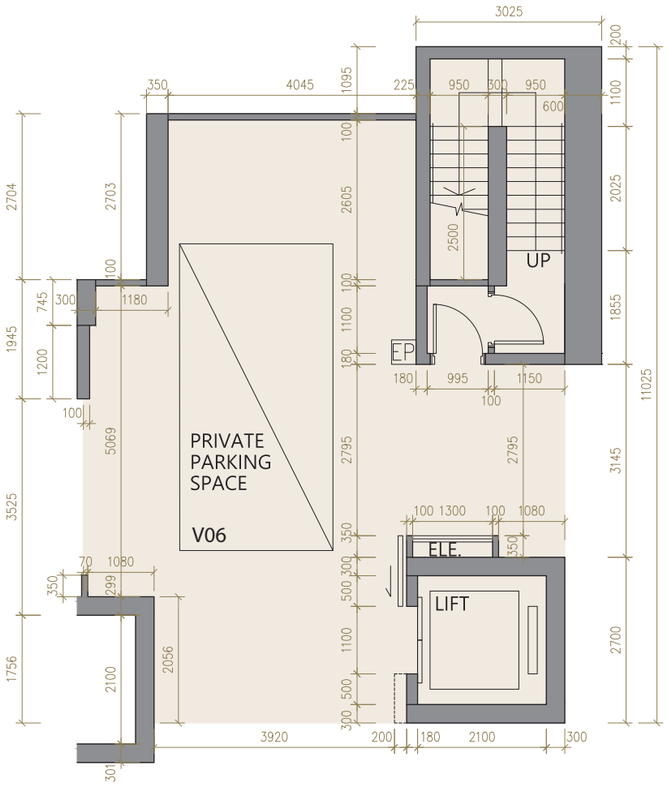
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

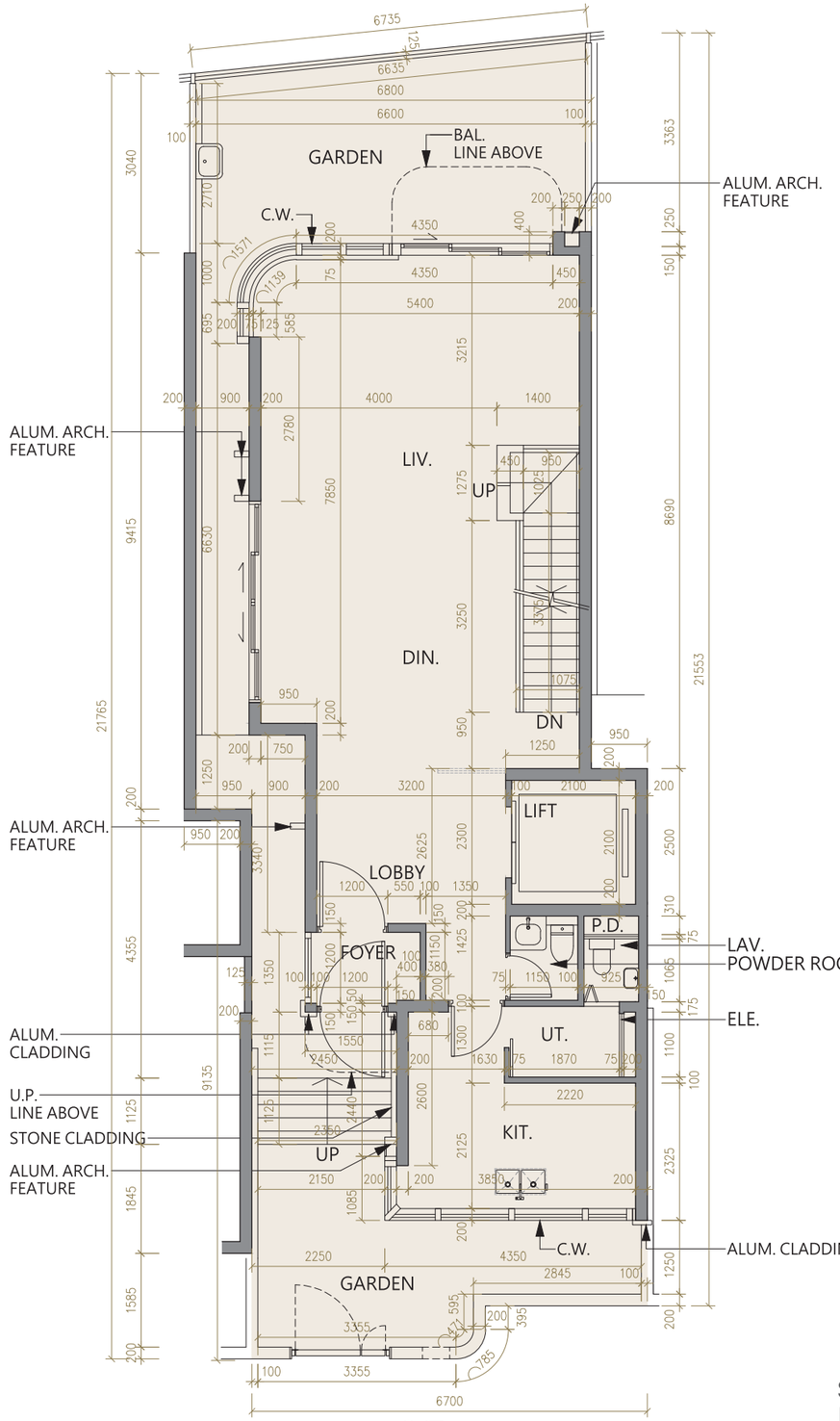
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 6 | B/F & G/F Floor Plan
洋房 6 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

Remarks:

Minor works or exempted works under the Building Ordinance have been made to G/F of Villa 6. Please refer to the floor plan in "as-is" layout plan on Page 76A.

備註：

洋房6之地下已根據小型工程或獲《建築物條例》豁免的工程作出改動。請參閱第76A頁之樓面現狀平面圖。

Scale: 0M/ 米 5M/ 米
比例：

Villa 6 | B/F & G/F Floor Plan
洋房 6 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 6 洋房 6	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3360	3675, 3825, 3850, 4025, 4175
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

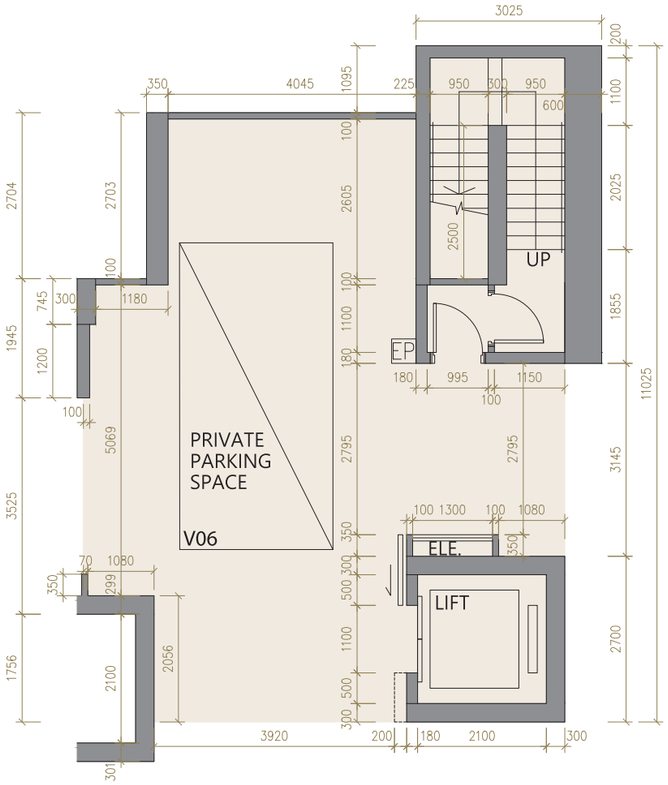
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

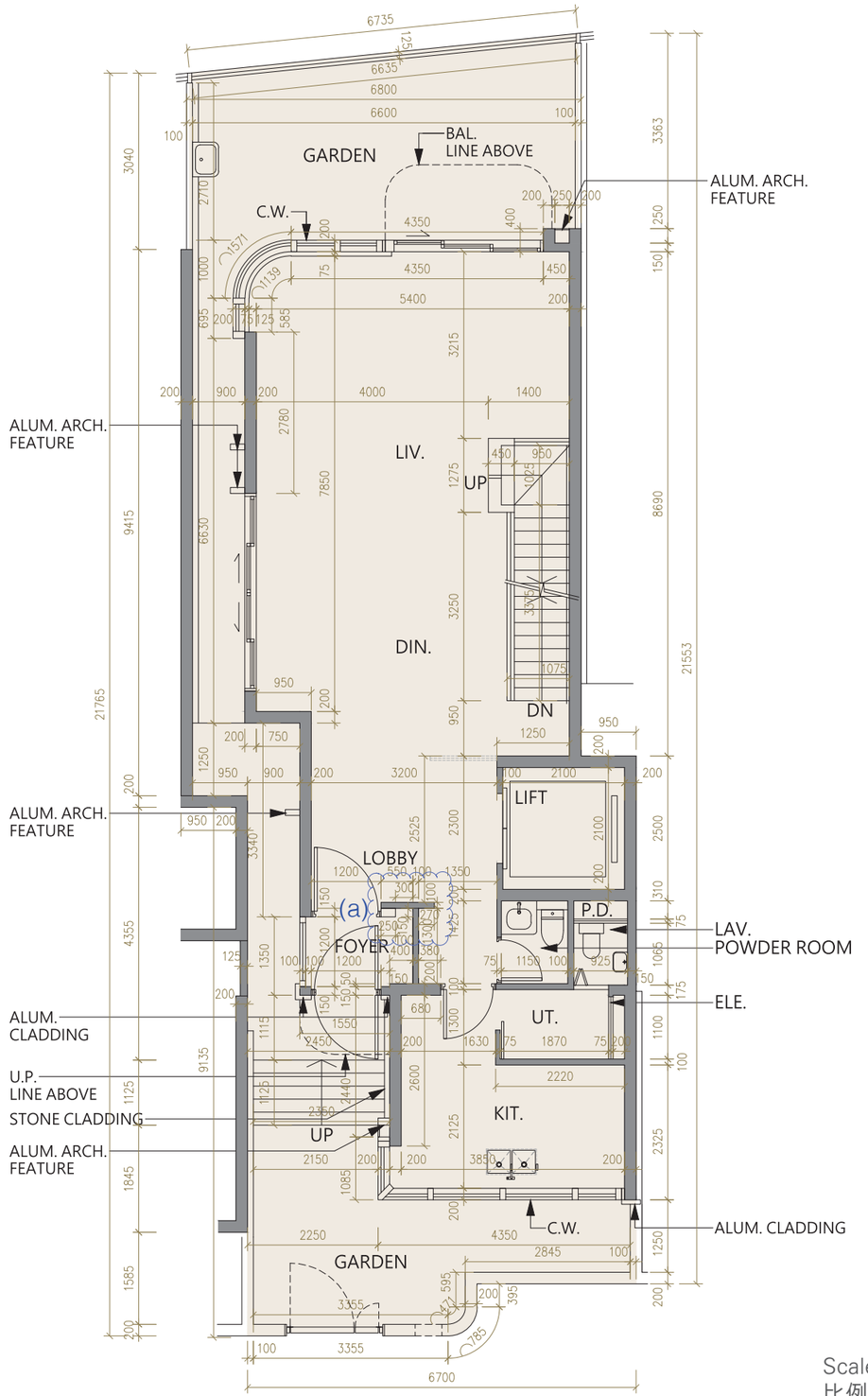
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 6 | B/F & G/F Floor Plan in "as-is" Layout
洋房 6 | 地庫及地下樓面現狀平面圖



B/F
地庫



G/F
地下

N

Remarks:

This page is the additional information mentioned in the remarks on Page 76.

G/F of Villa 6 has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of alterations is indicated on this floor plan in "as-is" layout. Alteration works for G/F of Villa 6 include:

(a) Modification and addition of non-load bearing wall

備註：

本頁是第76頁備註附加資料。

洋房6之地下在發展項目落成後根據小型工程或獲《建築物條例》豁免的工程而有所改動，該等改動的大概位置已於本樓面現狀平面圖中作標示。洋房6之地下的改動工程包括：

(a) 更改及新增非承重牆

Scale: 0M/ 米 5M/ 米
比例：

Villa 6 | B/F & G/F Floor Plan in "as-is" Layout
洋房 6 | 地庫及地下樓面現狀平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 6 洋房 6	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3360	3675, 3825, 3850, 4025, 4175
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

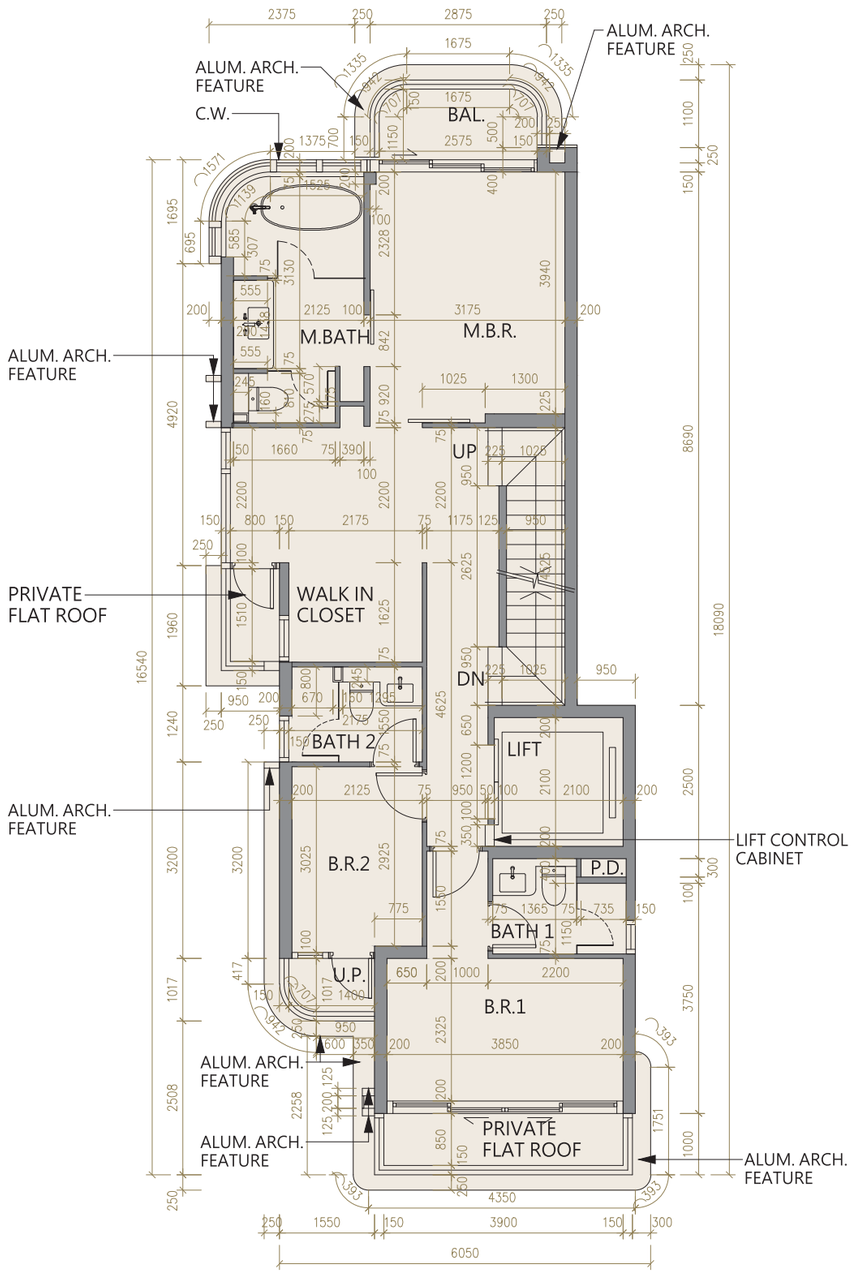
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

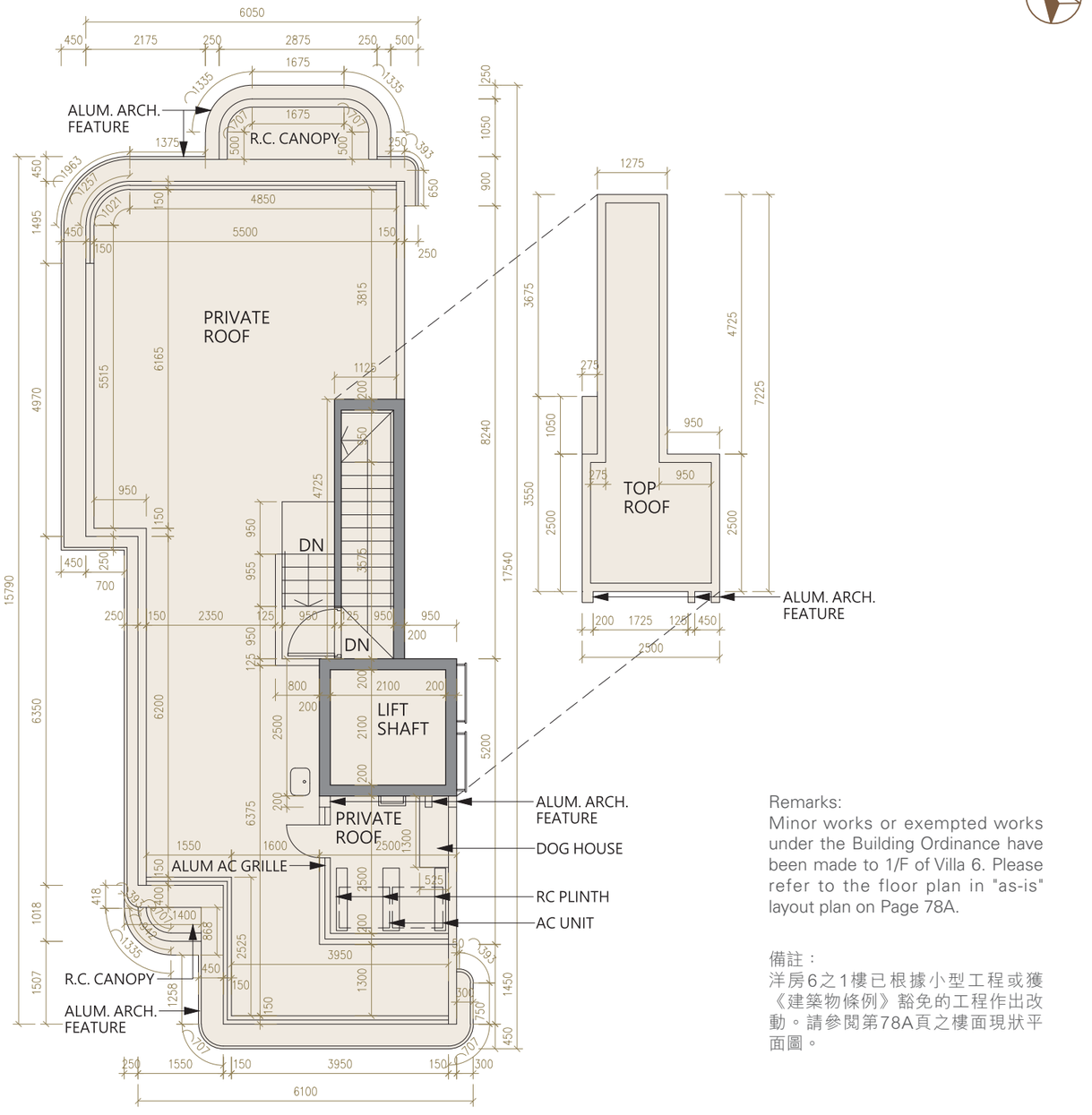
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 6 | 1/F & Roof Floor Plan
洋房 6 | 1 樓及天台樓面平面圖



1/F
1 樓



R/F
天台

Remarks:
Minor works or exempted works under the Building Ordinance have been made to 1/F of Villa 6. Please refer to the floor plan in "as-is" layout plan on Page 78A.

備註：
洋房6之1樓已根據小型工程或獲《建築物條例》豁免的工程作出改動。請參閱第78A頁之樓面現狀平面圖。

Scale: 0M/ 米 5M/ 米
比例：

Villa 6 | 1/F & Roof Floor Plan
洋房 6 | 1 樓及天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 6 洋房 6	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

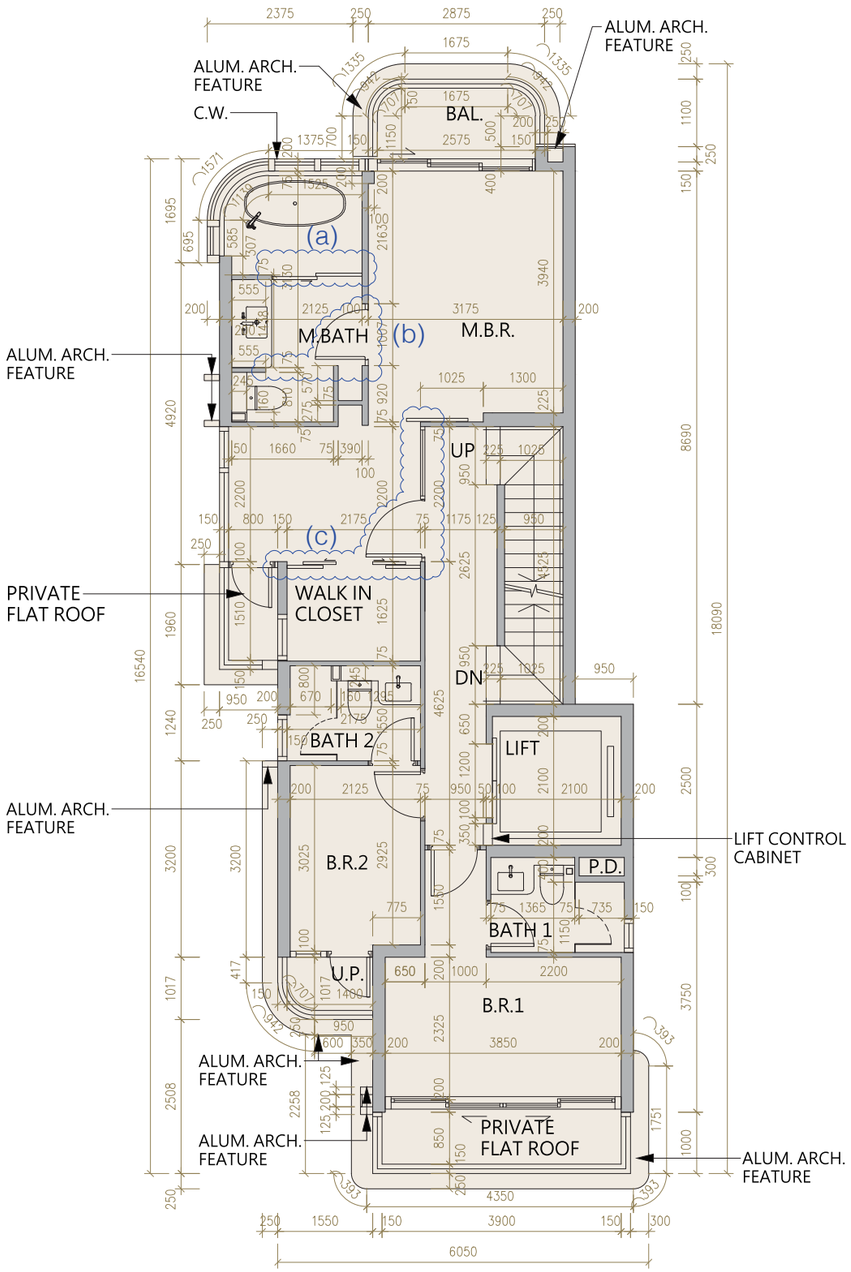
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

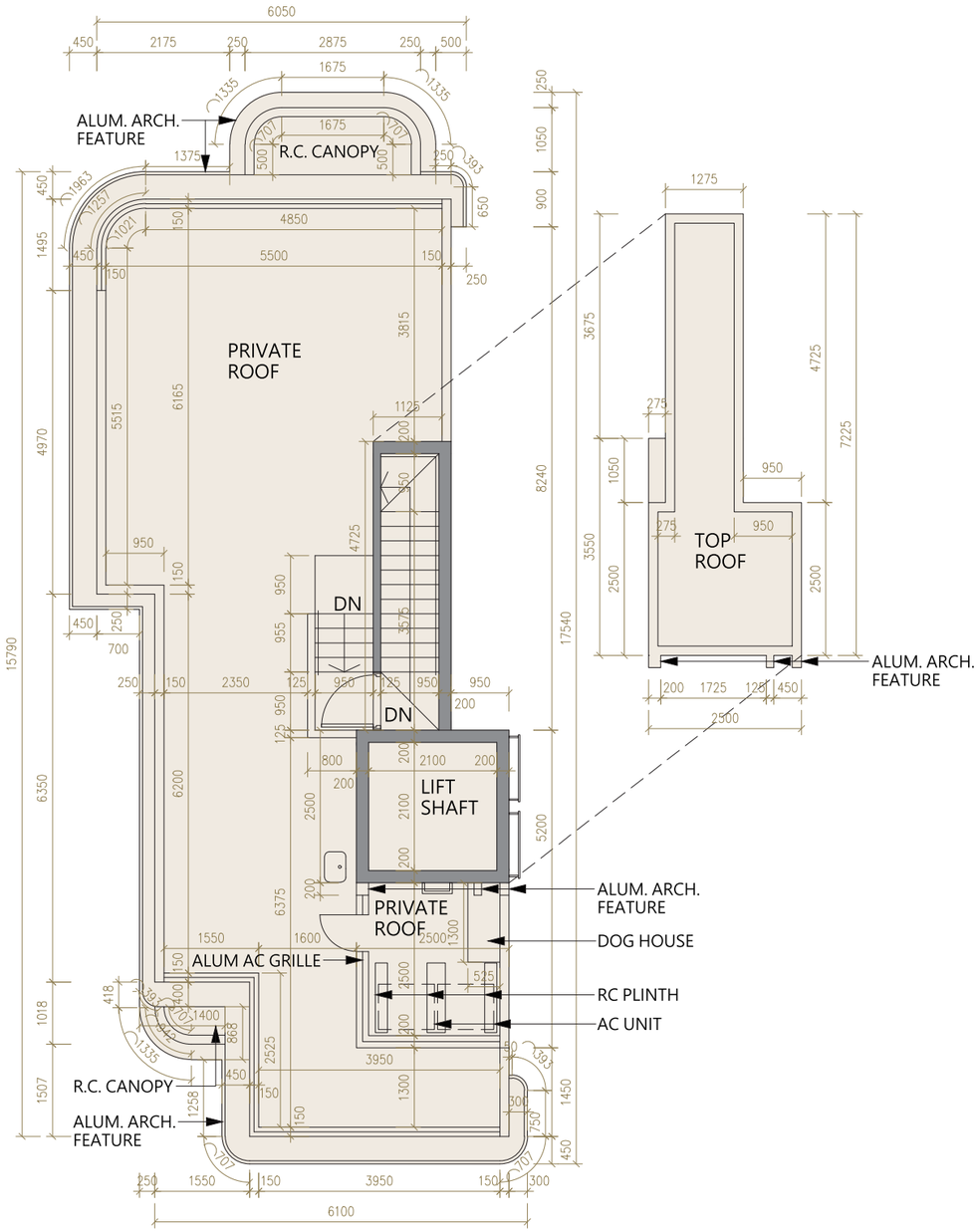
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 6 | 1/F & Roof Floor Plan in "as-is" Layout
洋房 6 | 1 樓及天台樓面現狀平面圖



1/F
1 樓



R/F
天台

N

Remarks:

This page is the additional information mentioned in the remarks on Page 78.

1/F of Villa 6 has been altered by way of minor works or exempted works under the Buildings Ordinance after completion of the Development. The approximate location of alterations are indicated on this floor plan in "as-is" layout. Alteration works for 1/F of Villa 6 include:

(a) Glass shower cubicle with swing door modified to glass shower cubicle with sliding door
(b) Removal of glass panel at toilet cubicle, and sliding door of Master Bathroom modified to swing door
(c) Addition of non-load bearing glass wall with swing door, and addition of non-load bearing glass wall and sliding doors

備註：

本頁是第78頁備註附加資料。

洋房6之1樓在發展項目落成後根據小型工程或獲《建築物條例》豁免的工程而有所改動，該等改動的大概位置已於本樓面現狀平面圖中作標示。洋房6之1樓的改動工程包括：

(a) 玻璃浴屏及掩門更改為玻璃浴屏門及趟門
(b) 拆除座廁間的玻璃屏，以及將主人浴室之趟門更改為掩門
(c) 新增非承重玻璃牆及掩門，以及新增非承重玻璃牆及趟門

Scale: 0M/ 米 5M/ 米
比例：

Villa 6 | 1/F & Roof Floor Plan in "as-is" Layout
洋房 6 | 1 樓及天台樓面現狀平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	Roof 天台
Villa 6 洋房 6	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3300, 3500, 3650	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150

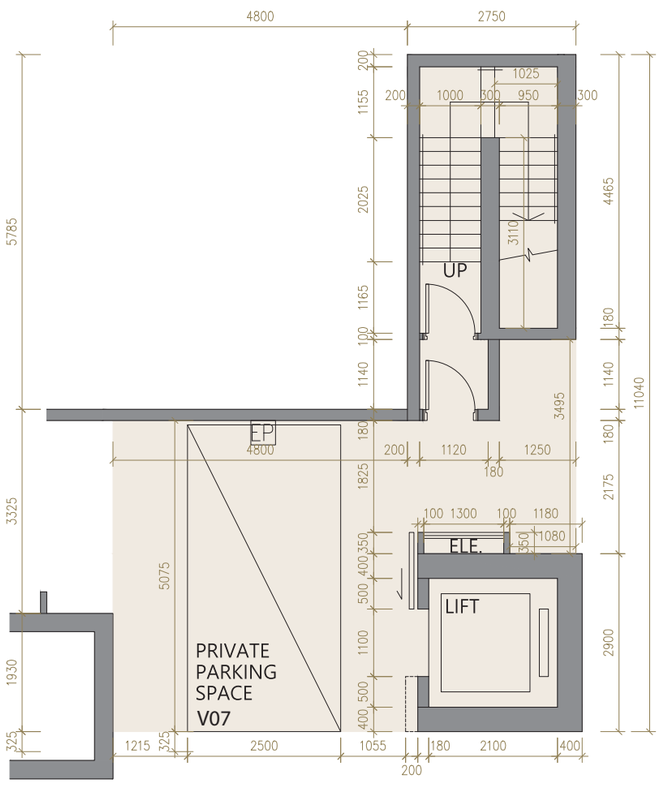
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

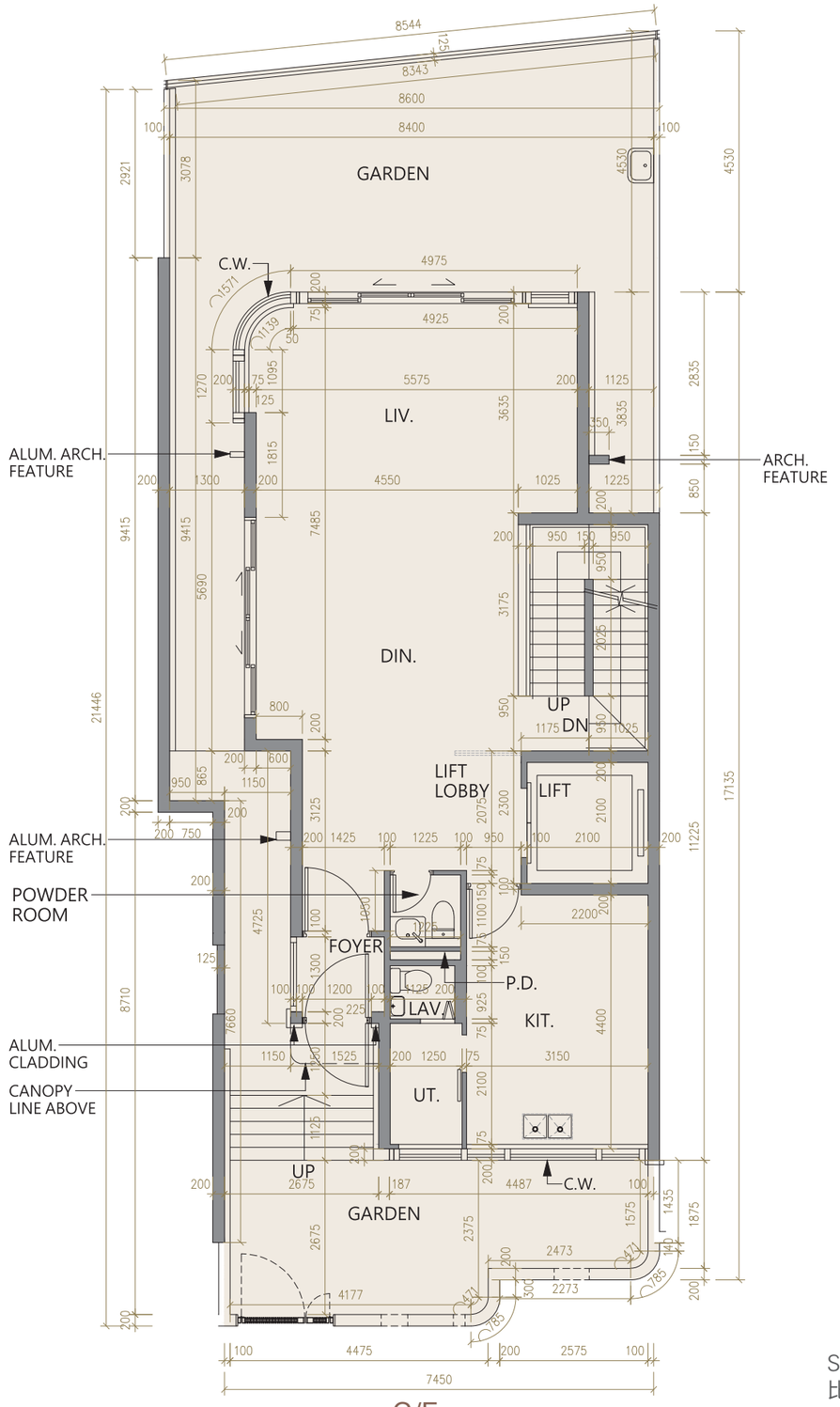
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 8 | B/F & G/F Floor Plan
洋房 8 | 地庫及地下樓面平面圖



B/F
地庫



G/F
地下

N

Scale: 0M/ 米 5M/ 米
比例：

Villa 8 | B/F & G/F Floor Plan
洋房 8 | 地庫及地下樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		B/F 地庫	G/F 地下
Villa 8 洋房 8	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	3310	3675, 3825, 3850, 4025, 4225, 4375
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	200	150, 175, 200, 375

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

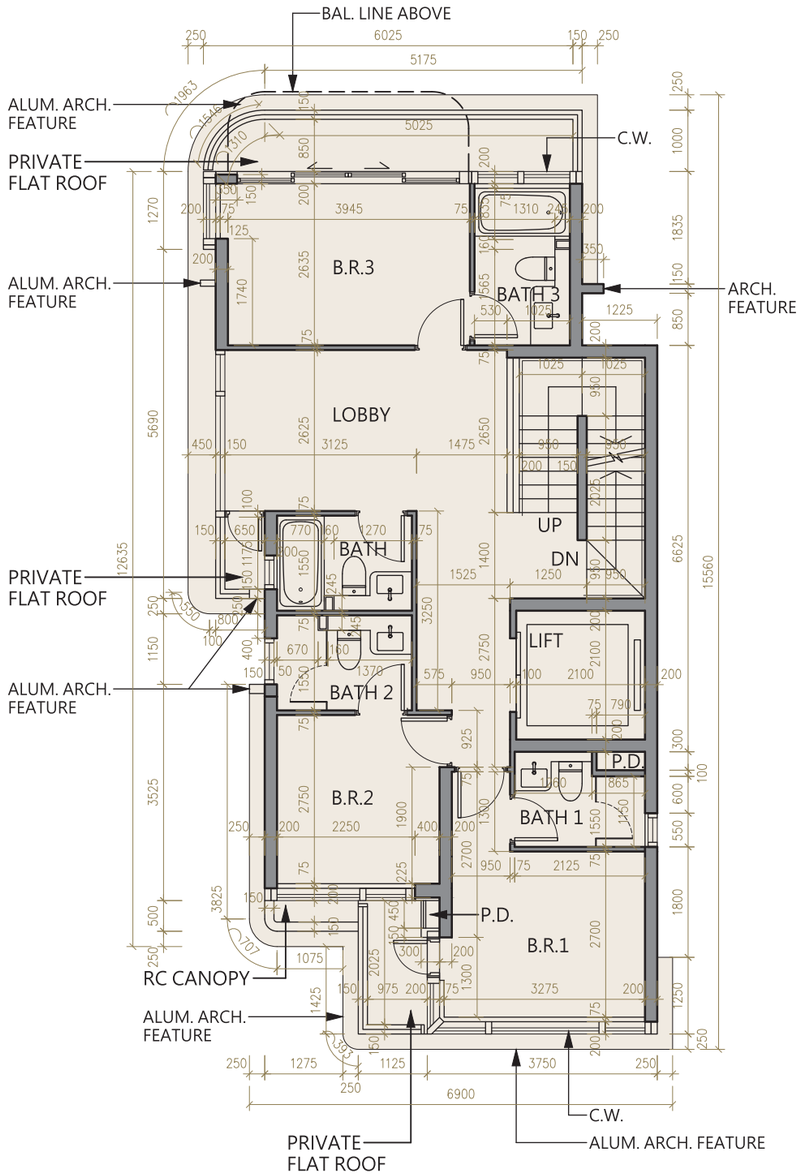
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

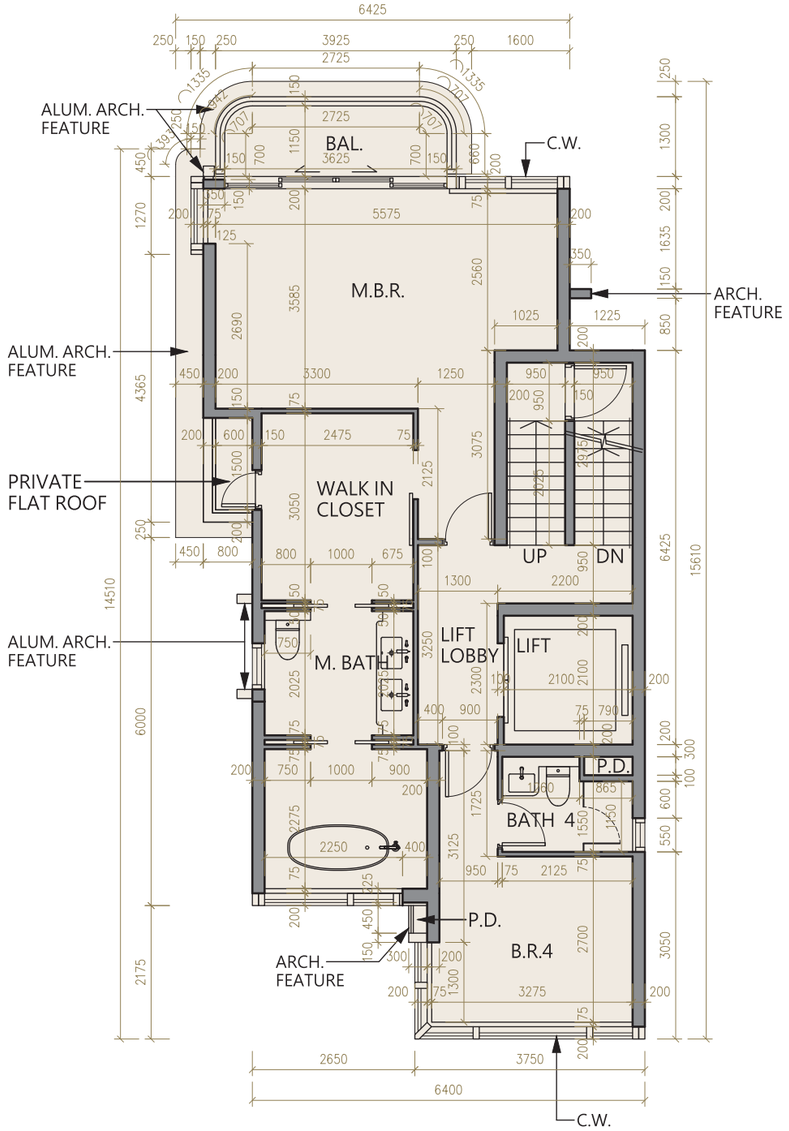
備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 8 | 1/F, 2/F Floor Plan
洋房 8 | 1 樓、2 樓樓面平面圖

N



1/F
1 樓



2/F
2 樓

Scale: 0M/ 米 5M/ 米
比例：

Villa 8 | 1/F, 2/F Floor Plan
洋房 8 | 1 樓、2 樓樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層	
		1/F 1樓	2/F 2樓
Villa 8 洋房 8	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2950, 3100, 3125, 3300, 3500, 3650	3500, 3700, 3850
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150	150, 200

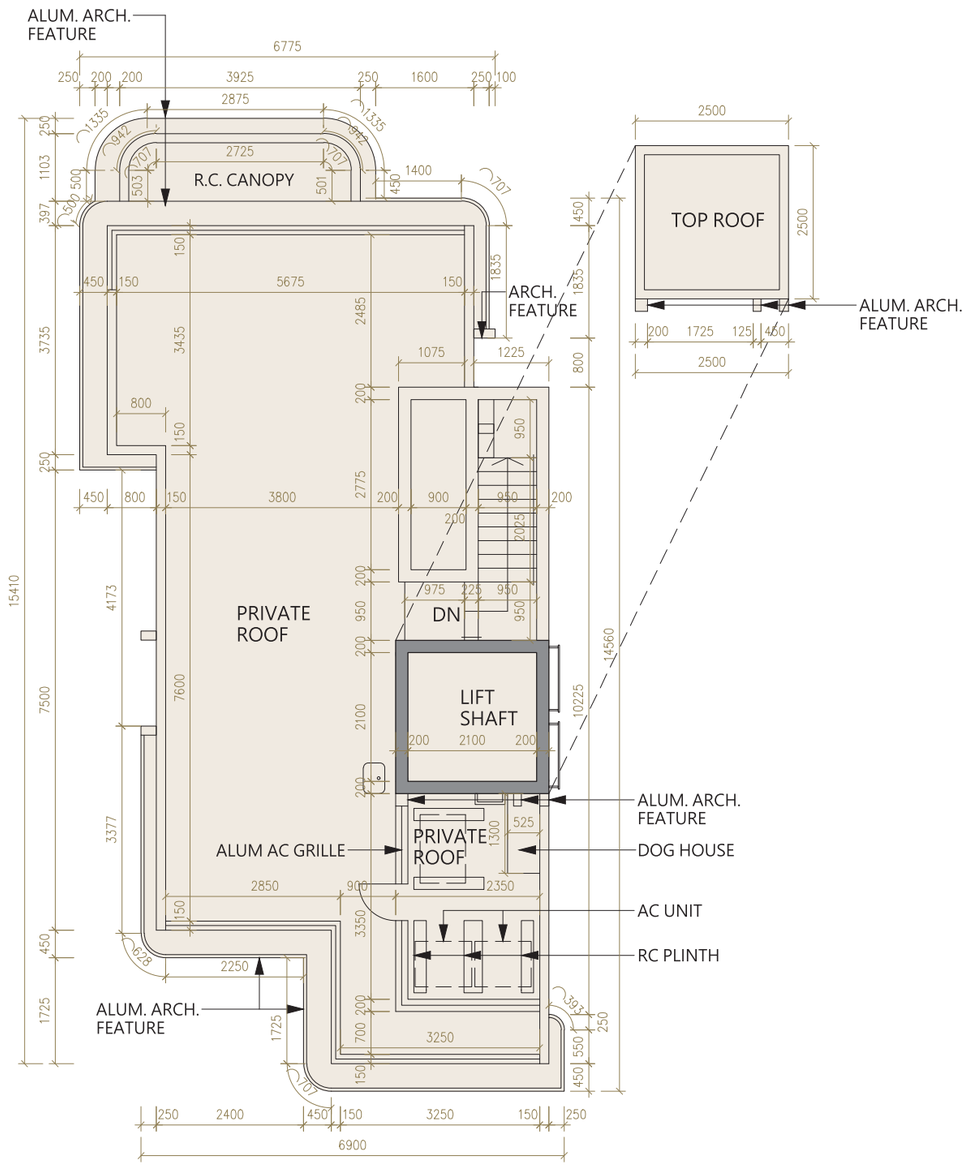
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

Villa 8 | Roof Floor Plan
洋房 8 | 天台樓面平面圖



N

Scale: 0M/ 米 5M/ 米
比例：

Villa 8 | Roof Floor Plan
洋房 8 | 天台樓面平面圖

Villa Number 洋房號數	Description 描述	Floor 樓層
		Roof 天台
Villa 8 洋房 8	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	2525
	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	150, 200

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre and rounded off to the nearest integer.
2. Please refer to page 18 and 19 of this sales brochure for legend of the terms and abbreviations shown in the floor plan.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸，並以四捨五入至整數。
2. 平面圖中顯示之名詞及簡稱之圖例請參閱本售樓說明書第18及19頁。

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）								
Tower 座數	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	2/F 2樓	A	96.556 (1,039) Balcony 露台：-- (--) Utility Platform 工作平台：1.500 (16)	-	-	-	37.716 (406)	-	-	-	-	-	-
		B	79.767 (859) Balcony 露台：-- (--) Utility Platform 工作平台：1.500 (16)	-	-	-	37.391 (402)	-	-	-	-	-	-
	3/F 3樓	A	100.120 (1,078) Balcony 露台：3.564 (38) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	83.025 (894) Balcony 露台：3.257 (35) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	5/F 5樓	A	100.120 (1,078) Balcony 露台：3.564 (38) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	31.199 (336)	-	-	-
		B	83.025 (894) Balcony 露台：3.257 (35) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	29.659 (319)	-	-	-

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

Notes:

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

每個住宅物業的實用面積以及在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表述之面積是由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設4樓。

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）								
Tower 座數	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	2/F 2樓	A	96.556 (1,039) Balcony 露台：-- (--) Utility Platform 工作平台：1.500 (16)	-	-	-	31.724 (341)	-	-	-	-	-	-
		B	79.767 (859) Balcony 露台：-- (--) Utility Platform 工作平台：1.500 (16)	-	-	-	37.311 (402)	-	-	-	-	-	-
	3/F 3樓	A	100.120 (1,078) Balcony 露台：3.564 (38) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	83.025 (894) Balcony 露台：3.257 (35) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	5/F 5樓	A	100.120 (1,078) Balcony 露台：3.564 (38) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	31.199 (336)	-	-	-
		B	83.025 (894) Balcony 露台：3.257 (35) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	30.149 (325)	-	-	-

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

Notes:

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

每個住宅物業的實用面積以及在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表述之面積是由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設4樓。

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）								
Tower 座數	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	G/F 地下	A	107.410 (1,156) Balcony 露台：-- (--) Utility Platform 工作平台：-- (--)	-	-	-	-	98.021 (1055)	-	-	-	-	-
		B	106.102 (1,142) Balcony 露台：-- (--) Utility Platform 工作平台：-- (--)	-	-	-	-	74.644 (803)	-	-	-	-	-
	1/F-3/F, 5/F 1樓至3樓、5樓	A	114.803 (1,236) Balcony 露台：5.908 (64) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	113.179 (1,218) Balcony 露台：5.724 (62) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	6/F 6樓	A	114.803 (1,236) Balcony 露台：5.908 (64) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	28.907 (311)	-	-	-
		B	113.179 (1,218) Balcony 露台：5.724 (62) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	29.789 (321)	-	-	-

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

Notes:

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

每個住宅物業的實用面積以及在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表述之面積是由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設4樓。

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）								
Tower 座數	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	G/F 地下	A	146.018 (1,572) Balcony 露台：-- (--) Utility Platform 工作平台：-- (--)	-	-	-	-	80.143 (863)	-	-	-	-	-
	1/F-3/F, 5/F 1樓至3樓、5樓	A	153.495 (1,652) Balcony 露台：4.625 (50) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	6/F 6樓	A	153.495 (1,652) Balcony 露台：4.625 (50) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	36.670 (395)	-	-	-
Tower 6 第6座	B/F, G/F & 1/F 地庫、地下及1樓	A	164.613 (1,772) Balcony 露台：2.707 (29) Utility Platform 工作平台：-- (--)	-	-	-	5.417 (58)	49.904 (537)	-	-	-	-	-
	2/F-3F 2樓至3樓	A	77.379 (833) Balcony 露台：2.707 (29) Utility Platform 工作平台：-- (--)	-	-	-	-	-	-	-	-	-	-
	5/F & 6/F 5樓及6樓	A	150.960 (1,625) Balcony 露台：5.414 (58) Utility Platform 工作平台：-- (--)	-	-	-	4.558 (49)	-	-	23.201 (250)	6.205 (67)	-	-

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

Notes:

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

每個住宅物業的實用面積以及在構成住宅物業的一部分的範圍內的露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部分的範圍內的其他指明項目(如有)的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表述之面積是由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設4樓。

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）								
Villa Number 洋房號數		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
Villa 1 洋房 1	214.041 (2,304) Balcony 露台：3.582 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	3.4 (37)	36.111 (389)	12.500 (134)	69.794 (751)	4.299 (46)	-	-
Villa 2 洋房 2	204.000 (2,196) Balcony 露台：3.582 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	4.523 (49)	57.171 (615)	12.500 (134)	64.931 (699)	4.299 (46)	-	-
Villa 3 洋房 3	204.263 (2,199) Balcony 露台：3.582 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	4.523 (49)	52.247 (562)	12.500 (134)	64.931 (699)	4.299 (46)	-	-
Villa 5 洋房 5	203.965 (2,195) Balcony 露台：3.582 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	4.523 (49)	49.840 (536)	12.500 (134)	64.931 (699)	4.299 (46)	-	-
Villa 6 洋房 6	208.383 (2,243) Balcony 露台：3.582 (39) Utility Platform 工作平台：1.500 (16)	-	-	-	4.523 (49)	52.916 (570)	12.500 (134)	64.931 (699)	4.299 (46)	-	-
Villa 8 洋房 8	293.774 (3,162) Balcony 露台：4.949 (53) Utility Platform 工作平台：-- (--)	-	-	-	8.566 (92)	77.380 (833)	12.500 (134)	64.601 (695)	2.498 (27)	-	-

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

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties in the Development.
3. Villa 4 and Villa 7 are omitted.

