YOHO WEST

PARKSIDE

SALES BROCHURE 售樓説明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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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.

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

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.

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

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓説明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

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

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

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

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

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

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

適用於一手未落成住宅物業

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

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

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

適用於一手已落成住宅物業

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

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

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

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

其他相關聯絡資料：

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

一手住宅物業銷售監管局
2023年3月

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

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development
Phase 2 (the "Phase") of Tin Shui Wai Town Lot No. 23 Development ('the Development")
(Tower 1 (Tower 1A & Tower 1B) of the residential development in the Phase are called
"YOHO WEST PARKSIDE")

發展項目期數名稱
天水圍市地段第23號發展項目(「發展項目」)的第2期(「期數」)
(期數中住宅發展項目的第1座(第1A座及第1B座)稱為「YOHO WEST PARKSIDE」)

Name of the street and the street number
1 Tin Yan Road

街道名稱及門牌號數
天恩路1號

Total number of storeys of each multi-unit building
Tower 1 (Tower 1A & Tower 1B) : 38 storeys

每幢多單位建築物的樓層總數
第1座 (第1A座及第1B座) : 38層

The above number of storeys excludes B/F, G/F, 1/F, 2/F, transfer plate, roof, lift machine level and top roof.

以上樓層數目不包括地庫、地下、1樓、2樓、轉換層、天台、升降機機房層及頂層天台。

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 1 (Tower 1A & Tower 1B) : 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F, 45/F and 46/F

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座 (第1A座及第1B座) : 3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓及46樓

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F, 14/F, 24/F, 34/F and 44/F are 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
不設4樓、13樓、14樓、24樓、34樓及44樓。

Refuge floor (if any) of each multi-unit building
Tower 1 (Tower 1A & Tower 1B) : Roof

每幢多單位建築物內的庇護層(如有的話)
第1座 (第1A座及第1B座) : 天台

This Phase is an uncompleted phase

(a) The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 30 September 2026.

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

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

本期數屬未落成期數

(a) 由期數的認可人士提供的期數的預計關鍵日期為2026年9月30日。

(b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

(c) 為買賣合約的目的(凡根據批地文件,進行該項買賣,需獲地政總署署長同意),在不局限任何其他可用以證明該期數落成的方法的原則下,地政總署署長發出的合格證明書或轉讓同意,即為該期數已落成或當作已落成(視屬何情況而定)的確證。

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

Vendor
MTR Corporation Limited (as "Owner")[1]
Best Vision Development Limited (as "Person so engaged")[2]

賣方
香港鐵路有限公司(作為「擁有人」)[1]
邦信發展有限公司(作為「如此聘用的人」)[2]

Holding Company of the Vendor
Holding company of the Owner :
Not applicable

賣方的控權公司
擁有人的控權公司：
不適用

Holding company of the Person so engaged :
Sun Hung Kai Properties Limited
Time Effort Limited
Better Sun Limited

如此聘用的人的控權公司：
新鴻基地產發展有限公司
Time Effort Limited
佳陽有限公司

Authorized Person
Ng Kwok Fai

認可人士
吳國輝

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity
LWK & Partners (HK) Limited

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

Building Contractor
Yee Fai Construction Company Limited

承建商
怡輝建築有限公司

Solicitors for the Vendor
Gallant
Kao, Lee & Yip
Slaughter & May
Johnson Stokes & Master
Deacons

賣方代表律師
何耀棣律師事務所
高李葉律師行
司力達律師樓
孖士打律師行
的近律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Not applicable

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

Any other person who has made a loan for the construction of the Phase
Sun Hung Kai Properties Holding Investment Limited

已為期數的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

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

備註:
1. 「擁有人」指期數中的住宅物業的法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

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

(a)	The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b)	The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of such an authorized person.	No
(d)	The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(h)	The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase.	Not Applicable
(i)	The vendor# or a building contractor for the Phase is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and an authorized person for the Phase, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(k)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(l)	The vendor# or a building contractor for the Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(m)	The vendor# or a building contractor for the Phase is a partnership, and such an authorized person, or such an associate, is an employee of that vendor# or contractor.	Not Applicable
(n)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(o)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(p)	The vendor# or a building contractor for the Phase is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(q)	The vendor# or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor.	Not Applicable
(r)	The vendor# or a building contractor for the Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor# or contractor or of a holding company of that vendor#.	No
(s)	The vendor# or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#.	The Building Contractor of the Phase, Yee Fai Construction Company Limited, is an associate corporation of the Person so engaged and of the holding companies of the Person so engaged.

Remarks:

A reference to “vendor” here is a reference to either MTR Corporation Limited (as “Owner”) or Best Vision Development Limited (as “Person so engaged”).

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

(a)	賣方#或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b)	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方#或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方#、賣方#的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方#或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方#、承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(m)	賣方#或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方#或承建商的僱員。	不適用
(n)	賣方#、賣方#的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方#、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方#、賣方#的控權公司或該期數的承建商屬上市公司，而上述律師事務所的經營人持有該賣方#、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控權公司的僱員、董事或秘書。	否
(q)	賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員。	不適用
(r)	賣方#或該期數的承建商屬法團，而該期數的認可人士以其專業身分擔任董事或僱員的法團為該賣方#或承建商或該賣方#的控權公司的有聯繫法團。	否
(s)	賣方#或該期數的承建商屬法團，而該承建商屬該賣方#或該賣方#的控權公司的有聯繫法團。	期數承建商怡輝建築有限公司屬如此聘用的人及如此聘用的人的控權公司的有聯繫法團。

備註:
在此提述賣方即提述香港鐵路有限公司(作為「擁有人」)或邦信發展有限公司(作為「如此聘用的人」)。

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

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

The thickness of the non-structural prefabricated external walls of each building block is 150 mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of the Non-Structural Prefabricated External Walls of each Residential Property
每個住宅物業的非結構的預製外牆的總面積表

Block Name 大廈名稱	**Floor** 樓層	**Flat** 單位	**Total area of non-structural prefabricated external walls of each residential property (sq.m.)** 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 1A 第1A座	3/F 3樓	A1	0.469
		A2	1.073
		A3	0.682
		A5	0.713
		A6	0.289
		A7	0.721
		A8	0.668
	5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F & 45/F 5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓	A1	0.469
		A2	1.073
		A3	0.682
		A5	0.713
		A6	0.289
		A7	0.721
		A8	0.668
	46/F 46樓	Simplex 1A	0.000
		Simplex 2A	0.000
		A5	0.713

Block Name 大廈名稱	**Floor** 樓層	**Flat** 單位	**Total area of non-structural prefabricated external walls of each residential property (sq.m.)** 每個住宅物業的非結構的預製外牆的總面積（平方米）
Tower 1B 第1B座	3/F 3樓	B1	0.439
		B2	0.682
		B3	0.956
		B5	0.000
		B6	0.721
		B7	0.675
		B8	0.858
	5/F - 12/F 5樓至12樓	B1	0.439
		B2	0.682
		B3	0.956
		B5	0.000
		B6	0.721
		B7	0.675
		B8	0.858
	15/F - 23/F, 25/F - 33/F, 35/F - 43/F & 45/F 15樓至23樓、25樓至33樓、35樓至43樓及45樓	B1	0.439
		B2	0.682
		B3	0.956
		B5	0.000
		B6	0.721
		B7	0.675
		B8	0.439
	46/F 46樓	Simplex 1B	0.000
		Simplex 2B	0.000
		B5	0.000
		B6	0.721