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

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 不設洋房4及洋房7。

B/F Floor Plan
地庫樓面平面圖



Category, Number, Dimension and Area of Parking Spaces 停車位的類別、數目、尺寸及面積

Category of parking space 停車位類別		Number 數量	Dimensions of each parking space (W x L) (m) 每個停車位的尺寸（寬x長）(米)	Area of each parking space (sq.m) 每個停車位面積（平方米）
Residential Parking Space 住宅停車位	Car Parking Space 停車位	35	5.0 x 2.5	12.5
	Villa Parking Space in Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8 洋房 1、洋房 2、洋房 3、洋房 5、洋房 6和洋房 8的洋房停車位	6		
Visitors' Parking Space 訪客停車位		3	5.0 x 2.5	12.5
Motor Cycle Parking Space 電單車停車位		1	2.4 x 1.0	2.4
Accessible Parking Space 暢通易達停車位		1	5.0 x 3.5	17.5

Note:
Car Parking Spaces T04, T13, T14, T24 and T34 are omitted.

備註：
不設停車位 T04、T13、T14、T24及T34。

G/F Floor Plan
地下樓面平面圖



Category, Number, Dimension and Area of Parking Spaces 停車位的類別、數目、尺寸及面積

Category of parking space 停車位類別	Number 數量	Dimensions of each parking space (W x L) (m) 每個停車位的尺寸（寬 x 長）(米)	Area of each parking space (sq.m) 每個停車位面積（平方米）
Loading and Unloading Space 上落貨車位	3	11.0 x 3.5	38.5

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase **(the "Preliminary Agreement")**.

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約(該**「臨時合約」**)時須支付款額為售價5%的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約：-
   (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。

The Deed of Mutual Covenant and Management Agreement of the Development that has been executed (**"DMC"**) provides that:-

A. Common parts of the Development

(i) "Carpark Common Areas and Facilities" means such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole or otherwise not of any individual Owner and includes :-

(a) the whole of the Carpark except the Car Parking Spaces, the Visitors' Carparking Spaces, the Villa Parking Spaces and the Motor Cycle Parking Space;

(b) driveway, ramp, electric vehicle charger room, sprinkler, hose reel; and

(c) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC,

which for the purposes of identification only are shown coloured Yellow on the DMC Plans annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Carpark:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap. 344) ("the Ordinance") and/or

(ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities the Villa Common Areas and Facilities, the Tower Common Areas and Facilities and the Residential Common Areas and Facilities;

(ii) "Car Parking Space" means a parking space (each of which is provided with Private Electric Vehicle Charging Facilities) in the Carpark (but shall exclude any Villa Parking Space) provided in accordance with Special Condition No.(25)(a)(i) of the Government Grant for the parking of motor vehicles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees as shown and delineated on the Building Plans, and for the purposes of identification only are marked respectively "T01" to T03", "T05" to "T12", "T15" to T23", "T25" to "T33" and "T35" to "T40" on the Basement Floor Plan of the DMC Plans;

(iii) "Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Villa Common Areas and Facilities, the Tower Common Areas and Facilities and the Carpark Common Areas and Facilities;

(iv) "Common Electric Vehicle Charging Facilities" means all such facilities installed or to be installed in the Common Areas and Facilities for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Chapter 374) and parked at the Visitors' Carparking Spaces, and such facilities shall include but not limited to such wires, cables, ducts, trunking, electrical vehicle chargers, electric meters, base box, socket outlet, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose;

(v) "Development Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole or otherwise not of any individual Owner and includes :-

(a) Part of the Covered Landscape Areas which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured **Indigo with Black Dotted line and Indigo Cross-Hatched Black with Black Dotted line**;

(b) part of the Greenery Areas which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured **Indigo Cross-Hatched Black**; and

(c) fan room, water meter cabinet, dog house for towngas, dog houses for smoke vent, inaccessible void, electrical ducts, electrical cabinet, dog houses, sprinkler inlet, sprinkler control valve set, fire services inlets, Loading and Unloading Spaces, master meter room, transformer room, fire services control room, telecommunications and broadcasting services room, store, the areas for the installation or use of telecommunication network facilities, refuse storage and material recovery chambers, electrical rooms, extra low voltage room, low voltage switch room, street fire hydrant water tank, street fire hydrant pump room, CCTV Imaging Device, lift pit zones, lift lobbies, lifts, lift shafts, staircases and protected lobbies, fire services water tank, fire services water pump rooms, potable water pump room for tower and irrigation pump room, access to B/F street fire hydrant water pump room, air ducts, pipe ducts, sewage treatment plant room, automatic meter reading room, exhaust fan room, sprinkler water pump room, sprinkler water tank, flushing water pump room for towers and cleansing water pump room, owners' committee meeting room, office accommodation for watchmen and caretakers, electric rooms, electric vehicle charger room & Tower 5 electric room, space for maintenance of pipes, planting areas, inaccessible flat roofs and hose reels; and

(d) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC,

which are for the purposes of identification only shown coloured **Indigo with Black Dotted line, Indigo, Indigo Cross-Hatched Black and Indigo Cross-Hatched Black with Black Dotted line** on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark and the Residential Accommodation :-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities, but shall exclude the Residential Common Areas and Facilities, the Tower Common Areas and Facilities, the Villa Common Areas and Facilities and the Carpark Common Areas and Facilities;

(vi) "Land" means all that piece or parcel of land registered in the Land Registry as The Remaining Portion of Lot No.1003 in Demarcation District No.214;

(vii) "Motor Cycle Parking Space" means a parking space in the Carpark provided in accordance with Special Condition No.(25)(c)(i) of the Government Grant for the parking of motor cycles belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees as shown and delineated on the Building Plans, and for the purposes of identification only is marked "M01" on the Basement Floor Plan of the DMC Plans;

(viii) "Private Electric Vehicle Charging Facilities" means all such facilities installed or to be installed in (a) the Villa for serving the Villa Parking Space exclusively; or (b) the Common Areas and Facilities for serving the Car Parking Spaces situated within the Carpark exclusively for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance parking at such Villa Parking Space or Car Parking Spaces; such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meter, base box, socket outlets, locks, covers and such other security and/or protective devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

(ix) "Recreational Facilities" means the recreational facilities and facilities ancillary thereto including stores, air-conditioning plant room, swimming pool, gymnasium room, multi-function room, lavatories, unisex accessible toilets, lift lobby constructed or to be constructed for the common use and benefit of all the residents of the Residential Units and their bona fide visitors;

(x) "Residential Accommodation" means the Towers Accommodation and the Villa Accommodation;

(xi) "Residential Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner and includes:-

(a) part of the Covered Landscape Areas which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured **Green with Black Dotted line and Green Cross-Hatched Black with Black Dotted line;**

(b) Visitors' Carparking Spaces;

(c) such part of the Greenery Areas which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured **Green Cross-Hatched Black;**

(d) the Common Electric Vehicle Charging Facilities and Recreational Facilities;

(e) Water meter cabinet, aluminium architectural features, metal grille decorative louvre, flushing water pump room, staircase and protected lobby, irrigation points, planting areas, inaccessible flat roof, the areas for the installation or use of aerial broadcast distribution, hose reels and stairways to Recreational Facilities; and

(f) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC,

which for the purposes of identification only are shown coloured **Green with Black Dotted line, Green, Green Cross-Hatched Black and Green Cross-Hatched Black with Black Dotted line** on the DMC Plans annexed to the DMC, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities, the Tower Common Areas and Facilities, the Villa Common Areas and Facilities and the Carpark Common Areas and Facilities;

(xii) "Sub-Deed" means any sub-deed of mutual covenant to be entered into in respect of any part of the Land and the Development.

(xiii) "Towers Accommodation" means the 5 towers erected or in the course of being erected on the Land and designated as "Tower 1", "Tower 2", "Tower 3", "Tower 5" and "Tower 6" and designated as being for private residential purposes;

(xiv) "Tower Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for the benefit of the Towers Accommodation as a whole or otherwise not of any individual Owner and includes:-

(a) refuse storage and material recovery chambers, water meter cabinets, sprinkler water tank, entrance lobbies, lifts, lift shafts, lift lobbies, electric rooms, pipe ducts, fire services water tanks, fire services water pump rooms, potable pump rooms, flat roofs, common roofs, common roofs (refuge roofs), light wells, fire hydrants, hose reels, inaccessible flat roofs, external drainage pipes enclosed by architectural features, spaces for maintenance of pipes, electric ducts, electrical ducts, fire services inlet, sprinkler inlet, sprinkler control valve set, fire services duct, electrical cabinet, electrical meter cabinet, electric meter cabinet, air conditioning units, reinforced concrete plinth for building maintenance units, canopies, reinforced concrete canopies, staircases, landings, lift machine rooms architectural features, aluminium architectural features, planting area and air ducts;

(b) the external walls (including for the avoidance of doubt, curtain walls or any part thereof (together with all fixed windows of the curtain walls, the window frames of such fixed windows and the sealant around the window frames of such fixed windows and such other components of the curtain wall, but excluding (i) all openable windows of the curtain walls, (ii) the window frames of such openable windows, (iii) the sealant around the window frames of such openable windows, (iv) related hinges fixing such openable windows onto the fixed windows of the curtain walls and (v) such other components of such openable windows) and architectural features (if any) of the Towers Accommodation;

(c) Part of Greenery Area (as defined in the DMC) which are shown on the DMC Plans annexed to the DMC, the accuracy of such plans have been certified by the Authorized Person, and thereon coloured **Pink Cross-Hatched Black**; and

(d) such other areas and facilities of and in the Land and the Development designated as Tower Common Areas and Facilities in accordance with the DMC

which for the purposes of identification only are shown coloured **Pink and Pink Cross-Hatched Black** on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Tower Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Villa Common Areas and Facilities and the Carpark Common Areas and Facilities;

(xv) "Villa Accommodation" means such portion of the Development on which 6 Villas are erected which is comprised of Villas Nos.1, 2, 3, 5, 6 and 8 of the Development;

(xvi) "Villa Common Areas and Facilities" means such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner and includes:-

(a) potable and flushing water pump room (all villas), staircases, flushing water tank room (all villas), potable water tank room (all villas) and water meter cabinet; and

(b) such other areas and facilities of and in the Land and the Development designated as Villa Common Areas and Facilities in accordance with the DMC

which for the purposes of identification only are shown coloured **Violet** on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Villa Accommodation:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Ordinance and/or

(ii) fall within the categories as specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Villa Common Areas and Facilities, but shall exclude the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Tower Common Areas and Facilities and the Carpark Common Areas and Facilities;

(xvii) "Villa Parking Space" means a parking space (each of which is provided with Private Electric Vehicle Charging Facilities) in the Villa provided pursuant to Special Condition No.(25)(a)(i) of the Government Grant forming part of a Villa for the parking of motor vehicles belonging to the residents of the Villa and their bona fide guests, visitors or invitees;

(xviii) "Visitors' Carparking Spaces" means the four carparking spaces (one of which being the Accessible Parking Space) designated as being for the parking of motor vehicles belonging to the bona fide guests, visitors or invitees of the residents of the Development provided pursuant to Special Condition No.(25)(a)(iii) of the Government Grant;

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

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

(xxi) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC in respect of any matter concerning that Common Areas and Facilities.

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

(A) Villas

Villa	Undivided Shares
Villa 1	242
Villa 2	233
Villa 3	233
Villa 5	233
Villa 6	237
Villa 8	324

(B) Flats

Tower	Floor	Flat	Undivided Shares
1	2/F	A	100
		B	84
	3/F	A	100
		B	83
	5/F and R/F	A	103
		B	86

Tower	Floor	Flat	Undivided Shares
2	2/F	A	100
		B	83
	3/F	A	100
		B	83
	5/F and R/F	A	103
		B	86

Tower	Floor	Flat	Undivided Shares
3	G/F	A	117
		B	114
	1/F	A	115
		B	113
	2/F	A	115
		B	113
	3/F	A	115
		B	113
	5/F	A	115
		B	113
	6/F and R/F	A	118
		B	116

Tower	Floor	Flat	Undivided Shares
5	G/F	A	154
	1/F	A	153
	2/F	A	153
	3/F	A	153
	5/F	A	153
	6/F and R/F	A	157

Tower	Floor	Flat	Undivided Shares
6	B/F	A	170
	G/F		
	1/F		
	2/F	A	77
	3/F	A	77
	5/F	A	164
	6/F		
	R/F		

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

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

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

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if formed).

(b) The annual budget shall be divided into the following parts:-

(i) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Stippled Black Area together with the Green Area 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 in good repair and condition and to the satisfaction of the Director until possession of the Green Area and the Green Stippled Black Area has been re-delivered to the Government in accordance

with Special Condition No.(4) of the Government Grant, the Land, the Development and the Development Common Areas and Facilities;

(ii) The second part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities;

(iii) The third part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Tower Common Areas and Facilities;

(iv) The fourth part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Villa Common Areas and Facilities; and

(v) The fifth part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Carpark Common Areas and Facilities,

(c) Each Owner shall contribute to the budgeted Management Expenses in the following manner:-

(i) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

(ii) Each Owner of a Residential Unit shall contribute his due proportion of:-

I. the budgeted Management Expenses under the second part of the annual budget; and

II. a fraction of the budgeted Management Expenses under the fifth part of the annual budget calculated in accordance with the following formula:-

$$\text{Relevant fraction} = \frac{\text{55 (i.e. Total gross floor area of all Visitors' Carparking Spaces in square metres)}}{\text{569.9 (i.e. Total gross floor area of all Parking Spaces and all Visitors' Carparking Spaces in square metres)}}$$

which proportion shall equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;

(iii) Each Owner of a Flat in the Towers Accommodation in addition to the amount payable under sub-clauses (a) and (b) shall in respect of each Undivided Share allocated to a Flat of the Towers Accommodation of which he is the Owner contribute his due proportion of budgeted Management Expenses under the third part of the annual budget;

(iv) Each Owner of a Villa in the Villa Accommodation in addition to the amount payable under sub-clauses (a) and (b) shall in respect of each Undivided Share allocated to a Villa of the Villa Accommodation of which he is the Owner contribute his due proportion of budgeted Management Expenses under the fourth part of the annual budget;

(v) After taking into account the contribution made by the Owners of the Residential Units in sub-clause (b)(ii), each Owner of a Parking Space shall contribute his due proportion of the budgeted Management Expenses under the fifth part of the annual budget which proportion shall be equal to the Management Shares of his Parking Space divided by the total Management Shares of all Parking Spaces.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is 3/12 of the first year's budgeted management expenses payable in respect of a Unit.

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

There is no area in the Development which is retained by the owner (Wise Castle Corporation Limited) for that owner's use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

Note: For full details, please refer to the full script of the DMC which is available for inspection free of charge during opening hours at the place at which the specified residential property is offered to be sold. A copy of the DMC can be obtained upon paying necessary photocopying charges.

已簽立的發展項目公契及管理協議(**「公契」**)有下述條文：-

A. 發展項目的公用部分

(i) 「停車場公用地方及設施」指供整個停車場(而非任何個別業主)共同使用與享用的該地段及發展項目內的地方及設施並包括：-

(a) 整個停車場(停車位、訪客停車位、洋房停車位及電單車停車位除外)；

(b) 車道、斜道、電動車充電房、花灑、消防喉轆；及

(c) 根據公契劃定為停車場公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契附錄之公契圖則上用黃色顯示，僅供識別，惟如適用，如果停車場內的任何部份：

(i) 受第344章《建築物管理條例》(「該條例」)第 2 條列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第 2 條列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成停車場公用地方及設施的一部分，但不包括發展項目公用地方及設施、洋房公用地方及設施、大廈公用地方及設施及住宅公用地方及設施；

(ii) 「停車位」 指根據批地文件特別條款第(25)(a)(i)條提供的停車場內的停車位(每個停車位均設有私人電動車充電設施)(但不包括任何洋房停車位)，以供住宅單位住客及其真正的客人、訪客或應邀人士的汽車停泊，該等停車位的位置在建築圖則上顯示及劃定，並在公契圖則的地庫樓面平面圖上分別標示為「T01」至「T03」、「T05」至「T12」、「T15」至「T23」、「T25」至「T33」及「T35」至「T40」，以供識別；

(iii) 「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施、洋房公用地方及設施、大廈公用地方及設施及停車場公用地方及設施；

(iv) 「公用電動車充電設施」指為了或有關停泊於訪客停車場內的停車位根據第374章《道路交通條例》持牌的電動車的充電用途而在公用地方及設施安裝或將安裝的所有設施，而該等設施包括但不限於為了或有關該用途而設的電線、電纜、管道、幹槽、電動車充電器、電錶、基底盒、插座、鎖、蓋及其他保安及/或保護裝備、設備、器具及其他電力或其他裝置等；

(v) 「發展項目公用地方及設施」指供整個發展項目(而非任何個別業主)共同使用與享用的該地段及發展項目內的地方及設施並包括：-

(a) 在公契附錄之公契圖則(經認可人士確認準確性)上用**藍色底色加黑色虛綫及藍色底色加黑色交叉斜綫配黑色虛綫**顯示的部分有蓋園景區；

(b) 在公契附錄之公契圖則(經認可人士確認準確性)上用**藍色底色加黑色交叉斜綫**顯示的部分綠化地方；

(c) 風機房、水錶櫃、煤氣管道房、煙井管道房、無法進入的空隙、電氣管道、電力櫃、機電管道房、消防花灑入水掣、消防花灑控制閥、消防入水掣、上落貨車位、總錶房、電力變壓房、消防控制房、電訊及廣播服務室、儲物室、電訊設備安裝及使用區域、垃圾儲物及物料回收房、電力室、特低壓房、低壓電掣房、街道消防栓水缸、街道消防栓泵房、閉路電視影像裝置、電梯槽底區、升降機大堂、升降機、升降機槽、樓梯及防護廊、消防水缸、消防水泵房、大廈食水泵房和灌溉水泵房、通往地庫街道消防栓水泵房的通道、風管、管道、污水處理機房、自動抄錶房、排風扇房、灑水泵房、灑水缸、大廈沖廁水泵房和清潔水泵房、業主委員會會議室、值班員和管理員辦公房、電力室、電動車充電房和第5座電力室、管道維護空間、種植範圍、無法進入的平台和消防喉轆；及

(d) 根據公契劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他地方及設施，

該等地方及設施在公契附錄的之公契圖則(經認可人士確認準確性)上用**藍色底色加黑色虛綫、藍色、藍色底色加黑色交叉斜綫及藍色底色加黑色交叉斜綫配黑色虛綫**顯示，僅供識別，惟如適用，如果發展項目內的任何部份(不包括停車場及住宅樓宇)：

(i) 受該條例第2條列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2條列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成發展項目公用地方及設施的一部分，但不包括住宅公用地方及設施、大廈公用地方及設施、洋房公用地方及設施及停車場公用地方及設施；

(vi) 「該土地」指在土地登記處登記為丈量約份第214約地段第1003號地段的餘段的所有土地或地塊；

(vii) 「電單車停車位」指根據批地文件特別條款第(25)(c)(i)條提供的停車場內的停車位，以供住宅單位住客及其真正的訪客、訪客或應邀人士的電單車停泊，該等停車位的位置在建築圖則上顯示及劃定，並在公契圖則的地庫樓面平面圖上標示為「M01」，以供識別；

(viii) 「私人電動車充電設施」指純粹為了或就停泊於(a)洋房專屬停車位；或(b)停車場內的停車位的根據《道路交通條例》持牌的電動車的充電用途而在洋房或公用地方及設施安裝或將安裝的所有設施，而該等設施包括但不限於為了或就該用途而設的電線、電纜、管道、幹槽、電錶、基底盒、插座、鎖、蓋及其他保安及/或保護裝備、設備、器具及其他電力或其他裝置等；

(ix) 「康樂設施」指為住宅單位所有住客及其真正的訪客的共同使用與享用而興建或將會興建的康樂設施及其附屬設施，包括儲物室、空調機房、游泳池、健身室、多用途室、更衣室、無障礙男女通用廁所、升降機大堂；

(x) 「住宅樓宇」指大廈樓宇及洋房樓宇；

(xi) 「住宅公用地方及設施」指供整個住宅樓宇(而非任何個別業主)享用的該地段及發展項目內的地方及設施並包括：-

(a) 在公契附錄之公契圖則(經認可人士確認其準確性)上用**綠色底色加黑色虛綫及綠色底色加黑色交叉斜綫配黑色虛綫**顯示的部分有蓋園景區；

(b) 訪客停車位；

(c) 在公契附錄之公契圖則(經認可人士確認其準確性)上用**綠色底色加黑色交叉斜綫**顯示的部分綠化地方；

(d) 公用電動車充電設施及康樂設施；

(e) 水錶櫃、鋁質建築裝飾、金屬格柵裝飾百葉、沖廁水泵房、樓梯及防護廊、灌溉點、種植範圍、無法進入的平台、安裝或使用空中廣播分配器區域、消防喉轆及通往康樂設施的樓梯；及

(f) 根據公契劃定為住宅公用地方及設施並位於該地段及發展項目內的其他地方及設施，

該等地方及設施在公契附錄之公契圖則上用**綠色底色加黑色虛綫、綠色、綠色底色加黑色交叉斜綫及綠色底色加黑色交叉斜綫配黑色虛綫**顯示，僅供識別，惟如適用，如果住宅樓宇內的任何部份：

(i) 受該條例第2條列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2條列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成住宅公用地方及設施的一部分，但不包括發展項目公用地方及設施、大廈公用地方及設施、洋房公用地方及停車場公用地方及設施；

(xii) 「副公契」指有關該土地及發展項目任何部份的任何副公契；

(xiii) 「大廈樓宇」指在該土地上已建成或正在建成的5座大廈，指定為「第1座」、「第2座」、「第3座」、「第5座」和「第6座」，並指定作私人住宅用途；

(xiv) 「大廈公用地方及設施」指供整個大廈樓宇(而非任何個別業主)共同享用的該地段及發展項目內的地方及設施並包括：-

(a) 垃圾儲物及材料回收室、水錶櫃、灑水缸、入口大堂、升降機、電梯槽、升降機大堂、電力室、喉管、消防水缸、消防水泵房、食水泵房、平台、公用天台、公用天台(天台庇護處)、光井、消防龍頭、消防喉轆、無法進入的平台、由建築裝飾封閉的外部排水管道、管道維修空間、電線管道、電力管道、消防入水掣、消防花灑入水掣、消防花灑控制閥、消防管道、電力櫃、電錶櫃、冷氣機、建築維護單位的鋼筋混凝土基座、簷篷、鋼筋混凝土簷篷、樓梯、平台、電梯機房建築裝飾、鋁質建築裝飾、種植範圍和通風管道；

(b) 外牆(為免生疑問，包括幕牆或其任何部分(連同幕牆的所有固定窗戶、該等固定窗戶的窗框及圍繞該等固定窗戶的窗框的密封劑，以及幕牆的該等其他組件，但不包括(i)幕牆的所有可開啟窗戶、(ii)該等可開啟窗戶的窗框，(iii)圍繞該等可開啟窗戶的窗框的密封劑，(iv)將該等可開啟窗戶固定於幕牆的固定窗戶上的相關鉸鏈，及(v)該等可開啟窗戶的其他組件)及大廈樓宇的建築裝飾(如有)；

(c) 在公契附錄之公契圖則(經認可人士確認準確性)上用**粉紅色底色加黑色交叉斜綫**顯示的部分綠化地方(定義見公契)；

(d) 根據公契劃定為大廈公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契附錄的之公契圖則上用**粉紅色及粉紅色底色加黑色交叉斜綫**顯示，僅供識別，惟如適用，如果住宅樓宇內的任何部份：

(i) 受該條例第2條列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2條列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成大廈公用地方及設施的一部分，但不包括發展項目公用地方及設施、住宅公用地方及設施、洋房公用地方及設施及停車場公用地方及設施；

(xv) 「洋房樓宇」指發展項目中建有6間洋房的部分，包括發展項目的洋房1、洋房2、洋房3、洋房5、洋房6及洋房8；

(xvi) 「洋房公用地方及設施」指供整個住宅樓宇(而非任何個別業主)享用的該地段及發展項目內的地方及設施並包括：-

(a) 食水泵房和沖廁水泵房(所有洋房)、樓梯、沖廁水缸房(所有洋房)、食水缸房(所有洋房)和水錶櫃；及

(b) 根據公契劃定為洋房公用地方及設施並位於該地段及發展項目內的其他地方及設施；

該等地方及設施在公契圖則上用**紫色**顯示，僅供識別，惟如適用，如果洋房樓宇內的任何部份：

(i) 受該條例第2條列明「公用部分」的定義(a)段所涵蓋及/或

(ii) 屬該條例第一附表指定的任何部分和受該條例第2條列明「公用部分」的定義(b)段所涵蓋，

則該等部分亦應被視為包括在並構成洋房公用地方及設施的一部分，但不包括發展項目公用地方及設施、住宅公用地方及設施、大廈公用地方及設施及停車場公用地方及設施；

(xvii) 「洋房停車位」指根據批地文件特別條款第(25)(a)(i)條提供的構成洋房一部分的洋房內的停車位(每個停車位均設有私人電動車充電設施)，以供洋房住客及其真正的客人、訪客或應邀人士的汽車停泊；

(xviii) 「訪客停車位」指根據批地文件特別條款第(25)(a)(iii)條提供的四個停車位(其中一個為無障礙停車位)，以供住宅單位住客及其真正的訪客、訪客或應邀人士的汽車停泊；

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

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

(xxi) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主按公契處理公用地方及設施的任何事宜。

B. 分配予發展項目中每個住宅物業的不分割份數的數目

(A) 洋房

洋房	不分割份數
洋房1	242
洋房2	233
洋房3	233
洋房5	233
洋房6	237
洋房8	324

(B) 單位

大廈	樓層	單位	不分割份數
1	2樓	A	100
		B	84
	3樓	A	100
		B	83
	5樓及天台	A	103
		B	86

大廈	樓層	單位	不分割份數
2	2樓	A	100
		B	83
	3樓	A	100
		B	83
	5樓及天台	A	103
		B	86

大廈	樓層	單位	不分割份數
3	地下	A	117
		B	114
	1樓	A	115
		B	113
	2樓	A	115
		B	113
	3樓	A	115
		B	113
	5樓	A	115
		B	113
	6樓及天台	A	118
		B	116

大廈	樓層	單位	不分割份數
5	地下	A	154
	1樓	A	153
	2樓	A	153
	3樓	A	153
	5樓	A	153
	6樓及天台	A	157

大廈	樓層	單位	不分割份數
6	地庫	A	170
	地下		
	1樓		
	2樓	A	77
	3樓	A	77
	5樓	A	164
	6樓		
	天台		

C. 有關發展項目的管理人的委任年期

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

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 管理人須在諮詢業主委員會(如已經成立)後編製來年的年度預算。

(b) 年度預算分開為以下部分：

(i) 第一部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)為了全體業主的利益或妥善管理綠色範圍及綠色並加黑點範圍連綠色範圍的構築物及在其上或其內建造、安裝及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、設備、街燈、交通標誌、街道設施、道路標記及植物，保持良好修葺及狀況，並達致署長滿意的程度，直至綠色範圍及綠色並加黑點範圍的管有權已經根據批地文件特別條款第(4)條交還政府為止，該土地、發展項目和發展項目公用地方及設施需要支出的一切開支；

(ii) 第二部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及住宅公用地方及設施需要支出的一切開支；

(iii) 第三部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及大廈公用地方及設施需要支出的一切開支；

(iv) 第四部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及洋房公用地方及設施需要支出的一切開支；及

(v) 第五部分須涵蓋管理人認為(其決定應為最終，有明顯錯誤除外)特別涉及停車場公用地方及設施需要支出的一切開支，

(c) 每位業主須按以下方式支付預算管理開支：

(i) 每位單位業主須按其應佔比例分擔年度預算第一部分之預算管理開支，有關比例應相等於其單位之管理份數除以發展項目中所有管理份數的總數；

(ii) 每位住宅單位業主須按其應繳比例支付以下費用：

I. 年度預算第二部分之預算管理開支；及

II. 年度預算第五部分之預算管理開支的一部分，按以下公式計算：

$$\text{相關份數} = \frac{\text{55（即所有訪客停車位的總樓面面積(平方米)）}}{\text{569.9（即所有停車位和訪客停車位的總樓面面積(平方米)）}}$$

其比例應相等於其住宅單位的管理份數除以所有住宅單位的管理份數的總數；

(iii) 除根據(a)和(b)條款應支付的款項外，每位大廈樓宇單位業主還應就分配給其為業主的大廈樓宇單位的每份不分割份數，按年度預算第三部分的預算管理開支，支付其應繳比例的款項；

(iv) 除根據(a)和(b)條款應支付的款項外，每位洋房樓宇單位業主還應就分配給其為業主的洋房樓宇單位的每份不分割份數，按年度預算第四部分的預算管理開支，支付其應繳比例的款項；

(v) 在計算住宅單位業主根據第(b)(ii)條款所支付的款項後，每位停車位業主須支付其在年度預算第五部分的預算管理開支中的應繳比例，該比例相等於其停車位的管理份數除以所有停車位的管理份數的總數。

E. 計算管理費按金的基準

管理費按金相等於業主擁有之單位的首年度預算管理開支的3/12。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

擁有人(智堡有限公司)在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

備註： 請查閱完整的公契以了解全部詳情。完整的公契現存於指明住宅物業的售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

1. The Development is constructed on The Remaining Portion of Lot No.1003 in Demarcation District No.214 **("the Lot")** which is held under Conditions of Sale No.22853 dated 22nd September 2020 **("the Land Grant")**.

2. The Lot is granted for a term of 50 years commencing from 22nd September 2020.

3. User restrictions applicable to that land:

Special Conditions Nos. (9) and (51) of the Land Grant stipulate that:

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

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

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

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

(a) The Purchaser shall:

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads respectively shown coloured green and green stippled black on the plan annexed hereto (hereinafter referred to as **"the Green Area"** and **"the Green Stippled Black Area"** respectively);

(II) provide and construct such pedestrian crossings, 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 Green Area Structures"**)

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

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and the Green Stippled Black 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 the Purchaser's own expense the Green Area and the Green Stippled Black Area together with the Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area and the Green Stippled Black Area has been re-delivered in accordance with Special Condition No. (4) hereof.

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

(b) The Purchaser shall:

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Pink Stippled Black Hatched Blue Area; and

(II) provide and construct such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the PSBHBA Structures"**)

so that building, vehicular and pedestrian traffic may be carried on the Pink Stippled Black Hatched Blue Area;

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Stippled Black Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at the Purchaser's own expense the Pink Stippled Black Hatched Blue Area together with the PSBHBA 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 the Pink Stippled Black Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(ii) of this Special Condition.

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

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

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

The Purchaser shall develop the Lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2026.

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

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

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

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

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

(a) The Purchaser shall:

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads respectively shown coloured green and green stippled black on the plan annexed hereto (hereinafter referred to as **"the Green Area"** and **"the Green Stippled Black Area"** respectively); and

(II) provide and construct such pedestrian crossings, 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 Green Area Structures"**)

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

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and the Green Stippled Black 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 the Purchaser's own expense the Green Area and the Green Stippled Black Area together with the Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area and the Green Stippled Black Area has been re-delivered in accordance with Special Condition No. (4) hereof.

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

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

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

For the purpose only of carrying out the necessary works specified in Special Condition No.(3) of the Land Grant, the Purchaser shall on the date of the Land Grant be granted possession of the Green Area. The Purchaser shall be granted possession of the Green Stippled Black Area on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st October 2020. The Green Area and The Green Stippled Black Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area and the Green Stippled Black Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise.

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

(b) The Purchaser shall:

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Pink Stippled Black Hatched Blue Area; and

(II) provide and construct such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the PSBHBA Structures"**)

so that building, vehicular and pedestrian traffic may be carried on the Pink Stippled Black Hatched Blue Area;

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Stippled Black Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at the Purchaser's own expense the Pink Stippled Black Hatched Blue Area together with the PSBHBA 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 the Pink Stippled Black Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(ii) of this Special Condition.

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

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

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

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

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

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

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

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

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

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

Special Condition No. (25)(a)(i)(I) and Special Condition No. (25)(a)(i)(II) of the Land Grant stipulates that:

Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Residential Parking Spaces"**) at the prescribed rates.

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

Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot (hereinafter referred to as **"the Visitors' Parking Spaces"**) shall be provided within the Lot to the satisfaction of the Director, at the prescribed rate.

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

(i) Out of the spaces provided under sub-clause (a)(i)(I) of this Special Condition (as may be varied under Special Condition No. (27) hereof) and the Visitors' Parking Spaces, the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **"the Parking Spaces for Disabled Persons"**) as the Building Authority may require or approve provided that a minimum of one space shall be so reserved and designated out of the Visitors' Parking Spaces and that the Purchaser shall not reserve or designate all of the Visitors' Parking Spaces to become the Parking Spaces for Disabled Persons.

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

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

(i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as **"the Motor Cycle Parking Spaces"**) at the prescribed rate.

(ii) The Motor Cycle Parking Spaces provided under subclause (c)(i) of this Special Condition (as may be varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the purpose set out in subclause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of motor vehicle cleaning and beauty services.

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

Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at the prescribed rate.

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

A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos. (25)(a)(i)(I), (25)(a)(i)(II), (25)(c)(i) and (26)(a) hereof (as may be respectively varied under Special Condition No. (27) hereof) and Special Conditions Nos. (25)(a)(iii) and (25)(b)(i) hereof, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except the carving out and the surrender of the Pink Stippled Black Hatched Blue Area as provided

respectively in Special Conditions Nos. (7)(f)(i) and (7)(f)(ii) hereof, a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (21)(c) hereof and a building mortgage under Special Condition No. (21)(d) hereof or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (25) and (26) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

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

Upon development or redevelopment of the Lot, a temporary access for construction vehicles into the Lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

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

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

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

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

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

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

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

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

(a) (i) the Purchaser hereby expressly acknowledges and accepts that as at the date of this Agreement there are no Government sewers in the vicinity of the Lot available for connection to the Lot.

(ii) The Purchaser shall at his own expense construct and provide sewage treatment and disposal facilities to serve the Lot (hereinafter referred to as **"the Sewage Treatment and Disposal Facilities"**) at such locations within the Lot, with such materials and to such standards in all respects to the satisfaction of the Director. The Purchaser shall thereafter at his own expense operate, maintain and repair the Sewage Treatment and Disposal Facilities to the satisfaction of the Director.

(b) Notwithstanding anything to the contrary provided in Special Condition No. (40)(b) hereof, when Government sewers are laid, commissioned and made available in the vicinity of the Lot in the future, and upon the Director serving a written notice to the Purchaser, the Purchaser shall at his own expense connect the Sewage Treatment and Disposal Facilities to the Government sewers or alter the sewers or construct new sewers within the Lot or both in such manner, with such materials and to such standards in all respects to the satisfaction of the Director for the purpose of connecting the same to the Government sewers. In the event that any sewers are altered or new sewers are constructed within the Lot in accordance with this sub-clause (b) for connection to the Government sewers, the Purchaser shall at his own expense maintain and repair the said altered sewers or new sewers to the satisfaction of the Director.

(c) The Purchaser shall, after completion of the works for connecting the sewers within the Lot to the Government sewers as referred to in sub-clause (b) of this Special Condition and Special Condition No. (40)(b) hereof, upon the request of the Director demolish and remove at the Purchaser's own expense the Sewage Treatment and Disposal Facilities or part thereof and such demolition and removal shall be effected and completed in all respects to the satisfaction of the Director.

(d) Notwithstanding anything contained in these Conditions, the Government is under no obligation and gives no warranty, implied or express, whatsoever as to the laying, commissioning or otherwise making available of any Government sewers in the vicinity of the Lot or as to the time when the same will be laid, commissioned or made available.

(e) The Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress free of charge to, from and through the Lot or any part thereof and any building or buildings erected or to be erected hereon at all times for the purpose of inspecting, sampling, testing, gauging, making measurements and taking records of the Sewage Treatment and Disposal Facilities and inspecting and checking the connection of the Sewage Treatment and Disposal Facilities to the Government sewers or the alteration or construction of sewers for connection to the Government sewers in accordance with sub-clause (b) of this Special Condition and the demolition and removal of the Sewage Treatment and Disposal Facilities or part thereof in accordance with sub-clause (c) of this Special Condition. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director of the rights conferred under this sub-clause (e) or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(f) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the obligations of the Purchaser under sub-clauses (a)(ii), (b) and (c) of this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director of the rights conferred under sub-clause (e) of this Special Condition.

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

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

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

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

(b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense and to the satisfaction of the Director and in such case any section of the said connection works (including those mentioned in Special Condition No. (38)(b) hereof) which is constructed within Government land shall be maintained by the Purchaser at his own expense and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (hereinafter referred to as **"the DIA"**) on the development of the Lot containing,

among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director of Drainage Services carry out and implement the recommendations contained in the DIA as approved by the Director of Drainage Services under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Drainage Services.

(c) The technical aspects of the DIA shall be undertaken by a chartered civil engineer or a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline.

(d) No building works (other than the Demolition Works and the works to be carried out on the Pink Stippled Black Hatched Blue Area by the Purchaser pursuant to Special Conditions Nos. (7)(b)(i) and (7)(b)(ii) hereof) shall be commenced on the Lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services under sub-clause (a) of this Special Condition.

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

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as **"the SIA"**) on the development of the Lot containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director of Environmental Protection and Director of Drainage Services carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection under sub-clause (a) of this Special Condition in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Purchaser shall thereafter at all times throughout the term hereby agreed to be granted, at his own expense, maintain the mitigation measures, improvement works and other measures and works in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.

(c) The technical aspects of the SIA shall be undertaken by a chartered civil engineer or a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline.

(d) No building works (other than the Demolition Works, the works to be carried out on the Pink Stippled Black Hatched Blue Area by the Purchaser pursuant to Special Conditions Nos. (7)(b)(i) and (7)(b)(ii) hereof and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection under sub-clause (a) of this Special Condition.

(e) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser hereby expressly acknowledges and agrees that the Purchaser shall have the sole responsibility to carry out and implement at his own expense the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services and thereafter maintain the mitigation measures, improvement works and other measures and works in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director, submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as **"the NIA"**) associated with the development of the Lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measure and works (hereafter referred to as **"Noise Mitigation Measures"**).

(b) The Purchaser shall at his own expense and within such time limits as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under sub-clause (a) of this Special Condition (hereinafter referred to as **"the Approved Noise Mitigation Measures"**) in all respects to the satisfaction of the Director.

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

In the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any adjoining Government land (hereinafter referred to as **"the Noise Barrier"**), the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation.

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

(a) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing high pressure underground town gas transmission pipeline running along Hiram's Highway in the vicinity of the Lot (hereinafter referred to as **"the Pipeline"**)

(b) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services, submit or cause to be submitted to the Director of Electrical and Mechanical Services for his approval in writing a quantitative risk assessment (hereinafter referred to as **"the QRA"**) containing, among others, such information and particulars as the Director of Electrical and Mechanical Services may require including but not limited to a quantitative risk assessment of the risks posed by the Pipeline to the Lot and the development thereon and such other piece or pieces of land as the Director of Electrical and Mechanical Services may decide (as to which the decision of the Director of Electrical and Mechanical Services shall be final and binding on the Purchaser and such other piece or pieces of land are hereinafter collectively referred to as **"the Land**") and recommendations for mitigation measures, protection works and other measures and works to be carried out and implemented within the Lot (hereinafter referred to as **"the Risk Mitigation Measures"**) to enable and ensure that the risks posed by the Pipeline to the Lot and the development thereon and the Land is reduced to a level in compliance with the Risk Guidelines used to assess the off-site risk levels of Potentially Hazardous Installations as described in the Hong Kong Planning Standards and Guidelines issued by the Planning Department, and any amendment thereto or substitution therefor, and other requirements as may be specified by the Director of Electrical and Mechanical Services.

(c) The Purchaser shall at his own expense and within such time limit as shall be stipulated by the Director of Electrical and Mechanical Services carry out and implement the Risk Mitigation Measures contained in the QRA as approved by the Director of Electrical and Mechanical Services under sub-clause (b) of this Special Condition (hereinafter referred to as **"the Approved Risk Mitigation Measures"**) in all respects to the satisfaction of the Director of Electrical and Mechanical Services. The Purchaser shall thereafter at all times throughout the term hereby agreed to be granted, at his own expense, maintain all the structures and facilities that are constructed or installed to implement the Approved Risk Mitigation Measures in all respects to the satisfaction of the Director of Electrical and Mechanical Services.

(d) Under sub-clause (b) of this Special Condition, no building works (other than the Demolition Works, the works to be carried out on the Pink Stippled Black Hatched Blue Area by the Purchaser pursuant to Special Conditions Nos. (7)(b)(i) and (7)(b)(ii) hereof and site formation works) shall be commenced on the Lot or any part thereof until the QRA shall have been approved in writing by the Director of Electrical and Mechanical Services under sub-clause (b) of this Special Condition.

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

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

(a) The Purchaser shall within six calendar months from the date of this Agreement or such other period as may be approved by the Director carry out at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection a soil and groundwater contamination assessment (hereinafter referred to as **"the Contamination Assessment"**) in respect of the Lot and thereafter submit to the Director for his written approval a report on the Contamination Assessment. Upon demand in writing by the Director, the Purchaser shall at the Purchaser's own expense and in all respects to the satisfaction of the Director of Environmental Protection carry out in such manner and within such time limit as the Director shall specify such decontamination or other works as shall be required by the Director (hereinafter referred to as **"the Decontamination Works"**) in respect of the Lot.

(b) No building works (other than the Demolition Works, the works to be carried out on the Pink Stippled Black Hatched Blue Area by the Purchaser pursuant to Special Conditions Nos. (7)(b)(i) and (7)(b)(ii) hereof and drainage works (in case of emergency only)) or landscaping works specified in Special Condition No. (16) hereof shall be commenced on the Lot or any part thereof until the report on the Contamination Assessment shall have been submitted to and approved by the Director and the Decontamination Works (if required) shall have been completed in all respects to the satisfaction of the Director of Environmental Protection.

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

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

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

(a) The Purchaser acknowledges that as at the date of this Agreement, there are some structures existing on the Lot (which structures are hereinafter referred to as **"the Existing Structures"**) and undertakes to demolish and remove, at the Purchaser's own expense and in all respects to the satisfaction of the Director, the Existing Structures from the Lot (which demolition and removal works of the Existing Structures are hereinafter referred to as **"the Demolition Works"**). The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person by reason of or arising whether directly or indirectly out of or incidental to the presence of the Existing Structures or the Demolition Works or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Structures and the Demolition Works.

(b) For the avoidance of doubt and without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot (other than the Edged Red Area) as existing at the date of this Agreement and the state and condition of the Edged Red Area as existing at the date on which possession of the Edged Red Area is given to and taken by the Purchaser pursuant to Special Condition No. (I)(a)(ii) hereof all subject to the presence of the Existing Structures and no objection or claim of whatsoever nature shall be made or raised against the Government by the Purchaser in respect of or on account of the same.

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

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

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

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

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

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

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Area and the Green Stippled Black Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Green Area and the Green Stippled Black Area. For the purpose of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies authorized under subclause (a) of this Special Condition of the rights conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies authorized under sub-clause (a) of this Special Condition of the rights conferred under sub-clause (a) of this Special Condition.

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

(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses it at his absolute discretion), no building or structure or support for any building or structure (other than the structure or structures provided or constructed in accordance with sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, above, under, below or within that portion of the Lot shown coloured pink stippled black hatched blue on the plan annexed hereto (hereinafter referred to as **"Pink Stippled Black Hatched Blue Area"**).

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

(e) the Purchaser shall at all reasonable times prior to the surrender of the whole of the Pink Stippled Black Hatched Blue Area to the Government in accordance with sub-clause (f)(ii) of this Special Condition permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress free of charge to, from and through the Lot including the Pink Stippled Black Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Director may consider necessary in the Pink Stippled Black Hatched Blue Area.

(f) Notwithstanding the provisions of Special Conditions Nos. (21) and (24) hereof:

(i) prior to the surrender of the Pink Stippled Black Hatched Blue Area referred to in sub-clause (f)(ii) of this Special Condition, the Purchaser shall at his own expense carve out to the satisfaction of the Director the Pink Stippled Black Hatched Blue Area from the lot by way of a deed poll in such form and containing such provisions as the Director shall require or approve, which deed poll shall be registered by the Purchaser at his own expense at the Land Registry and no transaction (except an assignment of the lot as a whole after compliance with these Conditions in all respects to the satisfaction of the Director or a building mortgage under Special Condition No. (21)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration;

(ii) the Purchaser shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Stippled Black Hatched Blue Area or any part or parts thereof together with the PSBHBA Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant as referred to in sub-clause (b)(iii) of this Special Condition as the Director shall at his sole discretion specify to the Government save and except any structure or structures erected or constructed with the prior written consent the Director given under sub-clause (a) of this Special Condition but otherwise free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof at the request of the Purchaser, but may do so as and when it sees fit and for this purpose the Purchaser shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and

(iii) the Purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Stippled Black Hatched Blue Area or any part or parts thereof or any interest therein or enter into any agreement so to do provided that this subclause (f)(iii) shall not apply to the carving out of the Pink Stippled Black Hatched Blue Area under sub-clause (f)(i) of this Special Condition, the surrender of the Pink Stippled Black Hatched Blue Area to the Government referred to in sub-clause (f)(ii) of the Special Condition, the assignment of the lot as a whole after compliance with these Conditions in all respects to the satisfaction of the Director or a building mortgage referred to in Special Condition No. (21)(d) hereof.

(g) (i) The Purchaser shall not use the Pink Stippled Black Hatched Blue Area or any part or parts thereof for any purpose other than for:

(I) vehicular traffic to and from the Lot between the vehicular access points permitted under Special Conditions Nos. (32)(b)(i) and (32)(c) hereof;

(II) public pedestrian passage on foot or by wheelchair as specified in sub-clause (g)(ii) of this Special Condition; and

(III) such other purposes as the Director in his sole discretion may approve.

No goods or vehicles shall be stored or parked within the Pink Stippled Black Hatched Blue Area or any part or parts thereof.

(ii) The Purchaser shall, prior to the surrender of the whole of the Pink Stippled Black Hatched Blue Area to the Government in accordance with sub-clause (f)(ii) of this Special Condition, permit the Government and all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over such part or parts of the Pink Stippled Black Hatched Blue Area which have not been surrendered to the Government in accordance with sub-clause (f)(ii) of this Special Condition or any part or parts thereof as the Director may require.

(iii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under sub-clause (g)(ii) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

(j) It is further expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (f)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(k) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof pursuant to sub- clause (f)(ii) of this Special Condition due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under Special Condition No. (10)(c) hereof. The Government shall have no liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government, if the maximum gross floor area permitted under Special Condition No. (10)(c) hereof cannot be attained.

(l) Where structure or structures has or have been erected or constructed with the prior written consent the Director given under sub-clause (a) of this Special Condition (hereinafter referred to as the **"Approved PSBHBA Structures"**), the Purchaser agrees:

(i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance, any regulations

made thereunder and any amending legislation) shall be made to the Approved PSBHBA Structures or any part or parts thereof except with the prior written approval of the Director, and for the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person by reason of the Approved PSBHBA Structures whether before or after the surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof to the Government pursuant to sub-clause (f)(ii) of this Special Condition;

(iii) that without prejudice to any other rights of the Government, at any time and at his absolute discretion, the Director shall have the right to serve upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish and remove the Approved PSBHBA Structures or any part thereof as the Director may specify without giving any reason therefor and the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the demolition or removal of the Approved PSBHBA Structures or any part thereof or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Purchaser's own expense the Approved PSBHBA Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or the removal of the Approved PSBHBA Structures; and

(m) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved PSBHBA Structures or the state and condition of the Approved PSBHBA Structures or the lack of repair or maintenance of the Approved PSBHBA Structures or otherwise in respect of the Approved PSBHBA Structures or the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director under sub-clause (e) of this Special Condition.

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

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as **"the Pink Stippled Black Area"**) save and except:

(i) boundary walls or fences or both;

(ii) landscaping works provided in accordance with Special Condition No. (16) hereof; and

(iii) a basement floor or floors which is or are provided with fresh air intake or intakes located outside the Pink Stippled Black Area and the Pink Stippled Black Hatched Blue Area as may be approved by the Director of Environmental Protection.

(b) For the purpose of this Special Condition, the decision of the Director as to:

(i) what constitutes the basement floor or floors referred to in sub-clause (a)(iii) of this Special Condition; and

(ii) whether the basement floor or floors referred to in sub- clause (a)(iii) of this Special Condition is or are provided with fresh air intake or intakes located outside the Pink Stippled Black Area and the Pink Stippled Black Hatched Blue Area

shall be final and binding on the Purchaser.

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

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

(i) assigned except:

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

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

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

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

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

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

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

The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Green Area, the Green Stippled Black Area or any part of any one or more of them (hereinafter collectively referred to as **"the Services"**). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels

of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Area, the Green Stippled Black Area any part of any one or more of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Area, the Green Stippled Black Area or any part of any one or more of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

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

(a) The Purchaser shall have no right of access to the sea from the Lot or from the sea to the Lot.

(b) The Government reserves the right to reclaim the foreshore to seaward of the Lot at any time and the Purchaser shall have no right to any compensation whatsoever whether under the Foreshore and Sea-bed (Reclamations) Ordinance, any regulations made thereunder and any amending legislation or otherwise in respect of any such reclamation.

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

(a) The Government does not warrant that the existing shoreline within or in the vicinity of the Lot is fit and suitable for any particular purpose and that no warranty or undertaking of whatsoever kind (express or implied) is hereby given.

(b) The Purchaser shall at his own expense carry out and construct to the satisfaction of the Director such river walls or seawalls and other marine structures and facilities within the Lot as the Director in his absolute discretion may require (hereinafter referred to as **"the Seawalls and Marine Structures"**) to protect and support the Lot and any building or structure erected or to be erected thereon. For the avoidance of doubt, no part of the Seawalls and Marine Structures including their foundations shall fall outside the Lot.

(c) The Purchaser shall throughout the term hereby agreed to be granted maintain at his own expense the Seawalls and Marine Structures to the satisfaction of the Director.

(d) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition or the presence of the existing shoreline within or in the vicinity of the Lot or the state and condition of the Lot being subject to any tidal and wave actions, storm surge or otherwise, and no claim for compensation or refund of premium or otherwise whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the state and condition of the Seawalls and Marine Structures.

General Condition No. (11) of the Land Grant provides that:

Upon any failure or neglect by the Purchaser to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works on the Lot or any part thereof, and that upon the re-entry:

(i) the Purchaser's rights on the part of the Lot re-entered shall absolutely cease and determine;

(ii) the Purchaser shall not be entitled to any refund of premium, payment or compensation; and

(iii) the Government's any other rights, remedies and claims are not to be thereby prejudiced.

Notes:

1. The **"Purchaser"** as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

1. 發展項目興建於按日期為2020年9月22日的賣地條件第22853號（**「批地文件」**）而持有的丈量約份第214約地段第1003號餘段（**「該地段」**）。

2. 該地段批地年期為由2020年9月22日起計50年。

3. 適用於該地段的用途限制：

批地文件特別條款第(9)條以及第(51)條訂明：

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

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

4. 按規定須興建並提供予政府或供公眾使用的設施：

批地文件特別條款第(3)條訂明：

(a) 買方須：

(i) 於2026年12月31日或之前或署長可能批准的其他日期，買方自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整附於本批地文件特別條款的圖則上分別以綠色及綠色並加黑點範圍顯示的未來公共道路部分（以下分別簡稱**「綠色範圍」**及**「綠色並加黑點範圍」**）；

(II) 提供及建造按照署長酌情要求的行人十字路口、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物（以下統稱**「綠色範圍構築物」**）

使建築、車輛、行人的交通得以在綠色範圍及綠色並加黑點範圍內往來。

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費並令署長滿意在綠色範圍及綠色並加黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等範圍提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本批地文件特別條款第(4)條交還綠色範圍及綠色並加黑點範圍的管有予政府時為止。

批地文件特別條款第(7)條訂明：

(b) 買方須：

(i) 於2026年12月31日或之前或署長可能批准的其他日期，買方自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整粉紅色底色加上藍色影線和黑點範圍；及

(II) 提供及建造按照署長酌情要求的暗渠、污水管、排水渠、道路或其他構築物（以下統稱**「粉紅色底色加上藍色影線和黑點範圍構築物」**）

使建築、車輛、行人的交通得以在粉紅色底色加上藍色影線和黑點範圍內往來。

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費並令署長滿意在粉紅色底色加上藍色影線和黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等範圍提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、服務設施、街燈、交通標誌、街道設施、道路標記及植物；及

(iii) 自費保養粉紅色底色加上藍色影線和黑點範圍連同粉紅色底色加上藍色影線和黑點範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本特別條款第(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍的管有予政府時為止。

(c) 倘若買方未能於本特別條款第(b)分條的指定日期或經署長批准的其他日期內履行其在本特別條款第(b)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

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

批地文件特別條款第(8)條訂明：

買方須全面遵照此等批地條款及香港現時或隨時生效的所有建築、衛生及規劃相關條例、附例和規例在該地段興建一座或多座建築物。該座或多座建築物須在2026年12月31日或之前建成並適宜居住。

批地文件一般條件第7(a)分條訂明：

買方須於批地年期的期間根據批地文件建造或重建（該詞語指本一般條件第(b)分條提及的重新發展）：-

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

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

批地文件特別條款第(3)條訂明：

(a) 買方須：

(i) 於2026年12月31日或署長批准的其他日期，買方自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整附於本批地文件特別條款的圖則上以分別綠色及綠色並加黑點範圍顯示的未來公共道路部分（以下分別簡稱**「綠色範圍」**及**「綠色並加黑點範圍」**）；及

(II) 提供及建造按照署長酌情要求的行人十字路口、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物（以下統稱**「綠色範圍構築物」**）

使建築、車輛、行人的交通得以在綠色範圍及綠色並加黑點範圍內往來；

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費令署長滿意在綠色範圍及綠色並加黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等範圍提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本批地文件特別條款第(4)條交還綠色範圍及綠色並加黑點範圍的管有予政府時為止。

(b) 倘若買方未能於本特別條款第(a)分條的指定日期或經署長批准的其他日期內履行其在本特別條款第(a)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

(c) 倘因買方履行或不履行本特別條款第(a)條的義務或政府行使本特別條款第(b)條的權利或其他情況直接或間接地導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不負責或承擔任何責任，及買方不得就任何該等損失、損害、滋擾或騷擾而向政府作出索償。

批地文件特別條款第(4)條訂明：

茲只限於為推行批地文件特別條件第(3)條訂明的必要工程，買方須於本批地文件之日，獲授綠色範圍的管有權。買方將於署長發給買方之信件上所載日期獲授綠色並加黑點範圍的管有權，惟該日期不可遲於2020年10月31日。綠色範圍及綠色並加黑點範圍須應政府要求交回政府，而無論如何，若署長發出信件表示所有批地文件條件已妥為履行並達致滿意，上述範圍即被視為已於發信當天由買方交回政府。買方須在其管有綠色範圍及綠色並加黑點範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍及綠色並加黑點範圍，並確保有關通行及使用不受根據批地文件特別條件第(3)條進行之工程或其他工程干擾或阻礙。

批地文件特別條款第(7)條訂明：

(b) 買方須：

(i) 於2026年12月31日或之前或署長可能批准的其他日期，買方自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整粉紅色底色加上藍色影線和黑點範圍； 及

(II) 提供及建造按照署長酌情要求的暗渠、污水管、排水渠、道路或其他構築物(以下統稱**「粉紅色底色加上藍色影線和黑點範圍構築物」**)

使建築、車輛、行人的交通得以在粉紅色底色加上藍色影線和黑點範圍內往來；

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費並令署長滿意在粉紅色底色加上藍色影線和黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等範圍提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、服務設施、街燈、交通標誌、街道設施；道路標記及植物；及

(iii) 自費保養粉紅色底色加上藍色影線和黑點範圍連同粉紅色底色加上藍色影線和黑點範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本特別條款第(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍的管有予政府時為止。

(c) 倘若買方未能於本特別條款第(b)分條的指定日期或經署長批准的其他日期內履行其在本特別條款第(b)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

批地文件特別條款第(14)條訂明：

(a) 買方可在該地段內搭建、建造和提供經署長書面批准的康樂設施及該處的附屬設施(以下簡稱**「設施」**)。設施的類型、大小、設計、高度及布局亦須事前提交署長書面批核。

(c) 如設施任何部分豁免根據本批地特別條款第(b)分條規定計入總樓面面積(以下簡稱**「豁免設施」**)：

(ii) 買方須自費維修豁免設施以保持其維修充足及狀態良好，並負責運作豁免設施以令署長滿意；及

(iii) 豁免設施只可供現已或將會建於該地段的一座或多座住宅大廈的居民及彼等之真正訪客使用，任何其他人士或人等概不可使用。

批地文件特別條款第(15)條訂明：

在該地段上或毗鄰的樹木，不得在未得到署長事先書面同意的情況下移除或遭受干擾。而署長在給予同意時，可以加上其認為合適的關於移植、補償性園景美化或重植的條款。

批地文件特別條款第(16)條訂明：

買方須自費在尚未建設的該地段任何部分及平台(如有)進行園景美化和種植樹木及灌木，其後並須維修和保養，以保持該處安全、清潔、整齊及健康，以令署長滿意。

批地文件特別條款第(25)(a)(i)(I)分條及(a)(i)(II)分條訂明：

買方必須按指定的比率，在該地段內提供車位(以下簡稱**「住宅停車位」**)，供在該地段上已建或擬建建築物的住戶、他們的真正客人、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛，使署長滿意。

批地文件特別條款第(25)(a)(iii)分條訂明：

買方須按指定比率提供若干額外車位(以下簡稱**「訪客停車位」**)，以供在該地段上已建或擬建的建築物的住戶的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛，使署長滿意。

批地文件特別條款第(25)(b)分條訂明：

(i) 買方須在按特別條款第(25)(a)(i)(I)分條(可按批地文件特別條款第(27)條修訂)提供的車位及訪客停車位中，保留與指定按建築事務監督要求及批准的車位數目作為供《道路交通條例》、其下的任何規例及任何修訂法例界定的傷殘人士停泊車輛(按此保留與指定的這些車位下稱**「傷殘人士停車位」**)，而必須從訪客停車位中，抽起最少一個車位以保留與指定為傷殘人士停車位，以及買方不可以保留或指定所有訪客停車位成為傷殘人士停車位。

(ii) 傷殘人士停車位不得用作停泊供傷殘人士(按《道路交通條例》、其任何附屬規例及任何修訂法例定義)使用且供在該地段上已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人之車輛之外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

批地文件特別條款第(25)(c)分條訂明：

(i) 買方必須在該地段內按指定比率提供若干車位(以下簡稱**「電單車停車位」**)，供在該地段已建或擬建的建築物的住戶，他們的真正客人、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下的任何規例及任何修訂法例領牌照的電單車，使署長滿意。

(ii) 批地文件特別條款第(25)(c)(i)分條訂明提供的電單車停車位中(可按批地文件特別條款第(27)條修訂)不得用作本特別條件第(c)(i)分條所列用途以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作汽車清潔美容服務。

批地文件特別條款第(26)(a)分條訂明：

須在該地段提供停泊上落貨貨車的車位，須令署長滿意。比率是該地段已建成或擬建的一座或多座建築物中每 800 個住宅單位或其中部分配一個上落貨車位，或按照署長批准的其他比率。

批地文件特別條款第(31)條訂明：

買方須向署長提交一份經署長批核並且列明將會按照本批地文件特別條件第(25)(a)(i)(I)分條、第(25)(a)(i)(II)分條、第(25)(c)(i)分條及第(26)(a)分條(可分別根據本文特別條件第(27)條調整)及本特別條件第(25)(a)(iii)分條及第(25)(b)(i)分條於該地段範圍內提供所有車位及上落貨車位的布局圖則，或經認可人士(釋義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準)核證的圖則。在提交該布局圖則前，買方不可進行任何涉及該地段或其任何部分或該處已建或擬建建築物或建築物任何部分的交易(分別於特別條款第(7)(f)(i)條及特別條款第(7)(f)(ii)條訂明粉紅色底色加上藍色影線和黑點範圍的分割及交還、特別條款第(21)(c)條訂明的租約或租賃或就該租約或租賃作出的合約及特別條件第(21)(d)條訂明的建築按揭或署長批准的其他交易除外)上述核准圖則載明的車位及上落貨車位除作本文特別條件第(25)及(26)條分別訂明的用途外，不可作任何其他用途。買方應遵照上述核准圖則維修車位及上落貨車位和其他地方，包括但不限於電梯、樓梯平台和運轉及循環區域。除非事前獲署長書面同意，否則不可更改布局圖。除上述核准圖則註明的車位外，該地段或該處任何建築物或構築物均不可作泊車用途。

批地文件特別條款第(32)條訂明：

在項目發展或重建期間，臨時通道讓建築車輛進出該地段是容許的，但其位置須由署長允許及受制於署長附加的其他條件。於項目發展或重建完成後，買方須自費在署長指定的時間內將臨時通道所在的位置恢復原狀，使署長滿意。

批地文件特別條款第(34)條訂明：

(a) 如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡護土工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在構建、平整或開發該地段或其中任何部分或買方按批地文件的條件需要進行的任何其他工程或作任何其他用途，買方須自費進行與修建該斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其後成為必要的其他工程，以保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止其後發生任何塌方、山泥傾瀉或地陷。買方須在批地文件的年期內自費保養上述土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或附屬工程或其他工程，使其處於妥善及充足的維修和良好的狀態，使署長滿意。

(c) 若於任何時間內由於買方進行的奠基、平整、開發或其他工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，不論在該土地內或從該土地，在該地段或從任何毗鄰或毗連政府或出租土地內，買方須自費還原和修復達致署長滿意，並須就因該等泥土剝落、泥石傾瀉或土地下陷而直接或間接產生或有關的一切責任、索償、損失、損害、開支、費用、成本、要求、法律訴訟及程序彌償及繼續彌償政府。

(d) 在本特別條款所提供予違反特別條款的權利與濟助外，署長有權以書面通知形式要求買方進行、興建及保養上述土地、斜坡整理工程、護土牆或其他承托物、保護物、排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如買方忽略或未能在指明期限內遵從該通知達致署長滿意，署長可立即執行和進行任何有需要的工程，而買方須應要求向政府償還該工程的費用連同任何行政或專業費用及收費。

批地文件特別條款第(37)條訂明：

(a) 倘若從該地段或任何由該土地的發展所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料(以下簡稱**「廢物」**)腐蝕、沖刷或傾倒到公共小巷或道路或入內或到路渠、前濱或海床、污水渠、雨水渠、明渠或其他政府物業(以下簡稱**「政府物業」**)，買方須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。買方須對上述腐蝕、沖刷或傾倒對私人物業的任何損壞或滋擾所直接或間接產生或有關的一切責任、索償、損失、損害、開支、費用、成本、要求、法律訴訟及程序彌償及繼續彌償政府。

(b) 即使本特別條款第(a)分條另有規定，署長可以(但沒有責任)在買方要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，買方須在要求時向政府支付因此產生的費用。

批地文件特別條款第(38)條訂明：

(a) (i) 買方明確地確認及接受於本批地文件日期該地段附近並無現存之政府污水渠以供連接至該地段。

(ii) 買方須自費於該地段內以署長滿意之物料及水平建造及提供污水處理及排污設施以供該地段之用(以下簡稱**「該排污設施」**)，致使署長滿意。買方其後須自費運作、維持及維修該排污設施，致使署長滿意。

(b) 縱使本批地文件特別條款第(40)(b)條另有所訂，當政府污水渠將來已在該地段附近鋪設、安排及提供，並當署長向買方發出書面通知時，買方須自費在該地段以各方面使署長滿意之方式、物料及水平連接該排污設施至政府污水渠或更改污水渠或興建新污水渠或兩者。如買方根據本(b)分條在該地段更改或興建新污水渠以連接至政府污水渠，買方須自費維持及維修上述更改或興建之新污水渠，致使署長滿意。

(c) 買方須在根據本特別條款第(b)分條及本批地文件特別條款第(40)(b)條所指之連接該地段內之污水渠至政府污水渠工程完成後，在署長要求下自費清拆及移除該排污設施或其任何部份而該清拆及移除須在各方面使署長滿意下實行及完成。

(d) 縱使本特別條款另有所訂，政府並無責任及並不就在該地段鋪設、安排或提供任何政府污水渠或就在該地段附近鋪設、安排或提供任何政府污水渠之時間作出任何隱含或明示之保證。

(e) 買方須於所有合理時間批准政府、署長及其人員、承建商、代理、工人和獲署長授權的任何人士(不論有否帶同工具、設備、裝置、器械及車輛)有權自由及不受限制且免費通行、進出、往返及行經該地段或其任何部分及任何現已興建或將會興建在上的一幢或多幢建築物以便視察、抽樣、測試、測量、量度以及紀錄該排污設施和視察及檢查該排污設施與政府排水渠之連接或根據本特別條款第(b)分條更改或興建排水渠以連接至政府排水渠與及根據本特別條款第(c)分條清拆和移除該排污設施或其任何部份之情況。倘因政府、署長及其人員、承建商、代理、工人及獲署長授權的任何人士因行使其根據本特別批地條款第(e)條之權利或其他情況而直接或間接導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務，及買方不得就任何該等損失、損害、滋擾或騷擾而向任何該等人士作出索償。

(f) 買方須就其履行或不履行本特別條款第(a)(ii)、(b)及(c)分條之責任或政府、署長及其人員、承建商及代理及獲署長授權的任何人士因行使其根據本特別條款第(e)分條之權利而直接或間接產生的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序向政府彌償並繼續彌償，並確保其免責。

批地文件特別條款第(39)條訂明：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱**「工程」**)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色範圍、綠色並加黑點範圍或它們的任何部分之上、上面、之下或毗鄰的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱**「服務設施」**)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可受工程影響的服務設施一切方面的書面建議，並取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須履行署長於批准上述建議時對服務設施施加的任何要求和承擔符合該等要求支出的費用，包括任何所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復上述工程對該地段、綠色範圍、綠色並加黑點範圍或它們的任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，署長對明渠、污水渠、雨水渠或總水喉進行修復，買方須在要求時向政府支付該等工程費用)，使署長滿意。如果買方未能對該地段或綠色範圍、綠色並加黑線範圍或它們的任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須在要求時向政府支付該等工程費用。

批地文件特別條款第(40)條訂明：

(a) 買方須自費興建及維持該地段邊界內或政府土地內署長認為必要的排水渠及渠道，並達致署長滿意，以便暴雨截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，及如因暴雨或雨水造成損害或滋擾而直接或間接引起或招致任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，買方需獨力承擔責任並向政府作出彌償並繼續彌償。

(b) 連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程(當已鋪設及受委託)可由署長進行，署長無須就因此等工程對買方造成的損失或損害負責，而買方須應要求向政府支付上述連接工程的費用。或者，該等連接工程亦可由買方自費進行，以達致署長滿意，而在該種情況下，該等連接工程(包括特別條款第(38)(b)所述之工程)任何一段若在政府土地內修建，須由買方自費保養，直至政府要求時由買方移交給政府，由政府出資負責往後的保養，而買方須應要求向政府支付上述連接工程的技術檢查之費用。倘若買方沒有維修建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的維修工程，而買方須應要向政府支付上述工程費用。

批地文件特別條款第(41)條訂明：

(a) 買方須於批地文件之日起計6個曆月內或署長批准的其他延期內，就有關該地段的發展上所有建議的工程，自費並在各方面使渠務署署長滿意下向渠務署署長提交或安排提交一份渠務影響評估(以下簡稱**「渠務影響評估」**)，該評估書須載有渠務署署長要求的資料及細項，包括但不限於因發展該地段而引起的所有不利渠務影響，以及緩解措施、改善工程和其他措施和工程的建議。

(b) 買方須自費及在渠務署署長規定的期限內進行及實施獲渠務署署長根據本特別條款第(a)分條批准的渠務影響評估內的建議，以達致渠務署署長在各方面滿意。

(c) 渠務影響評估的技術方面須由特許土木工程師或具有土木工程專業學科資格的香港工程師學會的會員進行。

(d) 該地段或其任何部分在渠務署署長根據本特別條款第(a)分條以書面批核渠務影響評估前，不得在該地段或其任何部分展開任何建造工程(拆除工程、特別條款第(7)(b)(i)分條及第(7)(b)(ii)分條所載的將於粉紅色底色加上藍色影線和黑點範圍進行的工程除外)。

(e) 為免存疑和在不影響一般條款第5條的一般適用範圍下，買方特此明文確認及同意，買方須全權負責自費進行及實施經渠務署署長批准的渠務影響評估作出的建議，在一切方面使渠務署署長滿意。政府毋須就買方履行或不履行本特別條款的責任或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾負責或承擔責任。買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。

批地文件特別條款第(42)條訂明：

(a) 買方須在本批地文件之日期起的六個曆月內或署長可批准的其他時期內自費提交或安排他人提交一份發展該地段的排污影響評估(以下簡稱**「排污影響評估」**)予環境保護署署長作出書面審批，在一切方面使環境保護署署長滿意。除其他事項外，上述排污影響評估須載有環境保護署署長要求的資料及詳情，包括但不限於開發該地段可能產生的一切不利的排污影響和緩解措施、改善工程及其他措施及工程的建議。

(b) 買方須在環境保護署署長及渠務署署長指定的時限內自費進行及實施經環境保護署署長按照本特別條款第(a)分條批准的排污影響評估的建議，在一切方面使環境保護署署長及渠務署署長滿意。其後買方於批地年期期間須自費保養緩解措施、改善工程及其他措施及工程，在一切方面使環境保護署署長及渠務署署長滿意。

(c) 排污影響評估的技術方面須由特許土木工程師或具有土木工程專業學科資格的香港工程師學會的會員進行。

(d) 該地段或其任何部分在環境保護署署長根據本特別條款第(a)分條以書面批核排污影響評估前，不得在該地段或其任何部分展開任何建造工程(拆除工程、本特別條款第(7)(b)(i)分條及本特別條款第(7)(b)(ii)分條所載的將於粉紅色底色加上藍色影線和黑點範圍進行的工程和地盤平整工程除外)。

(e) 為免生疑及在無損一般條款第(5)條適用性的情況下，買方現明確地確認及同意他須全權負責自費進行和實施排污影響評估中環境保護署署長批准的建議，以使環境保護署署長及渠務署署長全面滿意，其後買方須自費保養為了實施環境保護署署長批准排污影響評估的建議緩解措施、改善工程及其他措施及工程，以使環境保護署署長及渠務署署長全面滿意。政府對買家或任何其他人就因或有關履行或不履行本特別條款的義務或其他原因時所直接或間接或附帶引致或蒙受的任何損失、損害、滋擾或騷擾概無責任或法律責任。買家亦不得就任何該等損失、損害、滋擾或騷擾向政府提出任何申索。

批地文件特別條款第(43)條訂明：

(a) 買方須由批地文件之日起6個曆月內或署長批准之其他時間，自費向署長提交或促使其他人提交一份發展該地段的噪音影響評估(以下簡稱**「噪音影響評估」**)，供署長書面批准，以在各方面達致署長滿意。噪音影響評估除其他事項外，還須載有署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的噪音影響，及適當的噪音緩解措施、改善工程及其他措施及工程的建議(以下簡稱**「噪音緩解措施」**)。

(b) 買方須自費，及在署長指定的時限內進行及實施噪音影響評估中所建議並經署長按照本特別條款第(a)分條批准的噪音緩解措施(以下簡稱**「獲批准噪音緩解措施」**)，以在各方面達致署長滿意。

批地文件特別條款第(44)(a)條訂明：

倘若獲批准噪音緩解措施中包括在該地段構建或興建一個或多個隔音屏障並伸延至超出該地段的地界至任何毗鄰政府土地任何部分之上或上方(以下簡稱**「隔音屏障」**)，買方須自費按照獲建築事務監督批准的圖則設計、構建及興建隔音屏障，並須在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例。

批地文件特別條款第(45)條訂明：

(a) 買方現確認在本批地文件日期於該地段附近沿西貢公路設有現存高壓地底煤氣的傳輸管道(以下簡稱**「傳輸管道」**)；

(b) 買方須在本協議之日起6個歷月或署長可批准的其他時間內自費以在一切方面使機電工程署署長滿意的方式向機電工程署署長提交或安排提交一份等量風險評估(以下簡稱**「等量風險評估」**)以取得其書面批准，該評估須載有機電工程署署長可要求的資料及詳情，包括但不限於傳輸管道對該地段及其上面的發展項目和機電工程署署長可決定的其他土地(該等土地在下文統稱**「有關土地」**)造成風險的等量風險評估(機電工程署署長對此作出的決定為最終的及對買方有約束力)和在該地段內進行緩解措施、防護工程及其他設施和工程的建議(以下簡稱「**風險降低措施**」)並確保降低傳輸管道對該地段及有關土地造成的風險至符合規劃署印發的香港規劃標準與準則及其任何修訂或取代，以及機電工程署署長指定的其他要求準則評估潛在危險裝置對裝置以外地方所構成的危險的水平。

(c) 買方須自費在機電工程署署長指定的時間內進行及完成經機電工程署署長根據本特別條款第(b)分條批准的等量風險評估作出的建議(以下簡稱**「經批准風險降低措施」**)，在一切方面使機電工程署署長滿意，其後買方須自費在本批地文件租期期間保養為了實施經批准風險降低措施所建造或安裝的一切構築物或設施，在一切方面使機電工程署署長滿意。

(d) 根據本特別條款第(b)分條，在機電工程署署長以書面形式批准等量風險評估之前，不得在該地段或其任何部分展開任何建築工程(拆除工程、根據本特別條款第(7)(b)(i)及第(7)(b)(ii)在粉紅色底色加上藍色影線和黑點範圍的工程和地盤平整工程除外)。

(e) 為免存疑和在不影響本文件一般條款第5條的一般適用範圍下，買方特此明文確認及同意，買方須全權負責並自費進行及實施經批准風險降低措施，在一切方面使機電工程署署長滿意。其後買方須自費保養為了實施經批准風險降低措施所建造或安裝的一切構築物或設施，在一切方面使機電工程署署長滿意。政府毋須就買方履行或不履行本特別條款的責任或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾負責或承擔責任。買方不得就任何該等損失、 損害、滋擾或騷擾向政府提出索償。

批地文件特別條款第(46)條訂明：

(a) 買方須在本協議之日起6個歷月或署長可批准的其他時間內自費以在一切方面使環保署署長滿意的方式向環保署署長進行一份就該地段土壤及地下水之污染評估(以下簡稱**「污染評估」**)，並其後將污染評估報告提交予署長以取得其書面批准。在署長的書面要求下，買方須自費以在一切方面使環保署署長滿意的方式並在署長指定的時間內進行署長指明署長所要求就該地段的除污或其他工作(以下簡稱**「除污工作」**)。

(b) 在污染評估報告已交予環保署署長及署長批准污染評估以及除污工作(如需要)已在在一切方面使環保署署長滿意之下完成之前，不得在該地段或其任何部分展開任何建築工程(拆除工程、根據本特別條款第(7)(b)(i)及第(7)(b)(ii)在粉紅色底色加上藍色影線和黑點範圍的工程及渠務工程(只在緊急情況下)除外)或本批地文件特別條款第(16)條所述之環境美化工程。

(c) 為免存疑和在不影響本一般條款第5條的一般適用範圍下，買方特此明文確認及同意，買方須全權負責自費進行污染評估及實施除污工作(如需要)，在一切方面使環保署署長滿意。政府毋須就買方履行或不履行本特別條款的責任或其他原因所直接或間接引起或附帶引起對買方或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或騷擾負責或承擔責任。買方不得就任何該等損失、 損害、滋擾或騷擾向政府提出索償。

6. 對買方造成負擔的租用條件：

批地文件特別條款第(2)條訂明：

(a) 買方確認於本批地文件之日期該地段現時存在若干構築物(該構築物以下簡稱**「現有構築物」**)。買方承諾自費並在各方面令署長滿意程度下，從該地段拆除及清除所述的現有構築物(該拆除及清除現有構築物工程以下簡稱為**「拆除工程」**)。倘因現有構築物之存在或拆除工程直接或間接或附帶引起令買家或其他人士招致或蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何負責或承擔責任，而買方不得就任何該等損失、損害、滋擾或騷擾向政府提出索償。倘現有構築物的存在及拆除工程直接或間接產生或有關的一切責任、索償、損失、損害、開支、費用、成本、要求、法律訴訟及程序，買家須彌償及繼續彌償政府。

(b) 為免存疑和在不影響本一般條款第(5)條的一般適用範圍下，買方應被視為已滿意並接納該地段(紅色間線範圍除外)於本批地文件日期的狀態及條件。買方亦被視為已滿意並接納紅色間線範圍於紅色間線範圍根據特別條款第(1)(a)(ii)分條交給買方當天的狀態及條件與及現有構築物之存在。買方不得因此向政府提出任何反對或申索。

批地文件特別條款第(5)條訂明：

未經署長書面同意，買方不得使用綠色範圍及綠色並加黑點範圍作儲物用途，或在該處搭建任何臨時構築物，又或用作本特別條款第(3)條訂明的工程以外的任何其他用途。

批地文件特別條款第(6)條訂明：

(a) 買方管有綠色範圍及綠色並加黑點範圍或其任何部分期間，須於所有合理時間：

(i) 允許政府、署長、其人員、承辦商、代理、工人及署長授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地通行、進出、往返和行經該地段、綠色範圍及綠色並加黑點範圍，以便檢查、檢驗及監督任何遵照特別條件款(3)(a)分條執行的工程，以及執行、檢查、檢驗和監督任何遵照本特別條款(3)(b)分條規定的工程及署長認為有必要在綠色範圍及綠色並加黑點範圍實施的任何其他工程；

(ii) 允許政府及政府授權的相關公用事業公司行使權利，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地且免費通行、進出、往返和行經該地段、綠色範圍及綠色並加黑點範圍，以便於綠色範圍及綠色並加黑點範圍或任何毗連土地之內、其上或其下執行工程，包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、燃氣(如有)及其他服務。買方應與政府和政府授權的相關公用事業公司充分合作，以處理所有關乎在綠色範圍及綠色並加黑點範圍或其他毗鄰土地內執行任何上述工程的事項；及

(iii) 允許水務監督人員及彼等授權的其他人等行使權利，不論攜帶工具、設備、機器、機械或駕車與否，按水務監督人員及自由及不受限制地且免費通行、進出、往返和行經該地段及綠色範圍及綠色並加黑點範圍，以執行任何關於運作、維修、修理、更換及更改綠色範圍及綠色並加黑點範圍內任何其他水務裝置的工程。就該等特別條款而言，水務監督人員為根據《水務設施條例》，及其後所訂立的規例以及任何修訂法例所定義。

(b) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾承擔任何責任或負責，不論是否由政府、署長、其人員、承辦商、代理、工人、水務監督人員及任何根據本特別條款第(a)分條授權的任何人士或公用事業公司因直接或間接性履行本特別條款第(a)分條賦予的任何權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

(c) 買方須就其履行或不履行本特別條款之責任或政府、署長及其人員、承建商、代理、工人、水務監督人員及任何根據本特別條款第(a)分條授權的任何人士或公用事業公司因行使其根據本特別批地條款第(a)分條之權利而直接或間接產生的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序，買家須彌償及繼續彌償政府。

批地文件特別條款第(7)條訂明：

(a) 除非獲得署長事先書面同意(署長可按其完全酌情權在給出同意時按其認為合適施加條款及條件或拒絕給出同意)，買方不得在本批地文件附圖中該地段粉紅色底色加上藍色影線和黑點範圍(以下簡稱**「粉紅色底色加上藍色影線和黑點範圍」**)上、跨越、之上、下、之下或之內，均不得豎立、建造或放置任何建築物或構築物(依據本特別條件第(b)分條提供或建造的構築物除外)或為任何建築物或構築物而設的支撐物。

(d) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行或不履行本特別條款第(b)分條的義務或責任或政府行使本特別條款第(c)分條的權利或其他原因而直接或間接引起或附帶發生的，政府概不負責或承擔責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(e) 於粉紅色底色加上藍色影線和黑點範圍根據本特別條款(f)(ii)分條交還政府之前，買方必須在一切合理時間允許政府、署長及其人員、承建商、代理、工人及署長授權的任何其他人士，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地通行、進出、往返及行經該地段包括粉紅色底色加上藍色影線和黑點範圍或其任何部分，以便檢查、檢驗及監督任何遵照本特別條款(b)分條執行的工程，以及按照本特別條款(c)分條規定執行檢查、檢驗及監督任何工程或署長認為有必要實施於粉紅色底色加上藍色影線和黑點範圍的任何其他工程。

(f) 即使特別條款第(21)及(24)條另有規定：

(i) 買方根據本特別條款第(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍之前，須自費簽訂署長指定或批准格式和條文的分割契約，以從該地段分割粉紅色底色加上藍色影線和黑點範圍，使署長滿意。買方應自費於土地註冊處註冊該分割契約。如上辦妥註冊之前(除在各方面均符合賣地條件並令署長滿意後的整個該地段的轉讓，或根據本特別條款第(21)(d)分條訂明的建築按揭，或署長批准的其他交易外)不可進行任何涉及該地段或其任何部份或該處已建或擬建任何建築物或任何建築物部份的交易；

(ii) 買方可隨時於署長要求時，按署長全權酌情指定，自費向政府交還及騰空交回粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分連同粉紅色底色加上藍色影線和黑點範圍構築物及所有按本特別條款第(b)(iii)分條在的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物的管有權，除任何署長根據本特別條款第(a)分條已事先書面同意豎立或興建之一個或多個建築物外，不帶任何產權負擔，亦不得向政府收取任何形式的代價、款項或補償。然而，政府概無責任必須按買方要求收回粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分，政府可按其視為恰當收回有關土地。買方須就此自費於署長指定的期限內訂立一份或多份土地交還契約和署長以書面批准或指定格式及條文的任何其他必要文件；及

(iii) 買方不可轉讓、按揭、押記、分租、出讓或以其他方式處置或使粉紅色底色加上藍色影線和黑點範圍涉及轇轕或其任何一個或多個部分或當中任何權益或協議進行上述事項，惟本特別條款第(f)(iii)分條並不適用於依照本特別條款(f)(i)分條分割粉紅色底色加上藍色影線和黑點範圍、依照本特別條款(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍、及進行本批地特別條款第(21)(d)條訂明的建築按揭或押記。

(g) (i) 買方不能將粉紅色底色加上藍色影線和黑點範圍或其中任何部分作以下用途之外的任何用途：

(I) 往來該地段及根據特別條款第32(b)(i)及32(c)分條所容許車輛通道地點之行車通道；

(II) 根據本特別條款第(g)(ii)分條作供公眾步行或乘輪椅通過的公共行人通道；及

(III) 署長自行酌情批准的其他用途。

不准在粉紅色底色加上藍色影線和黑點範圍或其中任何部分內存放貨物或停泊車輛。

(ii) 買方於粉紅色底色加上藍色影線和黑點範圍根據本特別條款第(f)(ii)分條交還政府之前，買方必須時刻均須允許政府及所有公眾全日免費自由步行或乘坐輪椅通行及再通行、行經、往返、經越、穿越及跨越粉紅色底色加上藍色影線和黑點範圍未根據本特別條款第(f)(ii)分條交還政府之部份或按署長要求的部份，以作所有合法用途。

(iii) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行或不履行批地文件本特別條款第(g)(ii)分條的義務或政府、署長及其人員、承建商、代理、工人以及獲署長授權的任何人士行使批地文件本特別條款第(e)分條的權利或其他原因而引起或附帶發生的，政府概不負責或承擔責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(h) 茲現明確協議及聲明，儘管本特別條款第(g)(ii)分條款賦予買方責任，惟買方並無意劃出而政府亦並無同意劃出粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分供公眾行使權利通行。

(i) 現明確協議及聲明，儘管本批地特別條款(g)(ii)款訂明買方負有責任，買方不可預期根據《建築物(規劃)規例》第22(1)條、其任何相關修訂及取代規例享有額外上蓋面積或地積比率寬免或權利或就此提出申索等。為免存疑，買方現明確放棄就《建築物(規劃)規例》第22(1)條、其任何相關修訂及取代規例訂明的額外上蓋面積或地積比率寬免或權利提出任何及所有索償。

(j) 現明確協議及聲明，儘管本批地特別條款(f)(ii)款訂明買方負有責任，買方不可預期根據《建築物(規劃)規例》第22(2)條、其任何相關修訂及取代規例享有額外上蓋面積或地積比率寬免或權利或就此提出申索等。為免存疑，買方現明確放棄就《建築物(規劃)規例》第22(2)條、其任何相關修訂及取代規例訂明的額外上蓋面積或地積比率寬免或權利提出任何及所有索償。

(k) 買方同意及接納，粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分根據本批地特別條款(f)(ii)款交回政府後，其發展或重建該地段或其任何部分時可能因為該地段面積遞減等理由而無法取得本批地特別條款第(10)(c)條訂明的最大樓面總面積。倘無法取得本批地特別條款第(10)(c)條訂明的最大樓面總面積，政府概無責任而買方不可向政府申索賠償或退還地價或其他等。

(l) 已取得署長根據本特別條款第(a)分條發出事前書面同意下興建或建造任何構築物(以下簡稱**「核准粉紅色底色加上藍色影線和黑點範圍構築物」**)，買方同意：

(i) 如非事前獲署長書面批准，不會以任何方式改動、修改或加建(不論是否已經建築事務監督根據《建築物條例》及其任何附屬規例及補充法例批准)核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分，就本批地交件特別條款而言，建築事務監督將根據《建築物條例》及其任何附屬規例及補充法例批准；

(ii) 政府概毋須就買方或任何其他人士在粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分依照本批地特別條款(f)(ii)款交還政府之前或之後因核准粉紅色底色加上藍色影線和黑點範圍構築物招致或蒙受的損失、損害、滋擾或騷擾負責或承擔責任；

(iii) 在毋損政府任何其他權利的原則下，署長隨時均可行使絕對酌情權向買方發出不少於三個曆月的書面通知，要求其按署長指定拆卸和清拆核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分，而毋須給予任何理由。政府毋須就買方因拆卸和清拆核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分所招致或蒙受的損失、損壞、滋擾或干擾負責或承擔責任，買方無權因該等損失、損壞、滋擾或干擾而向政府提出任何申索或要求任何賠償；

(iv) 自費維修(包括所有必要的修理及清潔工程和署長指定的其他工程)核准粉紅色底色加上藍色影線和黑點範圍構築物，時刻保持其狀況良好及維修充足狀態，全面令署長滿意，直至核准粉紅色底色加上藍色影線和黑點範圍構築物拆卸或清拆為止；及

(m) 買方須就其履行或不履行本特別條款之責任或政府、署長及其人員、承建商、代理、工人及獲署長授權的任何人士因行使其根據本特別批地條款第(e)分條之權利、或因興建、存在、移走或清拆核准粉紅色底色加上藍色影線和黑點範圍構築物或因核准粉紅色底色加上藍色影線和黑點範圍構築物的狀態和條件或因核准粉紅色底色加上藍色影線和黑點範圍構築物的欠於維修或其他有關核准粉紅色底色加上藍色影線和黑點範圍構築物而直接或間接產生的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序須向政府彌償及繼續彌償政府。

批地文件特別條款第(12)條訂明：

(a) 未經署長事先書面批准，不得於批地文件附夾的圖則顯示為粉紅色並加黑點範圍(以下簡稱**「粉紅色並加黑點範圍」**)之內豎立或興建任何建築物或構築物或任何建築物或構築物之支承物或伸展物，除下列訂明外；-
  (i) 邊界牆或圍欄或兩者；
  (ii) 根據本批地文件特別條款第(16)條所提供之園景設備；及
  (iii) 環境保護署署長所批准具有位於粉紅色並加黑點範圍及粉紅色底色加上藍色影線和黑點範圍外之新鮮空氣入口或多於一個入口之一層或多層地庫。
(b) 就本特別條款而言，署長就以下事項之決定：
  (i) 何為本特別條款第(a)(iii)分條所指之一層或多層地庫層；及
  (ii) 本特別條款第(a)(iii)分條所指之一層或多層地庫層是否具有位於粉紅色並加黑點範圍及粉紅色底色加上藍色影線和黑點範圍外之新鮮空氣入口或多於一個入口

為最終決定並對買方有約束力。

批地文件特別條款第(29)條訂明：

(a) 儘管已遵守及履行本批地文件，須令署長滿意，住宅停車位及電單車停車位不得：-
  (i) 轉讓，除非：-
    (I) 連同賦予專有權使用及佔用已建或擬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用已建或擬建於該地段各建築物一個或多個住宅停單位的不可分割份數；或
  (ii) 分租，除非租予現已或擬建於該地段的各建築物內住宅單位的住客。

於任何情況下，已建或擬建於該地段各建築物內任何一個住宅單位的業主或住戶概不可承讓或承租多於三個住宅停車位及電單車停車位。

批地文件特別條款第(33)條訂明：

買方不可在任何毗鄰或鄰連該地段的政府土地進行削土、移土或土地後移工程，或在政府土地進行任何建造工程、填土工程或任何類型的斜坡處理工程，除非事先獲署長書面同意，而署長可全權酌情在給予同意時制訂彼認為恰當的條款與條件，包括收取其指定的地價額外增批政府土地作為該地段的增批地段。

批地文件特別條款第(39)條訂明：

買方須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱**「工程」**)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段、綠色範圍、綠色並加黑點範圍或它們的任何部分之上、上面、之下或毗鄰的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務任何其他工程或裝置(以下統稱**「服務設施」**)造成任何損壞、阻礙或干擾。買方在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可受工程影響的服務設施一切方面的書面建議，並取得他的批准，及不得在取得署長對工程及上述建議作出的書面批准之前進行該等工程。買方須履行署長於批准上述建議時對服務設施施加的任何要求和承擔符合該等要求支出的費用，包括任何所需的改道、重鋪或修復的費用。買方必須自費在一切方面維修、彌補及修復上述工程對該地段、綠色範圍、綠色並加黑點範圍或它們的任何部分或任何服務設施造成的任何損壞、阻礙或干擾(除非署長另作選擇，署長對明渠、污水渠、雨水渠或總水喉進行修復，買方須在要求時向政府支付該等工程費用)，使署長滿意。如果買方未能對該地段或綠色範圍、綠色並加黑線範圍或它們的任何部分或任何服務設施進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，買方須在要求時向政府支付該等工程費用。

批地文件特別條款第(47)條訂明：

(a) 買方無權由該地段進入海中及由海中進入該地段。
(b) 政府保留有關於任何時間收回前海濱至該地段朝海一邊的權利，而買方無權向政府索取任何賠償，不論根據前濱及海床(填海工程)條例及任何其附例及任何修訂法例或其他。

批地文件特別條款第(48)條訂明：

(a) 政府並不保證位於該地段內或附近現存之海岸線為合適用作指定用途，同時並不在此作出任何種類之保證或承諾(不論明示或隱含)。
(b) 買方須自費於該地段進行及興建署長全權酌情要求相關河堤或海堤及其他海洋構築物及設施(以下簡稱**「海堤及海洋構築物」**)以保護及支持該地段及該地段之上已興建或將興建之建築物或構築物。為免存疑，海堤及海洋構築物之任何部份包括地基將不會在該地段以外。
(c) 買方須在本批地文件年期內自費維持海堤及海洋構築物，致使署長滿意。
(d) 倘因買方履行或不履行本特別條款第(b)分條及第(c)分條的義務或因現存海岸線於該地段之存在或該地段因受潮汐及海浪、風暴潮或其他影響之狀況導致或令買方或任何其他人士直接或間接蒙受任何損失、損害、滋擾或騷擾，政府概不負責或承擔責任，及買方不得就任何該等損失、損害、滋擾或騷擾而向政府作出索償或以其他方式要求退回地價。
(e) 買方須就履行或不履行其根據本特別條款之義務或海堤及海洋構築物的狀態及條件直接或間接產生的所有責任、申索、損失、損害、開支、費用、收費、訴求、訴訟及法律程序須向政府彌償及繼續彌償政府。

批地文件一般條件第(11)條訂明：

當買方未能或忽略履行、遵守或符合批地文件，政府有權收回該地段或其任何部分以及在該地段或其任何部分的所有或任何建築物、搭建物及工程，並取回其管有權，且當該地段被收回時：
(i) 買方在該地段被收回之部分的權利將絕對地停止或終止；
(ii) 買方無權獲得任何地價退款、款項或賠償；及
(iii) 政府之任何其他權利、補償及申索將不受影響。

備註：
1. 本節所載的**「買方」**指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

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

1. The Green Area and Green Stippled Black Area as referred to in Special Condition Nos. (3), (4), (5) and (6) of the Land Grant

(I) Provisions under the Land Grant

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

(a) The Purchaser shall:

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads respectively shown coloured green and green stippled black on the plan annexed hereto (hereinafter referred to as **"the Green Area"** and **"the Green Stippled Black Area"** respectively);

(II) provide and construct such pedestrian crossings, 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 Green Area Structures"**)

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

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and the Green Stippled Black 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 the Purchaser's own expense the Green Area and the Green Stippled Black Area together with the Green Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area and the Green Stippled Black Area has been re-delivered in accordance with Special Condition No. (4) hereof.