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

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building is 200 mm.
每幢建築物的幕牆的厚度為200毫米。

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

Block Name 大廈名稱	**Floor** 樓層	**Flat** 單位	**Total area of curtain walls of each residential property (sq.m.)** 每個住宅物業的幕牆的總面積（平方米）
Tower 1A 第1A座	3/F 3樓	A1	0.885
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.000
		A7	0.000
		A8	0.815
	5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F - 43/F & 45/F 5樓至12樓、 15樓至23樓、 25樓至33樓、 35樓至43樓及45樓	A1	0.885
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.000
		A7	0.000
		A8	0.815
	46/F 46樓	Simplex 1A	2.225
		Simplex 2A	0.855
		A5	0.000

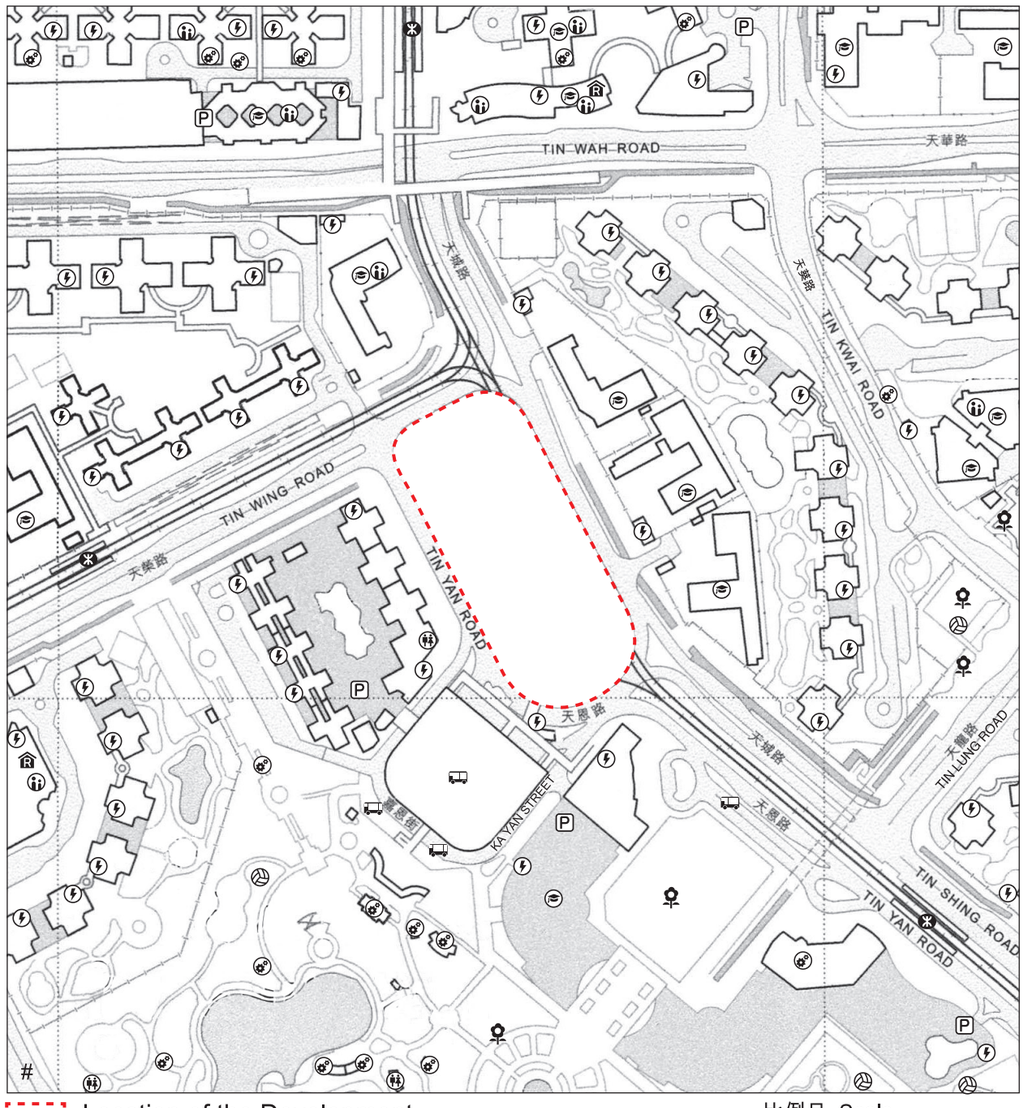
Block Name 大廈名稱	**Floor** 樓層	**Flat** 單位	**Total area of curtain walls of each residential property (sq.m.)** 每個住宅物業的幕牆的總面積（平方米）
Tower 1B 第1B座	3/F 3樓	B1	0.885
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B7	0.000
		B8	0.460
	5/F - 12/F 5樓至12樓	B1	0.885
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B7	0.000
		B8	0.460
	15/F - 23/F, 25/F - 33/F, 35/F - 43/F & 45/F 15樓至23樓、 25樓至33樓、 35樓至43樓及45樓	B1	0.885
		B2	0.000
		B3	0.000
		B5	0.000
		B6	0.000
		B7	0.000
		B8	0.460
	46/F 46樓	Simplex 1B	2.225
		Simplex 2B	1.415
		B5	0.000
		B6	0.000

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

The Manager to be appointed under the latest draft deed of mutual covenant:
WeSpire Living Limited

根據有關公契的最新擬稿獲委任的管理人：
WeSpire Living Limited

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



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

The above location plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 6-NW-A dated 15th April 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR Licence No.3/2025.

Notes :

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

NOTATION 圖例

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

此位置圖是參考日期為2026年4月15日之地政總署測繪處之測繪圖（組別編號HP5C），圖幅編號6-NW-A並由賣方擬備，有需要處經修正處理。

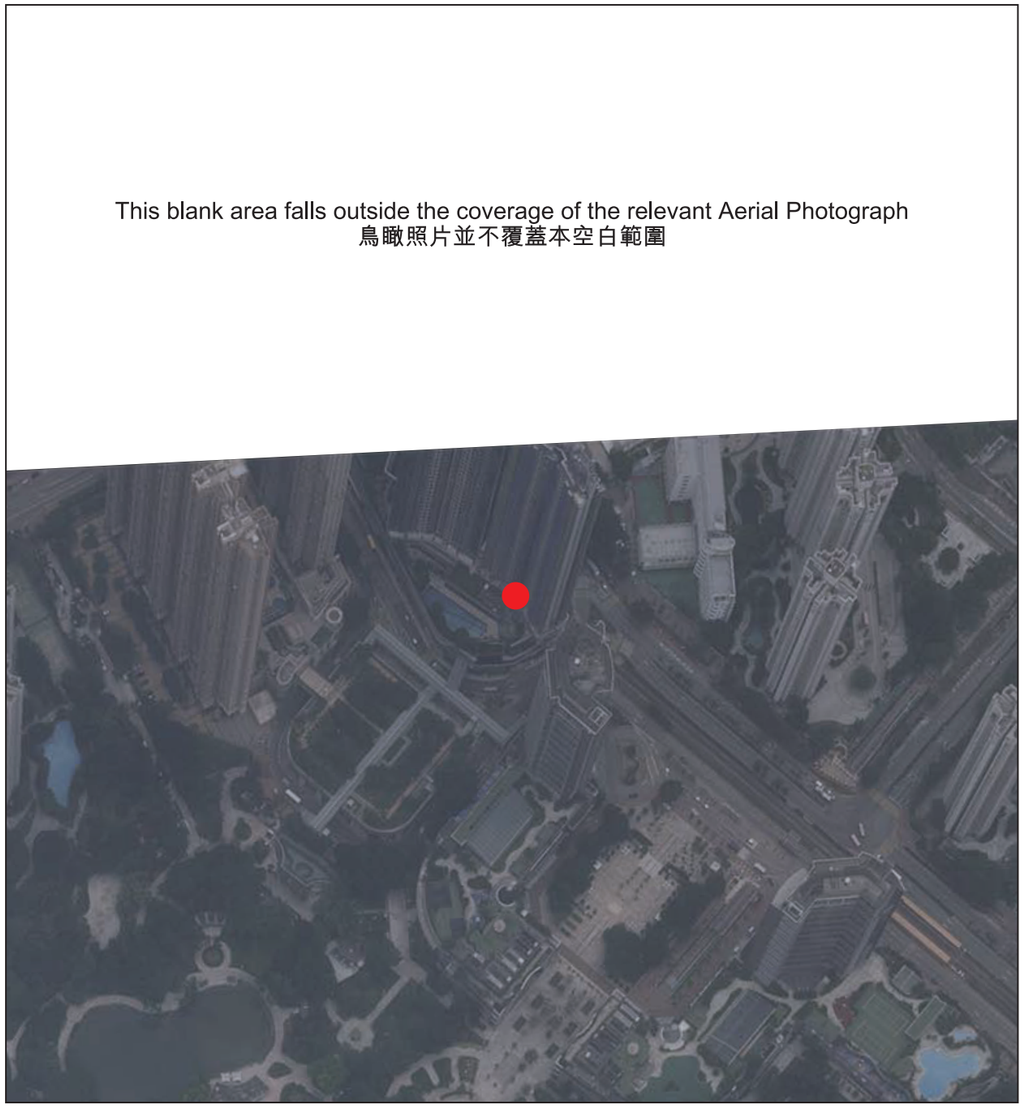
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號3/2025。

備註：

1. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
2. 賣方建議準買家到有關發展項目地盤作實地考察，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。

AH

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, photo No. E257534C, date of flight 9th June 2025.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E257534C，飛行日期：2025年6月9日。

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Notes :
1. Copy of the aerial photograph of the Phase 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 technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective pruchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關期數作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E228405C, date of flight 11th August 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E228405C，飛行日期：2024年8月11日。

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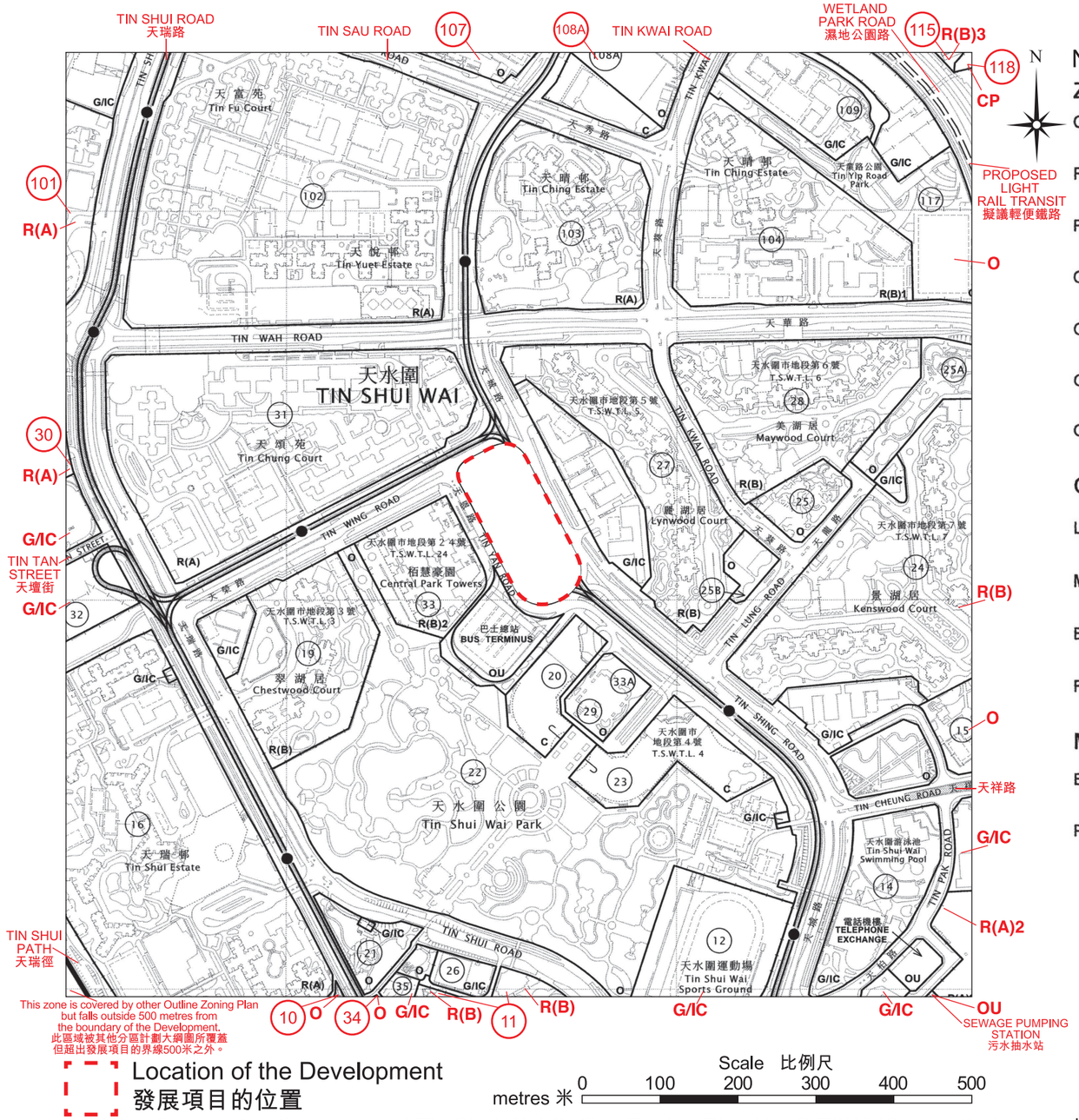
香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

Notes :
1. Copy of the aerial photograph of the Phase 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 technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective pruchasers to conduct on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買方到有關期數作實地考察，以對該期數、其周邊地區環境及附近的公共設施有較佳了解。

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



NOTATION 圖例

ZONES 地帶

COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS 交通

LIGHT RAIL AND STOP	輕鐵及車站
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路
RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER (3)	規劃區編號

Adopted from part of the approved Tin Shui Wai Outline Zoning Plan No. S/TSW/18, gazetted on 24th January 2025, with adjustments where necessary as shown in red.