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

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

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

For the purpose only of carrying out the necessary works specified in Special Condition No. (3) of the Land Grant, the Purchaser shall on the date of the Land Grant be granted possession of the Green Area. The Purchaser shall be granted possession of the Green Stippled Black Area on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st October 2020. The Green Area and The Green Stippled Black Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area and the Green Stippled Black Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise.

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

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

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

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

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

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

with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area, the Green Stippled Black Area or any adjoining land; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Area and the Green Stippled Black Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any waterworks installations within the Green Area and the Green Stippled Black Area. For the purpose of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies authorized under subclause (a) of this Special Condition of the rights conferred under sub-clause (a) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the exercise by the Government, the Director and his officers, contractors, agents, workmen, the officers of the Water Authority and any persons or public utility companies authorized under sub-clause (a) of this Special Condition of the rights conferred under sub-clause (a) of this Special Condition.

(II) Provisions under the Deed of Mutual Covenant.

"Green Area"

means those portions of future public roads shown coloured green on the plan annexed to and referred to in Special Condition No.(3)(a)(i)(I) of the Government Grant;

"Green Area Structures"

means the pedestrian crossings, bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require referred to and defined as "the Green Area Structures" under Special Condition No.(3)(a)(i)(II) of the Government Grant;

"Green Stippled Black Area"

means those portions of future public roads shown coloured green stippled black on the plan annexed to and referred to in Special Condition No.(3)(a)(i)(I) of the Government Grant;

Clause 4.6 stipulates that:-

The annual budget shall cover the Management Expenses for the Common Areas and Facilities including without limiting the generality of the foregoing:-

(q) the costs and expenses of maintaining the Green Area and the Green Stippled Black Area together with the Green Area 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 in good repair and condition and to the satisfaction of the Director until possession of the Green Area and the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Government Grant;

Clause 4.7 stipulates that:-

The annual budget shall be divided into the following parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Stippled Black Area together with the Green Area 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 in good repair and condition and to the satisfaction of the Director until possession of the Green Area and the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Government Grant, the Land, the Development and the Development Common Areas and Facilities;

Clause 5.1 stipulates that:

Subject to the provisions of the Ordinance, the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of this Deed. Subject to the provisions of the Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. Without in any way limiting the generality of the foregoing, the Manager shall have the rights and powers to do the following:-

(aa) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Land and the Development as a whole or the Common Areas and Facilities or the Green Area, and the Green Stippled Black Area together with the Green Area 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 in good repair and condition and to the satisfaction of the Director until possession of the Green Area and the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Government Grant, and the fire safety system of the Development with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;

(hhh) To repair, maintain and upkeep the Green Area and the Green Stippled Black Area together with the Green Area 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 in good repair and condition and to the satisfaction of the Director until possession of the Green Area and the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Government Grant;

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

Clause 57 stipulates that:

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Stippled Black Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director and in observance and compliance with Special Condition Nos.(5) and (6) and any other provisions of the Government Grant. No Owner shall without the prior written consent of the Director sue the Green Area and the Green Stippled Black Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) of the Government Grant.

(III) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

2. The Pink Stippled Black Hatched Blue Area as referred to in Special Condition No. (7) of the Land Grant

(I) Provisions under the Land Grant

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

(a) Except with the prior written consent of the Director (who may give such consent on such terms and conditions as he sees fit or refuses it at his absolute discretion), no building or structure or support for any building or structure (other than the structure or structures provided or constructed in accordance with sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, above, under, below or within that portion of the Lot shown coloured pink stippled black hatched blue on the plan annexed hereto (hereinafter referred to as **"Pink Stippled Black Hatched Blue Area"**).

(b) The Purchaser shall :-

(i) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form the Pink Stippled Black Hatched Blue Area; and

(II) provide and construct such culverts, sewers, drains, pavements or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as **"the PSBHBA Structures"**)

so that building, vehicular and pedestrian traffic may be carried on the Pink Stippled Black Hatched Blue Area;

(ii) on or before the 31st day of December, 2026 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Stippled Black Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and

(iii) maintain at the Purchaser's own expense the Pink Stippled Black Hatched Blue Area together with the PSBHBA 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 the Pink Stippled Black Hatched Blue Area has been surrendered to the Government in accordance with sub-clause (f)(ii) of this Special Condition.

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

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

(e) the Purchaser shall at all reasonable times prior to the surrender of the whole of the Pink Stippled Black Hatched Blue Area to the Government in accordance with sub-clause (f)(ii) of this Special Condition permit the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress free of charge to, from and through the Lot including the Pink Stippled Black Hatched Blue Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (b) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of this Special Condition and any other works which the Director may consider necessary in the Pink Stippled Black Hatched Blue Area.

(f) Notwithstanding the provisions of Special Conditions Nos. (21) and (24) hereof:

(i) prior to the surrender of the Pink Stippled Black Hatched Blue Area referred to in sub-clause (f)(ii) of this Special Condition, the Purchaser shall at his own expense carve out to the satisfaction of the Director the Pink Stippled Black Hatched Blue Area from the lot by way of a deed poll in such form and containing such provisions as the Director shall require or approve, which deed poll shall be registered by the Purchaser at his own expense at the Land Registry and no transaction (except an assignment of the lot

as a whole after compliance with these Conditions in all respects to the satisfaction of the Director or a building mortgage under Special Condition No. (2l)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration;

(ii) the Purchaser shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Stippled Black Hatched Blue Area or any part or parts thereof together with the PSBHBA Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant as referred to in sub-clause (b)(iii) of this Special Condition as the Director shall at his sole discretion specify to the Government save and except any structure or structures erected or constructed with the prior written consent the Director given under sub-clause (a) of this Special Condition but otherwise free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof at the request of the Purchaser, but may do so as and when it sees fit and for this purpose the Purchaser shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require; and

(iii) the Purchaser shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Pink Stippled Black Hatched Blue Area or any part or parts thereof or any interest therein or enter into any agreement so to do provided that this subclause (f)(iii) shall not apply to the carving out of the Pink Stippled Black Hatched Blue Area under sub-clause (f)(i) of this Special Condition, the surrender of the Pink Stippled Black Hatched Blue Area to the Government referred to in sub-clause (f)(ii) of the Special Condition, the assignment of the lot as a whole after compliance with these Conditions in all respects to the satisfaction of the Director or a building mortgage referred to m Special Condition No. (2l)(d) hereof.

(g) (i) The Purchaser shall not use the Pink Stippled Black Hatched Blue Area or any part or parts thereof for any purpose other than for:

(I) vehicular traffic to and from the Lot between the vehicular access points permitted under Special Conditions Nos. (32)(b)(i) and (32)(c) hereof;

(II) public pedestrian passage on foot or by wheelchair as specified in sub-clause (g)(ii) of this Special Condition; and

(III) such other purposes as the Director in his sole discretion may approve.

No goods or vehicles shall be stored or parked within the Pink Stippled Black Hatched Blue Area or any part or parts thereof.

(ii) The Purchaser shall, prior to the surrender of the whole of the Pink Stippled Black Hatched Blue Area to the Government in accordance with sub-clause (f)(ii) of this Special Condition, permit the Government and all members of the public at all times during the day and night for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, by, through and over such part or parts of the Pink Stippled Black Hatched Blue Area which have not been surrendered to the Government in accordance with sub-clause (f)(ii) of this Special Condition or any part or parts thereof as the Director may require.

(iii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of the Purchaser's obligations under sub-clause (g)(ii) of this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

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

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

(j) It is further expressly agreed and declared that the obligation on the part of the Purchaser contained in sub-clause (f)(ii) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Purchaser expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(k) The Purchaser agrees and accepts that upon development or redevelopment of the lot or any part thereof after the surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof pursuant to sub- clause (f)(ii) of this Special Condition due to the reduction in the area of the lot or otherwise, he may not be able to attain the maximum gross floor area permitted under Special Condition No. (l0)(c) hereof. The Government shall have no liability and the Purchaser shall have no claim for compensation or refund of premium or otherwise whatsoever against the Government, if the maximum gross floor area permitted under Special Condition No. (l0)(c) hereof cannot be attained.

(l) Where structure or structures has or have been erected or constructed with the prior written consent the Director given under sub-clause (a) of this Special Condition (hereinafter referred to as the **"Approved PSBHBA Structures"**), the Purchaser agrees:

(i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be made to the Approved PSBHBA Structures or any part or parts thereof except with the prior written approval of the Director, and for the purpose of these Conditions, "Building Authority" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person by reason of the Approved PSBHBA Structures whether

before or after the surrender of the Pink Stippled Black Hatched Blue Area or any part or parts thereof to the Government pursuant to sub-clause (f)(ii) of this Special Condition;

(iii) that without prejudice to any other rights of the Government, at any time and at his absolute discretion, the Director shall have the right to serve upon the Purchaser a written notice of not less than three calendar months requiring the Purchaser to demolish and remove the Approved PSBHBA Structures or any part thereof as the Director may specify without giving any reason therefor and the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Purchaser or any other person arising whether directly or indirectly out of or incidental to the demolition or removal of the Approved PSBHBA Structures or any part thereof or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;

(iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at the Purchaser's own expense the Approved PSBHBA Structures in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or the removal of the Approved PSBHBA Structures; and

(m) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved PSBHBA Structures or the state and condition of the Approved PSBHBA Structures or the lack of repair or maintenance of the Approved PSBHBA Structures or otherwise in respect of the Approved PSBHBA Structures or the fulfilment or non-fulfilment of the Purchaser's obligations under this Special Condition or the exercise of the rights by the Government, the Director and his officers, contractors, agents, workmen and any persons authorized by the Director under sub-clause (e) of this Special Condition.

(II) Provisions of the Deed of Mutual Covenant

Nil

(III) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

3. The Pink Stippled Black Area as referred to in Special Condition No. (12) of the Land Grant

(I) Provisions under the Land Grant

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

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed within the area shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Stippled Black Area'') save and except:

(i) boundary walls or fences or both;

(ii) landscaping works provided in accordance with Special Condition No. (16) hereof; and

(iii) a basement floor or floors which is or are provided with fresh air intake or intakes located outside the Pink Stippled Black Area and the Pink Stippled Black Hatched Blue Area as may be approved by the Director of Environmental Protection.

(b) For the purpose of this Special Condition, the decision of the Director as to:

(i) what constitutes the basement floor or floors referred to in sub-clause (a)(iii) of this Special Condition; and

(ii) whether the basement floor or floors referred to in sub- clause (a)(iii) of this Special Condition is or are provided with fresh air intake or intakes located outside the Pink Stippled Black Area and the Pink Stippled Black Hatched Blue Area

shall be final and binding on the Purchaser.

(II) Provisions of the Deed of Mutual Covenant

Nil

(III) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

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

1. Please refer to paragraphs A1 to A3 above.

2. The facilities or open spaces (if any) mentioned in paragraphs A1 to A3 above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or opens spaces (if any) through the management expenses apportioned to the residential properties concerned.

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

Not applicable.

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

Not applicable.

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

The plan is a reproduction of the plan as annexed to Lot No. 1003 in Demarcation District No. 214, and is the plan referred to in this section.

A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(3)、(4)、(5)及(6)條所指之「綠色範圍」及「綠色並加黑點範圍」

(I) 批地文件的條款

批地文件特別條款第(3)條訂明：

(a) 買方須：

(i) 於2026年12月31日或署長可能批准的其他日期或之前，買方自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整附於本批地文件特別條款的圖則上分別以綠色及綠色並加黑點範圍顯示的未來公共道路部分(以下分別簡稱**「綠色範圍」**及**「綠色並加黑點範圍」**)；

(II) 提供及建造按照署長酌情要求的行人十字路口、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物(以下統稱**「綠色範圍構築物」**)使建築、車輛、行人的交通得以在綠色範圍及綠色並加黑點範圍內往來；

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費並令署長滿意在綠色範圍及綠色並加黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等範圍提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、服務設施、街燈、交通標誌、街道設施、道路標記及植物；及

(iii) 自費保養綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本批地文件特別條款第(4)條交還綠色範圍及綠色並加黑點範圍的管有予政府時為止。

(b) 倘若買方未能於指定日期或經署長批准的其他日期內履行其在本特別條款第(a)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

(c) 倘因買方履行本特別條款第(a)條的義務或政府行使本特別條款第(b)條的權利或其他情況導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不負責或承擔責任，及買方不得就任何該等損失、損害、滋擾或騷擾而向政府作出索償。

批地文件特別條款第(4)條訂明：

茲只限於為推行批地文件特別條件第(3)條訂明的必要工程，買方須於本批地文件之日，獲授綠色範圍的管有權。買方將於署長發給買方之信件上所載日期獲授綠色並加黑點範圍的管有權，惟該日期不可遲於2020年10月31日。綠色範圍及綠色並加黑點範圍須應政府要求交回政府，而無論如何，若署長發出信件表示所有批地文件條件已妥為履行並達致滿意，上述範圍即被視為已於發信當天由買方交回政府。買方須在其管有綠色範圍的所有合理時間內允許所有政府及公眾車輛及行人自由出入綠色範圍及綠色並加黑點範圍，並確保有關通行及使用不受根據批地文件特別條件第(3)條進行之工程或其他工程干擾或阻礙。

批地文件特別條款第(5)條訂明：

未經署長書面同意，買方不得使用綠色範圍及綠色並加黑點範圍作儲物用途，或在該處搭建任何臨時構築物，又或用作本批地文件特別條款第(3)條訂明的工程以外的任何其他用途。

批地文件特別條款第(6)條訂明：

(a) 買方管有綠色範圍及綠色並加黑點範圍或其任何部分期間，須於所有合理時間：

(i) 允許政府、署長、其人員、承辦商、代理、工人及署長授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地且免費進出、往返和行經該地段、綠色範圍及綠色並加黑點範圍，以便檢查、檢驗及監督任何遵照特別條件(3)(a)分條執行的工程，以及執行、檢查、檢驗和監督任何遵照本特別條件(3)(b)分條規定的工程及署長認為有必要在綠色範圍及綠色並加黑點範圍實施的任何其他工程；

(ii) 允許政府及政府授權的相關公用事業公司自由及不受限制地且免費，不論攜帶工具、設備、機器、機械或駕車與否，按彼等需要通行、進出、往返和行經該地段、綠色範圍及綠色並加黑點範圍，以便於綠色範圍及綠色並加黑點範圍或任何毗連土地之內、其上或其下執行工程，包括但不限於鋪設及其後維修所有水管、電線、管線、電纜管道和其他導體及附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、燃氣(如有)及其他服務。買方應與政府和政府授權的相關公用事業公司充分合作，以處理所有關乎在綠色範圍及綠色並加黑點範圍或其他毗鄰土地內執行任何上述工程的事項；及

(iii) 允許水務監督人員及彼等授權的其他人等行使權利，不論攜帶工具、設備、機器、機械或駕車與否，按水務監督人員及彼等授權人士需要通行、進出、往返和行經該地段及綠色範圍及綠色並加黑點範圍，以執行任何關於運作、維修、修理、更換及更改綠色範圍及綠色並加黑點範圍內任何其他水務裝置的工程。就該等特別條款而言，水務監督人員為根據《水務設施條例》，其後所訂立的規例以及任何修訂法例所定義。

(b) 政府毋須就任何對買方或任何其他人士所造成或蒙受的損失、損害、滋擾或干擾負責或承擔責任，不論是否由政府、署長、其官員、承辦商、代理、工人、水務監督人員及任何根據第(a)分條授權的任何人士或公用事業公司因直接或間接性履行本批地文件特別條款第(a)分條賦予的任何權利引起或附帶引起的，買方亦不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

(c) 買方須就其履行或不履行本特別條款之責任或政府、署長及其人員、承建商、代理、工人、水務監督人員及任何根據本特別批地條款第(a)分條授權的任何人士或公用事業公司因行使其根據本特別批地條款第(a)分條之權利而直接或間接產生的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序須向政府彌償及繼續彌償政府。

(II) 公契的條款

“綠色範圍”
指批地文件特別條款第(3)(a)(i)(I)條所提及並隨附的圖則以綠色顯示的日後興建公共道路範圍；

“綠色範圍構築物”
指根據批地文件特別條款第(3)(a)(i)(II)條被提及及定義為「綠色範圍構築物」的按照署長酌情要求的行人十字路口、橋樑、隧道、高架道路、地下通道、暗渠、高架橋、天橋、行人路、道路或其他構築物；

“綠色並加黑點範圍”
指批地文件特別條款第(3)(a)(i)(I)條所提及並隨附的圖則以綠色並加黑點顯示的日後興建公共道路範圍；

條款第4.6條訂明：

年度預算應包括公用地方及設施的管理支出，茲毋損前文之一般規定：

(q) 包括妥善管理綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在其上或其內建造、安裝及提供的所有結構、路面、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、道路標記及植物，保持良好修葺及狀況，並達致署長滿意的程度直至綠色範圍及綠色並加黑點範圍的管有權已根據批地文件特別條款第(4)條交還政府為止的成本及開支；及

條款第4.7條訂明：

年度預算應分為以下部分：

(a) 第一部分應包括管理人認為(明顯錯誤除外，管理人的決定為最終決定)為了全體業主的利益或妥善管理綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在其上或其內建造、安裝及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、設備、街燈、交通標誌、街道設施、道路標記及植物，保持良好修葺及狀況，並達致署長滿意的程度直至綠色範圍及綠色並加黑點範圍的管有權已根據批地文件特別條款第(4)條交還政府為止、該土地、該發展項目及該發展項目的公用地方及設施需要支出的一切開支；

條款第5.1條訂明：

在符合該條例的規定的情況下，該土地及發展項目的管理須由管理人承擔，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契第4.1條的終止條文規限。在符合該條例的規定的情況下，管理人有權為全體業主及代表全體業主，根據公契之規定，為管理發展項目而作出一切必要或適宜之行為及事情，而每位業主均不可撤回地委任管理人為代理人，處理任何有關公用地方及設施之事宜，以及根據公契獲正式授權之所有其他事宜。茲毋損前文之一般規定，管理人應有權利及權力進行以下事項：-

(aa) 在與政府或任何法定機構或任何公用事業或其他主管當局或任何其他人士以任何方式觸及或關乎該土地及整個發展項目或公用地方及設施或綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在其上或其內建造、安裝及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，保持良好修葺及狀況，並達致署長滿意的程度直至綠色範圍及綠色並加黑點範圍的管有權已根據批地文件特別條款第(4)條交還政府為止，以及發展項目的消防安全系統，並有權約束所有業主就任何該等事務所採納的政策、達致的決定或採取的行動；

(hhh) 維修、管理及維持綠色範圍及綠色並加黑點範圍連同綠色範圍構築物及在其上或其內建造、安裝及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，保持良好修葺及狀況，並達致署長滿意的程度直至綠色範圍及綠色並加黑點範圍的管有權已根據批地文件特別條款第(4)條交還政府為止；

(iii) 為業主及代表業主管理及維持地段內外的土地、區域、構築物、設施或排水渠或管道(如政府要求)，而該等土地、區域、構築物、設施或排水渠或管道的建造屬第一業主的責任及/或負責，就本條款而言，該等管理及維修包括綠色範圍、綠色並加黑點範圍連同綠色範圍構築物，直至其管有權根據批地文件條款交還政府為止；

條款第57條訂明：

業主須按其各自單位所獲分配的不可分割份數(不包括分配予公用地方及設施的不可分割份數)的比例，自費維持綠色範圍、綠色並加黑點範圍連同綠色範圍構築物(直至其管有權交還政府為止)，並在其上進行工程，以達致署長滿意的程度，並遵守及符合批地文件特別條款第(5)及(6)條，以及任何其他條款。未經署長事先書面同意，業主不得將綠色範圍及綠色並加黑點範圍域用作儲物或搭建任何臨時構築物，或用作進行批地文件特別條款第(3)條所訂明的工程以外的任何用途。

(III) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

2. 批地文件特別條件第(7)條所指之「粉紅色底色加上藍色影線和黑點範圍」

(I) 批地文件的條款

批地文件特別條款第(7)條訂明：

(a) 除非獲得署長事先書面同意(署長可按其完全酌情權在給出同意時按其認為合適施加條款或條件或拒絕給出同意)，買方不得在本批地文件附圖中該地段粉紅色底色加上藍色影線和黑點範圍(以下簡稱**「粉紅色底色加上藍色影線和黑點範圍」**)上、跨越、之上、下、之下或之內，均不得豎立、建造或放置任何建築物或構築物或為任何建築物或構築物而設的支撐物(除根據本特別條款第(b)分條提供或建造的一個或多個構建物外)。

(b) 買方須：

(i) 於2026年12月31日或其他署長可能批准的日期或時限或之前自費並按署長批准的方式、物料、標準、水平、定線和設計並使署長在各方面滿意下：

(I) 鋪設及平整粉紅色底色加上藍色影線和黑點範圍；及

(II) 提供及建造按照署長酌情要求的暗渠、污水管、排水渠、道路或其他構築物(以下統稱**「粉紅色底色加上藍色影線和黑點範圍構築物」**)；

使建築、車輛、行人的交通得以在粉紅色底色加上藍色影線和黑點範圍內往來。

(ii) 於2026年12月31日或之前或署長批准的其他日期，買方自費令署長滿意在粉紅色底色加上藍色影線和黑點範圍表面整飾、興建路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

(iii) 自費保養粉紅色底色加上藍色影線和黑點範圍連同粉紅色底色加上藍色影線和黑點範圍構築物及在該處上及內建造、裝設及提供的所有結構、路面、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、道路標記及植物使署長滿意，直至按照本特別條款第(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍的管有予政府時為止。

(c) 倘若買方未能於指定日期或經署長批准的其他日期內履行其在本特別條款第(b)分條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

(d) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行或不履行本特別條款第(b)分條的義務或責任或政府行使本特別條款第(c)分條的權利或其他原因而直接或間接引起或附帶發生的，政府概不承擔任何責任和負責；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(e) 於整個粉紅色底色加上藍色影線和黑點範圍根據本特別條款(f)(ii)分條交還政府之前，買方必須允許政府、署長及其人員、承建商、代理、工人及署長授權的任何其他人士，不論攜帶工具、設備、機器、機械或駕車與否，自由及不受限制地且免費通行、進出、往返及行經該地段包括粉紅色底色加上藍色影線和黑點範圍或其任何部分，以便檢查、檢驗及監督任何遵照本特別條款(b)分條執行的工程，以及按照本特別條款(c)分條規定執行任何工程或署長認為有必要實施於粉紅色底色加上藍色影線和黑點範圍的任何其他工程。

(f) 即使特別條款第(21)及(24)條另有規定：

(i) 買方根據本特別條款第(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍之前，須自費簽訂署長指定或批准格式和條文的分割契約，以從該地段分割粉紅色底色加上藍色影線和黑點範圍，使署長滿意。買方應自費於土地註冊處註冊該分割契約。如上辦妥註冊之前(除在各方面均符合賣地條件並令署長滿意後的轉讓，或根據本特別條款第(21)(d)分條訂明的建

築按揭，或署長批准的其他交易外）不可進行任何涉及該地段或其任何部份或該處已建或擬建任何建築物或任何建築物部份的交易；

(ii) 買方可隨時於署長要求時，按署長全權酌情指定，自費向政府交還及騰空交回粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分連同粉紅色底色加上藍色影線和黑點範圍構築物及所有在本特別條款第(b)(iii)分條提及的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物的管有權，除任何署長根據本特別條款第(a)分條已事先書面同意豎立或興建之一個或多個建築物外，不帶任何產權負擔，亦不得向政府收取任何形式的代價、款項或補償。然而，政府概無責任必須按買方要求收回粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分，政府可按其視為恰當收回有關土地。買方須就此自費於署長指定的期限內訂立一份或多份土地交還契約和署長以書面批准或指定格式及條文的任何其他必要文件；

(iii) 買方不可轉讓、按揭、押記、分租、出讓或以其他方式處置或使粉紅色底色加上藍色影線和黑點範圍涉及轇轕或其任何一個或多個部分或當中任何權益或協議進行上述事項，惟本(f)(iii)分條並不適用於依照本批地特別條款(f)(i)分條分割粉紅色底色加上藍色影線和黑點範圍、依照本批地特別條款(f)(ii)分條交還粉紅色底色加上藍色影線和黑點範圍、及進行本批地特別條款第(21)(d)條訂明的建築按揭或押記。

(g) (i) 買方不能將粉紅色底色加上藍色影線和黑點範圍或其中任何部分作以下用途之外的任何用途：

(I) 往來該地段及根據特別條款第32(b)(i)及32(c)分條所容許車輛通道地點之行車通道；

(II) 根據本特別條款(g)(ii)分條作供公眾步行或乘輪椅通過的公共行人通道；及

(III) 署長自行酌情批准的其他用途。

不准在粉紅色底色加上藍色影線和黑點範圍或其中任何部分內存放貨物或停泊車輛。

(ii) 買方於粉紅色底色加上藍色影線和黑點範圍根據本特別條款(f)(ii)分條交還政府之前，買方必須時刻均須允許政府及所有公眾全日免費自由步行或乘坐輪椅通行及再通行、行經、往返、穿越及跨越粉紅色底色加上藍色影線和黑點範圍未根據本特別條款(f)(ii)分條交還政府之部份或按署長要求的部份，以作所有合法用途。

(iii) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行或不履行批地文件本特別條款(g)(ii)分條的義務或責任或政府行使批地文件本特別條款第(e)分條的權利或其他原因而引起或附帶發生的，政府概不承擔任何責任；買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(h) 茲現明確協議及聲明，儘管本特別條款(g)(ii)分條款賦予買方責任，惟買方並無意劃出而政府亦並無同意劃出粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分供公眾行使權利通行。

(i) 現明確協議及聲明，儘管本批地特別條款(g)(ii)款訂明買方負有責任，買方不可預期根據《建築物（規劃）規例》第22(1)條、其任何相關修訂及取代規例享有額外上蓋面積或地積比率寬免或權利或就此提出申索等。為免存疑，買方現明確放棄就《建築物（規劃）規例》第22(1)條、其任何相關修訂及取代規例訂明的額外上蓋面積或地積比率寬免或權利提出任何及所有索償。

(j) 現明確協議及聲明，儘管本批地特別條款(f)(ii)款訂明買方負有責任，買方不可預期根據《建築物（規劃）規例》第22(2)條、其任何相關修訂及取代規例享有額外上蓋面積或地積比率寬免或權利或就此提出申索等。為免存疑，買方現明確放棄就《建築物（規劃）規例》第22(2)條、其任何相關修訂及取代規例訂明的額外上蓋面積或地積比率寬免或權利提出任何及所有索償。

(k) 買方同意及接納，粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分根據本批地特別條款(f)(ii)款交回政府後，其發展或重建該地段或其任何部分時可能因為該地段面積遞減等理由而無法取得本批地特別條款第(10)(c)條訂明的最大樓面總面積。倘無法取得本批地特別條款第(10)(c)條訂明的最大樓面總面積，政府概無責任而買方不可向政府申索賠償或退還地價或其他等。

(l) 已取得署長根據本批地特別條款(a)分條發出事前書面同意下興建或建造任何構築物（以下簡稱**「核准粉紅色底色加上藍色影線和黑點範圍構築物」**），買方同意：

(i) 如非事前獲署長書面批准，不會以任何方式改動、修改或加建（不論是否已經建築事務監督根據《建築物條例》及其任何附屬規例及補充法例批准）核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分，就本批地交件特別條款而言，建築事務監督將根據《建築物條例》及其任何附屬規例及補充法例批准；

(ii) 政府概毋須就買方或任何其他人士在粉紅色底色加上藍色影線和黑點範圍或其任何一個或多個部分依照本批地特別條款(f)(ii)款交還政府之前或之後因核准粉紅色底色加上藍色影線和黑點範圍構築物招致或蒙受的損失、損害、滋擾或騷擾負責或承擔任何責任；

(iii) 在毋損政府任何其他權利的原則下，署長隨時均可行使絕對酌情權向買方發出不少於三個曆月的書面通知，要求其按署長指定拆卸和清拆核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分，而毋須給予任何理由。政府毋須就買方因拆卸和清拆核准粉紅色底色加上藍色影線和黑點範圍構築物或其任何一個或多個部分所招致或蒙受的損失、損壞、滋擾或干擾負責或承擔責任，買方無權因該等損失、損壞、滋擾或干擾而向政府提出任何申索或要求任何賠償；

(iv) 自費維修（包括所有必要的修理及清潔工程和署長指定的其他工程）核准粉紅色底色加上藍色影線和黑點範圍構築物，時刻保持其狀況良好及維修充足狀態，全面令署長滿意，直至核准粉紅色底色加上藍色影線和黑點範圍構築物拆卸或清拆為止；及

(m) 買方須就其履行或不履行本特別條款之責任或政府、署長及其人員、承建商、代理、工人及獲署長授權的任何人士因行使其根據本特別批地條款第(e)分條之權利、或因興建、存在、移走或清拆粉核准紅色底色加上藍色影線和黑點範圍構築物或因核准粉紅色底色加上藍色影線和黑點範圍構築物的狀態和條件或因核准粉紅色底色加上藍色影線和黑點範圍構築物的欠於維修或其他有關核准粉紅色底色加上藍色影線和黑點範圍構築物而直接或間接產生的所有責任、損失、損害、索償、開支、費用、收費、訴求、訴訟及法律程序須向政府彌償及繼續彌償政府。

(II) 公契的條款

無

(III) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

3. 批地文件特別條件第(12)條所指之「粉紅色並加黑點範圍」

(I) 批地文件的條款

批地文件特別條款第(12)條訂明：

(a) 未經署長事先書面批准，不得於批地文件附夾的圖則顯示為粉紅色並加黑點範圍（以下簡稱**「粉紅色並加黑點範圍」**）之內豎立或興建任何建築物或構築物或任何建築物或構築物之支承物或伸展物，除下列訂明外：-

(i) 邊界牆或圍欄或兩者；

(ii) 根據本批地文件特別條款第(16)條所提供之園景設備；及

(iii) 環境保護署署長所批准具有位於粉紅色並加黑點範圍及粉紅色底色加上藍色影線和黑點範圍外之新鮮空氣入口或多於一個入口之一層或多層地庫。

(b) 就本特別條款而言，署長就以下事項之決定：

(i) 何為本特別條款第(a)(iii)分條所指之一層或多層地庫層；及

(ii) 本特別條款第(a)(iii)分條所指之一層或多層地庫層是否具有位於粉紅色並加黑點範圍及粉紅色底色加上藍色影線和黑點範圍外之新鮮空氣入口或多於一個入口為最終並對買方有約束力。

(II) 公契的條款

無

(III) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

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

1. 請參閱上述A1至A3段。

2. 上述A1至A3段所述之設施或休憩用地(如有)按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

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

不適用。

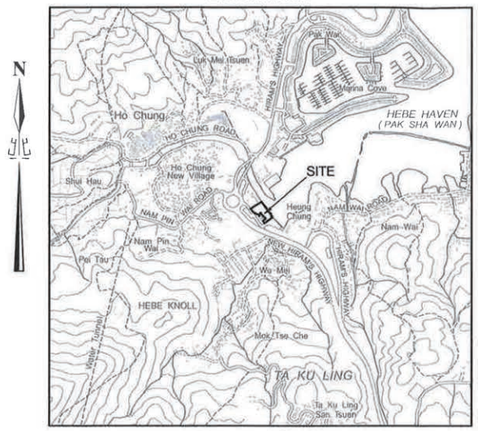
D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份

不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

本圖則是附錄於丈量約份第214約地段第1003號之批地文件的圖則的複製本，亦是本節提及的圖則。

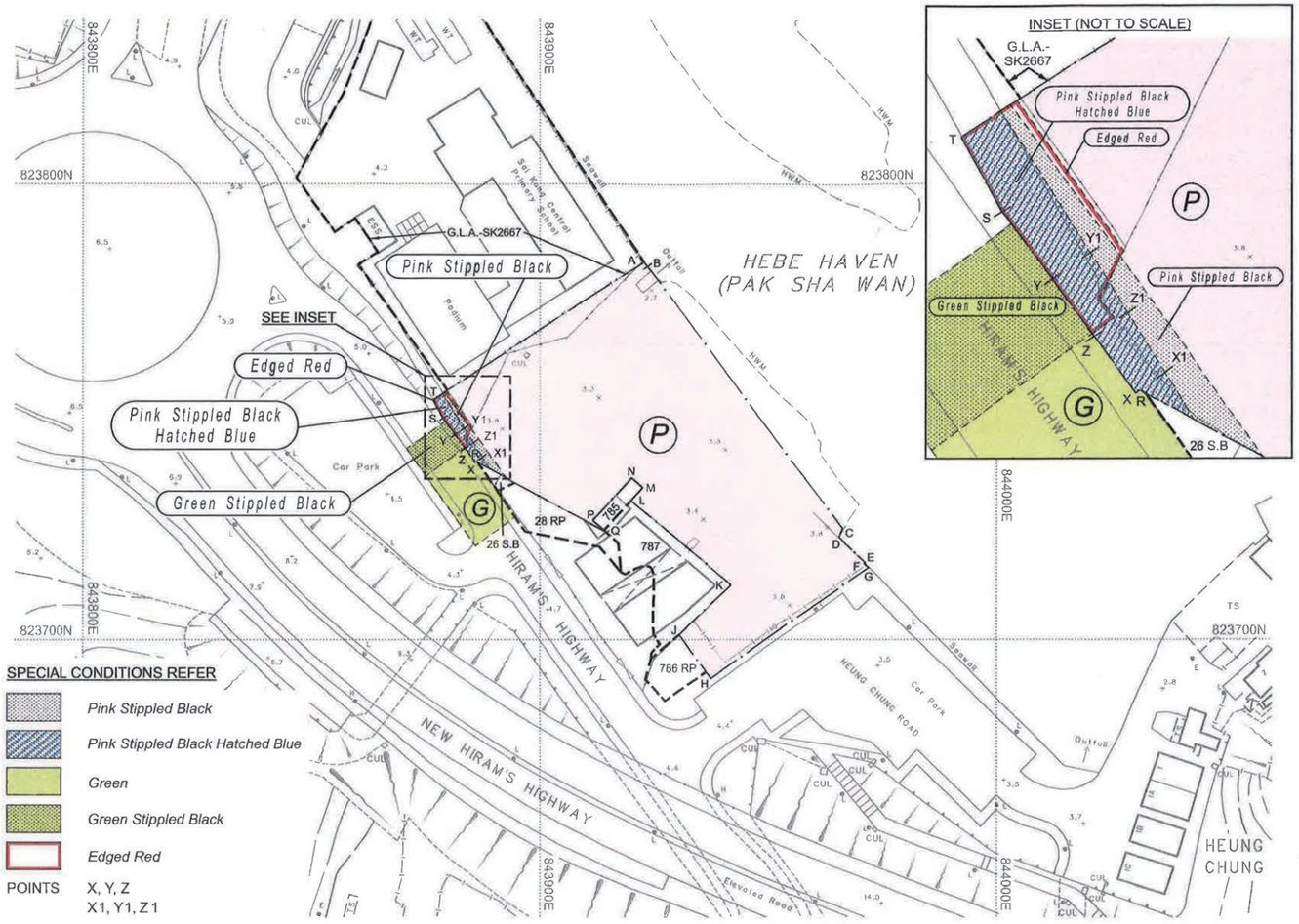
LOCATION



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	1.183	142 37 35		
B C	71.619	143 24 34		
C D	2.095	200 58 08		
D E	8.032	135 05 50		
E F	0.303	237 30 35		
F G	1.274	132 54 19		
G H	42.126	234 44 52		
H J	11.902	323 44 58		
J K	15.940	46 29 15		
K L	28.652	309 59 17		
L M	3.850	42 08 25		
M N	3.211	312 08 25		
N P	12.520	222 08 25		
P Q	3.477	132 08 25		
Q R	32.108	298 20 57		
R X	0.269	232 52 30		
X S	11.979	324 02 28		
S T	4.588	331 05 27		
T A	55.200	56 45 28		

$\times^{3.3}$ SPOT LEVEL IN METRES AS AT 08/01/2020



SPECIAL CONDITIONS REFER

- Pink Stippled Black
- Pink Stippled Black Hatched Blue
- Green
- Green Stippled Black
- Edged Red

POINTS X, Y, Z
X1, Y1, Z1

COLOURED PINK, PINK STIPPLED BLACK AND
PINK STIPPLED BLACK HATCHED BLUE AREA 3 563 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

District Survey Office, Sai Kung
Lands Department
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LOT No. 1003 IN DEMARCATION DISTRICT No. 214

File No. L/M(1) TO LD LS DLO/SK 1108/SGS/59
Survey Sheet No. 11-NE-5A
Layout Plan No. --------
Reference Plan No. --------
ALS Plan No. --------
PLAN No. SK10994-SP

Date : 09/07/2020

粉紅色加黑點　粉紅色加藍色斜線及黑點　綠色　綠色加黑點　紅色邊

Note : This plan is extracted from plan annexed to the land grant

註：此圖摘錄自附於批地文件的圖則。

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors.

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

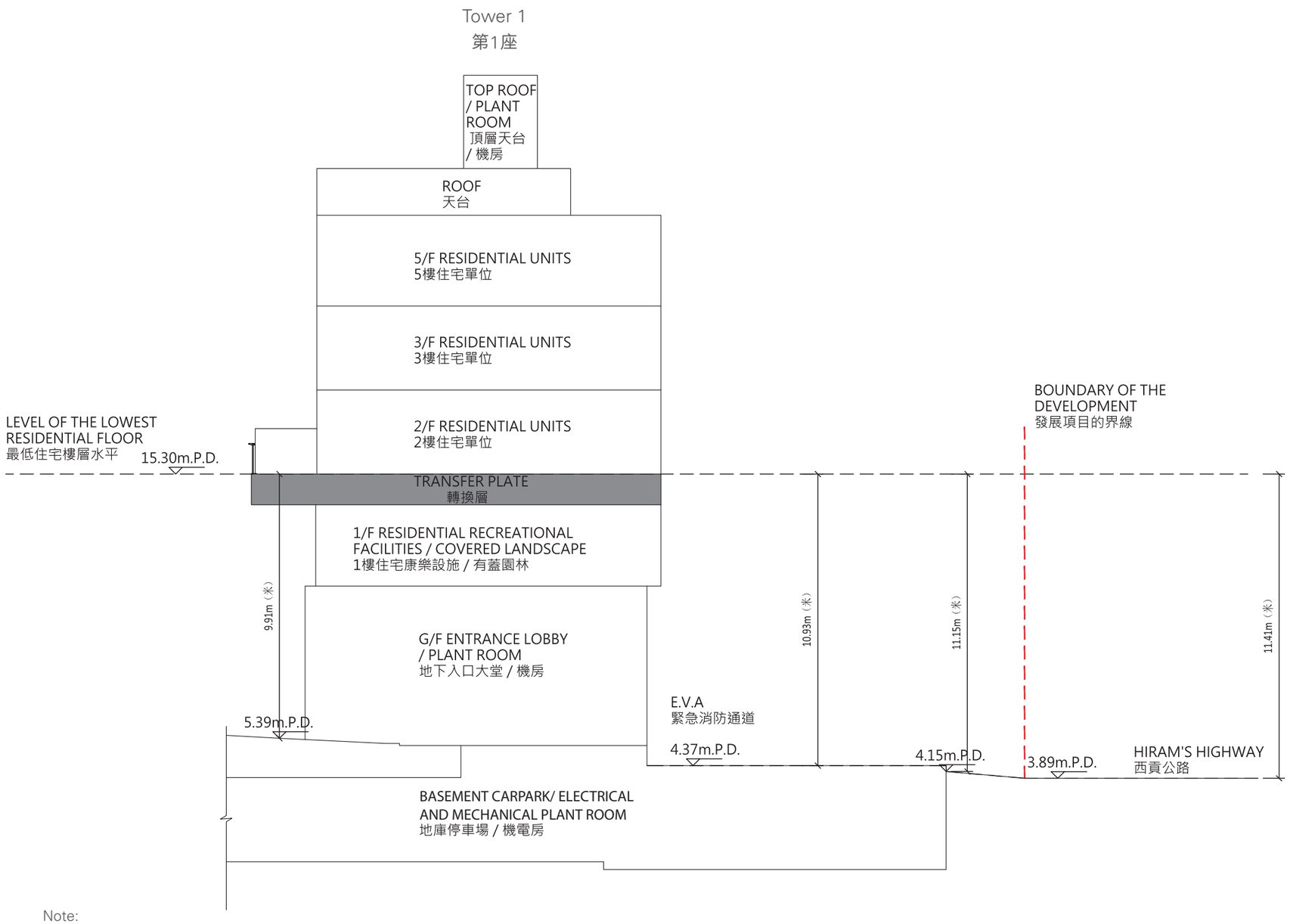
(a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所。

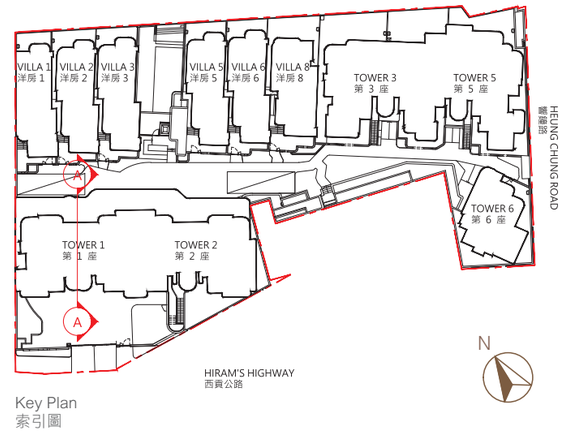
(d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Cross-section Plan A-A
橫截面圖A-A



Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。



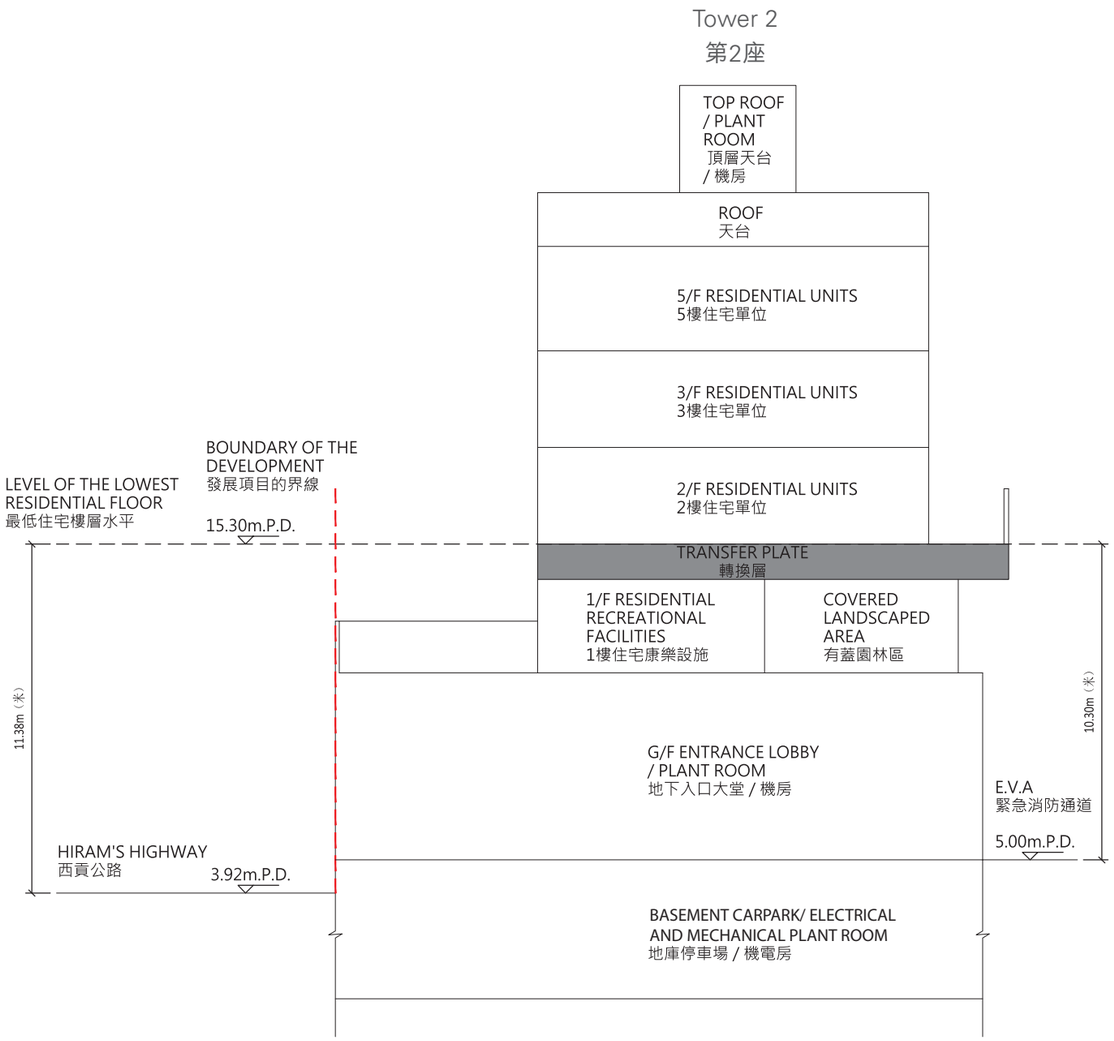
Key Plan
索引圖

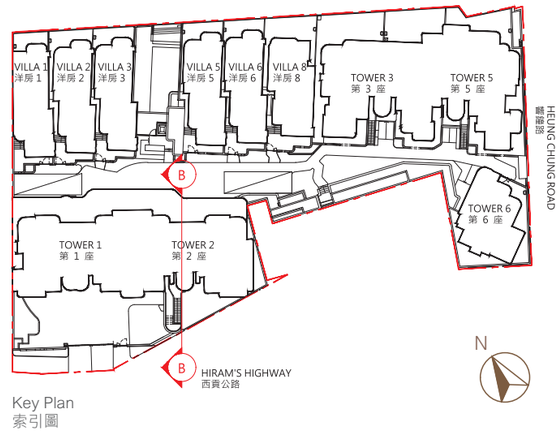
Legend 圖例

1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.37 meters above the Hong Kong Principal Datum.
2. The part of access adjacent to the building is 5.39 metres above the Hong Kong Principal Datum.
3. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
4. Dotted line (– – –) denoted the level of the lowest residential floor.
5. Red dotted line (– – –) denoted the boundary of the Development.