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

摘錄自2025年1月24日刊憲之天水圍分區計劃大綱核准圖，圖則編號為S/TSW/18，有需要處經修正處理，以紅色顯示。

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

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 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.
3. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方亦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。

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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON LAYOUT PLAN
布局圖中所使用之名詞及簡稱之圖例

24HRS PEDESTRIAN WALKWAY AT 1/F	=	24 HOURS PEDESTRIAN WALKWAY AT 1/F	位於1樓之24小時行人通道
A/C OUTDOOR UNIT FOR RESIDENTIAL RECREATION FACILITIES AT 3/F FLAT ROOF	=	AIR-CONDITIONER OUTDOOR UNIT FOR RESIDENTIAL RECREATIONAL FACILITIES AT 3/F FLAT ROOF	位於3樓平台之供住客休憩設施使用之冷氣室外機
A/C OUTDOOR UNIT FOR RESIDENTIAL RECREATION FACILITIES AT 2/F	=	AIR-CONDITIONER OUTDOOR UNIT FOR RESIDENTIAL RECREATIONAL FACILITIES AT 2/F	位於2樓之供住客休憩設施使用之冷氣室外機
A/C OUTDOOR UNIT FOR SHOP AT 3/F FLAT ROOF	=	AIR-CONDITIONER OUTDOOR UNIT FOR SHOP AT 3/F FLAT ROOF	位於3樓平台之供商鋪使用之冷氣室外機
BASEMENT CARPARK ENTRANCE AT G/F	=	BASEMENT CARPARK ENTRANCE AT G/F	位於地下之地庫停車場入口
BBQ AREA	=	BBQ AREA	燒烤區
CANOPY	=	CANOPY	簷篷
CHILDREN'S PLAY AREA	=	CHILDREN'S PLAY AREA	兒童遊樂場
CHIMNEY FOR EMERGENCY GENERATOR ROOM AT 1/F	=	CHIMNEY FOR EMERGENCY GENERATOR ROOM AT 1/F	位於1樓之緊急發電機機房煙囪
COMMON AREA (FOR REMOVABLE POTS)	=	COMMON AREA (FOR REMOVABLE POTS)	公共範圍(供可移除花盆)
COMMON FLAT ROOF (COMMON AREA)	=	COMMON FLAT ROOF (COMMON AREA)	公共平台(公共範圍)
COVERED FOOTBRIDGE AT 1/F	=	COVERED FOOTBRIDGE AT 1/F	位於1樓之有蓋行人天橋
DRIVEWAY (E.V.A.)	=	DRIVEWAY (EMERGENCY VEHICULAR ACCESS)	車道(緊急車輛通道)
EMERGENCY GENERATOR ROOM AT G/F	=	EMERGENCY GENERATOR ROOM AT G/F	位於地下之緊急發電機房
EMERGENCY GENERATOR ROOM AT 1/F	=	EMERGENCY GENERATOR ROOM AT 1/F	位於1樓之緊急發電機房
EXHAUST LOUVRE FOR RESIDENTIAL RECREATION FACILITIES AT 2/F	=	EXHAUST LOUVRE FOR RESIDENTIAL RECREATION FACILITIES AT 2/F	位於2樓之住客休憩設施使用之排氣百葉
FLAT ROOF (COMMON AREA)	=	FLAT ROOF (COMMON AREA)	平台(公共範圍)
FLOOD LIGHTS MOUNTED AT EXTERNAL WALL FOR KIDS POOL	=	FLOOD LIGHTS MOUNTED AT EXTERNAL WALL FOR KIDS POOL	懸掛於外牆之供兒童游泳池使用之泛光燈
FLOOD LIGHTS MOUNTED AT EXTERNAL WALL FOR OUTDOOR SWIMMING POOL	=	FLOOD LIGHTS MOUNTED AT EXTERNAL WALL FOR OUTDOOR SWIMMING POOL	懸掛於外牆之供室外游泳池使用之泛光燈
GONDOLA AT TOP ROOF	=	GONDOLA AT TOP ROOF	位於頂層天台之吊船
GONDOLA AT UPPER ROOF	=	GONDOLA AT UPPER ROOF	位於上層天台之吊船
HORIZONTAL SCREEN (COVERED WALKWAY) AT 2/F	=	HORIZONTAL SCREEN (COVERED WALKWAY) AT 2/F	位於2樓之橫向屏障(有蓋行人通道)
KIDS POOL	=	KIDS POOL	兒童游泳池
LAMP POLES WITH FLOOD LIGHTS AT OUTDOOR SWIMMING POOL	=	LAMP POLES WITH FLOOD LIGHTS AT OUTDOOR SWIMMING POOL	位於室外游泳池之燈柱連泛光燈
LIGHT RAIL TRANSIT TRACK AND PLATFORMS AT G/F	=	LIGHT RAIL TRANSIT TRACK AND PLATFORMS AT G/F	位於地下之輕鐵路軌及月台
L/UL	=	LOADING AND UNLOADING SPACE	上落貨停車位
METAL CANOPY (NOISE BARRIER)	=	METAL CANOPY (NOISE BARRIER)	金屬簷篷(隔音屏障)
OUTDOOR SWIMMING POOL	=	OUTDOOR SWIMMING POOL	室外游泳池
P.	=	PLANTER	花槽
REFUGE ROOF	=	REFUGE ROOF	庇護層天台
RESIDENTIAL RECREATIONAL FACILITIES AT 2/F	=	RESIDENTIAL RECREATIONAL FACILITIES AT 2/F	位於2樓之住客休憩設施
SHOP AT 2/F	=	SHOP AT 2/F	位於2樓之商鋪
TRANSFORMER STATION AT G/F	=	TRANSFORMER STATION AT G/F	位於地下之變壓器站
TRANSFORMER ROOM AT 1/F	=	TRANSFORMER ROOM AT 1/F	位於1樓之變壓器房
TRANSFORMER ROOM AT 2/F	=	TRANSFORMER ROOM AT 2/F	位於2樓之變壓器房
TIN WING STOP PLATFORM NO.6	=	TIN WING STOP PLATFORM NO.6	天榮站6號月台
TIN WING STOP TEMPORARY PLATFORM NO.7	=	TIN WING STOP TEMPORARY PLATFORM NO.7	天榮站7號臨時月台

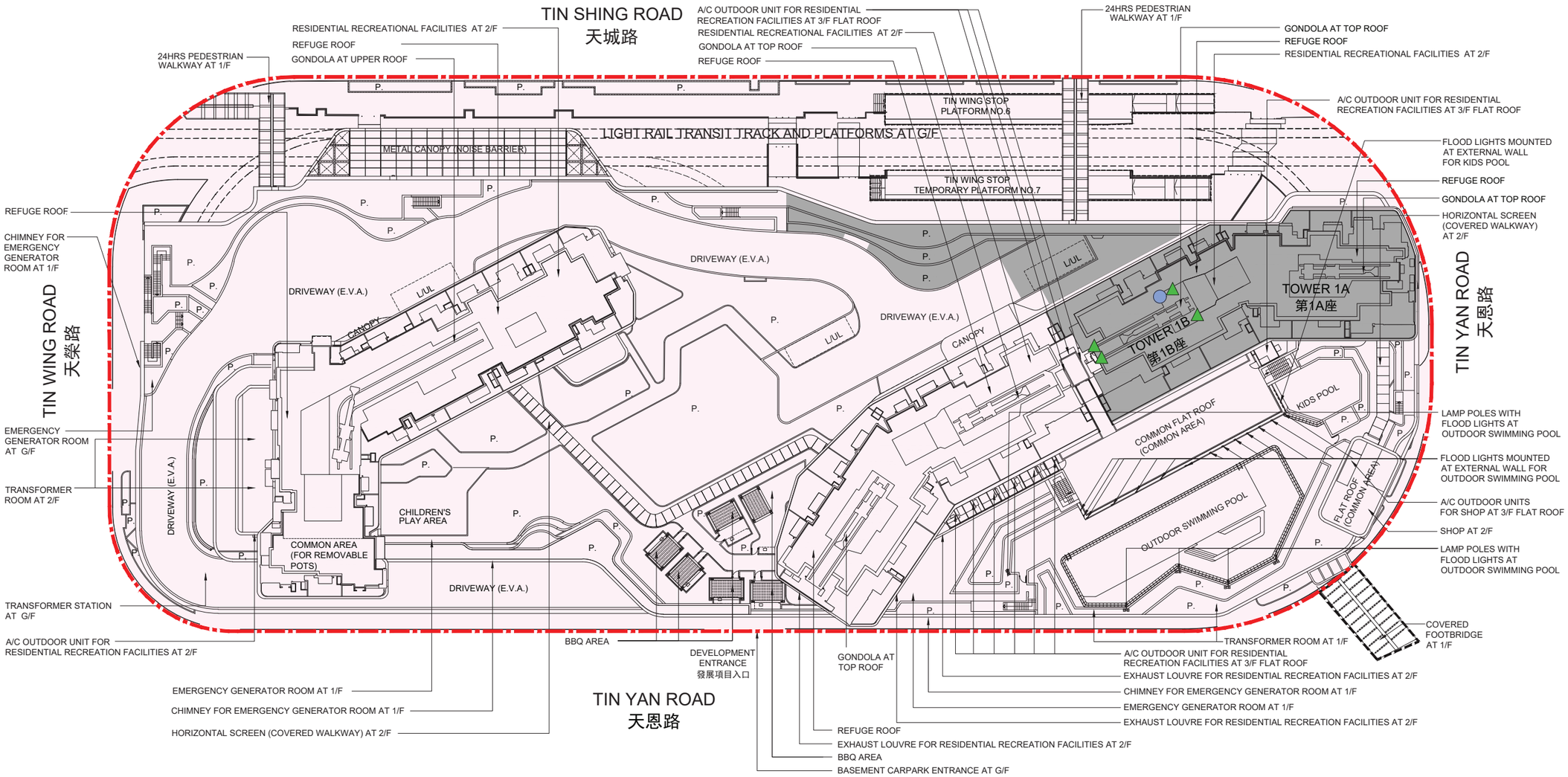
Note:

1. Flood lights will be provided for lighting of the outdoor swimming pool of the Development in the evening, prospective purchasers should note the impact (if any) of the illumination of the flood lights on individual units.
2. Communal aerial system, mobile phone antenna, lightning rod, chimney for emergency generator room, transformer room and A/C outdoor unit forming part of the Development may affect the enjoyment of the residential properties.

附註：

1. 泛光燈將提供以供發展項目室外游泳池的晚間照明，準買家請注意上述泛光燈之燈光對個別單位造成之影響（如有）。
2. 組成發展項目一部分的公共天線系統、流動電話天線、避雷針、緊急發電機機房煙囪、變壓器房及分體式冷氣室外機可能對享用住宅物業造成影響。

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



LEGEND:
圖例

- Lightning Rod at Top Roof
  避雷針於頂層天台
- Mobile Phone Antenna at Top Roof
  流動電話天線於頂層天台
- Phase 1 of the Development
  發展項目第1期
- Phase 2 of the Development
  發展項目第2期
- Boundary of the Development
  發展項目的界線

Scale 比例
0M(米) 10M(米) 20M(米)

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

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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS
樓面平面圖中所使用之名詞及簡稱之圖例

AC PLINTH	=	AIR-CONDITIONER PLINTH	冷氣機台
ACP	=	AIR-CONDITIONER PLATFORM	冷氣機平台
AF	=	ARCHITECTURAL FEATURE	建築裝飾
AL.C	=	ALUMINIUM PIPE COVER AT LOW LEVEL	位於低位鋁質管道覆蓋
ALUM. AF	=	ALUMINIUM ARCHITECTURAL FEATURE	鋁質建築裝飾
ALUM. CLAD	=	ALUMINIUM CLADDING	鋁質覆蓋層板
B	=	BATHROOM	浴室
B2	=	BATHROOM 2	浴室2
B3	=	BATHROOM 3	浴室3
BAL	=	BALCONY	露台
BAL ABOVE	=	BALCONY ABOVE	露台置上
BAL & UP ABOVE	=	BALCONY & UTILITY PLATFORM ABOVE	露台及工作平台置上
BUILDING LINE ABOVE AT 45/F	=	BUILDING LINE ABOVE AT 45/F	建築物界線置上在45樓
BR2	=	BEDROOM 2	睡房2
BR3	=	BEDROOM 3	睡房3
BR4	=	BEDROOM 4	睡房4
BW	=	BAY WINDOW	窗台
COMMON AREA	=	COMMON AREA	公共範圍
COMMON FLAT ROOF	=	COMMON FLAT ROOF	公共平台
COMMON FLAT ROOF AT 15/F	=	COMMON FLAT ROOF AT 15/F	公共平台在15樓
CW	=	CURTAIN WALL	幕牆
DH	=	DOG HOUSE	室外管道檢修井
D	=	DOWN	落
ELV / ELV.	=	EXTRA LOW VOLTAGE DUCT	特低電壓管道
EMC	=	ELECTRIC METER CABINET	電錶櫃
EMR	=	ELECTRIC METER ROOM	電錶房
FLAT ROOF	=	FLAT ROOF	平台
GLASS CLAD	=	GLASS CLADDING	玻璃外牆飾面
HR	=	HOSE REEL	消防喉轆
KIT	=	KITCHEN	廚房
LAV	=	LAVATORY	洗手間
LIFT	=	LIFT	升降機
LIFT MACHINE ROOM	=	LIFT MACHINE ROOM	升降機機房
LIV/ DIN	=	LIVING ROOM AND DINING ROOM	客廳及飯廳
MB	=	MASTER BATHROOM	主人浴室
MBR	=	MASTER BEDROOM	主人睡房
M.S.	=	MAINTENANCE ACCESS SPACE FOR GONDOLA	供吊船使用之維修通道空間
O.KIT	=	OPEN KITCHEN	開放式廚房
P.	=	PLANTER	花槽
PD	=	PIPE DUCT	管道
POWDER	=	POWDER ROOM	化妝室
RS&MRR	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室