1. 毗連建築物的一段緊急消防通道為香港主水平基準以上4.37米。
2. 毗連建築物的一段通道為香港主水平基準以上5.39米。
3. m.P.D. 代表香港主水平基準以上高度(米)。
4. 虛線(– – –)代表最低住宅樓層水平。
5. 紅色虛線(– – –)代表發展項目的界線。

Cross-section Plan B-B
橫截面圖B-B





Key Plan
索引圖

Legend 圖例

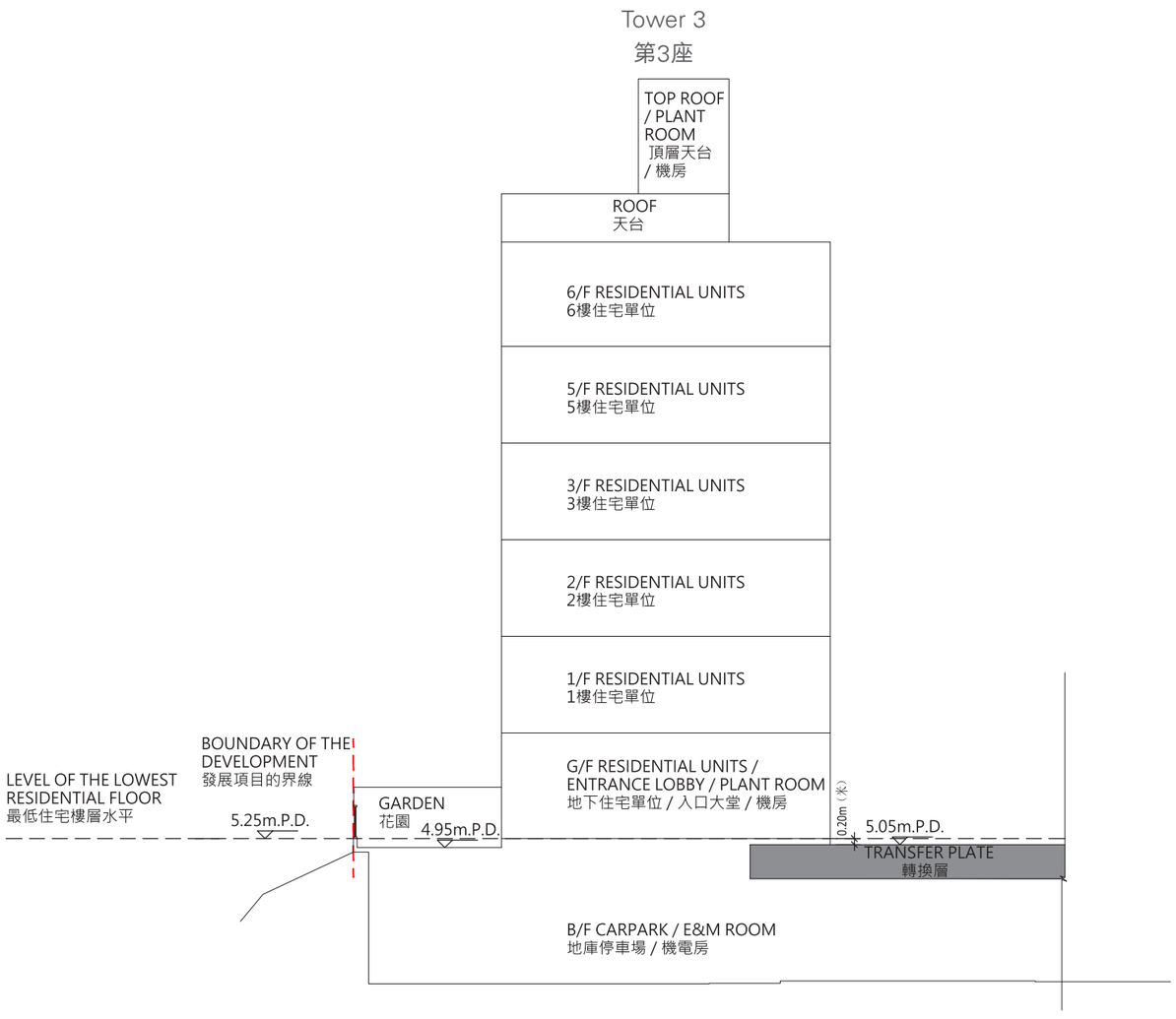
1. The part of Hiram's Highway adjacent to the building is 3.92 metres above the Hong Kong Principal Datum.
2. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.00 metres above the Hong Kong Principal Datum.
3. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
4. Dotted line (– – –) denoted the level of the lowest residential floor.
5. Red dotted line (– – –) denoted the boundary of the Development.

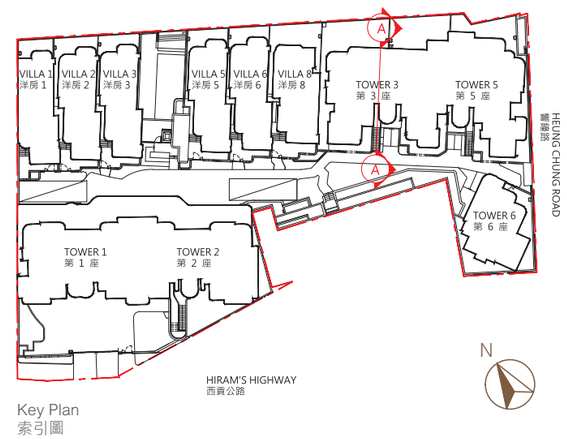
1. 毗連建築物的一段西貢公路為香港主水平基準以上3.92米。
2. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.00米。
3. m.P.D. 代表香港主水平基準以上高度（米）。
4. 虛線（– – –）代表最低住宅樓層水平。
5. 紅色虛線（– – –）代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan A-A
橫截面圖A-A





Key Plan
索引圖

Legend 圖例

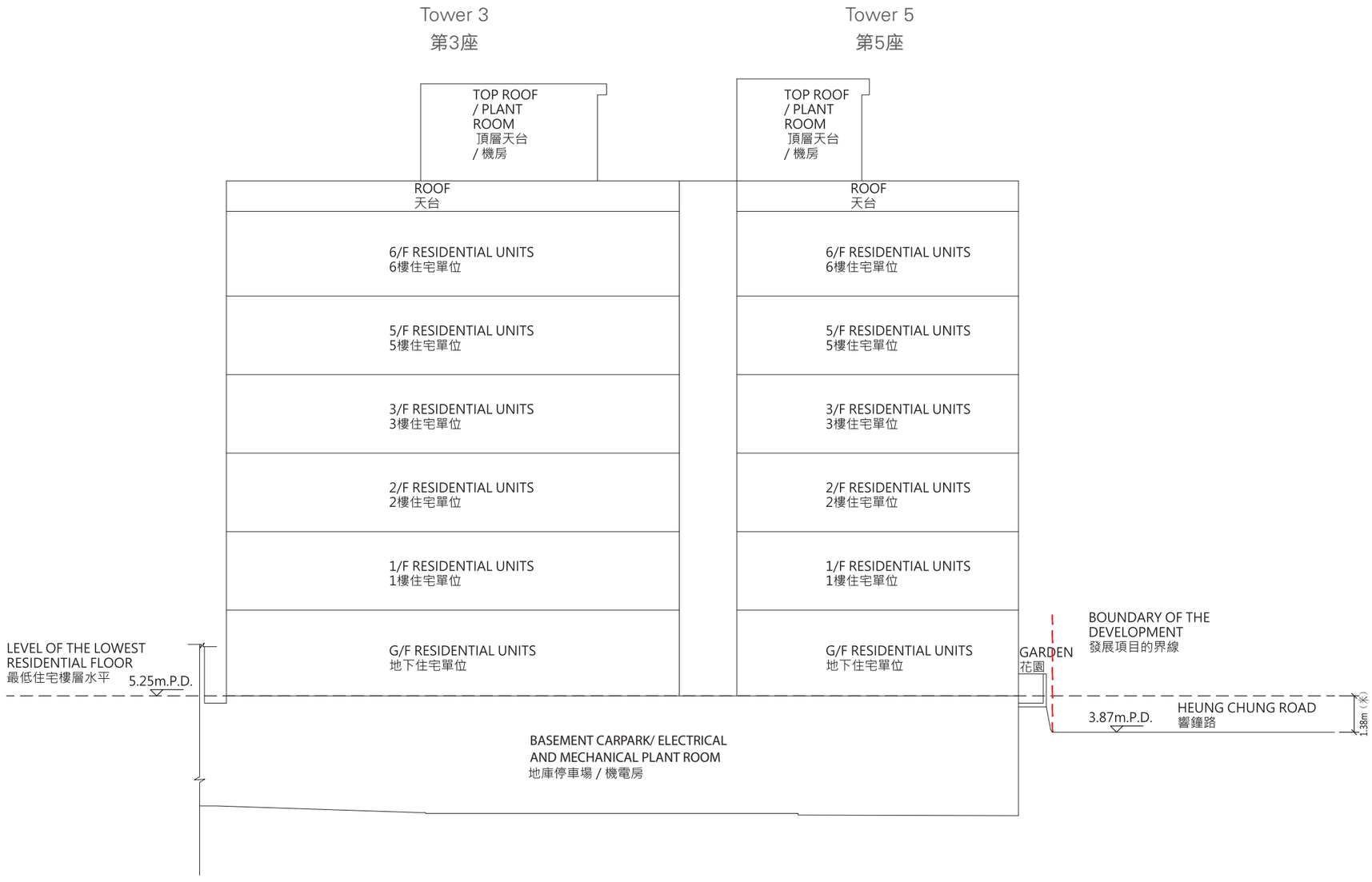
1. The part of access adjacent to the building is 5.05 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

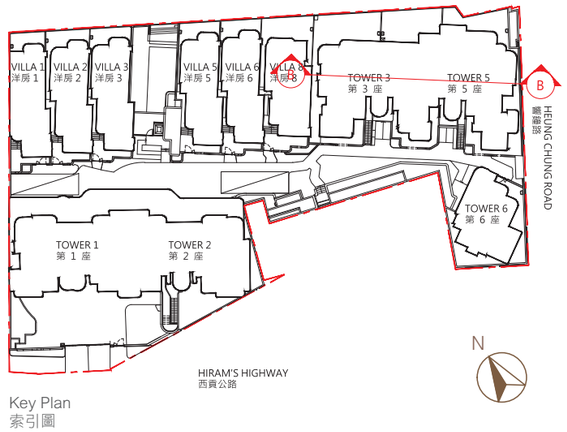
1. 毗連建築物的一段通道為香港主水平基準以上5.05米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan B-B
橫截面圖B-B





Key Plan
索引圖

Legend 圖例

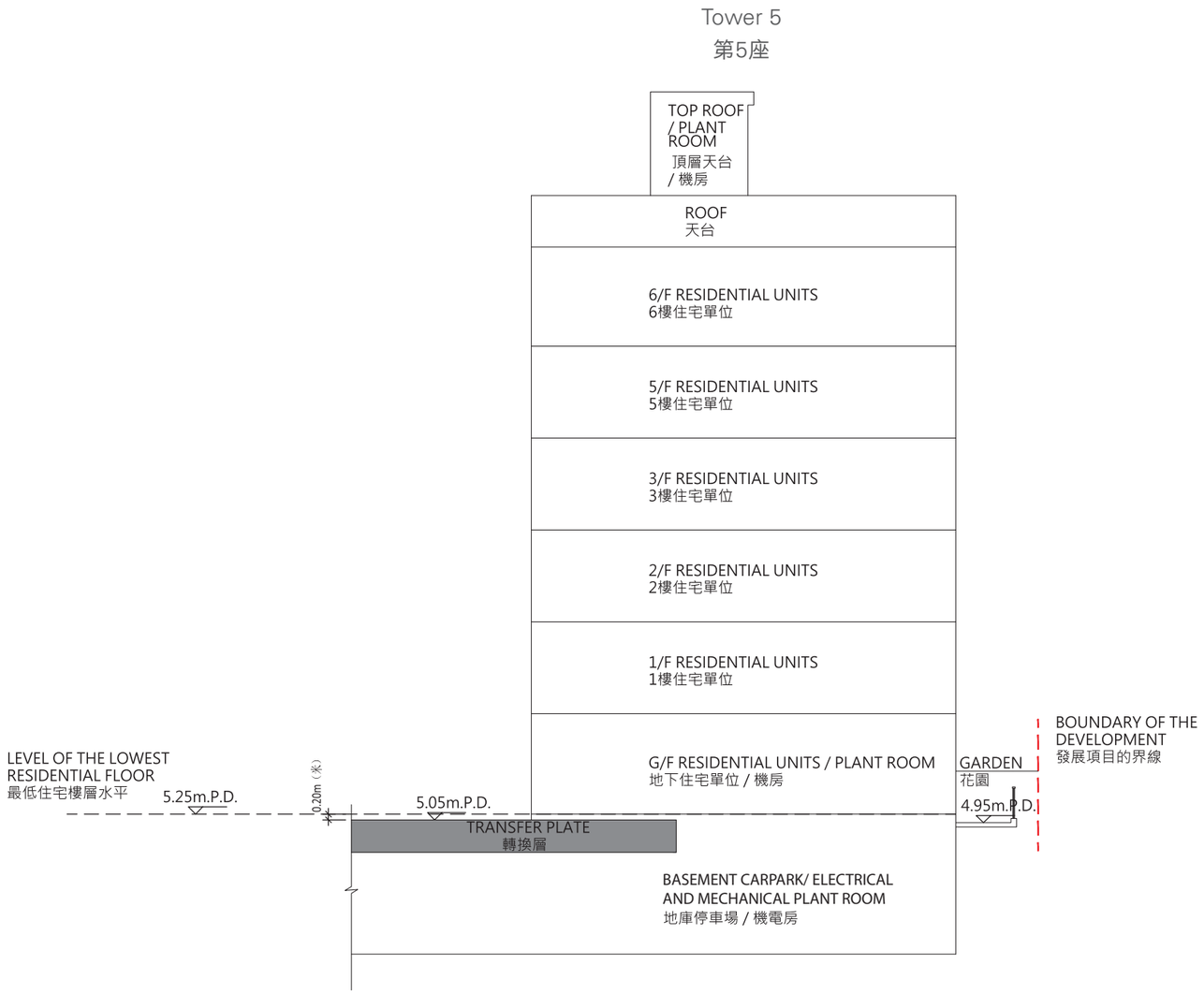
1. The part of Heung Chung Road adjacent to the building is 3.87 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

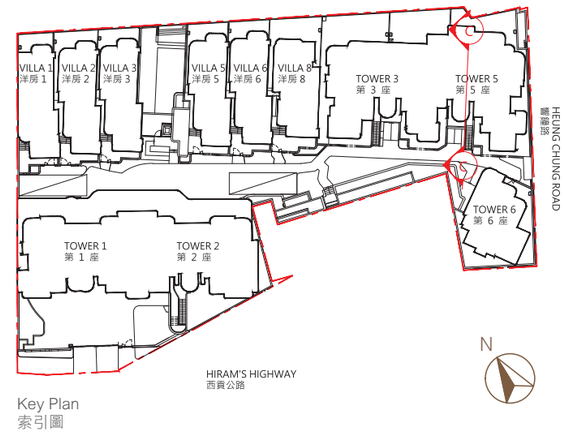
1. 毗連建築物的一段響鐘路為香港主水平基準以上3.87米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan C-C
橫截面圖C-C





Key Plan
索引圖

Note:
1. This cross-section plan is not drawn to scale.

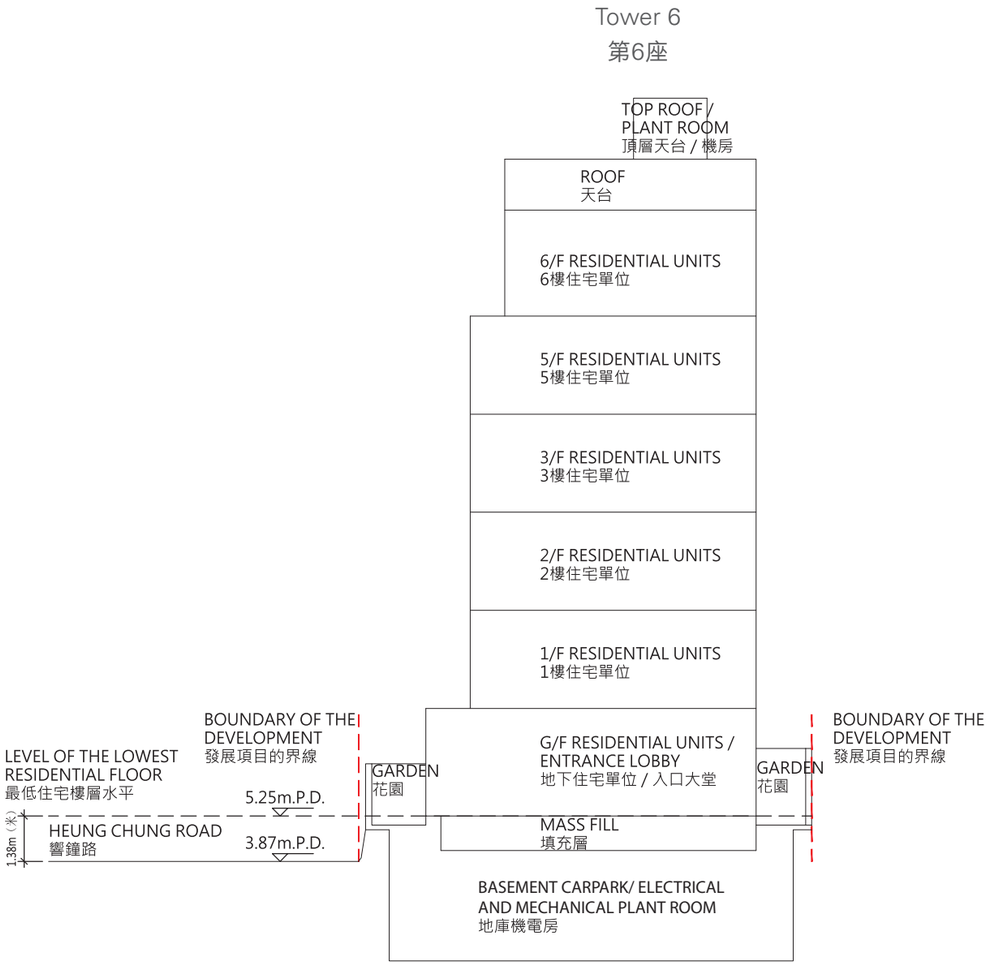
備註：
1. 此橫截面圖並非按照比例繪圖。

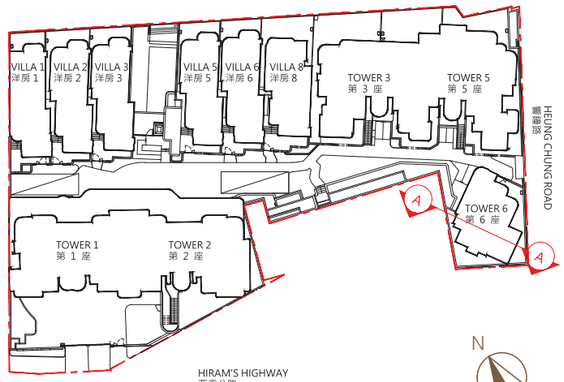
Legend 圖例

1. The part of access adjacent to the building is 5.05 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

1. 毗連建築物的一段通道為香港主水平基準以上5.05米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Cross-section Plan A-A
橫截面圖A-A





Key Plan
索引圖

Legend 圖例

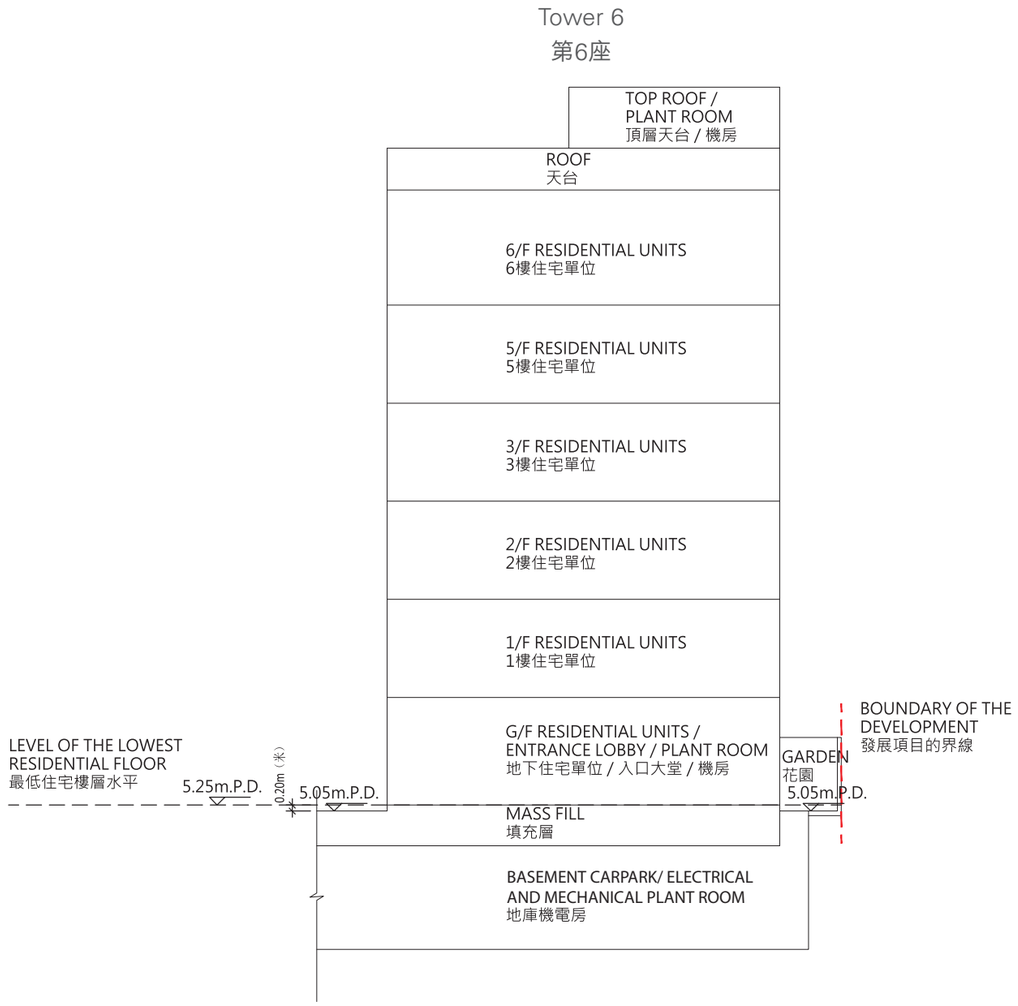
1. The part of Heung Chung Road adjacent to the building is 3.87 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

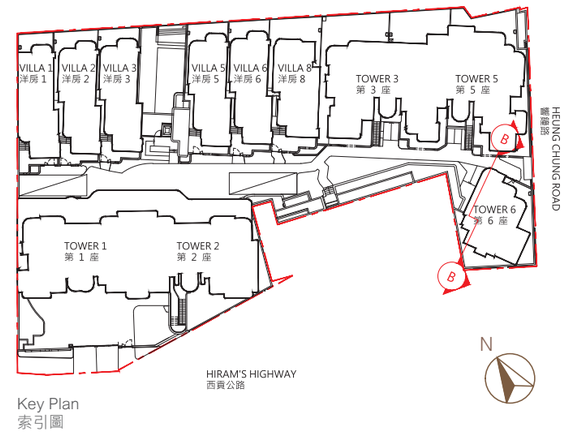
1. 毗連建築物的一段嚮鐘路為香港主水平基準以上3.87米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan B-B
橫截面圖B-B





Key Plan
索引圖

Legend 圖例

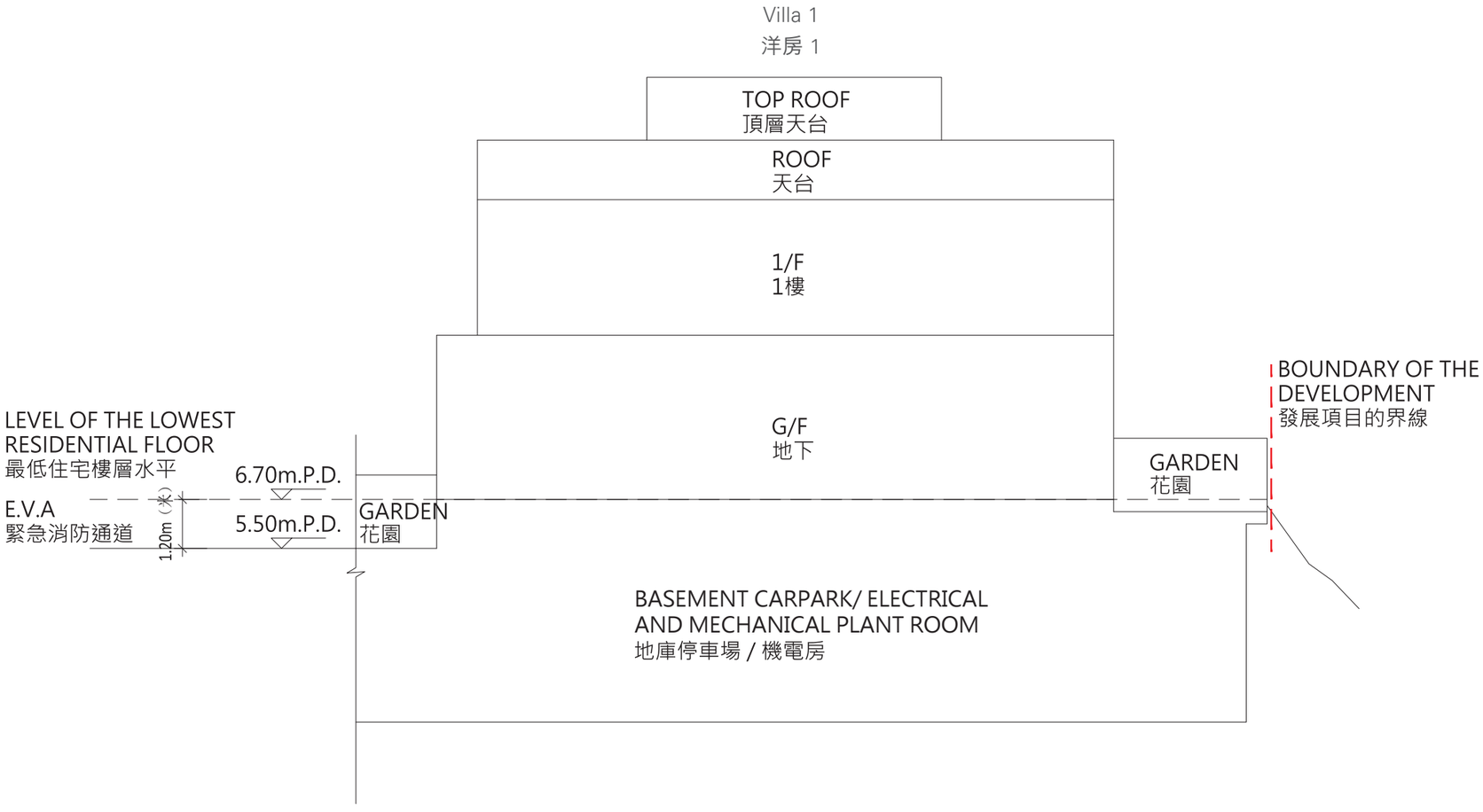
1. The part of access adjacent to the building is 5.05 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

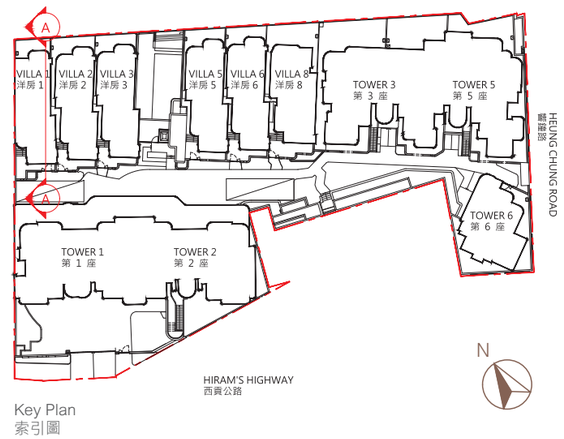
1. 毗連建築物的一段通道為香港主水平基準以上5.05米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
5. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan A-A
橫截面圖A-A





Key Plan
索引圖

Legend 圖例

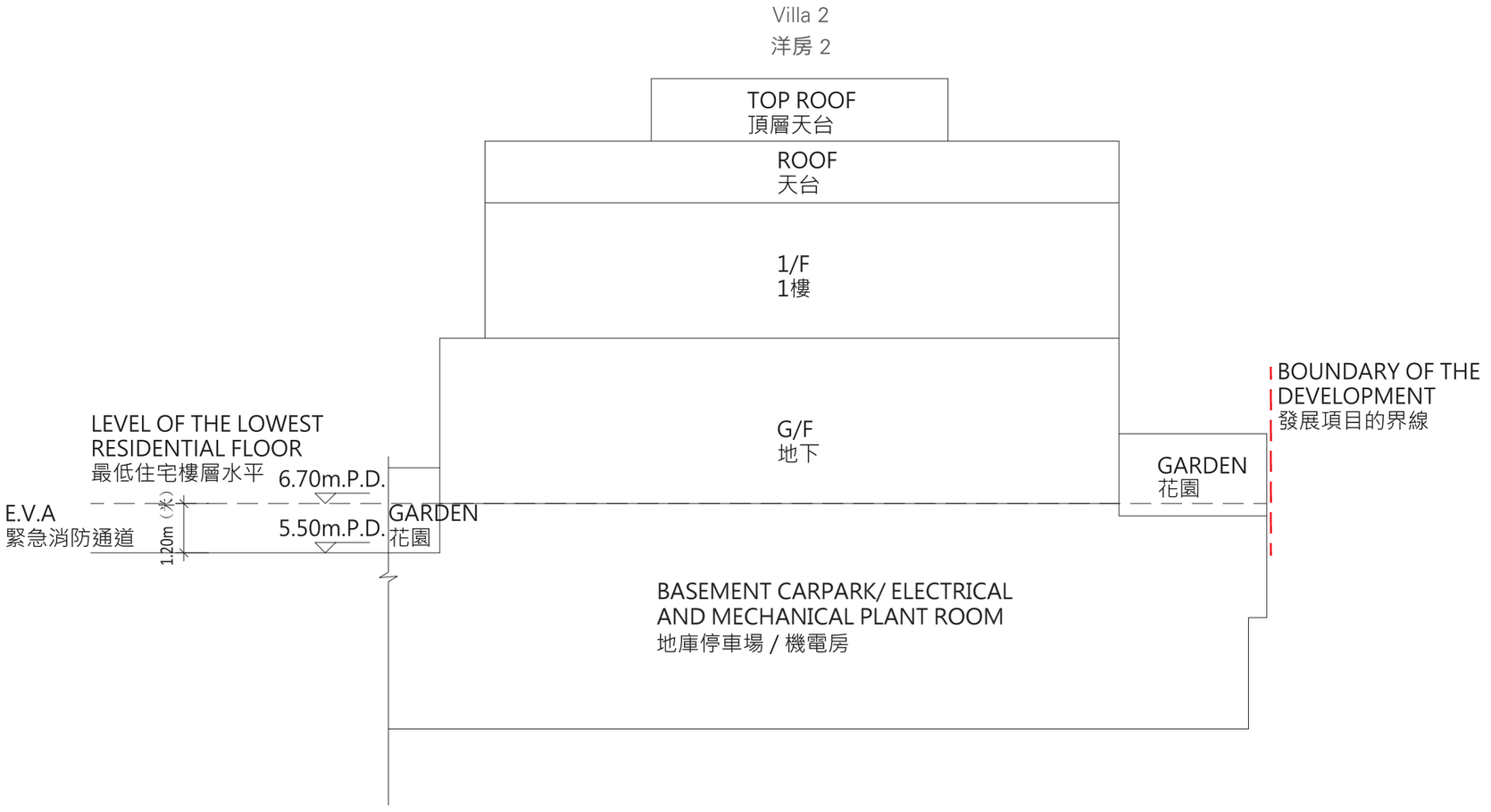
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.50 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

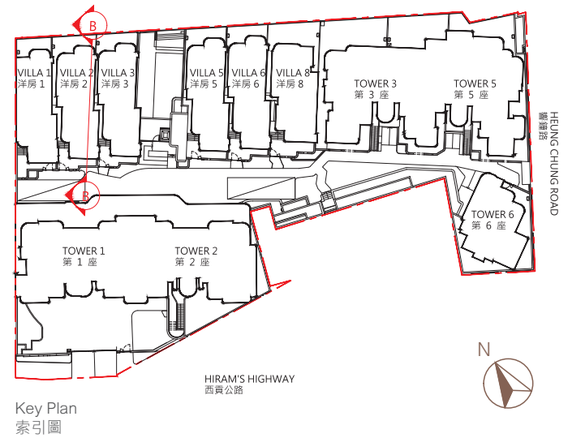
1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.50米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan B-B
橫截面圖B-B





Key Plan
索引圖

Legend 圖例

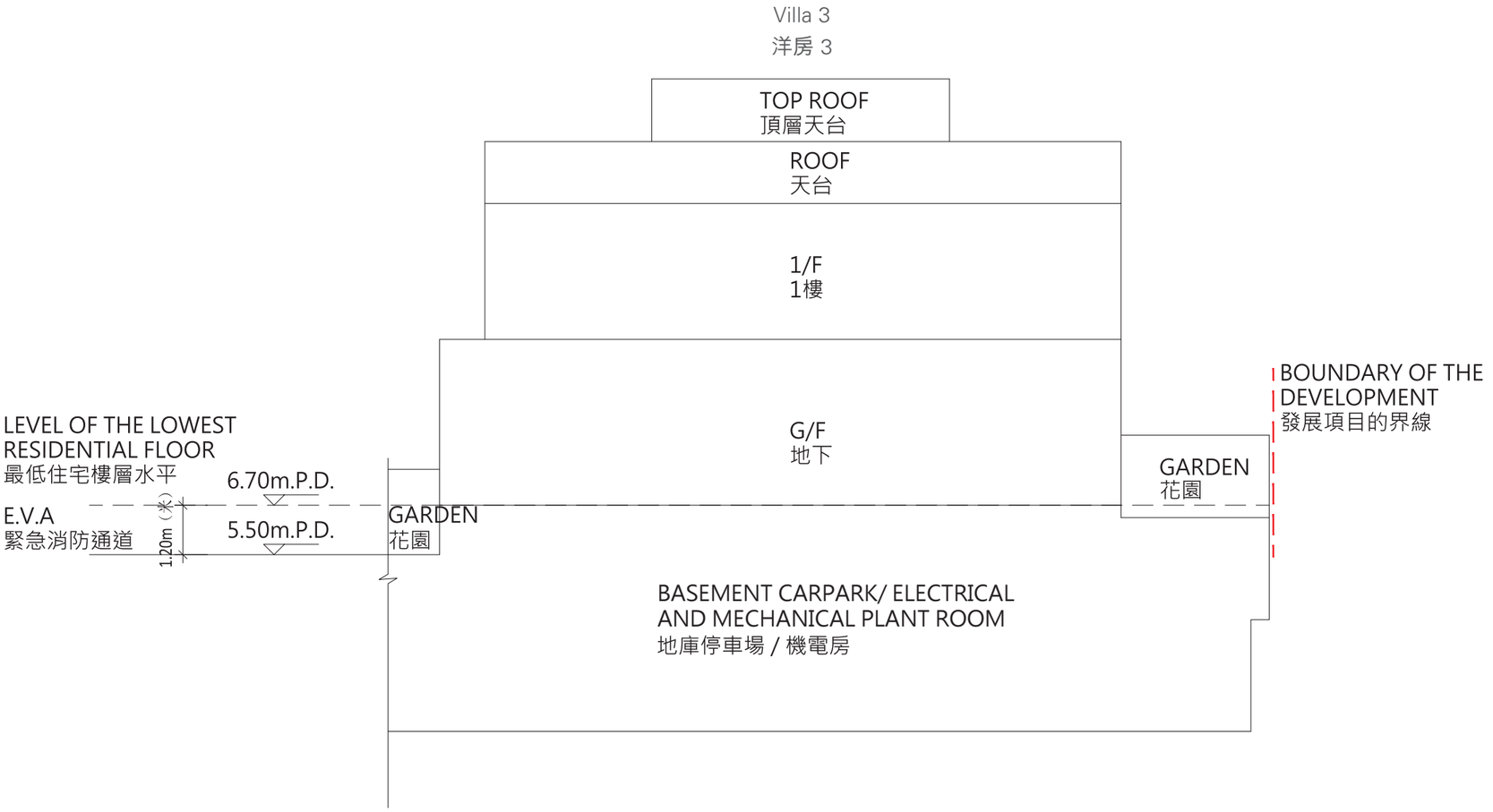
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.50 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

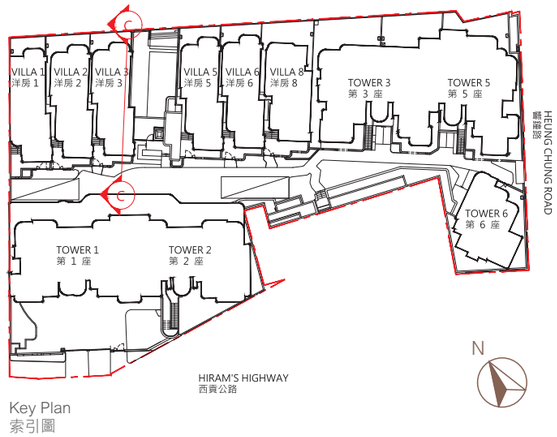
1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.50米。
2. m.P.D. 代表香港主水平基準以上高度（米）。
3. 虛線（– – –）代表最低住宅樓層水平。
4. 紅色虛線（– – –）代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan C-C
橫截面圖C-C





Key Plan
索引圖

Legend 圖例

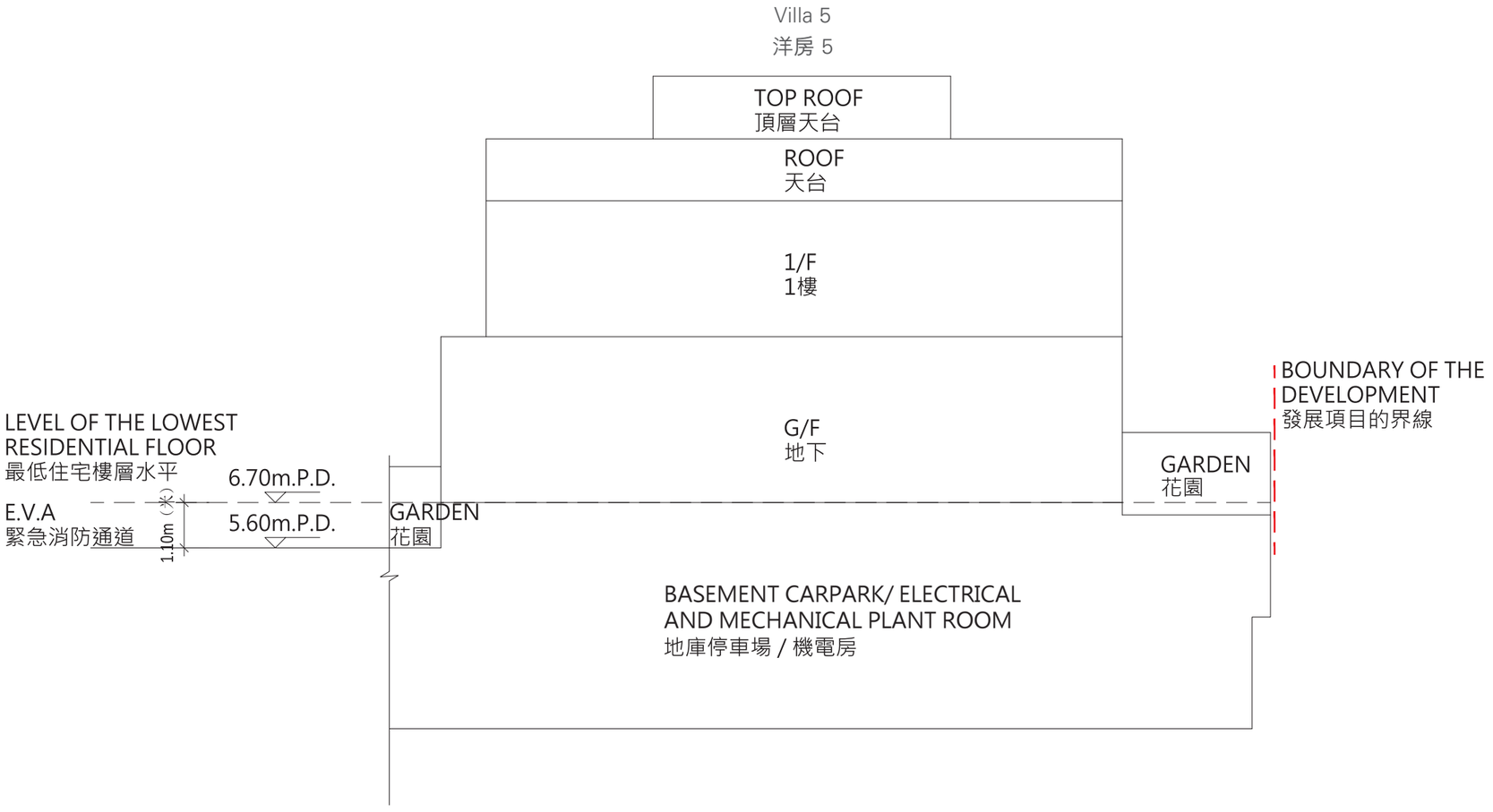
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.50 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

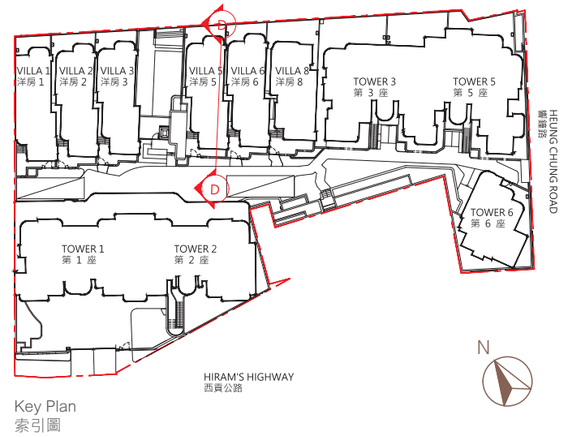
1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.50米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan D-D
橫截面圖D-D





Key Plan
索引圖

Legend 圖例

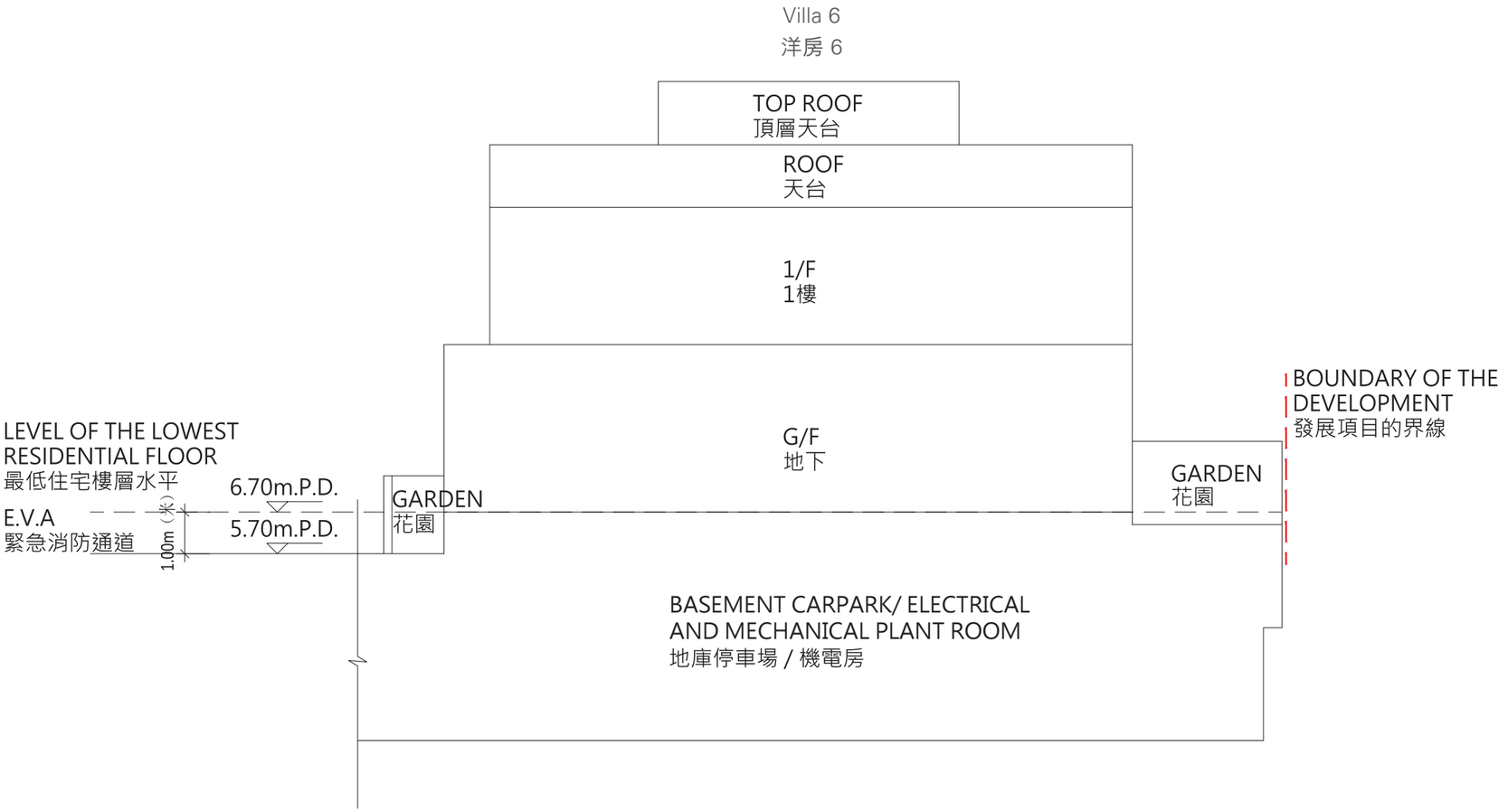
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.60 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

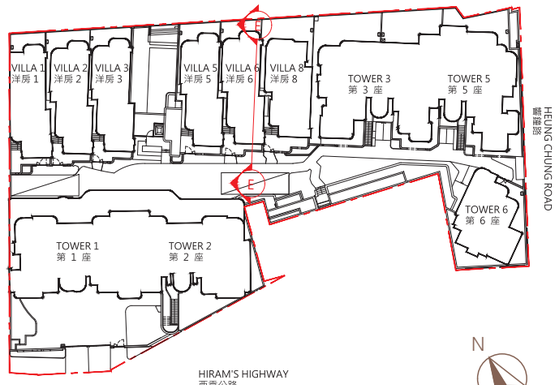
1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.60米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan E-E
橫截面圖E-E





Key Plan
索引圖

Legend 圖例

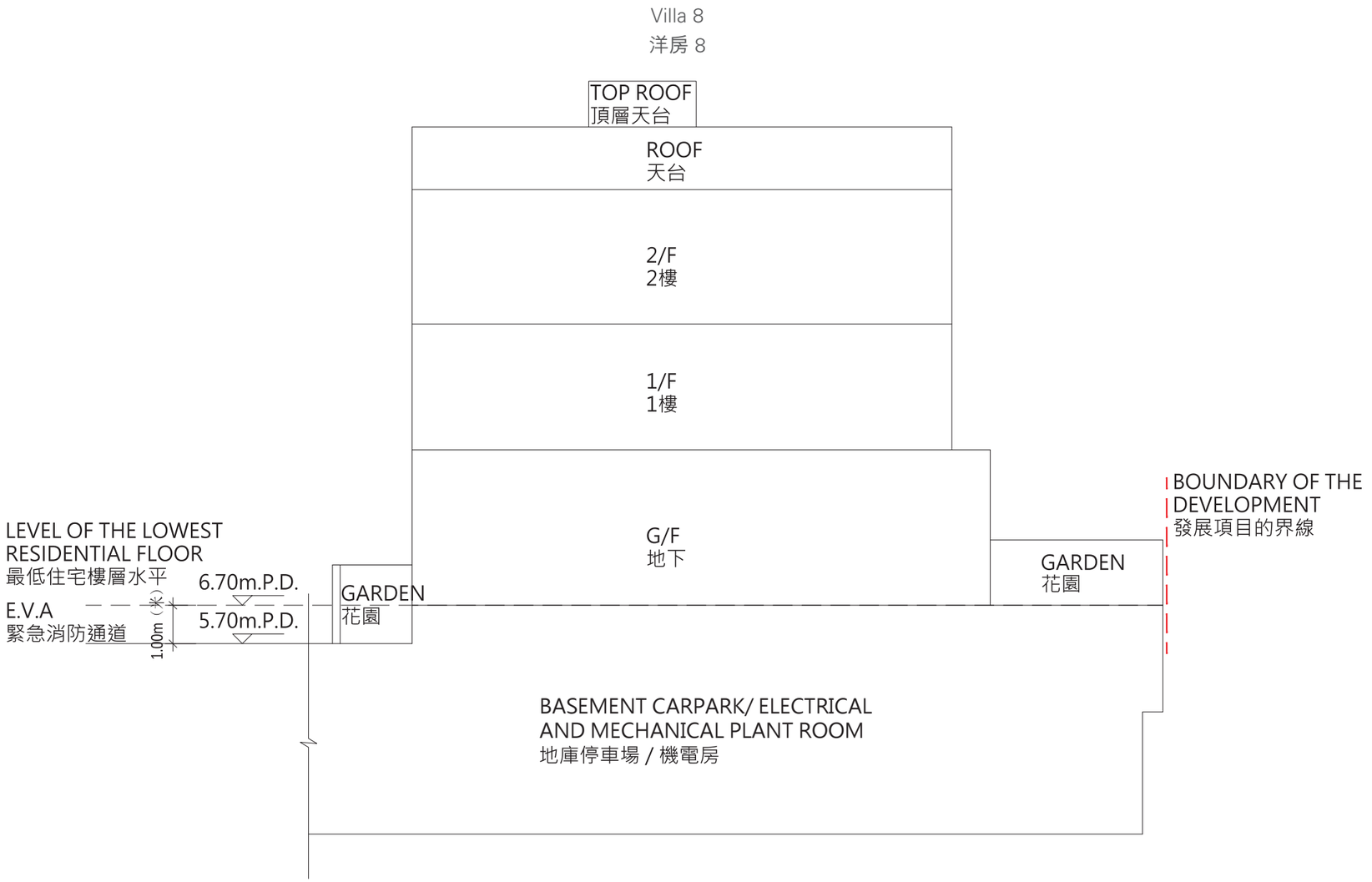
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.70 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

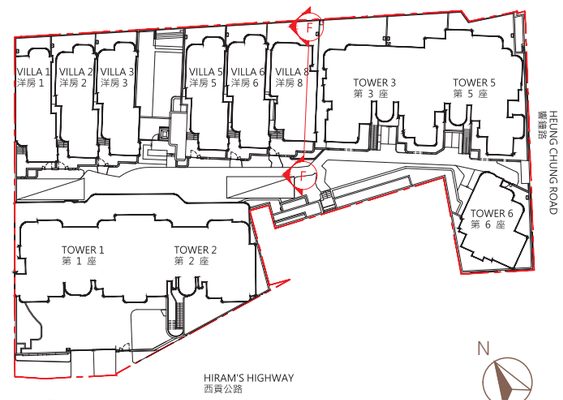
1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.70米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

Cross-section Plan F-F
橫截面圖F-F





Key Plan
索引圖

Legend 圖例

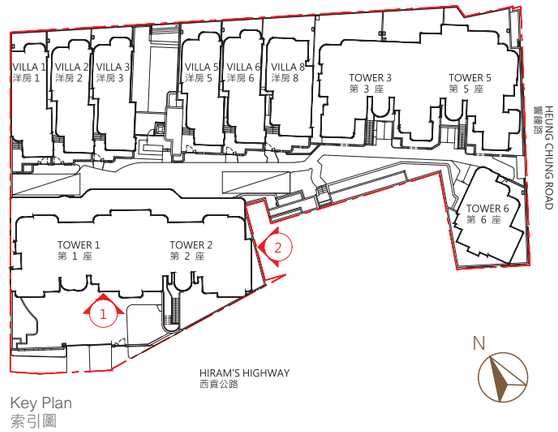
1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.70 metres above the Hong Kong Principal Datum.
2. m.P.D. denotes height (in metres) above the Hong Kong Principal Datum (PD).
3. Dotted line (– – –) denoted the level of the lowest residential floor.
4. Red dotted line (– – –) denoted the boundary of the Development.