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

SINK	=	SINK	洗滌盆
STO	=	STORE ROOM	儲物房
TOP OF BAL	=	TOP OF BALCONY	露台上蓋
TOP OF BAL & UP	=	TOP OF BALCONY & UTILITY PLATFORM	露台及工作平台上蓋
TOP OF CW	=	TOP OF CURTAIN WALL	幕牆上蓋
TOWER 1A LIFT LOBBY	=	TOWER 1A LIFT LOBBY	第1A座升降機大堂
TOWER 1B LIFT LOBBY	=	TOWER 1B LIFT LOBBY	第1B座升降機大堂
UP	=	UTILITY PLATFORM	工作平台
U	=	UP	上
UTI.	=	UTILITY ROOM	工作間
V.D.	=	VENTILATION DUCT	通風管道
WMC	=	WATER METER CABINET	水錶櫃
A.BAL 2	=	ENHANCED ACOUSTIC BALCONY (BAFFLE TYPE) (TYPE 2)	強效減音露台（擋音式）（款式2）
AW1	=	ACOUSTIC WINDOW (BAFFLE TYPE) WITH MICRO-PERFORATED ABSORPTION PANEL	減音窗（擋音式）有微孔吸音板
AW1 (6-12/F ONLY)	=	ACOUSTIC WINDOW (BAFFLE TYPE) WITH MICRO-PERFORATED ABSORPTION PANEL (6-12/F ONLY)	減音窗（擋音式）有微孔吸音板 （只限6至12樓）
AW1 (15-20/F ONLY)	=	ACOUSTIC WINDOW (BAFFLE TYPE) WITH MICRO-PERFORATED ABSORPTION PANEL (15-20/F ONLY)	減音窗（擋音式）有微孔吸音板 （只限15至20樓）
AW1 (15-23/F AND 25-26/F ONLY)	=	ACOUSTIC WINDOW (BAFFLE TYPE) WITH MICRO-PERFORATED ABSORPTION PANEL (15-23/F AND 25-26/F ONLY)	減音窗（擋音式）有微孔吸音板 （只限15至23樓及25至26樓）
AW3	=	ACOUSTIC WINDOW (BAFFLE TYPE) WITH MICRO-PERFORATED ABSORPTION PANEL AND SOUND ABSORPTIVE MATERIAL	減音窗（擋音式）有微孔吸音板及吸音材料
FG	=	FIXED GLAZING	固定窗戶
FG (15-23/F AND 25-26/F ONLY)	=	FIXED GLAZING (15-23/F AND 25-26/F ONLY)	固定窗戶（只限15至23樓及25至26樓）
GSP	=	GLAZED SLIDING PANEL (WITH MICRO-PERFORATED ABSORPTION PANEL FACING OUTSIDE & SOUND ABSORPTIVE MATERIAL ON THE FRAME)	玻璃趟板（向外裝有微孔吸音板及框上裝有吸音材料）
M.W.	=	FIXED GLAZING WITH MAINTENANCE WINDOW (NOT FOR VENTILATION USE)	固定窗戶連維修窗（不作通風用途）
M.W. (15-23/F AND 25-26/F ONLY)	=	FIXED GLAZING WITH MAINTENANCE WINDOW (NOT FOR VENTILATION USE) (15-23/F AND 25-26/F ONLY)	固定窗戶連維修窗（不作通風用途）（只限15至23樓及25至26樓）

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/ or utility platform and/or air-conditioning platform and/ or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/ or false ceiling at living rooms, dining rooms, bedrooms, utility rooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or mechanical and electrical services. There are exposed pipes and/ or ductings for air-conditioning system and/ or mechanical and electrical services within some utility rooms.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
6. There are non-structural prefabricated external walls and curtain walls in the residential units. The saleable area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the area of the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

附註：

1 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及／或平台及／或工作平台及／或冷氣機平台及／或外牆設有外露及／或面板內藏之公用喉管。
3. 部份住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房天花有跌級樓板及／或假陣及／或假天花用以裝置冷氣系統及／或機電設備。部份工作間內設有冷氣系統及／或機電設備之外露喉管及／或管道。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆的面積，並由該非結構的預製外牆及幕牆之外圍起計。

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

Notes:

7. During the necessary maintenance of the external wall of Tower 1 (Tower 1A & 1B) arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above and on the roof / flat roof / the parapet walls.
8. Noise mitigation measures include fixed glazing, fixed glazing with maintenance window(s) (not for ventilation purpose), acoustic window(s) (baffle type) with micro-perforated absorption panel, acoustic window(s) (baffle type) with micro-perforated absorption panel and sound absorptive material, glazed sliding panel (with micro-perforated absorption panel facing outside & sound absorptive material on the frame) and enhanced acoustic balcony(ies) (baffle type) (type 2) applied to selected residential properties of the Phase. Prospective purchasers should refer to the Floor Plans of Residential Properties in the Phase for the location of the fixed glazing, fixed glazing with maintenance window(s) (not for ventilation purpose), acoustic window(s) (baffle type) with micro-perforated absorption panel, acoustic window(s) (baffle type) with micro-perforated absorption panel and sound absorptive material, glazed sliding panel (with micro-perforated absorption panel facing outside & sound absorptive material on the frame) and enhanced acoustic balcony(ies) (baffle type) (type 2) . No owner of residential properties shall make or permit or suffer to be made any alteration or conversion or modification of the fixed glazing, fixed glazing with maintenance window(s) (not for ventilation purpose), acoustic window(s) (baffle type) with micro-perforated absorption panel, acoustic window(s) (baffle type) with micro-perforated absorption panel and sound absorptive material, glazed sliding panel (with micro-perforated absorption panel facing outside & sound absorptive material on the frame) and enhanced acoustic balcony(ies) (baffle type) (type 2) or other installation(s) without the prior written consent of the Building Authority and other relevant Government authorities.

附註：

7. 在期數管理人安排於第1座（第1A座及第1B座）外牆之必要維修期間，吊船將在該等單位之窗戶外及天台/平台/護牆之上及其上空運作。
8. 噪音緩解措施包括適用於期數的個別住宅物業的固定窗戶 、固定窗戶連維修窗（不作通風用途）、減音窗(擋音式)有微孔吸音板、減音窗(擋音式)有微孔吸音板及吸音材料 、玻璃趟板(向外裝有微孔吸音板及框上裝有吸音材料) 及強效減音露台(擋音式)(款式2)。準買家應參閱期數的住宅物業的樓面平面圖以了解固定窗戶 、固定窗戶連維修窗（不作通風用途）、減音窗(擋音式)有微孔吸音板、減音窗(擋音式)有微孔吸音板及吸音材料 、玻璃趟板(向外裝有微孔吸音板及框上裝有吸音材料) 及強效減音露台(擋音式)(款式2)的位置。若沒有建築事務監督及其他政府有關當局的事先書面同意，住宅物業的業主不可作出或允許或忍受他人作出對固定窗戶 、固定窗戶連維修窗（不作通風用途）、減音窗(擋音式)有微孔吸音板、減音窗(擋音式)有微孔吸音板及吸音材料 、玻璃趟板(向外裝有微孔吸音板及框上裝有吸音材料) 及強效減音露台(擋音式)(款式2)或其他裝置的任何改動或變更或修改。

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

Block Name 大廈名稱	Floor 樓層	Flat 單位													
			A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)	3/F 3樓	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)	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2640, 2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2690, 2740, 2790, 2940, 3040	2640, 2690, 2740, 2940, 3040	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	150	150	150	150	150	150	150	150	150	150	150	150	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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plan are all structural dimensions in millimetre.
2. Please refer to Page AL001 - AL002 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
   [ ] Extent of Open Kitchen Area
4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

備註：
1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第AL001-AL002頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
   [ ] 開放式廚房範圍
4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

Tower 1 (Tower 1A & Tower 1B) 3/F
第1座 (第1A座及第1B座) 3樓



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

Block Name 大廈名稱	Floor 樓層	Flat 單位													
			A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)	5/F - 11/F 5樓至11樓	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)	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2640, 2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2690, 2740, 2790, 2940, 3040	2640, 2690, 2740, 2940, 3040	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	150	150	150	150	150	150	150	150	150	150	150	150	150	150
	12/F 12樓	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)	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2640, 2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2690, 2740, 2790, 2940, 3040	2640, 2740, 2940, 3040	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2690, 2740, 3040	2740, 2790, 3040	2690, 2740, 2940, 3040, 3640
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	150	150	150	150	150	150	150	150	150	150	150	150	150	150, 750

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)

因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。）

Notes:

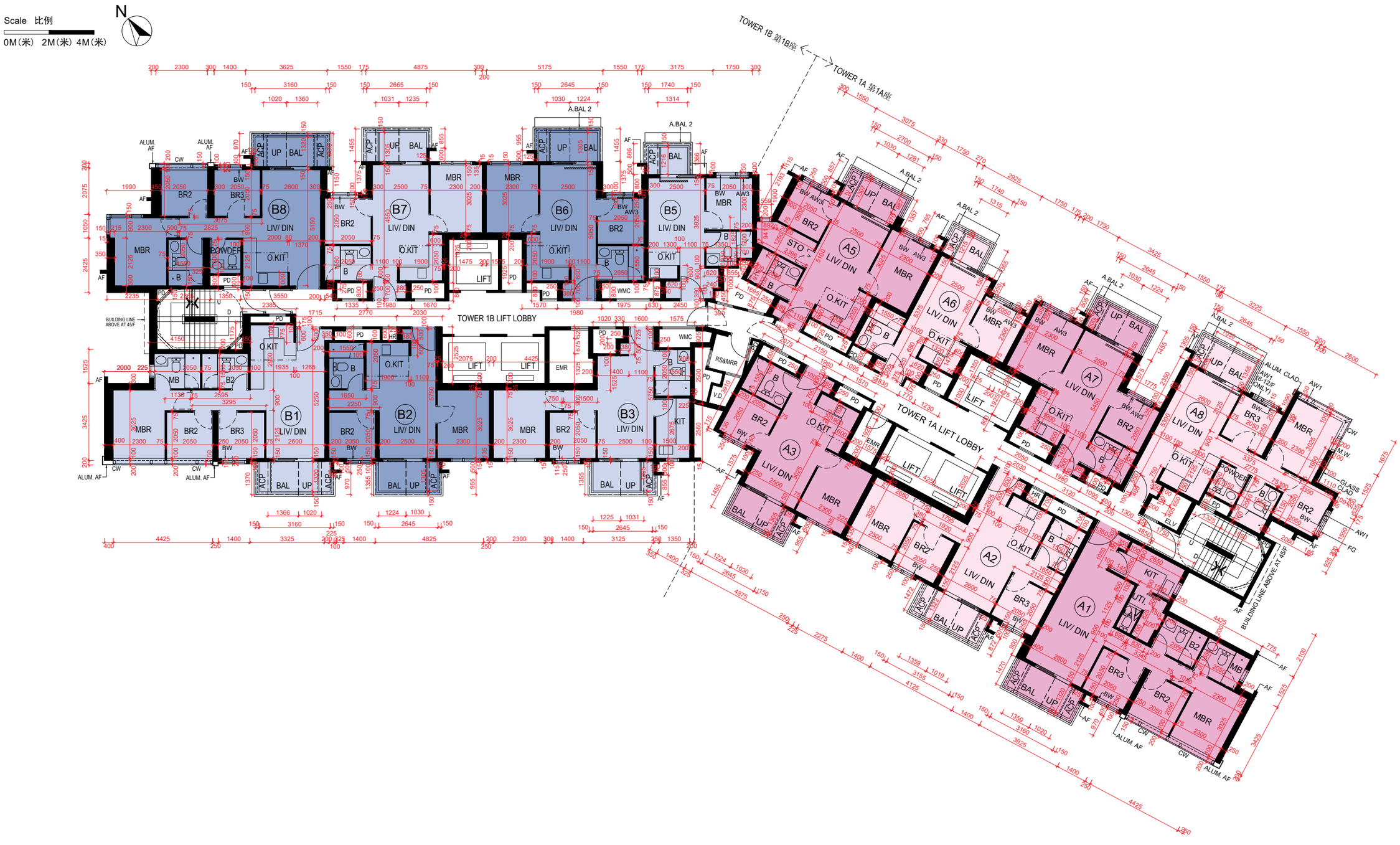
1. The dimensions of floor plan are all structural dimensions in millimetre.
2. Please refer to Page AL001 - AL002 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
   [ ] Extent of Open Kitchen Area
4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

備註：

1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第AL001-AL002頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
   [ ] 開放式廚房範圍
4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

Tower 1 (Tower 1A & Tower 1B) 5/F-12/F
第1座 (第1A座及第1B座) 5樓至12樓



AL007

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

Block Name 大廈名稱	Floor 樓層	Flat 單位													
			A1	A2	A3	A5	A6	A7	A8	B1	B2	B3	B5	B6	B7	B8
Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)	15/F - 23/F, 25/F - 33/F & 35/F - 43/F 15樓至23樓、25樓至33樓及35樓至43樓	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)	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2640, 2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2740, 2790, 3040	2740, 2790, 2940, 3040	2690, 2740, 2790, 2940, 3040	2640, 2690, 2740, 2940, 3040	2740, 2790, 2940, 3040	2740, 2790, 2940, 3040	2690, 2740, 3040	2740, 2790, 3040	2740, 2790, 3040
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	150	150	150	150	150	150	150	150	150	150	150	150	150	150
	45/F 45樓	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)	3070, 3095, 3120, 3135, 3370	3070, 3270, 3335, 3370	2920, 3020, 3070, 3095, 3135, 3270, 3370	3070, 3120, 3370	3070, 3095, 3135, 3270, 3370	3070, 3095, 3135, 3270, 3370	2920, 2945, 3070, 3095, 3135, 3370	3070, 3095, 3120, 3135, 3370	3070, 3270, 3335, 3370	3020, 3070, 3095, 3135, 3270, 3370	3070, 3120, 3270, 3370	3020, 3070, 3370	2920, 3020, 3095, 3135, 3370	3020, 3070, 3270, 3335, 3370
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	150	150, 200	150	150	150	150, 200	150	150	150, 200	150	150	150	150	150, 200

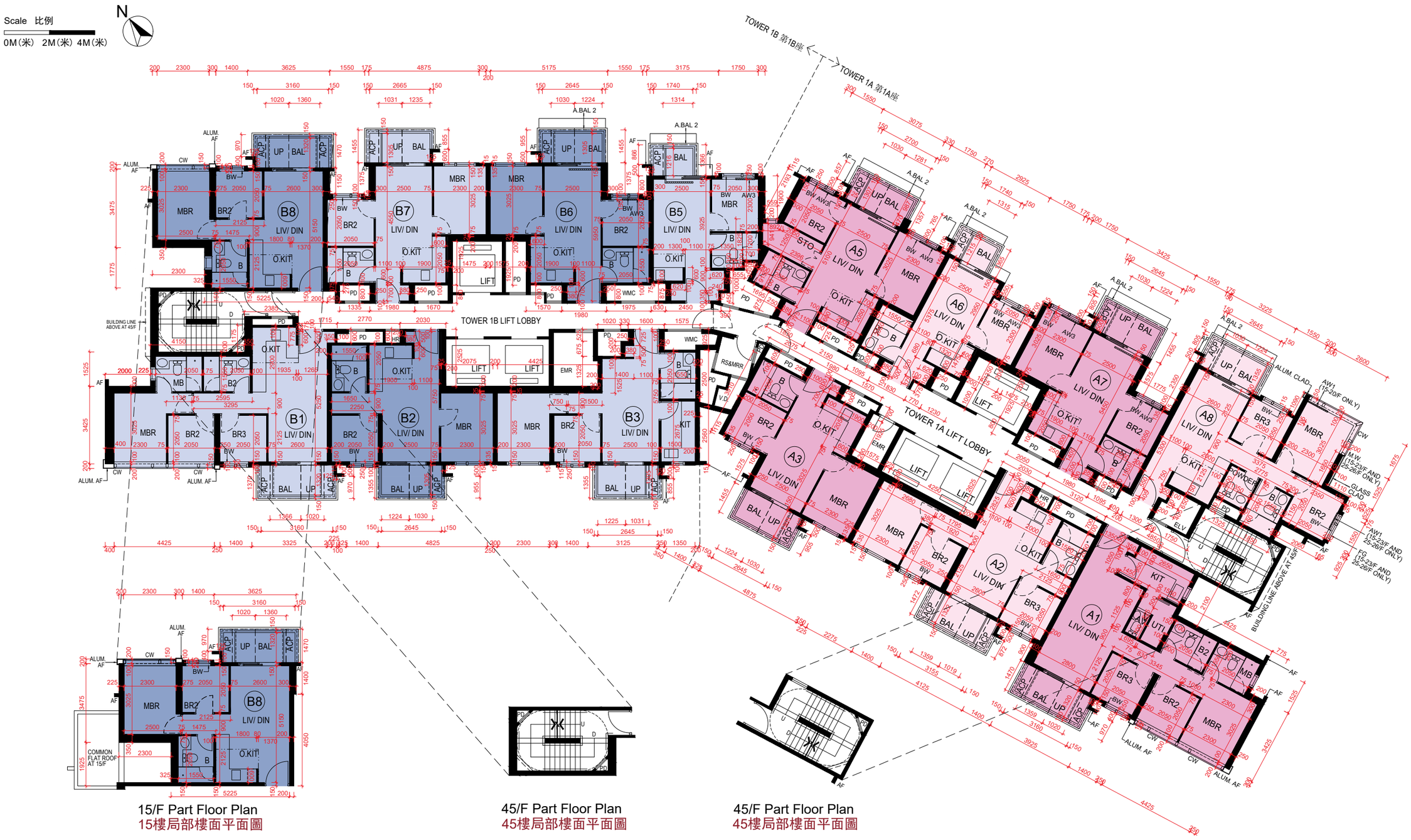
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:
1. The dimensions of floor plan are all structural dimensions in millimetre.
2. Please refer to Page AL001 - AL002 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
   [ ] Extent of Open Kitchen Area
4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