1. 毗連建築物的一段緊急消防通道為香港主水平基準以上5.70米。
2. m.P.D. 代表香港主水平基準以上高度(米)。
3. 虛線(– – –)代表最低住宅樓層水平。
4. 紅色虛線(– – –)代表發展項目的界線。

Note:
1. This cross-section plan is not drawn to scale.

備註：
1. 此橫截面圖並非按照比例繪圖。

20 ELEVATION PLAN
立面圖



Key Plan
索引圖

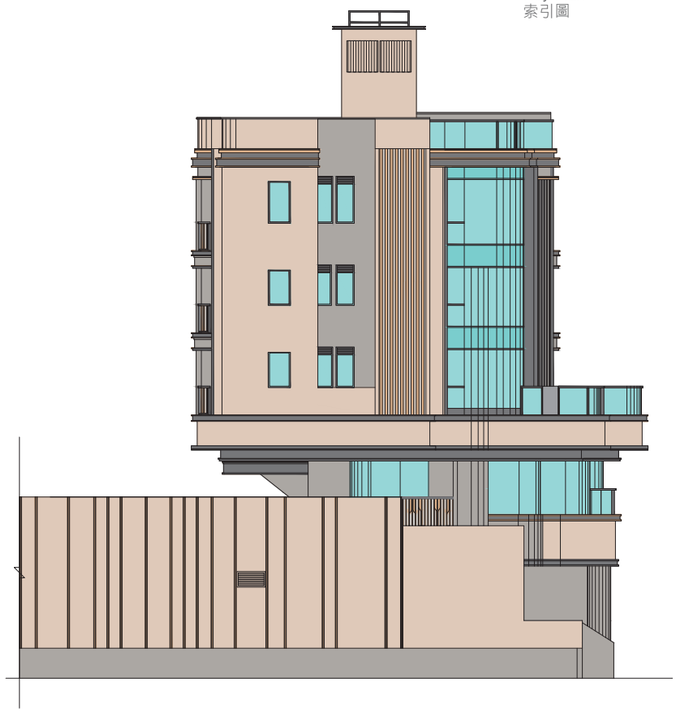
Tower 1
第1座

Tower 2
第2座



Elevation Plan 1
立面圖 1

Tower 2
第2座



Elevation Plan 2
立面圖 2

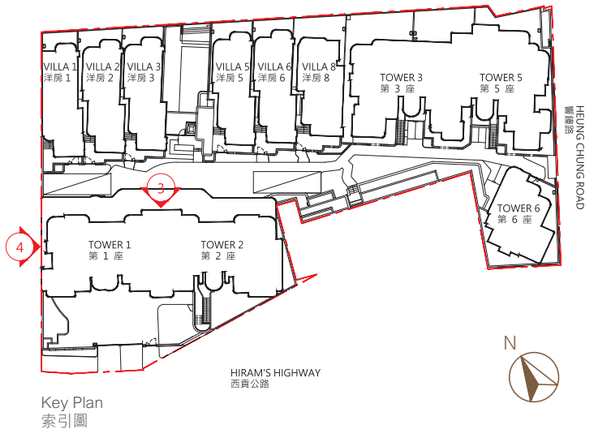
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as at 21 June 2024, 4 December 2024. 25 February 2025 and 21 May 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2024年6月21日、2024年12月4日、2025年2月25日及2025年5月21日的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

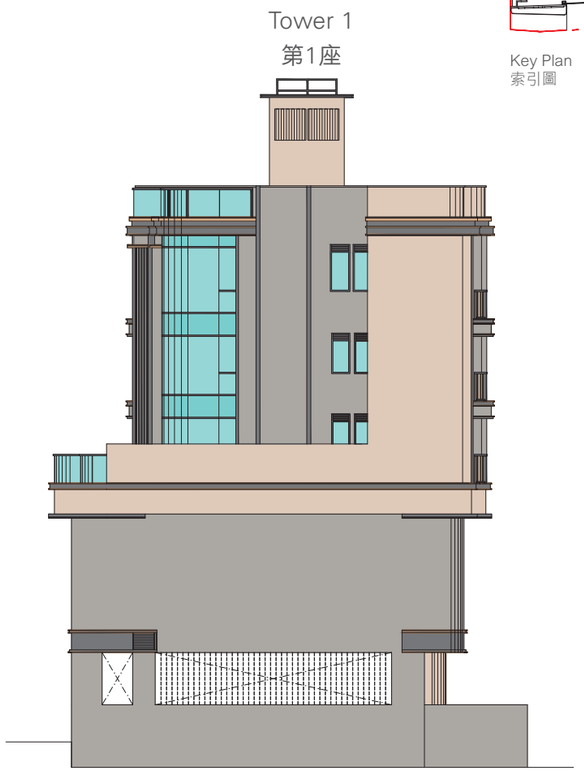
20 ELEVATION PLAN
立面圖



Key Plan
索引圖



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

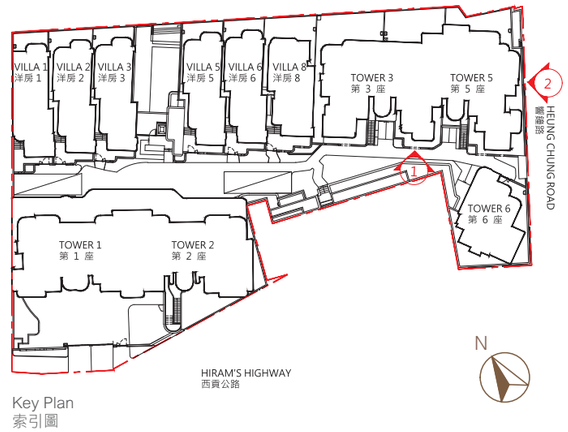
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as at 21 June 2024, 4 December 2024, 25 February 2025 and 21 May 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2024年6月21日、2024年12月4日、2025年2月25日及2025年5月21日的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖



Key Plan
索引圖

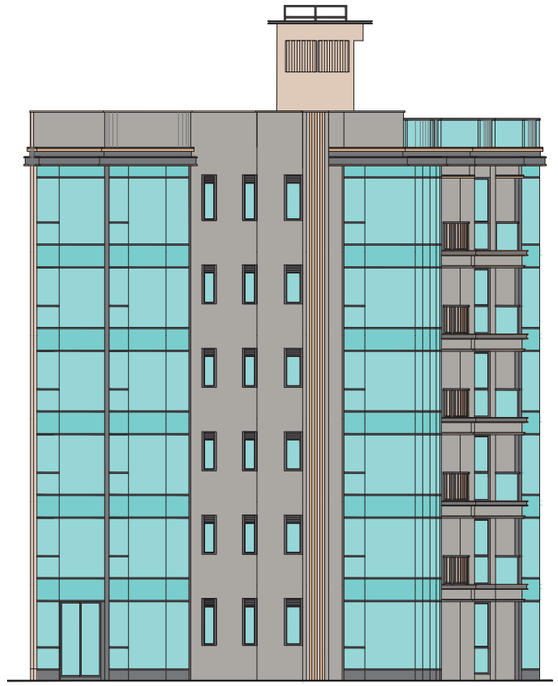
Tower 3
第3座

Tower 5
第5座



Elevation Plan 1
立面圖 1

Tower 5
第5座



Elevation Plan 2
立面圖 2

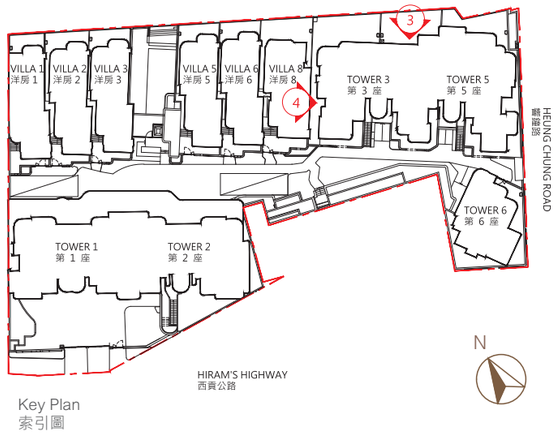
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as at 21 June 2024, 4 December 2024, 25 February 2025 and 21 May 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

1. 以2024年6月21日、2024年12月4日、2025年2月25日及2025年5月21日的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖



Key Plan
索引圖

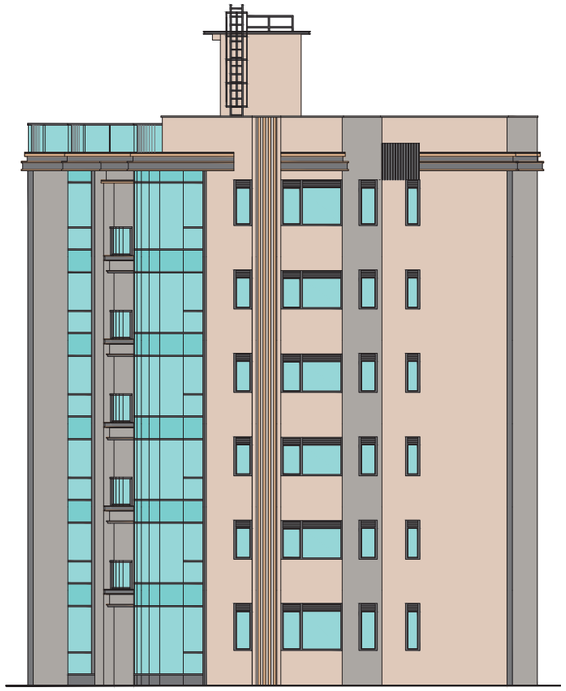
Tower 5
第5座

Tower 3
第3座



Elevation Plan 3
立面圖 3

Tower 3
第3座



Elevation Plan 4
立面圖 4

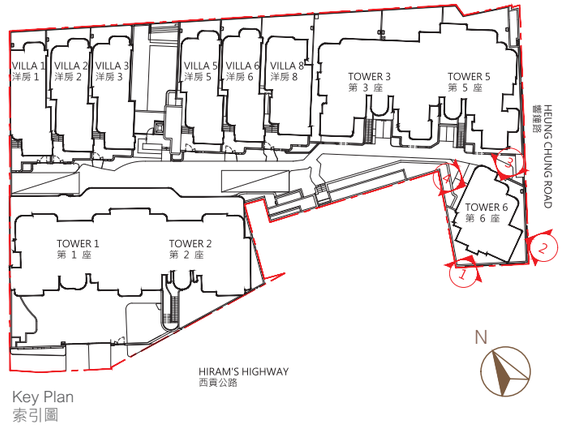
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as at 21 June 2024, 4 December 2024, 25 February 2025 and 21 May 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

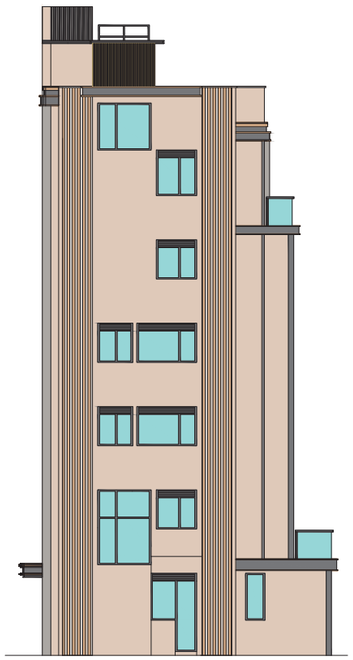
1. 以2024年6月21日、2024年12月4日、2025年2月25日及2025年5月21日的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖

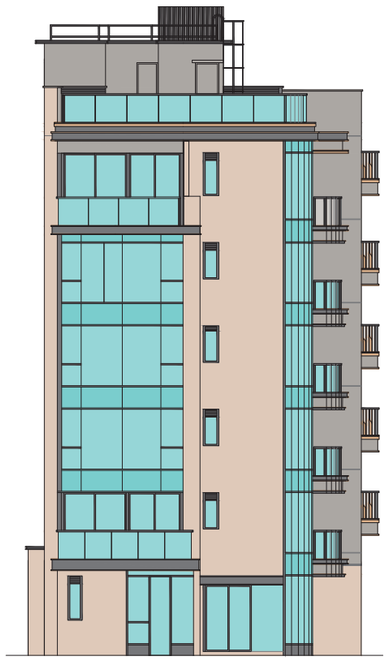


Key Plan
索引圖

Tower 6
第6座



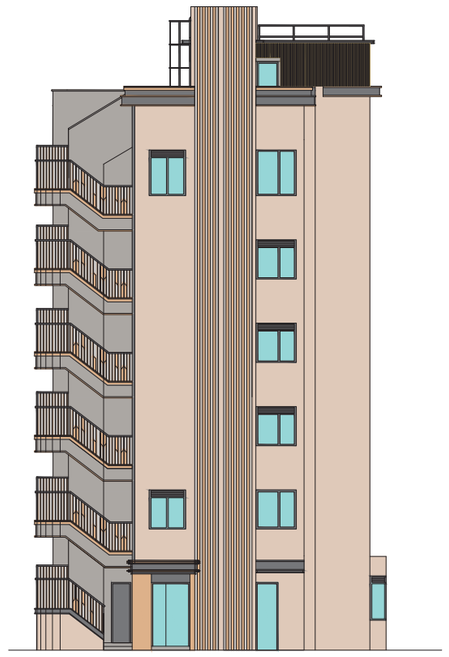
Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

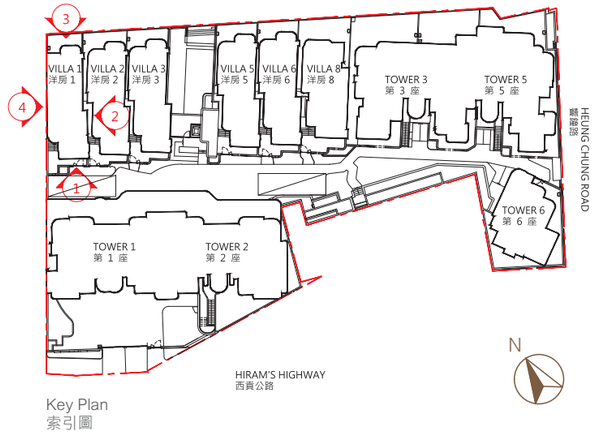
Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as at 21 June 2024, 4 December 2024, 25 February 2025 and 21 May 2025; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

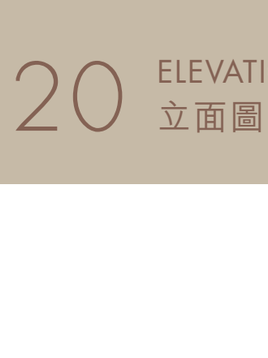
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2. 大致上與發展項目的外觀一致。

20 ELEVATION PLAN
立面圖



Key Plan
索引圖

Villa 1
洋房 1



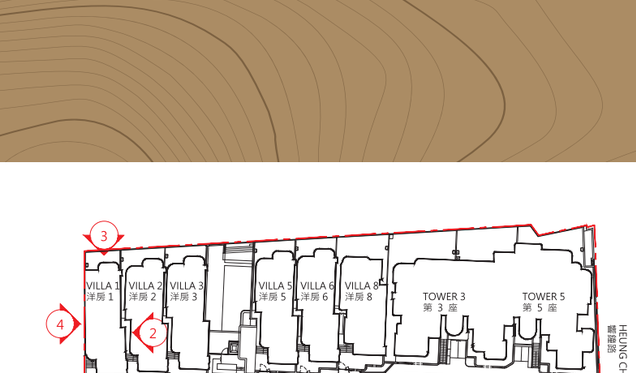
Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

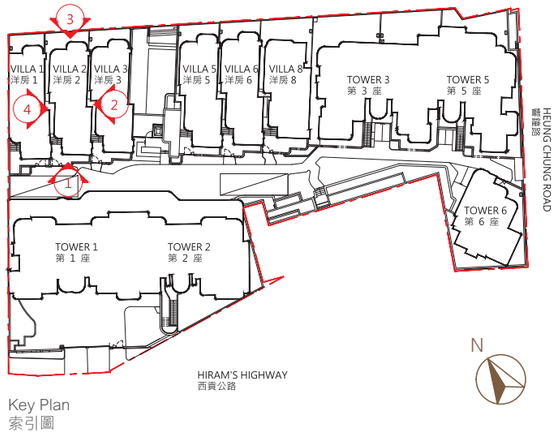
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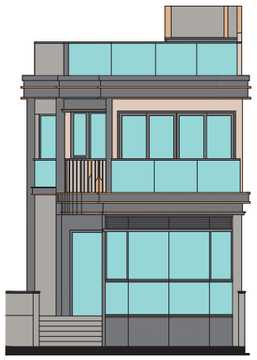
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20 ELEVATION PLAN
立面圖

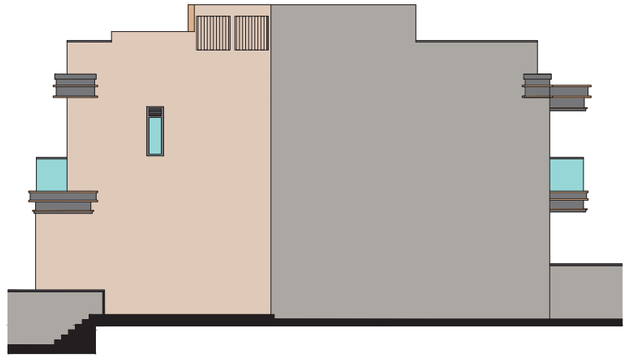


Key Plan
索引圖

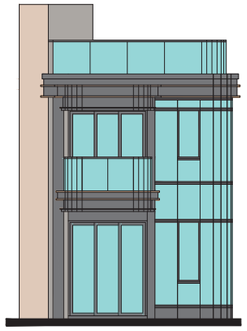
Villa 2
洋房 2



Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

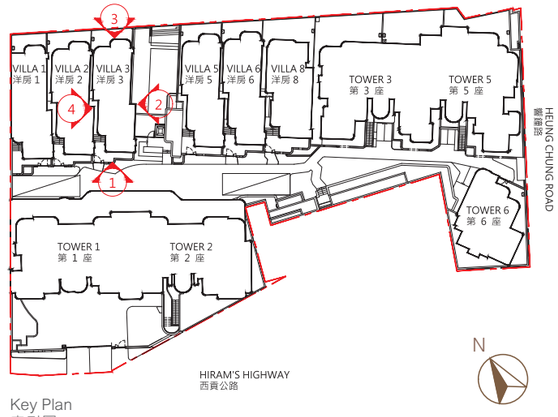
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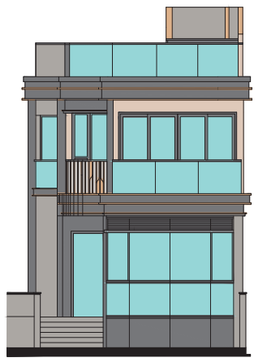
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20 ELEVATION PLAN
立面圖

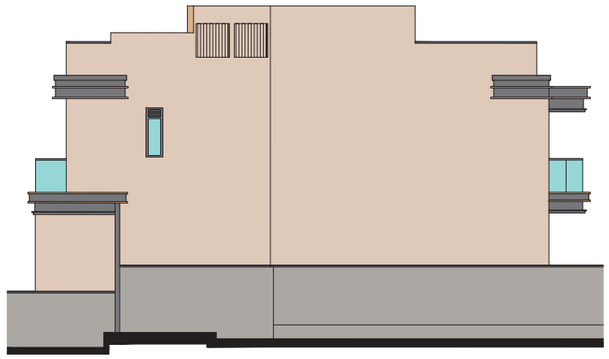


Key Plan
索引圖

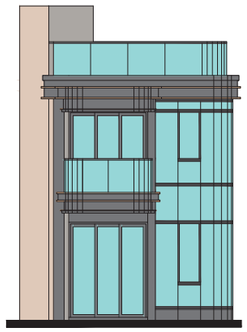
Villa 3
洋房 3



Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

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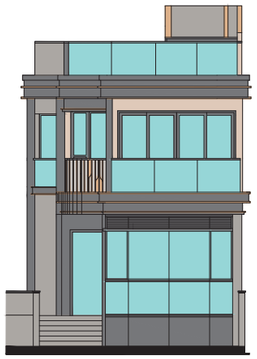
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20 ELEVATION PLAN
立面圖



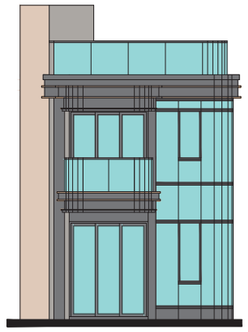
Key Plan
索引圖

Villa 5
洋房 5



Elevation Plan 1
立面圖 1

Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

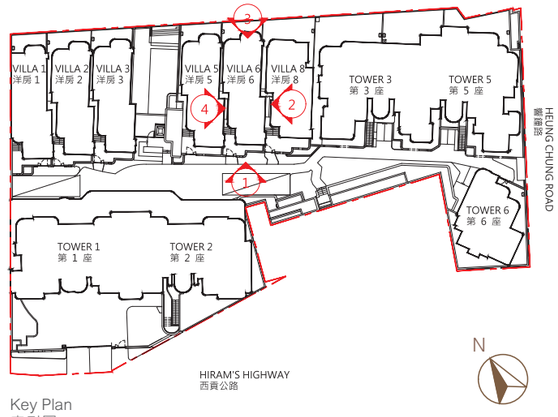
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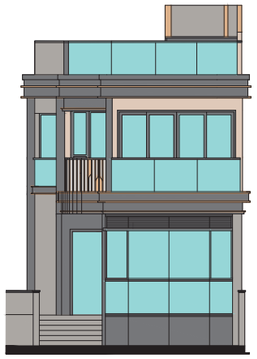
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20 ELEVATION PLAN
立面圖

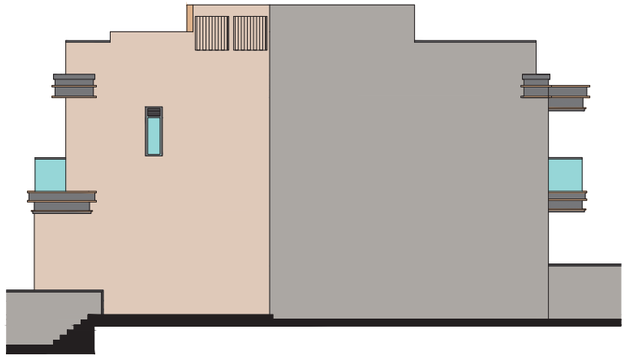


Key Plan
索引圖

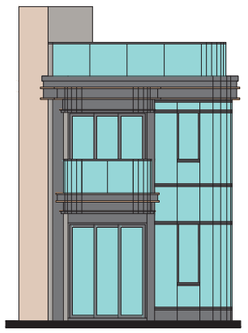
Villa 6
洋房 6



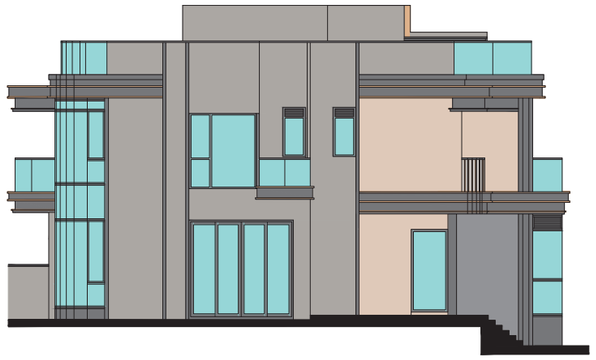
Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

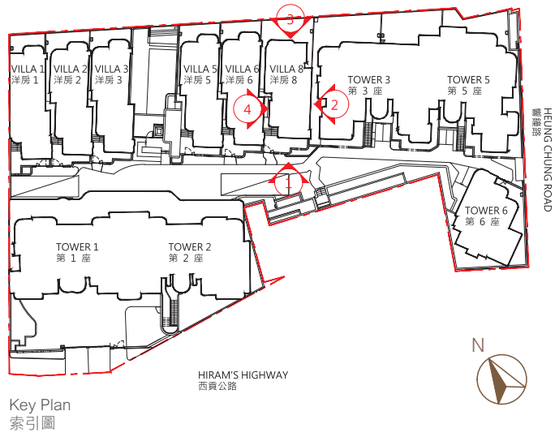
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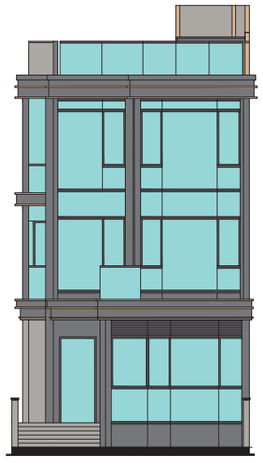
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20 ELEVATION PLAN
立面圖

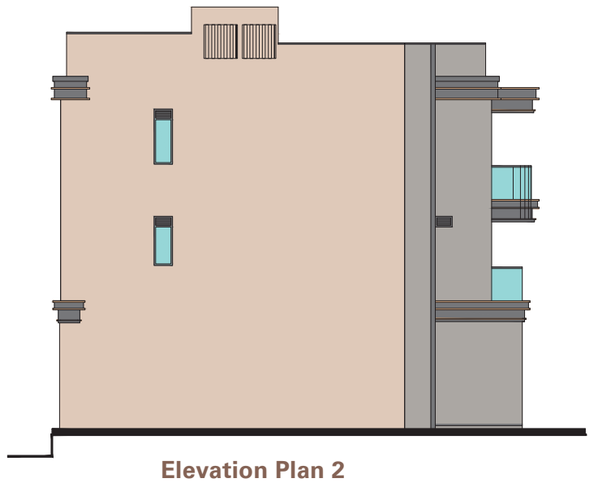


Key Plan
索引圖

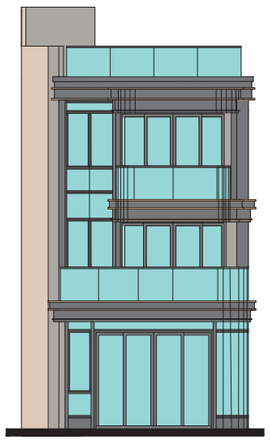
Villa 8
洋房 8



Elevation Plan 1
立面圖 1



Elevation Plan 2
立面圖 2



Elevation Plan 3
立面圖 3



Elevation Plan 4
立面圖 4

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21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Category of common facilities 公用設施的類別	Covered area 有上蓋遮蓋面積		Uncovered area 沒有上蓋遮蓋面積		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)	267.008	2,874	88.725	955	355.733	3,829
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Not applicable 不適用		Not applicable 不適用		Not applicable 不適用	
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	258.084	2,778	Not applicable 不適用		258.084	2,778

Notes:

1. Areas in square metres as specified above are based on the latest approved building plans.
2. Areas in square feet are converted from the areas in square metres at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from the area in square metres.

附註：

1. 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
2. 以平方呎列出的面積均依據以平方米表述的面積以1平方米 = 10.764平方呎換算，並四捨五入至整數計算得出，與以平方米表述的面積可能有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available: www.ozp.tpb.gov.hk.

2. (a) A copy of every deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.
   (b) The inspection is free of charge.

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk。

2. (a) 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。
   (b) 無須為閱覽付費。

1. EXTERIOR FINISHES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description		
(a)	External wall	Type of finishes	Curtain wall, tiles, aluminium cladding, aluminium fin, aluminium architectural feature, aluminium grille, aluminium louvre and texture paint	
(b)	Window	Material of frame	PVDF coated aluminium frame	
		Material of glass	Living Room, Dining Room, Bedroom and Master Bedroom	Insulated Glazing Unit (IGU) with low-e coating glass
			Bathroom and Master Bathroom (if window is provided)	Acid etched heat strengthen glass
			Kitchen	Heat strengthen glass
			Utility (if window is provided)	Acid etched heat strengthen glass
			Store Room	Heat strengthen glass
			Lavatory (if window is provided)	Acid etched heat strengthen glass
(c)	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Not applicable	
(e)	Verandah or balcony	Type of finishes	Balcony (Except Flat A, 6/F, Tower 6)	Installed with laminated tempered glass balustrade with aluminium capping
			Balcony (Flat A, 6/F, Tower 6)	PVDF coated aluminium frame
			Floor	Tiles
			Wall	Tiles
			Ceiling	Paint
		Whether balcony is covered	Covered	
		Verandah	Not applicable	
(f)	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料（第1座、第2座、第3座、第5座及第6座）

細項		描述		
(a)	外牆	裝修物料的類型	幕牆、瓷磚、鋁質覆蓋層板、鋁質鰭、鋁質建築裝飾、鋁質格柵、鋁質百葉及紋理油漆	
(b)	窗	框的用料	聚偏氟乙烯塗層鋁質窗框	
		玻璃的用料	客廳、飯廳、睡房及主人睡房	低輻射鍍膜雙層中空玻璃
			浴室及主人浴室（如有窗）	酸蝕半鋼化玻璃
			廚房	半鋼化玻璃
			工作間（如有窗）	酸蝕半鋼化玻璃
			儲物房	半鋼化玻璃
			洗手間（如有窗）	酸蝕半鋼化玻璃
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	裝修物料的類型	露台（除第6座6樓A單位外）	裝有夾層鋼化玻璃欄杆連鋁質頂冚
			露台（第6座6樓A單位）	聚偏氟乙烯塗層鋁質框
			地台	瓷磚
			牆身	瓷磚
			天花	油漆
		露台是否有蓋	有蓋	
		陽台	不適用	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

2. INTERIOR FINISHES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description				
		Type of finishes		Wall	Floor	Ceiling
(a)	Lobby	Lift lobby on B/F	Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6	Tiles on exposed surfaces	Natural stone on exposed surfaces	Timber pattern plastic laminate, special paint, stainless steel
		Lift lobby on G/F	Tower 1	Natural stone, timber pattern plastic laminate, glass and metal on exposed surfaces	Natural stone on exposed surfaces	Timber pattern plastic laminate, special paint, metal and emulsion paint
			Tower 2	Natural stone, timber pattern plastic laminate, glass, texture paint and metal on exposed surfaces	Natural stone on exposed surfaces	Timber pattern plastic laminate, special paint, metal and emulsion paint
			Tower 3, Tower 5 and Tower 6	Tiles, timber pattern plastic laminate, metal and natural stone on exposed surfaces	Natural stone on exposed surfaces	Timber pattern plastic laminate, special paint, metal and emulsion paint
		Private lift lobby on residential floors (2/F-3/F, 5/F)	Tower 6	Tiles, timber pattern plastic laminate, metal on exposed surfaces	Natural stone on exposed surfaces	Emulsion paint on gypsum board false ceiling

2. 室內裝修物料（第1座、第2座、第3座、第5座及第6座）

細項		描述				
		裝修物料的類型		牆壁	地板	天花板
(a)	大堂	地庫升降機大堂	第1座、第2座、第3座、第5座及第6座	瓷磚鋪砌於外露位置	天然石鋪砌於外露位置	木紋膠板、特色油漆、不銹鋼
		地下升降機大堂	第1座	天然石、木紋膠板、玻璃及金屬鋪砌於外露位置	天然石鋪砌於外露位置	木紋膠板、特色油漆、金屬及乳膠漆
			第2座	天然石、木紋膠板、玻璃、紋理油漆及金屬鋪砌於外露位置	天然石鋪砌於外露位置	木紋膠板、特色油漆、金屬及乳膠漆
			第3座、第5座及第6座	瓷磚、木紋膠板、金屬及天然石鋪砌於外露位置	天然石鋪砌於外露位置	木紋膠板、特色油漆、金屬及乳膠漆
		私人升降機大堂（2樓至3樓、5樓）	第6座	瓷磚、木紋膠板、金屬於外露位置	天然石鋪砌於外露位置	乳膠漆髹於石膏板假天花上

2. INTERIOR FINISHES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
		Type of finishes		Wall	Ceiling
(b)	Internal wall and ceiling	Living room and Dining room	Tower 1, Tower 2, 1/F-3/F, 5/F-6/F of Tower 3, 1/F-3/F, 6/F of Tower 5, G/F of Tower 6	Timber pattern plastic laminate with metal trim and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead
			G/F of Tower 3, G/F of Tower 5, 1/F, 2/F, 3/F, 5/F of Tower 6	Emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead
		Master Bedroom and Bedroom [All flats except Flat A, 5/F, Tower 5]		Emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead
		Living room and Dining room	Flat A, 5/F, Tower 5	Wood veneer, wallcovering, special paint, fabric panel, metal trim and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces, gypsum board and timber grille bulkhead
		Master Bedroom		Wood veneer, wallcovering, faux leather and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces, gypsum board and timber grille bulkhead
		Bedroom 1		Wood veneer, wallcovering, fabric and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces, gypsum board and timber grille bulkhead
		Bedroom 2 and Bedroom 3		Wood veneer, wallcovering and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces, gypsum board and timber grille bulkhead

2. 室內裝修物料（第1座、第2座、第3座、第5座及第6座）

細項		描述			
		裝修物料的類型		牆壁	天花板
(b)	內牆及天花板	客廳及飯廳	第1座、第2座、第3座1樓至3樓、5樓至6樓、第5座1樓至3樓、6樓、第6座地下	木紋膠板配金屬飾條及乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上
			第3座地下、第5座地下及第6座1樓、2樓、3樓、5樓	乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上
		主人睡房及睡房 [所有單位除第5座5樓A單位外]		乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上
		客廳及飯廳	第5座5樓A單位	木皮飾面、牆紙、特色油漆、布藝板、金屬飾線及乳膠漆於外露位置	乳膠漆髹於外露位置、石膏板及木格柵假樑上
		主人睡房		木皮飾面、牆紙、仿皮及乳膠漆於外露位置	乳膠漆髹於外露位置、石膏板及木格柵假樑上
		睡房 1		木皮飾面、牆紙、布藝及乳膠漆髹於外露位置	乳膠漆髹於外露位置、石膏板及木格柵假樑上
		睡房 2 及睡房 3		木皮飾面、牆紙及乳膠漆髹於外露位置	乳膠漆髹於外露位置、石膏板及木格柵假樑上

2. INTERIOR FINISHES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
		Type of finishes		Floor	Skirting
(c)	Internal floor	Living room and Dining room [All flats except Flat A, 5/F, Tower 5]		Engineered timber flooring, natural stone border is provided along the door to balcony, private flat roof and garden (if applicable)	Timber
		Master Bedroom and Bedroom [All flats except Flat A, 5/F, Tower 5]		Engineered timber flooring, natural stone border is provided along the door to utility platform and private flat roof (if applicable)	Timber
		Living room and Dining room	Flat A, 5/F, Tower 5	Engineered timber flooring, natural stone border is provided along the door to balcony	Timber
		Master Bedroom		Engineered timber flooring	Timber
		Bedroom 1		Engineered timber flooring	Timber
		Bedroom 2		Engineered timber flooring	Timber
		Bedroom 3		Engineered timber flooring, natural stone border is provided along the door to utility platform	Timber
				Wall	**Floor**	**Ceiling**
(d)	Bathroom	Type of finishes [All flats except Master Bathroom of Flat A, 5/F, Tower 5]		Tiles on exposed surfaces	Tiles on exposed surfaces	Emulsion paint on gypsum board false ceiling
		Master Bathroom	Flat A, 5/F, Tower 5	Tiles, metal and marble on exposed surfaces	Tiles, metal and marble on exposed surfaces	Emulsion paint on gypsum board false ceiling
		Whether the wall finishes run up to ceiling		Yes		
				Wall	**Floor**	**Ceiling**	**Cooking Bench**
(e)	Kitchen	Type of finishes		Tiles on exposed surfaces	Tiles on exposed surfaces	Emulsion paint on gypsum board false ceiling	Reconstituted stone
		Whether the wall finishes run up to ceiling		Yes			

2. 室內裝修物料（第1座、第2座、第3座、第5座及第6座）

細項		描述				
		用料		地板	牆腳線	
(c)	內部地板	客廳及飯廳 [所有單位除第5座5樓A單位外]		複合木地板，沿通往露台、私人平台及花園（如適用）的門鋪砌天然石圍邊	木	
		主人睡房及睡房 [所有單位除第5座5樓A單位外]		複合木地板，沿通往工作平台及私人平台（如適用）的門鋪砌天然石圍邊	木	
		客廳及飯廳	第5座5樓A單位	複合木地板，沿通往露台的門鋪砌天然石圍邊	木	
		主人睡房		複合木地板	木	
		睡房 1		複合木地板	木	
		睡房 2		複合木地板	木	
		睡房 3		複合木地板，沿通往工作平台的門鋪砌天然石圍邊	木	
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型 [所有單位除第5座5樓A單位的主人浴室外]		瓷磚鋪砌於外露位置	瓷磚鋪砌於外露位置	乳膠漆髹於外石膏板假天花上
		主人浴室	第5座5樓A單位	瓷磚、金屬及雲石鋪砌於外露位置	瓷磚、金屬及雲石鋪砌於外露位置	乳膠漆髹於外石膏板假天花上
		牆壁的裝修物料是否鋪至天花板		是		
				牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型		瓷磚鋪砌於外露位置	瓷磚鋪砌於外露位置	乳膠漆髹於外石膏板假天花上	人造石
		牆壁的裝修物料是否鋪至天花板		是			

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
			Materials	Finishes	Accessories
(a)	Doors	Unit entrance [All flats except Flat A, G/F, Tower 3, Flat B, G/F, Tower 3, Flat A, G/F, Tower 5 and Flat A, G/F, Tower 6]	Fire-rated solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, concealed door closer, door hinges, smoke seal and eye viewer
		Unit entrance [Flat A, G/F, Tower 3, Flat B, G/F, Tower 3, Flat A, G/F, Tower 5, B/F of Flat A, B/F, G/F & 1/F Tower 6]	Fire-rated solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, concealed door closer, door hinges, smoke seal and door stopper
		Unit entrance (Flat A, 5/F, Tower 5)	Fire-rated solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, concealed door closer, door hinges, smoke seal
		G/F unit entrance (internal door) (Flat A, B/F, G/F & 1/F, Tower 6)	Solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, concealed door closer, door hinges, smoke seal, door stopper
		G/F unit entrance (external door) (Flat A, B/F, G/F & 1/F, Tower 6)	Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
		Unit to lift [Except Flat A, 2/F-3/F & 5/F, Tower 6]	Solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, concealed door closer and door hinges
		Master Bedroom and Bedroom [All flats except Flat A, 5/F, Tower 5 and Bedroom 1 at Flat A, B/F, G/F & 1/F, Tower 6]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinges and door stopper
		Master Bedroom and Bedroom (Flat A, 5/F, Tower 5) — Master Bedroom	Hollow core timber door	Special paint and wood veneer	Lockset with door handle, concealed door closer, door hinges and door stopper
		Master Bedroom and Bedroom (Flat A, 5/F, Tower 5) — Bedroom 1	Hollow core timber door	Timber pattern plastic laminate	Lockset with door handle, door hinges and door stopper
		Master Bedroom and Bedroom (Flat A, 5/F, Tower 5) — Bedroom 2	Hollow core timber door	Timber pattern plastic laminate	Lockset with door handle, door hinges and door stopper
		Master Bedroom and Bedroom (Flat A, 5/F, Tower 5) — Bedroom 3	Hollow core timber sliding door	Timber frame, wall covering and wood veneer	Sliding track
		Bedroom (Flat A, B/F, G/F & 1/F, Tower 6) — Bedroom 1	Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset, door handle and sliding track

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述			
			用料	裝修物料	配件
(a)	門	單位入口 [所有單位除第3座地下A單位、第3座地下B單位、第5座地下A單位及第6座地下A單位外]	防火實心木門	木紋膠板配金屬飾條	門鎖、門把手、隱藏氣鼓、門鉸、防煙條及防盜眼
		單位入口 [第3座地下A單位、第3座地下B單位、第5座地下A單位、第6座地庫、地下及1樓A單位的地庫]	防火實心木門	木紋膠板配金屬飾條	門鎖、門把手、隱藏氣鼓、門鉸、防煙條及門擋
		單位入口 （第5座5樓A單位）	防火實心木門	木紋膠板配金屬飾條	門鎖、隱藏氣鼓、門鉸、防煙條
		地下單位入口（內門） （第6座地庫、地下及1樓A單位）	實心木門	木紋膠板配金屬飾條	門鎖、隱藏氣鼓、門鉸、防煙條、門擋
		地下單位入口（外門） （第6座地庫、地下及1樓A單位）	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及門鉸
		單位至升降機 [除第6座2樓至3樓及5樓A單位外]	實心木門	木紋膠板配金屬飾條	門鎖、隱藏氣鼓及門鉸
		主人睡房及睡房 [所有單位除第5座5樓A單位及第6座地庫、地下及1樓A單位的睡房1外]	空心木門	木紋膠板配金屬飾條	門鎖、門把手、門鉸及門擋
		主人睡房及睡房 （第5座5樓A單位） — 主人睡房	空心木門	特色油漆及木皮飾面	門鎖連門把手、隱藏氣鼓、門鉸及門擋
		主人睡房及睡房 （第5座5樓A單位） — 睡房 1	空心木門	木紋膠板	門鎖連門把手、門鉸及門擋
		主人睡房及睡房 （第5座5樓A單位） — 睡房 2	空心木門	木紋膠板	門鎖連門把手、門鉸及門擋
		主人睡房及睡房 （第5座5樓A單位） — 睡房 3	空心木趟門	木框、牆紙及木皮飾面	路軌
		睡房 （第6座地庫、地下及1樓A單位） — 睡房 1	空心木趟門	木紋膠板配金屬飾條	門鎖、門把手及路軌

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
			Materials	Finishes	Accessories
(a)	Doors	Master Bathroom and Bathrooms [All flats except Master Bathroom of Flat A, 5/F, Tower 5]	Hollow core timber door with louver	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinges and door stopper
			Hollow core timber sliding door with louver	Timber pattern plastic laminate with metal trim	Lockset, sliding track and door handle
			Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinges and door stopper
		Master Bathroom (Flat A, 5/F, Tower 5)	Hollow core timber sliding door	Wood veneer	Lockset, conceal door handle and sliding track
		Powder Room	Hollow core timber door with louver	Timber pattern plastic laminate with metal trim	Lockset, door hinges, door stopper and door handle
		Kitchen [All flats except Flat A, 5/F, Tower 5]	Fire-rated solid core timber door with glass vision panel	Timber pattern plastic laminate with metal trim	Lockset, door handle, fire-rated glass vision panel, concealed door closer, door hinges, smoke seal and door stopper
		Kitchen (Flat A, 5/F, Tower 5)	Fire-rated solid core timber door with glass vision panel	Wood veneer, metal trim and glass	Door handle, fire-rated glass vision panel, concealed door closer, door hinges and smoke seal
		Balcony	Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and sliding track
		Garden	Aluminum framed glass swing door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
			Aluminum framed glass folding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle, door hinges and sliding track
			Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and sliding track
			Aluminum swing door	PVDF coated	Lockset, door handle and door hinges

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述			
			用料	裝修物料	配件
(a)	門	主人浴室及浴室 [所有單位除第5座5樓A單位的主人浴室外]	空心木門配百葉	木紋膠板配金屬飾條	門鎖、門把手、門鉸及門擋
			空心木趟門配百葉	木紋膠板配金屬飾條	門鎖、路軌及門把手
			空心木門	木紋膠面配金屬飾條	門鎖、門把手、門鉸及門擋
		主人浴室 （第5座5樓A室）	空心木趟門	木皮飾面	門鎖、暗門把手及路軌
		化妝間	空心木門配百葉	木紋膠板配金屬飾條	門鎖、門鉸、門擋及門把手
		廚房 [所有單位除第5座5樓A單位外]	防火實心木門配以玻璃視窗	木紋膠板配金屬飾條	門鎖、門把手、防火玻璃視窗、隱藏氣鼓、門鉸、防煙條及門擋
		廚房 （第5座5樓A室）	防火實心木門配以玻璃視窗	木皮、金屬飾條及玻璃	門把手、防火玻璃視窗、隱藏氣鼓、門鉸及防煙條
		露台	鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及路軌
		花園	鋁框玻璃掩門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及門鉸
			鋁框玻璃摺門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手、門鉸及路軌
			鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及路軌
			鋁質掩門	聚偏氟乙烯塗層	門鎖、門把手及門鉸

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
			Materials	Finishes	Accessories
(a)	Doors	Living and Dining Room, Master Bedroom and Bedroom, Kitchen to Garden (if applicable)	Aluminum framed glass swing door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
			Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and sliding track
			Aluminum framed glass folding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
		Utility Platform	Aluminum framed glass swing door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
			Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and sliding track
			Aluminum framed glass folding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and sliding track
		Utility [All flats except Flat A, 5/F, Tower 5]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door hinges and door handle
			Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset with handle and sliding track
		Utility (Flat A, 5/F, Tower 5)	Hollow core timber door	Fabric and timber pattern laminate	Lockset, door handle, door closer and door hinges
		Private Flat Roof	Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, sliding track and door handle
		Private Roof	Aluminum swing door	PVDF coated	Lockset, door hinges and door handle
		Lavatory	Aluminum framed glass folding door with louver	Acid etched glass and PVDF coated	Lockset and sliding track
		Store Room	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door hinges, door stop and door handle
		Private Lift Lobby to Back Staircase	Fire-rated solid core timber door	Timber pattern plastic laminate with metal trim	Lockset, concealed door closer, door hinges, smoke seal, door handle and eye viewer
		Private Roof to Staircase	Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door hinges and door handle

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述			
			用料	裝修物料	配件
(a)	門	客廳及飯廳、主人睡房及睡房、廚房至花園(如適用)	鋁框玻璃掩門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及門鉸
			鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及路軌
			鋁框玻璃摺門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及門鉸
		工作平台	鋁框玻璃掩門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及門鉸
			鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及路軌
			鋁框玻璃摺門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手及路軌
		工作間 [所有單位除第5座5樓A單位外]	空心木門	木紋膠板配金屬飾條	門鎖、門鉸及門把手
			空心木趟門	木紋膠板配金屬飾條	門鎖連門把手及路軌
		工作間 （第5座5樓A室）	空心木門	布藝及木紋膠板	門鎖、門鉸、氣鼓及門把手
		私人平台	鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、路軌及門把手
		私人天台	鋁質掩門	聚偏氟乙烯塗層	門鎖、門鉸及門把手
		洗手間	鋁框玻璃摺門配百葉	酸蝕玻璃及聚偏氟乙烯塗層	門鎖及路軌
		儲物房	空心木門	木紋膠板配金屬飾條	門鎖、門鉸、門擋及門把手
		私人升降機大堂至後樓梯	防火實心木門	木紋膠板配金屬飾條	門鎖、隱藏氣鼓、門鉸、防煙條、門把手及防盜眼
		私人天台至樓梯	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門鉸及門把手

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description		
			Type	Material
(b)	Bathroom	Fittings and equipment [All Bathroom except Bathroom 1, Bathroom 2, Bathroom 3 and Master Bathroom of Flat A, 5/F, Tower 5]	Basin counter top	Marble
			Basin cabinet	Timber, plastic laminate and metal
			Mirror cabinet	Timber, mirror, plastic laminate and metal
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Paper holder	Chrome plated
			Towel bar	Chrome plated
			Robe hook	Chrome plated
		Fittings and equipment [Bathroom 1, Bathroom 2, Bathroom 3 of Flat A, 5/F, Tower 5]	Basin counter top	Marble
			Basin cabinet	Timber, plastic laminate and metal
			Mirror cabinet	Timber, mirror, plastic laminate and metal
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Paper holder	Chrome plated
			Towel bar	Chrome plated
		Fittings and equipment [Master Bathroom of Flat A, 5/F, Tower 5]	Basin counter top	Marble
			Basin cabinet	Timber, wood veneer with marble, metal and plastic laminate
			Mirror cabinet	Timber, mirror, metal, paint and wood veneer
			Display shelf	Glass, metal and marble
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Paper holder	Chrome plated
			Towel bar	Chrome plated
			Robe hook	Chrome plated
		Water supply system	Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
		Bathing facilities (including shower or bathtub, if applicable)	Shower mixer	Chrome plated
			Shower cubicle	Tempered glass
			Bathtub	Glazed titanium steel Applicable to the following flats:- - Master Bathroom of Tower 1, Tower 2, Tower 3 and Tower 6 - Bathroom 3 of Tower 5 Reconstituted stone Applicable to the following flats:- - Master Bathroom of Tower 5
			Bathtub mixer	Chrome plated

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述		
			類型	用料
(b)	浴室	裝置及設備 [所有浴室除第5座5樓A單位之浴室1、浴室2、浴室3及主人浴室外]	洗臉盆櫃檯面	雲石
			洗臉盆櫃	木、膠板及金屬
			鏡櫃	木、鏡、膠板及金屬
			洗臉盆水龍頭	鍍鉻
			洗臉盆	搪瓷
			坐廁	搪瓷
			紙巾架	鍍鉻
			毛巾杆	鍍鉻
			衣鈎	鍍鉻
		裝置及設備 [第5座5樓A單位之浴室1、浴室2、浴室3]	洗臉盆櫃檯面	雲石
			洗臉盆櫃	木、膠板及金屬
			鏡櫃	木、鏡、膠板及金屬
			洗臉盆水龍頭	鍍鉻
			洗臉盆	搪瓷
			坐廁	搪瓷
			紙巾架	鍍鉻
			毛巾杆	鍍鉻
		裝置及設備 [第5座5樓A單位之主人浴室]	洗臉盆櫃檯面	雲石
			洗臉盆櫃	木、木皮配雲石、金屬及膠板
			鏡櫃	木、鏡、金屬、油漆及木皮
			展示櫃	玻璃、金屬及雲石
			洗臉盆水龍頭	鍍鉻
			洗臉盆	搪瓷
			坐廁	搪瓷
			紙巾架	鍍鉻
			毛巾杆	鍍鉻
			衣鈎	鍍鉻
		供水系統	冷水供應	銅喉
			熱水供應	配有隔熱層之銅喉
		沐浴設施 （包括花灑或浴缸（如適用的話））	花灑龍頭	鍍鉻
			淋浴間	強化玻璃
			浴缸	釉面鈦鋼 適用於以下單位：- - 第1座、第2座、第3座及第6座之主人浴室 - 第5座之浴室3 人造石 適用於以下單位：- - 第5座之主人浴室
			浴缸龍頭	鍍鉻

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
			Type	Material	
(b)	Bathroom	Size of bathtub (if applicable) [All Bathroom with bathtub except Master Bathroom of Flat A, Tower 5]	1500 mm(L) X 700 mm(W) X 420 mm(H)		
		Size of freestanding bathtub [Master Bathroom at Flat A, Tower 5]	1500 mm(L) x 750 mm(W) x 525 mm(H)		
			Material		
(c)	Kitchen	Sink unit / sink mixer	Stainless steel / chrome plated		
		Water supply system	Cold water supply	Copper water pipes	
			Hot water supply	Copper water pipes with thermal insulation	
			Material	**Finishes**	
		Kitchen cabinet	Timber	Plastic laminate, lacquer and metal trim	
		Type of all other fittings and equipment – Other fittings	Hanging shelf	Timber and metal	
		Type of all other fittings and equipment – Other equipment	Not applicable	Not applicable	
			Fittings	**Type**	**Material**
(d)	Bedroom [All Bedrooms except Flat A, 5/F, Tower 5]	Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
	Bedroom [Flat A, 5/F, Tower 5]	Type and material of fittings (including built-in wardrobe) – Master Bedroom	Built-in wardrobe	Wardrobe	Timber, paint, wood veneer, plastic laminate, wallcovering and faux leather
			Other fittings	Dressing table with storage cabinet	Timber, wood veneer, plastic laminate, fabric and glass shelf
				Low cabinet	Timber, marble, wallcovering and paint
				Headboard unit & bedbase	Timber, wood veneer, fabric and faux leather
				Bedside cabinet	Timber, wood veneer, marble, metal and glass
				Curtain	Fabric
				Curtain track	Metal

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述			
			類型	用料	
(b)	浴室	浴缸大小(如適用的話) [所有附浴缸浴室除第5座A單位主人浴室外]	1500毫米(長) X 700毫米(闊) X 420毫米(高)		
		獨立式浴缸大小 [第5座A單位主人浴室]	1500毫米(長) x 750毫米(闊) x 525毫米(高)		
			用料		
(c)	廚房	洗滌盆 / 水龍頭	不銹鋼 / 鍍鉻		
		供水系統	冷水供應	銅喉	
			熱水供應	配有隔熱層之銅喉	
			用料	裝修物料	
		廚櫃	木	膠板、焗漆及金屬飾條	
		所有其他裝置及設備的類型 – 其他裝置	吊架	木及金屬	
		所有其他裝置及設備的類型 – 其他設備	不適用	不適用	
			裝置	類型	用料
(d)	睡房 [所有睡房除第5座5樓A單位外]	裝置的類型及用料 (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
	睡房 [第5座5樓A單位]	裝置的類型及用料 (包括嵌入式衣櫃) – 主人睡房	嵌入式衣櫃	衣櫃	木、油漆、木皮、膠板、牆紙及仿皮
			其他裝置	化妝枱連儲物櫃	木、木皮、膠板、布藝及玻璃層架
				矮櫃	木、雲石、牆紙及油漆
				床頭板連床架	木、木皮、布藝及仿皮
				床頭櫃	木、木皮、雲石、金屬及玻璃
				窗簾	布藝
				窗簾路軌	金屬

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description				
				Fittings	Type	Material
(d)	Bedroom [Flat A, 5/F, Tower 5]	Type and material of fittings (including built-in wardrobe)	Bedroom 1	Built-in wardrobe	Wardrobe with display cabinet	Timber, paint, wood veneer, plastic laminate and fabric
				Other fittings	Desk with shelf	Timber, wood veneer and plastic laminate
					Headboard unit & bedbase	Timber, wood veneer and fabric
					Bedside cabinet	Timber, wood veneer and plastic laminate
					Display shelf & drawer	Timber, paint, wood veneer and plastic laminate
					Display shelf	Timber, wood veneer
					Curtain	Fabric
					Curtain track	Metal
			Bedroom 2	Built-in wardrobe	Wardrobe with display cabinet	Timber, paint, wood veneer, plastic laminate, wallcovering, metal and natural stone
				Other fittings	Desk with built-in bench	Timber, wood veneer, plastic laminate, fabric and metal
					Headboard unit & bedbase	Timber, wood veneer, fabric, faux leather and metal
					Bedside cabinet	Timber, wood veneer, plastic laminate and natural stone
					Curtain	Fabric
					Curtain track	Metal
			Bedroom 3	Built-in wardrobe	Not applicable	Not applicable
				Other fittings	Built-in bookcase	Timber, paint, wood veneer, plastic laminate, wallcovering, metal and marble
					Display shelf	Timber, paint, wood veneer and wallcovering
					Low cabinet	Timber, paint, wood veneer and plastic laminate
					Curtain	Fabric
					Curtain track	Metal

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述				
				裝置	類型	用料
(d)	睡房 [第5座5樓A單位]	裝置的類型及用料（包括嵌入式衣櫃）	睡房 1	嵌入式衣櫃	衣櫃連展示櫃	木、油漆、木皮、膠板及布藝
				其他裝置	書枱及展示架	木、木皮及膠板
					床頭板連床架	木、木皮及布藝
					床頭櫃	木、木皮及膠板
					展示架連抽屜	木、油漆、木皮及膠板
					展示架	木、木皮
					窗簾	布藝
					窗簾路軌	金屬
			睡房 2	嵌入式衣櫃	衣櫃連展示櫃	木、油漆、木皮、膠板、牆紙、金屬及天然石
				其他裝置	書枱連嵌入式長凳	木、木皮、膠板、布藝及金屬
					床頭板連床架	木、木皮、布藝、仿皮及金屬
					床頭櫃	木、木皮、膠板及天然石
					窗簾	布藝
					窗簾路軌	金屬
			睡房 3	嵌入式衣櫃	不適用	不適用
				其他裝置	嵌入式書櫃	木、油漆、木皮、膠板、牆紙、金屬及雲石
					展示架	木、油漆、木皮及牆紙
					地櫃	木、油漆、木皮及膠板
					窗簾	布藝
					窗簾路軌	金屬

3. INTERIOR FITTINGS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description		
				Type
(e)	Telephone	Location and number of connection points		Telephone outlets are provided. For location and number of outlets, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(f)	Aerials	Location and number of connection points		Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(g)	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided
			Safety devices	Three phase electricity supply with miniature circuit breakers distribution board are provided
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed[1]
		Location and number of power points and air-conditioner points		For the location and the number of power points and air-conditioner connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(h)	Gas supply	Type		Towngas
		System		Towngas System supplied through a network of pipelines
		Location		For the location of gas hob and gas water heater, please refer to the "Appliances Schedule"
(i)	Washing machine connection point	Location		For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
		Design		Water point and drain point are provided for washing machine. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(j)	Water supply	Material of water pipes		Cold water supply：Copper water pipes Hot water supply：Copper water pipes with thermal insulation
		Whether water pipes are concealed or exposed		Water pipes are partly concealed and partly exposed[1]
		Whether hot water is available		Hot water supply for Kitchens, Bathrooms, Powder Rooms and Lavatories

Note:

[1] Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置（第1座、第2座、第3座、第5座及第6座）

細項		描述		
				類型
(e)	電話	接駁點的位置及數目		裝設有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量説明表」
(f)	天線	接駁點的位置及數目		請參閱「住宅單位機電裝置數量説明表」
(g)	電力裝置	供電附件（包括安全裝置）	供電附件	提供所有開關和電源插座的面板
			安全裝置	提供三相電力配電箱並裝置微型斷路器
		導管是隱藏或外露		導管是部分隱藏及部分外露[1]
		電插座及冷氣機接駁點的位置及數目		有關電插座及冷氣機接駁點之位置及數目，請參閱「住宅單位機電裝置數量説明表」
(h)	氣體供應	類型		煤氣供應
		系統		由管道網路供應的煤氣系統
		位置		有關煤氣煮食爐及煤氣熱水爐位置，請參閱「設備説明表」
(i)	洗衣機接駁點	位置		有關接駁點的位置，請參閱「住宅單位機電裝置數量説明表」
		設計		洗衣機設有來水及去水接駁點。有關接駁點的位置，請參閱「住宅單位機電裝置數量説明表」
(j)	供水	水管的用料		冷水供應：銅喉 熱水供應：配有隔熱層之銅喉
		水管是隱藏或外露		水管是部分隱藏及部分外露[1]
		有否熱水供應		廚房、浴室、化妝間及洗手間均有熱水供應

備註：

[1] 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花板、假陣、貯存櫃、面板、非混凝土間隔牆、 指定之管道槽位或其他物料遮蓋或暗藏。

4. MISCELLANEOUS (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item		Description			
(a)	Lifts	Residential Lift	Brand name and model number	Brand name	Mitsubishi
				Model number	NexWay-S
			Number and floors served by them	Number of lifts	6
				Floor served by the lift	B/F, G/F, 2/F-3/F, 5/F (Tower 1 & Tower 2) 1/F (at Tower 2 only) B/F, G/F, 1/F-3/F, 5/F-6/F (Tower 3 & Tower 5) B/F, G/F, 2/F-3/F, 5/F (Tower 6)
		Service lift	Brand name and model number	Brand name	Mitsubishi
				Model number	Elenessa
			Number and floors served by them	Number of lifts	1
				Floor served by the lift	B/F, G/F (Tower 1)
(b)	Letter box	Material			Stainless steel, plastic laminate
(c)	Refuse collection	Means of refuse collection			Refuse will be collected by cleaners
		Location of refuse room			Basement floor
				Water meter	**Electricity meter**	**Gas meter**
(d)	Water meter, electricity meter and gas meter	Location		Water meter cabinet	Electrical meter cabinet	Inside kitchen cabinet
		Whether they are separate or communal meters for residential properties		Separate meter	Separate meter	Separate meter

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

4. 雜項（第1座、第2座、第3座、第5座及第6座）

細項		描述			
(a)	升降機	住宅升降機	品牌名稱及產品型號	品牌名稱	三菱
				產品型號	NexWay-S
			升降機的數目及到達的樓層	升降機的數目	6
				到達的樓層	地庫、地下、2樓至3樓、5樓(第1座及第2座) 1樓 (僅限第2座) 地庫、地下、1樓至3樓、5樓至6樓(第3座及第5座) 地庫、地下、2樓至3樓、5樓(第6座)
		載物升降機	品牌名稱及產品型號	品牌名稱	三菱
				產品型號	Elenessa
			升降機的數目及到達的樓層	升降機的數目	1
				到達的樓層	地庫、地下(第1座)
(b)	信箱	用料			不銹鋼、膠板
(c)	垃圾收集	垃圾收集的方法			由清潔工人收集垃圾
		垃圾房的位置			地庫
				水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	位置		水錶櫃	電錶櫃	於廚櫃內
		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

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

5. SECURITY FACILITIES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Video door phone is provided for all residential units and connected to visitor panel at B/F & G/F entrance lobbies (for tower) or video door station of service counter on Tower 2 G/F. Octopus card reader & QR code reader & residential app & physical password button for access control area provided at B/F & G/F for tower. Detex lock(s) for access control is provided for staircase at tower units (except open staircases). CCTV System is provided at the entrance of the Development, carpark area at B/F, main entrance at G/F, corridors access E&M plant rooms, fence wall along boundary, major passages, covered landscape, clubhouse, carpark lift lobbies and inside all lift cars and linked to the central security console. Vehicular control system is provided at carpark entrance on B/F.

6. APPLIANCES (Tower 1, Tower 2, Tower 3, Tower 5 and Tower 6)

Item	Description
Brand name and model number	For brand name and model number of appliances, please refer to the "Appliances Schedule"

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

5. 保安設施（第1座、第2座、第3座、第5座及第6座）

細項	描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	所有住宅單位均設有視像對講機，並連接至地庫和地下入口大堂(大廈)的訪客面板或第2座地下服務櫃檯的可視門禁站。 八達通讀卡機及二維碼讀卡機及住宅應用程式及門禁區域實體密碼按鈕設於大廈地庫及地下。大廈單位的樓梯設有用於存取控制的消防通道鎖(開放式樓梯除外)。 發展項目入口處、地庫停車場區、地下主要入口、走廊通達機電房、邊界圍墻、主要通道、有蓋園景、會所、停車場電梯大堂及所有電梯升降機內均設有閉路電視系統，並與中央保安系統相連。 地庫停車場入口設有車輛管制系統。

6. 設備（第1座、第2座、第3座、第5座及第6座）

細項	描述
品牌名稱和產品型號	有關設備之品牌名稱及產品型號，請參閱「設備説明表」

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

1. EXTERIOR FINISHES (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description		
(a)	External wall	Type of finishes	Curtain wall, stone cladding, aluminum architectural features, aluminium louver, texture paint and tiles	
(b)	Window	Material of frame	PVDF coated aluminium frame	
		Material of glass	Living Room, Dining Room, Bedroom and Master Bedroom	Insulated Glazing Unit (IGU) with low-e coating glass
			Master Bathroom (all Villas except Villa 8)	Insulated Glazing Unit (IGU) with low-e coating glass
			Master Bathroom (Villa 8)	Insulated Glazing Unit (IGU) with low-e coating glass and acid etched heat strengthen glass
			Bathroom (all villas except Bathroom 3 at Villa 8)	Acid etched heat strengthen glass
			Bathroom 3 (Villa 8)	Insulated Glazing Unit (IGU) with low-e coating glass
			Kitchen	Insulated Glazing Unit (IGU) with low-e coating glass
			Utility (if window is provided)	Insulated Glazing Unit (IGU) with low-e coating glass
			Foyer (if window is provided)	Grey tinted heat strengthened glass
			Lavatory (if window is provided)	Acid etched heat strengthen glass
			Lobby (if window is provided)	Grey tinted heat strengthened glass
			Walk in closet (if window is provided)	Insulated Glazing Unit (IGU) with low-e coating glass and acid etched heat strengthen glass
(c)	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
(d)	Planter	Type of finishes	Not applicable	
(e)	Verandah or balcony	Type of finishes	Balcony	Installed with laminated tempered glass balustrade with aluminium capping
			Floor	Tiles
			Wall	Tiles
			Ceiling	Paint
		Whether balcony is covered	Covered	
		Verandah	Not applicable	
(f)	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述		
(a)	外牆	裝修物料的類型	幕牆、石覆蓋板、鋁質建築裝飾、鋁質百葉、紋理塗漆及瓷磚	
(b)	窗	框的用料	聚偏氟乙烯塗層鋁質窗框	
		玻璃的用料	客廳、飯廳、睡房及主人睡房	低輻射鍍膜雙層中空玻璃
			主人浴室（所有洋房除洋房8外）	低輻射鍍膜雙層中空玻璃
			主人浴室（洋房8）	低輻射鍍膜雙層中空玻璃及酸蝕半鋼化玻璃
			浴室（所有洋房除洋房8的浴室3外）	酸蝕半鋼化玻璃
			浴室3（洋房8）	低輻射鍍膜雙層中空玻璃
			廚房	低輻射鍍膜雙層中空玻璃
			工作間（如有窗）	低輻射鍍膜雙層中空玻璃
			門廊（如有窗）	灰色半鋼化玻璃
			洗手間（如有窗）	酸蝕半鋼化玻璃
			大堂（如有窗）	灰色半鋼化玻璃
			衣帽間（如有窗）	低輻射鍍膜雙層中空玻璃及酸蝕半鋼化玻璃
(c)	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
(d)	花槽	裝修物料的類型	不適用	
(e)	陽台或露台	露台裝修物料的類型	露台	裝有夾層鋼化玻璃欄杆連鋁質頂冚
			地台	瓷磚
			牆身	瓷磚
			天花	油漆
		露台是否有蓋	有蓋	
		陽台	不適用	
(f)	乾衣設施	類型	不適用	
		用料	不適用	

2. INTERIOR FINISHES (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description				
		Type of finishes		**Wall**	**Floor**	**Ceiling**
(a)	Lobby	Lift Lobby/ Lobby on G/F	Villa 1, Villa 2, Villa 3, Villa 5 and Villa 8	Emulsion paint on exposed surfaces	Engineered timber floor on exposed surfaces	Emulsion paint
			Villa 6	Natural stone, wood veneer and metal	Engineered timber floor on exposed surfaces	Emulsion paint
		Lobby on 1/F	Villa 1, Villa 5 and Villa 8	Timber pattern plastic laminate with emulsion paint on exposed surfaces	Engineered timber floor on exposed surfaces	Emulsion paint
		Lift Lobby on 2/F	Villa 8	Timber pattern plastic laminate with emulsion paint on exposed surfaces	Engineered timber floor on exposed surfaces	Emulsion paint
		Type of finishes		**Wall**	**Ceiling**	
(b)	Internal wall and ceiling	Living Room and Dining Room [All Villas except Villa 2 and Villa 6]		Emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
		Living Room and Dining Room	Villa 2	Wallcovering and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
			Villa 6	Natural stone, wood veneer, metal, emulsion paint and special paint on exposed surfaces	Timber veneer, emulsion paint on exposed surfaces and gypsum board bulkhead	
		Master Bedroom and Bedroom [All Villas except Villa 2 and Villa 6]		Emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
		Master Bedroom and Bedroom [Villa 2]	Master Bedroom, Bedroom 1 and Bedroom 2	Wallcovering and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
		Master Bedroom and Bedroom [Villa 6]	Master Bedroom	Wood veneer, wallcovering, faux leather, special paint, metal and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
			Bedroom 1	Lacquer paint, wood veneer, wallcovering and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	
			Bedroom 2	Wood veneer, wallcovering and emulsion paint on exposed surfaces	Emulsion paint on exposed surfaces and gypsum board bulkhead	

2. 室內裝修物料（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述				
		裝修物料的類型		牆壁	地板	天花板
(a)	大堂	地下升降機大堂 / 大堂	洋房 1、洋房 2、洋房 3、洋房 5及洋房 8	乳膠漆髹於外露位置上	複合木地板鋪砌於外露位置	乳膠漆
			洋房 6	天然石、木皮及金屬	複合木地板鋪砌於外露位置	乳膠漆
		1 樓大堂	洋房 1、洋房 5及洋房 8	木紋膠板及乳膠漆髹於外露位置上	複合木地板鋪砌於外露位置	乳膠漆
		2 樓升降機大堂	洋房 8	木紋膠板及乳膠漆髹於外露位置上	複合木地板鋪砌於外露位置	乳膠漆
		裝修物料的類型		牆壁	天花板	
(b)	內牆及天花板	客廳及飯廳 [所有洋房除洋房2及洋房6外]		乳膠漆髹於外露位置上	乳膠漆髹於外露位置及石膏板假樑上	
		客廳及飯廳	洋房 2	牆紙及乳膠漆髹於外露位置上	乳膠漆髹於外露位置及石膏板假樑上	
			洋房 6	天然石、木皮飾面、金屬及乳膠漆與特色油漆髹於外露位置	木皮、乳膠漆髹於外露位置及石膏板假樑上	
		主人睡房及睡房 [所有洋房除洋房2及洋房6外]		乳膠漆髹於外露位置上	乳膠漆髹於外露位置及石膏板假樑上	
		主人睡房及睡房 [洋房 2]	主人睡房、睡房 1及睡房 2	牆紙及乳膠漆髹於外露位置上	乳膠漆髹於外露位置及石膏板假樑上	
		主人睡房及睡房 [洋房 6]	主人睡房	木皮飾面、牆紙、仿皮、特色油漆、金屬及乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上	
			睡房 1	亮漆、木皮飾面、牆紙及乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上	
			睡房 2	木皮飾面、牆紙及乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假樑上	

2. INTERIOR FINISHES (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description				
		Materials		**Floor**		**Skirting**
(c)	Internal floor	Living Room and Dining Room [All Villas except Villa 6]		Engineered timber flooring, natural stone border is provided along the door to garden		Timber
		Living Room and Dining Room	Villa 6	Engineered timber flooring, natural stone border is provided along the door to garden		Not applicable
		Master Bedroom and Bedroom [All Villas except Villa 6]		Engineered timber floor, natural stone border is provided along the door to balcony, private flat roof and utility platform (if applicable)		Timber
		Master Bedroom and Bedroom [Villa 6]	Master Bedroom	Engineered timber floor, natural stone border is provided along the door to balcony		Not applicable
			Bedroom 1	Engineered timber floor, natural stone border is provided along the door to private flat roof		Not applicable
			Bedroom 2	Engineered timber floor, natural stone border is provided along the door to utility platform		Not applicable
				Wall	**Floor**	**Ceiling**
(d)	Bathroom	Type of finishes [All Villas except Master Bathroom of Villa 6]		Tiles on exposed surfaces	Tiles on exposed surfaces	Emulsion paint on gypsum board false ceiling
		Master Bathroom	Villa 6	Natural stone on exposed surfaces	Natural stone on exposed surfaces	Emulsion paint on gypsum board false ceiling
		Whether the wall finishes run up to ceiling		Yes		
				Wall	**Floor**	**Ceiling**	**Cooking Bench**
(e)	Kitchen	Type of finishes		Tiles on exposed surfaces	Tiles on exposed surfaces	Emulsion paint on gypsum board false ceiling	Natural stone
		Whether the wall finishes run up to ceiling		Yes			

2. 室內裝修物料（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述				
		用料		地板		牆腳線
(c)	內部地板	客廳及飯廳 [所有洋房除洋房6外]		複合木地板，沿通往花園的門鋪砌天然石圍邊		木
		客廳及飯廳	洋房 6	複合木地板，沿通往花園的門鋪砌天然石圍邊		不適用
		主人睡房及睡房 [所有洋房除洋房 6 外]		複合木地板，沿通往露台、私人平台及工作平台 (如適用) 的門鋪砌天然石圍邊		木
		主人睡房及睡房 [洋房6]	主人睡房	複合木地板， 沿通往露台的門鋪砌天然石圍邊		不適用
			睡房 1	複合木地板，沿通往私人平台的門鋪砌天然石圍邊		不適用
			睡房 2	複合木地板，沿通往工作平台的門鋪砌天然石圍邊		不適用
				牆壁	地板	天花板
(d)	浴室	裝修物料的類型 [所有洋房除洋房6主人浴室外]		瓷磚鋪砌於外露位置	瓷磚鋪砌於外露位置	乳膠漆髹於石膏板假天花上
		主人浴室	洋房 6	天然石鋪砌於外露位置	天然石鋪砌於外露位置	乳膠漆髹於石膏板假天花上
		牆壁的裝修物料是否鋪至天花板		是		
				牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型		瓷磚鋪砌於外露位置	瓷磚鋪砌於外露位置	乳膠漆髹於石膏板假天花上	天然石
		牆壁的裝修物料是否鋪至天花板		是			

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description			
			Materials	Finishes	Accessories
(a)	Doors	Foyer (inner door) [All Villas except Villa 6]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, concealed door closer, door hinges, smoke seal, door stopper, eye viewer
		Foyer (inner door) (Villa 6)	Hollow core timber door with metal frame	Metallic coating	Lockset, door handle, door hinges, smoke seal, door stopper
		Foyer (outer door)	Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle and door hinges
		Basement Staircase to Living and Dining Room (inner and outer door)	Fire-rated solid core timber door	Plastic laminate	Lockset, door handle, concealed door closer, door hinges, smoke seal, door stopper
		Basement Lift (outer door)	Fire-rated solid core timber sliding door	Timber pattern plastic laminate	Electromagnetic lock, door handle, sliding track
		Master Bedroom and Bedroom [All Villas except Villa 6]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinge, door stopper
			Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset, door handle, sliding track
		Master Bedroom and Bedroom (Villa 6)	Master Bedroom	Metal sliding door	Metal, glass	Sliding track, door handle
			Bedroom 1	Hollow core timber door	Wood veneer	Lockset, door handle, door hinges, door stopper
			Bedroom 2	Hollow core timber door	Wood veneer	Lockset, door handle, door hinges, door stopper
		Master Bathroom and Bathrooms [All villas except Villa 6]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinge, door stopper
			Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset with handle, sliding track

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述			
			用料	裝修物料	配件
(a)	門	門廊(內門) [所有洋房除洋房6外]	空心木門	木紋膠板配金屬飾條	門鎖、門把手、隱藏氣鼓、門鉸、防煙條、門擋、防盜眼
		門廊(內門) (洋房 6)	空心木門連金屬框	金屬塗層	門鎖、門把手、門鉸、防煙條、門擋
		門廊(外門)	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手、門鉸
		地庫樓梯至客廳及飯廳 (內門及外門)	防火實心木門	膠板	門鎖、門把手、隱藏氣鼓、門鉸、防煙條、門擋
		地庫升降機(外門)	防火實心木趟門	木紋膠板	電磁鎖、門把手、路軌
		主人睡房及睡房 [所有洋房除洋房6外]	空心木門	木紋膠板配金屬飾條	門鎖、門把手、門鉸、門擋
			空心木趟門	木紋膠板配金屬飾條	門鎖、門把手、路軌
		主人睡房及睡房 (洋房 6)	主人睡房	金屬趟門	金屬、玻璃	路軌、門把手
			睡房 1	空心木門	木皮飾面	門鎖、門把手、門鉸、門擋
			睡房 2	空心木門	木皮飾面	門鎖、門把手、門鉸、門擋
		主人浴室及浴室 [所有洋房除洋房6外]	空心木門	木紋膠板配金屬飾條	門鎖、門把手、門鉸、門擋
			空心木趟門	木紋膠板配金屬飾條	門鎖連把手、路軌

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description			
			Materials	Finishes	Accessories
(a)	Doors	Master Bathroom (Villa 6)	Hollow core timber door	Wood veneer	Lockset, door hinge, door stopper, door handle
		Bathrooms (Villa 6)	Hollow core timber door	Wood veneer	Lockset, door handle, door hinges, door stopper
		Walk In Closet [All Villas except Villa 6]	Hollow core timber door	Timber pattern plastic laminate with metal trim	Lockset, door handle, door hinges, door stopper
			Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset, door handle, sliding track
			Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle, sliding track
		Walk In Closet (Villa 6)	Hollow core timber door	Timber pattern plastic laminate	Lockset, door handle, door hinges, door stopper
		Kitchen [All Villas except Villa 6]	Fire-rated solid core timber door with glass vision panel	Timber pattern plastic laminate with metal trim	Lockset, door handle, fire-rated glass vision panel, concealed door closer, door hinges, smoke seal, door stopper
		Kitchen (Villa 6)	Fire-rated solid core timber door with glass vision panel	Wood veneer, metal, glass	Door handle, fire-rated glass vision panel, concealed door closer, door hinges, smoke seal
		Balcony	Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle, sliding track
		Garden	Aluminum door	PVDF coated	Lockset, door handle and door hinges
		Living and Dining Room to Garden	Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, sliding track, door handle
		Utility Platform	Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door handle, door hinges
			Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, sliding track

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述			
			用料	裝修物料	配件
(a)	門	主人浴室（洋房 6）	空心木門	木皮飾面	門鎖、門鉸、門擋、門把手
		浴室（洋房 6）	空心木門	木皮飾面	門鎖、門把手、門鉸、門擋
		衣帽間 [所有洋房除洋房 6 外]	空心木門	木紋膠板配金屬飾條	門鎖、門把手、門鉸、門擋
			空心木趟門	木紋膠板配金屬飾條	門鎖、把手、路軌
			鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手、路軌
		衣帽間（洋房 6）	空心木門	木紋膠板	門鎖、門把手、門鉸、門擋
		廚房（所有洋房除洋房6外）	防火實心木門配以玻璃視窗	木紋膠板配金屬飾條	門鎖、門把手、防火玻璃視窗、隱藏氣鼓、門鉸、防煙條、門擋
		廚房（洋房6）	防火實心木門配以玻璃視窗	木皮飾面、金屬、玻璃	門把手、防火玻璃視窗、隱藏氣鼓、門鉸、防煙條
		露台	鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手、路軌
		花園	鋁質門	聚偏氟乙烯塗層	門鎖、門把手、門鉸
		客廳及飯廳至花園	鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、路軌、門把手
		工作平台	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門把手、門鉸
			鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、路軌

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description			
			Materials	**Finishes**	**Accessories**
(a)	Doors	Utility	Hollow core timber sliding door	Timber pattern plastic laminate with metal trim	Lockset with handle, sliding track
		Private Flat Roof	Aluminum framed glass door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, door hinges, door handle
			Aluminum framed glass sliding door	Insulated Glazing Unit (IGU) with low-e coating glass and PVDF coated	Lockset, sliding track, door handle
		Private Roof	Aluminum framed door	PVDF coated	Lockset, door hinges, door handle
		Staircase to Private Roof	Aluminum framed glass door	PVDF coated	Lockset, door hinges, door handle
		Lavatory	Aluminum framed glass folding door with louver	Acid etched glass and PVDF coated	Lockset, sliding track
		Powder Room [All Villas except Villa 6]	Hollow core timber door with louver	Timber pattern plastic laminate with metal trim	Lockset, door hinges, door handle, door stopper
		Powder Room [Villa 6]	Hollow core timber door	Wood veneer	Lockset, door hinges, door handle, door stopper
			Type	**Material**	
(b)	Bathroom	Fittings and equipment [All Villas except Villa 6]	Basin counter top	Marble	
			Basin cabinet	Plastic laminate, metal	
			Mirror cabinet	Mirror, timber pattern plastic laminate, metal	
			Wash basin mixer	Chrome plated	
			Wash basin	Vitreous china	
			Water closet	Vitreous china	
			Paper holder	Chrome plated	
			Towel bar	Chrome plated	
			Robe hook	Chrome plated	
		Fittings and equipment (Master Bathroom in Villa 6)	Basin cabinet	Wood veneer and natural stone	
			Mirror cabinet	Mirror, metal and wood veneer	
			Cabinet	Wood veneer	

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述			
			用料	裝修物料	配件
(a)	門	工作間	空心木趟門	木紋膠板配金屬飾條	門鎖連把手、路軌
		私人平台	鋁框玻璃門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、門鉸、門把手
			鋁框玻璃趟門	雙層中空低輻射鍍膜玻璃及聚偏氟乙烯塗層	門鎖、路軌、門把手
		私人天台	鋁框門	聚偏氟乙烯塗層	門鎖、門鉸、門把手
		樓梯至私人天台	鋁框玻璃門	聚偏氟乙烯塗層	門鎖、門鉸、門把手
		洗手間	鋁框玻璃摺門配百葉	酸蝕玻璃及聚偏氟乙烯塗層	門鎖、路軌
		化妝間［所有洋房除洋房6外］	空心木門配百葉	木紋膠板配金屬飾條	門鎖、門鉸、門把手、門擋
		化妝間［洋房6］	空心木門	木皮飾面	門鎖、門鉸、門把手、門擋
			類型	用料	
(b)	浴室	裝置及設備 [所有洋房除洋房6外]	洗臉盆櫃檯面	雲石	
			洗臉盆櫃	膠板、金屬	
			鏡櫃	鏡、木紋膠板、金屬	
			洗臉盆水龍頭	鍍鉻	
			洗臉盆	搪瓷	
			坐廁	搪瓷	
			紙巾架	鍍鉻	
			毛巾杆	鍍鉻	
			衣鉤	鍍鉻	
		裝置及設備（洋房6主人浴室）	洗臉盆櫃	木皮及天然石	
			鏡櫃	鏡、金屬及木皮	
			櫃	木皮	

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description		
			Type	**Material**
(b)	Bathroom	Water supply system	Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
		Bathing facilities (including shower or bathtub, if applicable)	Shower mixer	Chrome plated
			Shower cubicle	Tempered glass
			Bathtub (All Bathrooms except Master Bathroom)	Glazed titanium steel
			Freestanding Bathtub (Master Bathroom)	Reconstituted stone
			Bathtub mixer	Chrome plated
		Size of bathtub (if applicable)	Freestanding bathtub: 1500mm(L) x 750mm(W) x 525mm(H); Bathtub: 1500mm(L) x 700mm(W) x 420mm(H)	
			Material	
(c)	Kitchen	Sink unit / sink mixer	Stainless steel / chrome plated	
		Water supply system	Cold water supply	Copper water pipes
			Hot water supply	Copper water pipes with thermal insulation
			Material	**Finishes**
		Kitchen cabinet	Timber	Plastic laminate
		Type of all other fittings and equipment: Other fittings	Hanging shelf	Timber, metal
		Type of all other fittings and equipment: Other equipment	LED lighting strip	Not applicable

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述		
			類型	用料
(b)	浴室	供水系統	冷水供應	銅喉
			熱水供應	配有隔熱層之銅喉
		沐浴設施（包括花灑或浴缸（如適用的話））	花灑龍頭	鍍鉻
			淋浴間	強化玻璃
			浴缸（所有浴室除主人浴室外）	釉面鈦鋼
			獨立式浴缸（主人浴室）	人造石
			浴缸龍頭	鍍鉻
		浴缸大小（如適用的話）	獨立式浴缸：1500毫米（長） x 750毫米（闊）x 525毫米（高）；浴缸：1500毫米（長）x 700毫米（闊）x 420毫米（高）	
			用料	
(c)	廚房	洗滌盆 / 水龍頭	不銹鋼 / 鍍鉻	
		供水系統	冷水供應	銅喉
			熱水供應	配有隔熱層之銅喉
			用料	裝修物料
		廚櫃	木	膠板
		所有其他裝置及設備的類型：其他裝置	吊架	木、金屬
		所有其他裝置及設備的類型：其他設備	發光二極管燈帶	不適用

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description				
				Fittings	Type	Material
(d)	Bedroom [All Villas except Villa 2 and Villa 6]	Type and material of fittings (including built-in wardrobe)		Not applicable	Not applicable	Not applicable
	Bedroom [Villa 2]	Type and material of fittings (including built-in wardrobe)	Master Bedroom, Walk in Closet of Master Bedroom, Bedroom 1 and Bedroom 2	Built-in wardrobe	Not applicable	Not applicable
				Other fittings	Curtain	Sheer
					Curtain track	Metal
	Bedroom [Villa 6]	Type and material of fittings (including built-in wardrobe)	Master Bedroom	Built-in wardrobe	Wardrobe	Timber, lacquer paint, metal, wood veneer, faux leather and natural stone
				Other fittings	Dressing table	Timber natural stone and wood veneer
					Headboard unit & bedbase	Timber, fabric
					Bedside cabinet	Timber, natural stone, wood veneer and metal
					Desk	Timber, wood veneer and metal
					Display shelf	Timber, wood veneer
					Curtain	Fabric and sheer
					Curtain track	Metal
			Bedroom 1	Built-in wardrobe	Wardrobe	Timber, lacquer paint, metal and glass
				Other fittings	Desk	Timber, wood veneer
					Display shelf	Timber, wood veneer
					Headboard unit and bedbase	Timber, fabric
					Bedside cabinet	Timber, wood veneer
					Curtain	Fabric and sheer
					Curtain track	Metal
			Bedroom 2	Built-in wardrobe	Wardrobe	Timber, lacquer paint, metal and glass
				Other fittings	Headboard unit & bedbase	Timber, fabric
					Desk	Timber, wood veneer
					Curtain	Fabric and sheer
					Curtain track	Metal

Note:

- Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述				
				裝置	類型	用料
(d)	睡房 [所有洋房除洋房2及洋房6外]	裝置的類型及用料（包括嵌入式衣櫃）		不適用	不適用	不適用
	睡房 [洋房2]	裝置的類型及用料（包括嵌入式衣櫃）	主人睡房、主人睡房衣帽間、睡房 1 及睡房 2	嵌入式衣櫃	不適用	不適用
				其他裝置	窗簾	窗紗
					窗簾路軌	金屬
	睡房 [洋房6]	裝置的類型及用料（包括嵌入式衣櫃）	主人睡房	嵌入式衣櫃	衣櫃	木、亮漆、金屬、木皮飾面、仿皮及天然石
				其他裝置	化妝枱	木、天然石及木皮飾面
					床頭板連床架	木、布藝
					床頭櫃	木、天然石、木皮飾面及金屬
					書枱	木、木皮飾面及金屬
					展示架	木、木皮飾面
					窗簾	布藝及窗紗
					窗簾路軌	金屬
			睡房 1	嵌入式衣櫃	衣櫃	木、亮漆、金屬及玻璃
				其他裝置	書枱	木、木皮飾面
					展示架	木、木皮飾面
					床頭板連床架	木、布藝
					床頭櫃	木、木皮飾面
					窗簾	布藝及窗紗
					窗簾路軌	金屬
			睡房 2	嵌入式衣櫃	衣櫃	木、亮漆、金屬及玻璃
				其他裝置	床頭板連床架	木、布藝
					書枱	木、木皮飾面
					窗簾	布藝及窗紗
					窗簾路軌	金屬

備註：

- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花板、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

3. INTERIOR FITTINGS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description		
				Type
(e)	Telephone	Location and number of connection points		Telephone outlets are provided. For location and number of outlets, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(f)	Aerials	Location and number of connection points		Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(g)	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided
			Safety devices	Three phase electricity supply with miniature circuit breakers distribution board are provided
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed[1]
		Location and number of power points and air-conditioner points		For the location and the number of power points and air-conditioner connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(h)	Gas supply	Type		Town gas
		System		Towngas system supplied through a network of pipelines
		Location		For the location of gas hob and gas water heater, please refer to the "Appliances Schedule"
(i)	Washing machine connection point	Location		For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
		Design		Water point and drain point are provided for washing machine. For location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"
(j)	Water supply	Material of water pipes		Cold water supply：Copper water pipes Hot water supply：Copper water pipes with thermal insulation
		Whether water pipes are concealed or exposed		Water pipes are partly concealed and partly exposed[1]
		Whether hot water is available		Hot water supply for Kitchens, Bathrooms, Powder Rooms and Lavatories

Note:

- Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述		
				類型
(e)	電話	接駁點的位置及數目		裝設有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」
(f)	天線	接駁點的位置及數目		請參閱「住宅單位機電裝置數量說明表」
(g)	電力裝置	供電附件（包括安全裝置）	供電附件	提供所有開關和電源插座的面板
			安全裝置	提供三相電力配電箱並裝置微型斷路器
		導管是隱藏或外露		導管是部分隱藏及部分外露[1]
		電插座及冷氣機接駁點的位置及數目		有關電插座及冷氣機接駁點之位置及數目，請參閱「住宅單位機電裝置數量說明表」
(h)	氣體供應	類型		煤氣
		系統		由管道網路供應的煤氣系統
		位置		有關煤氣煮食爐及煤氣熱水爐位置，請參閱「設備說明表」
(i)	洗衣機接駁點	位置		有關接駁點的位置，請參閱「住宅單位機電裝置數量說明表」
		設計		洗衣機設有來水及去水接駁點。有關接駁點的位置，請參閱「住宅單位機電裝置數量說明表」
(j)	供水	水管的用料		冷水供應：銅喉 熱水供應：配有隔熱層之銅喉
		水管是隱藏或外露		水管是部分隱藏及部分外露[1]
		有否熱水供應		廚房、浴室、化妝間及洗手間均有熱水供應

備註：

- 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花板、假陣、貯存櫃、面板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。

4. MISCELLANEOUS (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item		Description				
(a)	Lifts	Residential Lift	Brand name and model number	Brand name	Mitsubishi	
				Model number	Nexiez-MRL	
			Number and floors served by them	Number of lifts	6	
				Floor served by the lift	B/F, G/F and 1/F (Villa 1, Villa 2, Villa 3, Villa 5 & Villa 6) B/F, G/F, 1/F and 2/F (Villa 8)	
(b)	Letter box	Material			Aluminum and stainless Steel	
(c)	Refuse collection	Means of refuse collection			Refuse will be collected by cleaners	
		Location of refuse room			Basement floor	
				Water meter	**Electricity meter**	**Gas meter**
(d)	Water meter, electricity meter and gas meter	Location		Water meter cabinet	Electrical meter cabinet	Inside kitchen cabinet
		Whether they are separate or communal meters for residential properties		Separate meter	Separate meter	Separate meter

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

4. 雜項（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項		描述			
(a)	升降機	住宅升降機	品牌名稱及產品型號	品牌名稱	三菱
				產品型號	Nexiez-MRL
			升降機的數目及到達的樓層	升降機的數目	6
				到達的樓層	地庫、地下及 1 樓（洋房 1、洋房 2、洋房 3、洋房 5 及洋房 6） 地庫、地下、1 樓及 2 樓（洋房 8）
(b)	信箱	用料			鋁及不銹鋼
(c)	垃圾收集	垃圾收集的方法			由清潔工人收集垃圾
		垃圾房的位置			地庫
				水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	位置		水錶櫃	電錶櫃	於廚櫃內
		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

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

5. SECURITY FACILITIES (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Video door phone is provided for all residential units and connected to G/F fence wall or video door station of service counter on Tower 2 G/F. Video door phone with physical password button for access control area is provided at B/F & G/F for Villas. CCTV System is provided at the entrance of the Development, carpark area at B/F, main entrance at G/F, corridors access E&M plant rooms, fence wall along boundary, major passages, covered landscape, clubhouse, carpark lift lobbies and inside all lift cars and linked to the central security console. Vehicular control system is provided at carpark entrance on B/F.

6. APPLIANCES (Villa 1, Villa 2, Villa 3, Villa 5, Villa 6 and Villa 8)

Item	Description
Brand name and model number	For brand name and model number of appliances, please refer to the "Appliances Schedule".

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

5. 保安設施（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項	描述
保安系統及設備 （包括嵌入式的裝備的細節及其位置）	所有住宅單位均設有視像對講機，並連接至地下圍墻或第 2 座地下服務櫃檯的可視門禁站。 視像對講機及門禁區域實體密碼按鈕設於洋房地庫及地下。 發展項目入口處、地庫停車場區、地下主要入口、走廊通達機電房、邊界圍墻、主要通道、有蓋園景、會所、停車場電梯大堂及所有電梯升降機內均設有閉路電視系統，並與中央保安系統相連。 地庫停車場入口設有車輛管制系統。

6. 設備（洋房 1、洋房 2、洋房 3、洋房 5、洋房 6及洋房 8）

細項	描述
品牌名稱和產品型號	有關設備之品牌名稱及產品型號，請參閱「設備説明表」。

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

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 1 第1座				Tower 2 第2座			
				2/F 2樓		3/F, 5/F 3樓、5樓		2/F 2樓		3/F, 5/F 3樓、5樓	
				A	B	A	B	A	B	A	B
Living Room / Dining Room 客廳 / 飯廳	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	Mitsubishi Electric 三菱電機	PKFY-P50VLM-E	-	✓	-	✓	-	✓	-	✓
			PKFY-P63VKM-E	✓	-	✓	-	✓	-	✓	-
Master Bedroom 主人睡房			PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 1 睡房 1			PKFY-P32VLM-E	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 2 睡房 2			PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 3 睡房 3			PKFY-P25VLM-E	✓	-	✓	-	✓	-	✓	-
Utility Room 工作間			PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Akuvox 睿雲聯	X933H	✓	✓	✓	✓	✓	✓	✓	✓
Common Roof 公用天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機	Mitsubishi Electric 三菱電機	PUHY-P350YKD	✓	-	✓	-	✓	-	✓	-
			PUHY-P250YKD	-	✓	-	✓	-	✓	-	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 1 第1座				Tower 2 第2座			
				2/F 2樓		3/F, 5/F 3樓、5樓		2/F 2樓		3/F, 5/F 3樓、5樓	
				A	B	A	B	A	B	A	B
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 27 Sti	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	-	✓	-	✓	-	✓	-
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	-	✓	-	✓	-	✓	-
Bathroom 1 浴室 1	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓	✓	✓
Lavatory 洗手間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓	✓	✓
Utility 工作間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 1 第1座				Tower 2 第2座			
				2/F 2樓		3/F, 5/F 3樓、5樓		2/F 2樓		3/F, 5/F 3樓、5樓	
				A	B	A	B	A	B	A	B
Kitchen 廚房	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DAS 2920	✓	✓	✓	✓	✓	✓	✓	✓
	Wok Burner Gas Hob 炒鑊氣體煮食爐		CS 1018 G	✓	✓	✓	✓	✓	✓	✓	✓
	2-Burners Gas Hob 雙頭氣體煮食爐		CS 1013-1	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃		KFNS 7734 D	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 3 第3座					
				G/F 地下		1/F 1樓		2/F - 3/F, 5/F - 6/F 2樓至3樓、5樓至6樓	
				A	B	A	B	A	B
Living Room / Dining Room 客廳 / 飯廳	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	Mitsubishi Electric 三菱電機	PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓
			PKFY-P63VKM-E	✓	✓	✓	✓	✓	✓
Master Bedroom 主人睡房			PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 1 睡房 1			PKFY-P32VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 2 睡房 2			PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 3 睡房 3			PKFY-P32VLM-E	✓	✓	✓	✓	✓	✓
Utility Room 工作間			PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Akuvox 睿雲聯	X933H	✓	✓	✓	✓	✓	✓
Common Roof 公用天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機	Mitsubishi Electric 三菱電機	PUHY-EP400YSKD	✓	✓	✓	✓	✓	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 3 第3座					
				G/F 地下		1/F 1樓		2/F - 3/F, 5/F - 6/F 2樓至3樓、5樓至6樓	
				A	B	A	B	A	B
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 27 Sti	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓
Bathroom 1 浴室 1	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓
Lavatory 洗手間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
Utility 工作間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 3 第3座					
				G/F 地下		1/F 1樓		2/F-3F & 5/F-6F 2樓至3樓、5樓至6樓	
				A	B	A	B	A	B
Kitchen 廚房	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DAS 2920	✓	✓	✓	✓	✓	✓
	Wok Burner Gas Hob 炒鑊氣體煮食爐		CS 1018 G	✓	✓	✓	✓	✓	✓
	2-Burners Gas Hob 雙頭氣體煮食爐		CS 1013-1	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃		KFNS 7734 D	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 5 第5座					
				G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F 5樓	6/F 6樓
				A	A	A	A	A	A
Living Room / Dining Room 客廳 / 飯廳	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	Mitsubishi Electric 三菱電機	PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓
Master Bedroom 主人睡房			PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 1 睡房 1			PKFY-P50VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 2 睡房 2			PKFY-P32VLM-E	✓	✓	✓	✓	✓	✓
Bedroom 3 睡房 3			PKFY-P32VLM-E	✓	✓	✓	✓	✓	✓
Utility Room 工作間			PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Akuvox 睿雲聯	X933H	✓	✓	✓	✓	✓	✓
Common Roof 公用天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機	Mitsubishi Electric 三菱電機	PUHY-EP450YSKD	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 27 Sti	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 5 第5座					
				G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F 5樓	6/F 6樓
				A	A	A	A	A	A
Powder Room 化妝間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	-	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	-	✓
Bathroom 1 浴室 1	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 STi	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 STi	✓	✓	✓	✓	✓	✓
Bathroom 3 浴室 3	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 STi	✓	✓	✓	✓	✓	✓
Lavatory 洗手間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
Utility 工作間	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 5 第5座					
				G/F 地下	1/F 1樓	2/F 2樓	3/F 3樓	5/F 5樓	6/F 6樓
				A	A	A	A	A	A
Kitchen 廚房	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DAS 2920	✓	✓	✓	✓	✓	✓
	Wok Burner Gas Hob 炒鑊氣體煮食爐		CS 1018 G	✓	✓	✓	✓	✓	✓
	2-Burners Gas Hob 雙頭氣體煮食爐		CS 1013-1	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃		KFNS 7734 D	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	✓	✓	✓	✓	✓	✓

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

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

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 6 第6座			
				G/F & 1/F 地下及1樓	2/F 2樓	3/F 3樓	5/F & 6/F 5樓及6樓
				A	A	A	A
Living Room / Dining Room / Staircase (if any) 客廳 / 飯廳 / 樓梯(如有)	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	Mitsubishi Electric 三菱電機	PKFY-P32VLM-E	✓	-	-	✓
			PKFY-P50VLM-E	✓	✓	✓	✓
Private Lift Lobby 私人升降機大堂			PMFY-P20VBM-E	-	✓	✓	✓
Master Bedroom 主人睡房			PKFY-P32VLM-E	✓	✓	✓	✓
			PKFY-P50VLM-E	✓	-	-	✓
Bedroom 1 睡房 1			PKFY-P32VLM-E	✓	✓	-	✓
			PEFY-P40VMS1-E	-	-	✓	-
Bedroom 2 睡房 2			PKFY-P32VLM-E	-	✓	✓	✓
			PKFY-P50VLM-E	✓	-	-	-
Bedroom 3 睡房 3			PKFY-P32VLM-E	✓	-	-	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 6 第6座			
				G/F & 1/F 地下及1樓	2/F 2樓	3/F 3樓	5/F & 6/F 5樓及6樓
				A	A	A	A
Utility Room 工作間	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	Mitsubishi Electric 三菱電機	PKFY-P25VLM-E	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	-	✓	✓	-
	Video Door Phone 視像對講機	Akuvox 睿雲聯	X933H	✓	✓	✓	✓
Garden 花園	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機	Mitsubishi Electric 三菱電機	PUHY-EP500YSKD	✓	-	-	-
Common Roof 公用天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機		PUHY-EP500YSKD	-	-	-	-
			PUHY-P250YKD	-	✓	✓	-
Private Roof 私人天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機		PUHY-EP500YSKD	-	-	-	✓
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 27 Sti	✓	✓	✓	✓
Bathroom 浴室	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	✓
	Electric Water Heater 電熱水爐		DHE 24 Sti	✓	✓	✓	-

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 6 第6座			
				G/F & 1/F 地下及1樓	2/F 2樓	3/F 3樓	5/F & 6/F 5樓及6樓
				A	A	A	A
Bathroom 1 浴室 1	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	-	-	-	✓
Bathroom 2 浴室 2	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	-	-	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	-	-	✓
Bathroom 3 浴室 3	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	-	-	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	-	-	✓
Lavatory 洗手間	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	-	-	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Brand name 品牌	Model number 型號	Tower 6 第6座			
				G/F & 1/F 地下及1樓	2/F 2樓	3/F 3樓	5/F & 6/F 5樓及6樓
				A	A	A	A
Kitchen 廚房	Ventilation Fan 抽氣扇	Ostberg 奧斯博格	LPK 200A1	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DAS 2920	✓	✓	✓	✓
	Wok Burner Gas Hob 炒鑊氣體煮食爐		CS 1018 G	✓	✓	✓	✓
	2-Burners Gas Hob 雙頭氣體煮食爐		CS 1013-1	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐		DGC 7440 HC Pro	✓	✓	✓	✓
	Refrigerator 雪櫃		KFNS 7734 D	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vinvautz	VZ07SSUG	-	✓	✓	-
		Miele	KWT6321UG	✓	-	-	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. 4/F is omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設4樓。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Floor 樓層	Brand name 品牌	Model number 型號	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
	Video Door Phone 視像對講機	G/F 地下	Akuvox 睿雲聯	X933H	-	-	-	✓	-	-
Living Room / Dining Room / Lobby / Staircase 客廳 / 飯廳 / 大堂 / 樓梯	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	G/F & 1/F 地下及1樓	Mitsubishi Electric 三菱電機	PKFY-P63VKM-ER	✓	✓	✓	✓	-	✓
				PKFY-P50VLM-E	✓	-	-	✓	-	✓
				PKFY-P25VLM-E	✓	✓	✓	✓	-	✓
Living Room / Dining Room 客廳 / 飯廳				PEFY-P63VMS1-E	-	-	-	-	✓	-
Staircase 樓梯			Mitsubishi Electric 三菱電機	PEFY-P25VMS1-E	-	-	-	-	✓	-
Master Bedroom 主人睡房		1/F 1樓		PEFY-P50VMS1-E	-	-	-	-	✓	-
				PKFY-P50VLM-E	✓	✓	✓	✓	-	-
		2/F 2樓		PKFY-P50VLM-E	-	-	-	-	-	✓
Bedroom 1 睡房 1		1/F 1樓		PKFY-P32VLM-E	✓	-	-	-	-	-
				PEFY-P50VMS1-E	-	-	-	-	✓	-
				PKFY-P50VLM-E	-	✓	✓	✓	-	✓
Bedroom 2 睡房 2				PEFY-P25VMS1-E	-	-	-	-	✓	-
				PKFY-P32VLM-E	✓	✓	✓	✓	-	✓
Bedroom 3 睡房 3				PKFY-P50VLM-E	-	-	-	-	-	✓
Bedroom 4 睡房 4		2/F 2樓		PKFY-P50VLM-E	-	-	-	-	-	✓
Utility Room 工作間	Video Door Phone 視像對講機	G/F 地下	Akuvox 睿雲聯	X933H	✓	✓	✓	✓	✓	✓

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

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

Notes :

1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：

1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設洋房4及洋房7。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Floor 樓層	Brand name 品牌	Model number 型號	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Utility Room 工作間	Variable Refrigerant Flow Air Conditioner Indoor Unit 可變製冷劑量冷氣室內機	G/F 地下	Mitsubishi Electric 三菱電機	PKFY-P25VLM-E	✓	✓	✓	✓	✓	✓
Kitchen 廚房				PEFY-P40VMS1-E	✓	✓	✓	✓	✓	✓
Walk in Closet 衣帽間		1/F 1樓		PKFY-P50VLM-E	-	✓	✓	-	-	-
		2/F 2樓		PKFY-P32VLM-E	-	-	-	-	-	✓
Private Roof 私人天台	Variable Refrigerant Flow Air Conditioner Outdoor Unit 可變製冷劑量冷氣室外機	R/F 天台		PUHY-P550YSKD	✓	✓	✓	✓	✓	-
				PUHY-EP750YSKD	-	-	-	-	-	✓
Living Room / Dining Room 客廳 / 飯廳	Television 電視機	G/F & 1/F 地下及1樓	Sony 索尼	XR-55A95L	-	-	-	-	✓	-
	Fireplace 壁爐		EcoSmart Fire	XL1200	-	-	-	-	✓	-
Lavatory 洗手間	Electric Water Heater 電熱水爐	G/F 地下	Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓
	Ventilation Fan 抽氣扇		Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Ventilation Fan 抽氣扇	1/F 1樓		LPK 200A1	✓	✓	✓	✓	✓	-
		2/F 2樓		LPK 200B1	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐	1/F 1樓	Stiebel Eltron 斯寶亞創	DHE 27 Sti	✓	✓	✓	✓	✓	-
		2/F 2樓			-	-	-	-	-	✓

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

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

Notes :
1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設洋房4及洋房7。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Floor 樓層	Brand name 品牌	Model number 型號	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Powder Room 化妝間	Ventilation Fan 抽氣扇	G/F 地下	Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓
Bathroom 浴室	Ventilation Fan 抽氣扇	1/F 1樓	Ostberg 奧斯博格	LPK 125A1	✓	-	-	✓	-	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	-	-	✓	-	✓
Bathroom 1 浴室 1	Ventilation Fan 抽氣扇		Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Ventilation Fan 抽氣扇		Ostberg 奧斯博格	LPK 125A1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHE 24 Sti	✓	✓	✓	✓	✓	✓
Bathroom 3 浴室 3	Ventilation Fan 抽氣扇		Ostberg 奧斯博格	LPK 125A1	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHE 24 Sti	-	-	-	-	-	✓
Bathroom 4 浴室 4	Ventilation Fan 抽氣扇	2/F 2樓	Ostberg 奧斯博格	LPK 125A1	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHE 24 Sti	-	-	-	-	-	✓
Kitchen 廚房	Ventilation Fan 抽氣扇	G/F 地下	Ostberg 奧斯博格	LPK 200B1	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐		Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓

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

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

Notes :

1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：

1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設洋房4及洋房7。

Appliances Schedule 設備説明表

Location 位置	Appliance 設備	Floor 樓層	Brand name 品牌	Model number 型號	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Kitchen 廚房	Cooker Hood 抽油煙機	G/F 地下	Miele	DA 4298 W	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐			CS 1212-1I	✓	✓	✓	✓	✓	✓
	Wok Burner Gas Hob 炒鑊氣體煮食爐			CS 1018 G	✓	✓	✓	✓	✓	✓
	2-burners Gas Hob 雙頭氣體煮食爐			CS 1013-1	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐			DGC 7440 HC Pro	✓	✓	✓	✓	✓	-
	Oven 焗爐			H 2890 B	-	-	-	-	-	✓
	Microwave 微波爐			M 7244 TC	✓	✓	✓	✓	-	-
	Refrigerator 雪櫃			KFNS 7734 D	✓	✓	✓	✓	✓	-
				FNS 4382 E ed/cs + KS 4383 ED edt/cs	-	-	-	-	-	✓
	Wine Cellar 酒櫃			KWT 6321 UG	-	-	-	-	-	✓
	Washer 洗衣機			WEG 365 WCS	✓	✓	✓	✓	✓	✓
	Dryer 乾衣機			TEL 785 WP	✓	✓	✓	✓	✓	✓
	Steam Oven with Microwave 蒸爐連微波爐			DGM 7440	-	-	-	-	-	✓
	Dishwasher 洗碗碟機			G 7150 C SCVi	-	-	-	-	-	✓
Lobby / Lift Lobby 大堂/ 升降機大堂	Wine Cellar 酒櫃			KWT 6321 UG	✓	✓	✓	✓	-	-

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

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

Notes :

1. "✓" means such appliance(s) is / are provided and / or installed in the residential property.
2. "-" denotes "not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：

1. "✓" 表示此設備於該住宅物業內提供及/或安裝。
2. "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 1 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV Outlet 電視接收插座	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
	Data Point 數據插座	2	2	2	2	2	2	2	2	2	2	2	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	12	12	11	11	11	11	12	12	11	11	11	11

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

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 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Master Bedroom 主人睡房	TV Outlet 電視接收插座	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
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	5	5	4	4	4	4	5	5	4	4	4	4

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 1 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Bedroom 1 睡房 1	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	1	-	1	-	1	-	1	-	1	-
	Switch for Water Heater 熱水爐開關掣	1	-	1	-	1	-	1	-	1	-	1	-
	Lighting Switch 燈掣	4	2	4	2	4	2	4	2	4	2	4	2
Bedroom 2 睡房 2	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房 3	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	-	1	-	1	-	1	-	1	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	-	2	-	2	-	2	-	2	-	2	-
	Lighting Switch 燈掣	1	-	1	-	1	-	1	-	1	-	1	-

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 1 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Master Bathroom 主人浴室	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1
Bathroom 浴室	Fuse Spur Unit 接線座	2	-	2	-	2	-	2	-	2	-	2	-
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	-	1	-	1	-	1	-	1	-	1	-
	13A Single Socket Outlet 13安培單位電插座	1	-	1	-	1	-	1	-	1	-	1	-
Bathroom 1 浴室 1	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 1 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Utility Room 工作間	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	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
	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	2	2	2	2
Lavatory 洗手間	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 1 第1座						Tower 2 第2座					
		2/F 2樓		3/F 3樓		5/F 5樓		2/F 2樓		3/F 3樓		5/F 5樓	
		A	B	A	B	A	B	A	B	A	B	A	B
Kitchen 廚房	Data Point 數據插座	3	3	3	3	3	3	3	3	3	3	3	3
	Data Point with Fibre Optic Termination 光纖數據插座	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3
	13A Twin Socket Outlet with USB (A+C) 13安培雙位電插座連匯流排插座接口 (A+C)	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	3	3	3	3	3	3	3	3	3	3	3	3
	Fuse Spur Unit 接線座	6	6	6	6	6	6	6	6	6	6	6	6
	Connection Unit 接線位	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Steam Combination Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Water Leakage Sensor 漏水感應器	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1
Private Roof 私人天台	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	-	-	-	-	1	1	-	-	-	-	1	1
	Lighting Switch 燈掣	-	-	-	-	1	1	-	-	-	-	1	1
Private Flat Roof 私人平台	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	1	1	-	-	-	-	1	1	-	-	-	-

Notes :

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. 4/F is omitted.

備註：

1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Living Room / Dining Room / Corridor 客廳 / 飯廳 / 走廊	TV Outlet 電視接收插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Data Point 數據插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	3	-
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	1	3
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2	2	2	2	2	2	1	2
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	-	-	-	-	-
	Lighting Switch 燈掣	11	11	11	11	11	11	11	11	11	11	11	18	11

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Master Bedroom 主人睡房	TV Outlet 電視接收插座	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
	Data Point 數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	4	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	-	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	-	1
	Lighting Switch 燈掣	5	5	4	4	4	4	4	4	4	4	4	8	4

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Bedroom 1 睡房 1	Data Point 數據插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	3	3	3	3	3	3	4	3	3	10	3

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
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3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Bedroom 2 睡房 2	Data Point 數據插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	2	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2	2	2	3	3	3	10	3
Bedroom 3 睡房 3	Data Point 數據插座	-	-	-	-	-	-	-	-	-	-	-	1	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	-	-	-	2	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	2	2	2	2	2	2	2	1	2
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	-	-	-	1	1	1	1	1
	Lighting Switch 燈掣	2	1	1	1	1	1	1	1	4	4	4	7	4

Notes :

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. 4/F is omitted.

備註：

1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Master Bathroom 主人浴室	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	4	-
Bathroom 浴室	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	-	-	-	-	-
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	-	-	-	-	-
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	-	-	-	-	-
Bathroom 1 浴室 1	Fuse Spur Unit 接線座	2	2	2	2	2	2	2	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Powder Room 化妝間	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	2	2	2	-	2
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	-	-	-	-	-	-	-	-	1	1	1	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	1	1	1	-	1
Bathroom 2 浴室 2	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	1	1	1	1	1
Bathroom 3 浴室 3	Fuse Spur Unit 接線座	-	-	-	-	-	-	-	-	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	-	-	-	-	-	-	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	-	-	-	1	1	1	1	1

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

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Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Utility Room 工作間	Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	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
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	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	2	2	2	2	2
Lavatory 洗手間	Fuse Spur Unit 接線座	1	1	1	1	1	1	1	1	1	1	1	1	1
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	-	-	-	-	-	-	-	-	-	-	-

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 3 第3座								Tower 5 第5座				
		GF 地下		1/F 1樓		2/F-3/F, 5/F 2樓至3樓、5樓		6/F 6樓		G/F 地下	1/F 1樓	2/F-3/F 2樓至3樓	5/F 5樓	6/F 6樓
		A	B	A	B	A	B	A	B	A	A	A	A	A
Kitchen 廚房	Data Point 數據插座	3	3	3	3	3	3	3	3	3	3	3	3	3
	Data Point with Fibre Optic Termination 光纖數據插座	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Twin Socket Outlet with USB (A+C) 13安培雙位電插座連匯流排插座接口 (A+C)	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	3	3	3	3	3	3	3	3	3	3	3	3	3
	Fuse Spur Unit 接線座	6	6	6	6	6	6	6	6	6	6	6	6	6
	Connection Unit for Steam Combination Oven 蒸焗爐接線位	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Steam Combination Oven 蒸焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1
	Water Leakage Sensor 漏水感應器	1	1	1	1	1	1	1	1	1	1	1	1	1
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1
Garden 花園	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	1	1	-	-	-	-	-	-	1	-	-	-	-
Private Roof 私人天台	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	-	-	-	-	-	-	1	1	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	-	1	1	-	-	-	-	1

Notes :

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. 4/F is omitted.

備註：

1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Living Room / Dining Room / Corridor / Staircase (if any) 客廳 / 飯廳 / 走廊 / 樓梯(如有)	TV Outlet 電視接收插座	2	3	2
	Telephone Outlet 電話插座	2	3	2
	Data Point 數據插座	2	3	2
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	4	2	4
	13A Twin Socket Outlet 13安培雙位電插座	4	3	5
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2
	Switch for Water Heater 熱水爐開關掣	1	1	-
	Lighting Switch 燈掣	17	9	15
Private Lift Lobby 私人升降機大堂	Fuse Spur Unit 接線座	-	1	1
Basement Floor 地庫	Lighting Switch 燈掣	1	-	-

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Master Bedroom 主人睡房	TV Outlet 電視接收插座	2	1	1
	Telephone Outlet 電話插座	2	1	1
	Data Point 數據插座	2	1	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	2	1	2
	13A Twin Socket Outlet 13安培雙位電插座	4	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1
	Lighting Switch 燈掣	5	4	5

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Bedroom 1 睡房 1	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	1
	Switch for Water Heater 熱水爐開關掣	-	-	1
	Lighting Switch 燈掣	2	1	3
Bedroom 2 睡房 2	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	1
	Switch for Water Heater 熱水爐開關掣	1	-	1
	Lighting Switch 燈掣	5	1	4

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Bedroom 3 睡房 3	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	2	-	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	1
	Switch for Water Heater 熱水爐開關掣	1	-	1
	Lighting Switch 燈掣	4	-	4
Master Bathroom 主人浴室	Fuse Spur Unit 接線座	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1
Bathroom 浴室	Fuse Spur Unit 接線座	2	2	2
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	-	-	1
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

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 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Bathroom 1 浴室 1	Fuse Spur Unit 接線座	-	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	1
Bathroom 2 浴室 2	Fuse Spur Unit 接線座	2	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	-	1
	13A Single Socket Outlet 13安培單位電插座	1	-	1
Bathroom 3 浴室 3	Fuse Spur Unit 接線座	2	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	-	1
	13A Single Socket Outlet 13安培單位電插座	1	-	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Utility Room 工作間	Miniature Circuit Breakers Board 總電掣箱	1	1	1
	Molded Case Circuit Breaker Board 總電掣箱	1	-	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1
	Video Door Phone 視像對講機	1	1	1
	Lighting Switch 燈掣	2	2	2
Store Room 儲物房	13A Twin Socket Outlet 13A 雙位電插座	1	-	1
	Lighting Switch 燈掣	1	-	1
Lavatory 洗手間	Fuse Spur Unit 接線座	1	1	1
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

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 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Kitchen 廚房	Data Point 數據插座	4	4	3
	Data Point with Fibre Optic Termination 光纖數據插座	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	2	3	3
	13A Twin Socket Outlet with USB 13安培雙位電插座連匯流排插座接口	1	1	1
	13A Single Socket Outlet 13安培單位電插座	3	3	3
	Fuse Spur Unit 接線座	6	6	6
	Connection Unit for Steam Combination Oven 蒸焗爐接線位	1	1	1
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	1	1	1
	Switch for Steam Combination Oven 蒸焗爐開關掣	1	1	1
	Water Leakage Sensor 漏水感應器	1	1	1
	Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Tower 6 第6座		
		G/F & 1/F 地下及1樓	2/F-3/F 2樓至3樓	5/F & 6/F 5樓及6樓
		A	A	A
Garden 花園	Electric Door Lock 電門鎖	1	-	-
	Video Door Station 可視對講機	1	-	-
	Door Release Button 門按鈕	1	-	-
	Break Glass Door Opener 打破玻璃開門掣	1	-	-
	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	3	-	-
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	-	-
Private Roof 私人天台	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	-	-	1
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	-	-	1

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

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設4樓。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Main Entrance 大門入口	Electric Strike Door Lock 電門鎖	1	1	1	1	1	1
	Video Door Station 可視對講機	1	1	1	1	1	1
	Door Release Button 門按鈕	1	1	1	1	1	1
	Break Glass Door Opener 打破玻璃開門掣	1	1	1	1	1	1
Living Room / Dining Room / Corridor / Staircase 客廳 / 飯廳 / 走廊 / 樓梯	TV Outlet 電視接收插座	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	-	2
	Data Point 數據插座	2	2	2	2	1	2
	Fuse Spur Unit 接線座	4	4	4	4	6	5
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	6	3
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	4	-
	Lighting Switch 燈掣	13	16	16	16	18	17
	Isolator for Lift 升降機開關掣	1	1	1	1	1	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Lift Lobby / Lobby (G/F) 升降機大堂/ 大堂(地下)	Lighting Switch 燈掣	7	7	7	7	7	7
	13A Fused Spur Unit 13安培接線蘇	2	2	2	2	1	1
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	2	1
	13A Single Socket Outlet 13安培單位電插座	3	3	3	3	-	-
	Switch for Exhaust Fan 抽氣扇開關掣	2	2	2	2	2	2
Lobby (1/F) 大堂(1樓)	TV Outlet 電視接收插座	1	-	-	1	-	1
	Telephone Outlet 電話插座	1	-	-	1	-	1
	Data Point 數據插座	1	-	-	1	-	1
	Lighting Switch 燈掣	3	-	-	4	-	3
	13A Fused Spur Unit 13安培接線蘇	1	-	-	1	-	1
	13A Twin Socket Outlet 13安培雙位電插座	2	-	-	2	-	2
	Switch for Exhaust Fan 抽氣扇開關掣	1	-	-	1	-	1
	Switch for Water Heater 熱水爐開關掣	1	-	-	1	-	1
Basement Floor 地庫	Lighting Switch 燈掣	1	1	1	1	1	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Foyer 前廳	Lighting Switch 燈掣	2	2	2	2	3	2
Master Bedroom 主人睡房	TV Outlet 電視接收插座	1	1	1	1	2	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	Data Point 數據插座	1	1	1	1	2	1
	Fuse Spur Unit 接線座	1	1	1	2	3	2
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	4	-
	13A USB and Type C Outlet 13安培匯流排及Type C插座	-	-	-	-	2	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	3	3
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	-
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	-
	Lighting Switch 燈掣	5	5	5	5	7	5

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

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	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Bedroom 1 睡房 1	Data Point 數據插座	1	1	1	1	1	1
	Fuse Spur Unit 接線座	1	1	1	1	3	1
	Telephone Outlet 電話插座	-	-	-	-	1	-
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	4	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	3	2
	13A USB and Type C Outlet 13安培匯流排及Type C插座	-	-	-	-	2	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4	6	4

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Bedroom 2 睡房 2	Data Point 數據插座	1	1	1	1	-	1
	Fuse Spur Unit 接線座	1	1	1	1	3	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	2	-
	13A Twin Socket Outlet 13安培雙位電插座	2	2	2	2	1	2
	13A USB and Type C Outlet 13安培匯流排及Type C插座	-	-	-	-	1	-
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1
	Lighting Switch 燈掣	4	4	4	4	5	3
Bedroom 3 睡房 3	Data Point 數據插座	-	-	-	-	-	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	2
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	4

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

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	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Bedroom 4 睡房 4	Data Point 數據插座	-	-	-	-	-	1
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	-	-	-	-	1
	13A Twin Socket Outlet 13安培雙位電插座	-	-	-	-	-	2
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	1
	Lighting Switch 燈掣	-	-	-	-	-	3
Master Bathroom 主人浴室	Fuse Spur Unit 接線座	2	2	2	2	3	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1
	Socket Outlet for Shaver 鬚刨電插座	-	-	-	-	1	-
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
Powder Room 化妝間	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	1	1	1	1	1	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Bathroom 浴室	Fuse Spur Unit 接線座	2	-	-	2	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	-	-	1	-	1
	13A Single Socket Outlet 13安培單位電插座	1	-	-	1	-	1
Bathroom 1 浴室 1	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	1	1	1	1	1	1
Bathroom 2 浴室 2	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1	1	1
Bathroom 3 浴室 3	Fuse Spur Unit 接線座	-	-	-	-	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	-	-	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	1
Bathroom 4 浴室 4	Fuse Spur Unit 接線座	-	-	-	-	-	2
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	-	-	-	-	-	1
	13A Single Socket Outlet 13安培單位電插座	-	-	-	-	-	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Utility Room 工作間	Miniature Circuit Breakers Board 總電掣箱	2	2	2	2	2	2
	13A Twin Socket Outlet 13安培雙位電插座	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1
	Fuse Spur Unit 接線座	2	2	2	2	2	2
	Video Door Phone 視像對講機	1	1	1	1	1	1
	Lighting Switch 燈掣	2	2	2	2	2	2
Lavatory 洗手間	Fuse Spur Unit 接線座	1	1	1	1	1	1
	Isolator & Contactor Box for Water Heater 熱水爐開關掣及控制箱	1	1	1	1	1	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Kitchen 廚房	Data Point 數據插座	6	6	6	6	6	8
	Data Point with Fibre Optic Termination 光纖數據插座	1	1	1	1	1	1
	13A Twin Socket Outlet 13安培雙位電插座	3	3	3	3	3	3
	13A Twin Socket Outlet with USB (A+C) 13安培雙位電插座連匯流排插座接口 (A+C)	1	1	1	1	1	1
	13A Single Socket Outlet 13安培單位電插座	5	5	5	5	5	9
	Fuse Spur Unit 接線座	9	9	9	9	9	12
	Connection Unit 接線位	2	2	2	2	2	2
	Double Pole Switch for Water Heater 熱水爐雙極開關掣	1	1	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1
	Switch for Steam Combination Oven 蒸焗爐開關掣	1	1	1	1	1	-
	Water Leakage Sensor 漏水感應器	1	1	1	1	1	1
	Washer Connection Point 洗衣機接駁點	1	1	1	1	1	1
	Dishwasher Connection Point 洗碗碟機接駁點	-	-	-	-	-	1

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量説明表

Location 位置	Description 描述	Villa 1 洋房 1	Villa 2 洋房 2	Villa 3 洋房 3	Villa 5 洋房 5	Villa 6 洋房 6	Villa 8 洋房 8
Walk In Closet 衣帽間	13A Twin Socket Outlet 13安培雙位電插座	-	2	2	-	4	-
	Fuse Spur Unit for Indoor Air-conditioner Unit 室內冷氣機接線座	-	1	1	-	-	1
	Fuse Spur Unit 接線座	-	-	-	-	2	-
	Switch for Exhaust Fan 抽氣扇開關掣	-	-	-	-	-	1
	Switch for Water Heater 熱水爐開關掣	-	-	-	-	-	1
	Telephone Socket 電話插座	-	-	-	-	1	-
	Lighting Switch 燈掣	-	3	3	-	4	3
	Data Point 數據插座	-	1	1	-	1	-
Garden 花園	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	2	3	3	3	3	3
Private Roof 私人天台	13A Single Weatherproof Socket Outlet 13安培單位防水電插座	2	2	2	2	2	2
	Isolator for Outdoor Air-conditioner 室外冷氣機開關掣	1	1	1	1	1	1
	Lighting Switch 燈掣	-	-	-	-	-	2

Notes :
1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "Not applicable".
3. Villa 4 and Villa 7 are omitted.

備註：
1. 以上説明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表 "-" 代表不適用。
3. 不設洋房4及洋房7。

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
地税

The Owner is liable for the Government rent payable for the specified residential properties from the date of the Land Grant up to and including the date of the assignments of the specified residential properties.

擁有人有法律責任就指明住宅物業繳付由批地文件之日期起計直至該等指明住宅物業之轉讓契之日期(包括該日)為止的地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the Owner a debris removal fee.

Notes:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Development under the Deed of Mutual Covenant and Management Agreement and where the Owner has paid that debris removal fee, the purchaser shall reimburse the Owner for the same.
2 The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount of the deposits or fee is yet to be ascertained at the date on which the sales brochure is printed.

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

備註：

1. 在交付時，買方須根據公契及管理協議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。
2. 縱使上述按金或費用的款額在售樓説明書的印製日期尚未確定，買方仍須在交付時繳付上述按金及費用。

27 DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

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 modification of the Land Grant for the Development.

發展項目現時沒有向政府提出申請修訂「批地文件」。

1. Gondola

Gondola systems of the residential towers in the Development may operate and park in the airspace above the private flat roof or private roof, or outside the curtain walls or windows, which form part of a residential property.

2. Noise Mitigation Measures

The following noise mitigation measures will be provided in the Development:-

Tower	Floor	Flat	Room	Noise Mitigation Measures
1	2/F-3/F, 5/F	A	Master bedroom	Fixed glazing with maintenance window
			Bedroom 1	- Acoustic window (baffle type) without micro-perforated plate - Self closing door
			Bedroom 2, Bedroom 3	Acoustic window (baffle type) with micro-perforated plate
		B	Bedroom 1	- Acoustic window (baffle type) without micro-perforated plate - Self closing door
			Bedroom 2	Acoustic window (baffle type) without micro-perforated plate
2	2/F-3/F, 5/F	B	Bedroom 1	- Acoustic window (baffle type) without micro-perforated plate - Self closing door
			Bedroom 2	Acoustic window (baffle type) without micro-perforated plate
		A	Bedroom 1	- Acoustic window (baffle type) without micro-perforated plate - Fixed glazing with maintenance window - Self closing door
			Bedroom 2, Bedroom 3	Acoustic window (baffle type) with micro-perforated plate
	5/F		Master bedroom	Fixed glazing with maintenance window (for 5/F only)
5	3/F, 5/F	A	Bedroom 1, Bedroom 2	Acoustic window (baffle type) without micro-perforated plate
	6/F		Bedroom 1, Bedroom 2	Acoustic window (baffle type) without micro-perforated plate
			Bedroom 3	Fixed glazing with maintenance window
6	2/F	A	Bedroom 1	Acoustic window (baffle type) without micro-perforated plate
			Bedroom 2	Acoustic window (baffle type) with micro-perforated plate
	3/F		Master bedroom	- Fixed glazing with maintenance window - Acoustic window (baffle type) without micro-perforated plate
			Bedroom 1	Acoustic window (baffle type) without micro-perforated plate
			Bedroom 2	Acoustic window (baffle type) with micro-perforated plate
	5/F		Living room	Fixed glazing with maintenance window
			Bedroom 1	Acoustic window (baffle type) with micro-perforated plate
	6/F		Private flat roof	1.3m solid balustrade
			Master bedroom	Fixed glazing (with maintenance window)

1. 吊船

發展項目住宅大樓之吊船系統可能會在構成住宅物業一部分之私人平台或私人天台上空，或幕牆或窗戶外操作或停泊。

2. 噪音緩解措施

發展項目將提供下列噪音緩解措施：-

座	樓層	單位	房間	噪音緩解措施
1	2樓至3樓、5樓	A	主人睡房	固定玻璃窗户(配有維修用窗)
			睡房 1	- 減音窗戶(擋音式)不配有微孔吸音板 - 自閉門
			睡房 2、睡房 3	減音窗戶(擋音式)配有微孔吸音板
		B	睡房 1	- 減音窗戶(擋音式)不配有微孔吸音板 - 自閉門
			睡房 2	減音窗戶(擋音式)不配有微孔吸音板
2	2樓至3樓、5樓	B	睡房 1	- 減音窗戶(擋音式)不配有微孔吸音板 - 自閉門
			睡房 2	減音窗戶(擋音式)不配有微孔吸音板
		A	睡房 1	- 減音窗戶(擋音式)不配有微孔吸音板 - 固定玻璃窗户(配有維修用窗) - 自閉門
			睡房 2、睡房 3	減音窗戶(擋音式)配有微孔吸音板
	5樓		主人睡房	固定玻璃窗户(配有維修用窗)(只適用於5樓)
5	3樓、5樓	A	睡房 1、睡房 2	減音窗戶(擋音式)不配有微孔吸音板
	6樓		睡房 1、睡房 2	減音窗戶(擋音式)不配有微孔吸音板
			睡房 3	固定玻璃窗户(配有維修用窗)
6	2樓	A	睡房 1	減音窗戶(擋音式)不配有微孔吸音板
			睡房 2	減音窗戶(擋音式)配有微孔吸音板
	3樓		主人睡房	- 固定玻璃窗户(配有維修用窗) - 減音窗戶(擋音式)不配有微孔吸音板
			睡房 1	減音窗戶(擋音式)不配有微孔吸音板
			睡房 2	減音窗戶(擋音式)配有微孔吸音板
	5樓		客廳	固定玻璃窗户(配有維修用窗)
			睡房 1	減音窗戶(擋音式)配有微孔吸音板
	6樓		私人平台	1.3米高的實心牆
			主人睡房	固定玻璃窗户(配有維修用窗)

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT
賣方就發展項目指定的互聯網網站的網址

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

www.whitesandcove.com.hk

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

www.whitesandcove.com.hk

Breakdown of GFA Concessions Obtained for All Features
獲寬免總樓面面積的設施分項

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.
於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		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)	1591.244
2	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunication equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等。	53.259
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等。	1630.327
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等。	Not applicable 不適用
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	113.175
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not applicable 不適用
5	Communal sky garden 公用空中花園	Not applicable 不適用
6	Acoustic fin 隔聲鰭	Not applicable 不適用
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not applicable 不適用

8	Non-structural prefabricated external wall 非結構預製外牆	Not applicable 不適用
9	Utility platform 工作平台	42.000
10	Noise barrier 隔音屏障	Not applicable 不適用
	Amenity Features **適意設施**	
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	24.997
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	267.008
13	Covered landscaped and play area 有蓋園景區及遊樂場地	258.084
14	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	Not applicable 不適用
15	Larger lift shaft 擴大升降機槽	45.761
16	Chimney shaft 煙囪管道	Not applicable 不適用
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	Not applicable 不適用
18(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	84.398
19	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not applicable 不適用
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not applicable 不適用
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not applicable 不適用
22	Sunshade and reflector 遮陽篷及反光罩	Not applicable 不適用
23(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not applicable 不適用
24	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第 3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台， 及維修通道	Not applicable 不適用

Other Exempted Items **其他項目**		
25(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not applicable 不適用
26	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	Not applicable 不適用
27	Public transport terminus 公共交通總站	Not applicable 不適用
28(#)	Party structure and common staircase 共用構築物及公用樓梯	Not applicable 不適用
29(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	68.428
30	Public passage 公眾通道	Not applicable 不適用
31	Covered set back area 有蓋的後移部分	Not applicable 不適用
Bonus GFA **額外總樓面面積**		
32	Bonus GFA 額外總樓面面積	Not applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考（第8號）提供的額外環保設施**		
33	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not applicable 不適用

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

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

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.

PLATINUM

Application no.: FAP0008/25

綠色建築認證

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

鉑金級

申請編號: FAP0008/25

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

Latest information on the estimated energy 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	Yes 是
Provision of energy efficient features 提供具能源效益的設施	Yes 是
Energy efficient features proposed 擬安裝的具能源效益的設施	1. High Efficient Air Conditioning Units 高效能冷氣機 2. High Efficient Lighting System 高效能照明系統

Part II : The predicted annual energy use of the proposed building/part of building (Note I)
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量（註腳I）

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 II) 基線樓宇（註腳II）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
Area served by central building services installation (Note III) 有使用中央屋宇裝備裝置（註腳III）的部份	3120.1	235.2	Not applicable 不適用	145.8	Not applicable 不適用

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	NOT APPLICABLE 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:

I. 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" in the BEAM Plus for New Buildings (current version); and

(b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

II. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus for New Building (current version).

III. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

I. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

(a) "每年能源消耗量"與新建樓宇BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

II. "基準樓宇"與新建樓宇BEAM Plus 標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

III. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

33 DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of Printing of this Sales Brochure: 12 February 2025

本售樓説明書印製日期：2025年2月12日

34 POSSIBLE FUTURE CHANGES
日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28 April 2025 2025年4月28日	Table of contents 目錄	Table of contents is updated. 更新目錄。
	12	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	20, 26, 30, 32, 34, 36, 40, 50, 52, 56, 58, 60, 62, 64, 68, 72, 74, 76, 80, 82	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	86, 87, 89	Area of Residential Properties in the Development are updated. 更新發展項目中的住宅物業的面積。
	103, 114	Summary of Land Grant are updated. 更新批地文件的摘要。
	145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155	Elevation Plans are updated. 更新立面圖。
	156	Information on Common Facilities in the Development is updated. 更新發展項目中的公用設施的資料
	165, 172, 182, 183, 186, 189, 193	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
28 May 2025 2025年5月28日	14A, 14B	Aerial photographs of the Development are added. 新增發展項目的鳥瞰照片。
	89	Area of Residential Properties in the Development is updated. 更新發展項目中的住宅物業的面積。
9 June 2025 2025年6月9日	21, 23, 27, 29, 37, 40, 42, 44, 46, 47, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 78, 79, 81, 83	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	78A, 79A	Floor Plans of Residential Properties in the Development are added. 新增發展項目的住宅物業的樓面平面圖。
	147, 149	Elevation Plans are updated. 更新立面圖。
	157, 158, 159, 161, 162, 163, 164, 165, 166, 168, 170, 171, 172, 173, 174, 176, 177, 181, 184, 187, 190, 191, 193, 197, 212, 214, 217, 218, 220, 222, 224, 227	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。

Examination / Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
5 September 2025 2025年9月5日	12	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	Aerial photographs of the Development are updated. 更新發展項目的鳥瞰照片。
	14A, 14B	Those pages are deleted. 刪除該頁。
	36, 76, 78A	Floor Plans of Residential Properties in the Development are updated. 更新發展項目的住宅物業的樓面平面圖。
	36A, 37A, 76A, 77A	Floor Plans of Residential Properties in the Development are added. 新增發展項目的住宅物業的樓面平面圖。
	145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155	Elevation Plans are updated. 更新立面圖。
	194	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
	238	Information In Application For Concession On Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
4 December 2025 2025年12月4日	11	Information on Property Management is updated. 更新物業管理的資料
	12	Location plan of the Development is updated. 更新發展項目的所在位置圖。
	15	Outline Zoning Plan etc. Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖等。
	94, 98, 99, 102	Summary of Deed of Mutual Covenant are updated. 更新公契的摘要。
	156	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	171, 177	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。
3 March 2026 2026年3月3日	12	Location plan of the Development is updated. 更新發展項目的所在位置圖。