備註：
1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第AL001-AL002頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
   [ ] 開放式廚房範圍
4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

Tower 1 (Tower 1A & Tower 1B) 15/F-23/F, 25/F-33/F, 35/F-43/F & 45/F
第1座 (第1A座及第1B座) 15樓至23樓、25樓至33樓、35樓至43樓及45樓



15/F Part Floor Plan
15樓局部樓面平面圖

45/F Part Floor Plan
45樓局部樓面平面圖

45/F Part Floor Plan
45樓局部樓面平面圖

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

Block Name 大廈名稱	Floor 樓層	Flat 單位						
Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)	46/F 46樓		Simplex 1A	Simplex 2A	A5	Simplex 1B	Simplex 2B	B5	B6
		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)	3090	3090, 3490	3090	3090, 3490	3090, 3490	3090	3090
		The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	200	200	200	200	200	200	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. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floor and hence internal areas of those residential properties will not be increased.)
因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plan are all structural dimensions in millimetre.
2. Please refer to Page AL001 - AL002 of this sales brochure for remarks and legend of the terms and abbreviations shown on this floor plan.
3. Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
   [- - -] Extent of Open Kitchen Area
4. Maintenance windows at fixed glazing with maintenance window (not for ventilation purpose) are openable for maintenances only.

備註：

1. 樓面平面圖所列之尺寸數字以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第AL001-AL002頁之附註及圖例以協助解讀此部份的平面圖及其顯示之名詞及簡稱。
3. 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
   [- - -] 開放式廚房範圍
4. 固定式窗戶連維修窗（不作通風用途）中的維修窗戶只能在作維修時開啟。

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

Tower 1 (Tower 1A & Tower 1B) 46/F
第1座（第1A座及第1B座）46樓



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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	3/F 3樓	A1	59.565 (641) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	19.639 (211)	–	–	–	–	–	–
		A2	44.929 (484) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.280 (3)	–	22.785 (245)	–	–	–	–	–	–
		A3	34.553 (372) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	18.634 (201)	–	–	–	–	–	–
		A5	38.050 (410) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.330 (4)	–	7.436 (80)	–	–	–	–	–	–
		A6	26.129 (281) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	12.652 (136)	–	–	–	–	–	–
		A7	34.659 (373) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.330 (4)	–	21.525 (232)	–	–	–	–	–	–
		A8	47.285 (509) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.310 (3)	–	19.074 (205)	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：
1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	5/F - 12/F, 15/F - 23/F, 25/F - 33/F, 35/F- 43/F & 45/F 5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓	A1	63.065 (679) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–
		A2	48.429 (521) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.280 (3)	–	–	–	–	–	–	–	–
		A3	38.053 (410) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–
		A5	41.550 (447) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.330 (4)	–	–	–	–	–	–	–	–
		A6	28.129 (303) Balcony 露台: 2.000 (22) Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	–	–	–	–	–	–	–
		A7	38.159 (411) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.330 (4)	–	–	–	–	–	–	–	–
		A8	50.785 (547) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.310 (3)	–	–	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：
1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	46/F 46樓	Simplex 1A	99.618 (1,072) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	–	–	33.779 (364)	–	–	–	–	–	–
		Simplex 2A	70.000 (753) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	–	–	26.961 (290)	–	–	–	–	–	–
		A5	41.724 (449) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.330 (4)	–	–	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	3/F 3樓	B1	51.489 (554) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	44.381 (478)	–	–	–	–	–	–
		B2	36.561 (394) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	25.000 (269)	–	–	–	–	–	–
		B3	39.972 (430) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	34.769 (374)	–	–	–	–	–	–
		B5	24.763 (267) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	14.494 (156)	–	–	–	–	–	–
		B6	34.400 (370) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.155 (2)	–	14.730 (159)	–	–	–	–	–	–
		B7	34.763 (374) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.155 (2)	–	15.623 (168)	–	–	–	–	–	–
		B8	48.250 (519) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	0.140 (2)	–	35.352 (381)	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	5/F - 12/F 5樓至12樓	B1	54.989 (592) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–
		B2	40.061 (431) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–
		B3	43.472 (468) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–
		B5	26.763 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	–	–	–	–	–	–	–
		B6	37.900 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.155 (2)	–	–	–	–	–	–	–	–
		B7	38.263 (412) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.155 (2)	–	–	–	–	–	–	–	–
		B8	51.750 (557) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	15/F - 23/F, 25/F - 33/F, 35/F- 43/F & 45/F 15樓至23樓、25樓至33樓、35樓至43樓及45樓	B1	54.989 (592) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–
		B2	40.061 (431) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–
		B3	43.472 (468) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–
		B5	26.763 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	–	–	–	–	–	–
		B6	37.900 (408) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.155 (2)	–	–	–	–	–	–	–
		B7	38.263 (412) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.155 (2)	–	–	–	–	–	–	–
		B8	41.214 (444) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.140 (2)	–	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

Description of Residential Property 物業描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積（包括露台、工作平台及陽台(如有)）平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	46/F 46樓	Simplex 1B	98.288 (1,058) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	–	–	29.717 (320)	–	–	–	–	–	–
		Simplex 2B	64.105 (690) Balcony 露台: – Utility Platform 工作平台: – Verandah 陽台: –	–	–	–	6.432 (69)	–	–	–	–	–	–
		B5	26.763 (288) Balcony 露台: 2.000 (22) Utility Platform 工作平台: – Verandah 陽台: –	–	0.175 (2)	–	–	–	–	–	–	–	–
		B6	38.026 (409) Balcony 露台: 2.000 (22) Utility Platform 工作平台: 1.500 (16) Verandah 陽台: –	–	0.155 (2)	–	–	–	–	–	–	–	–

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) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
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條計算得出來。其他指明項目的面積（不計算入實用面積內），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

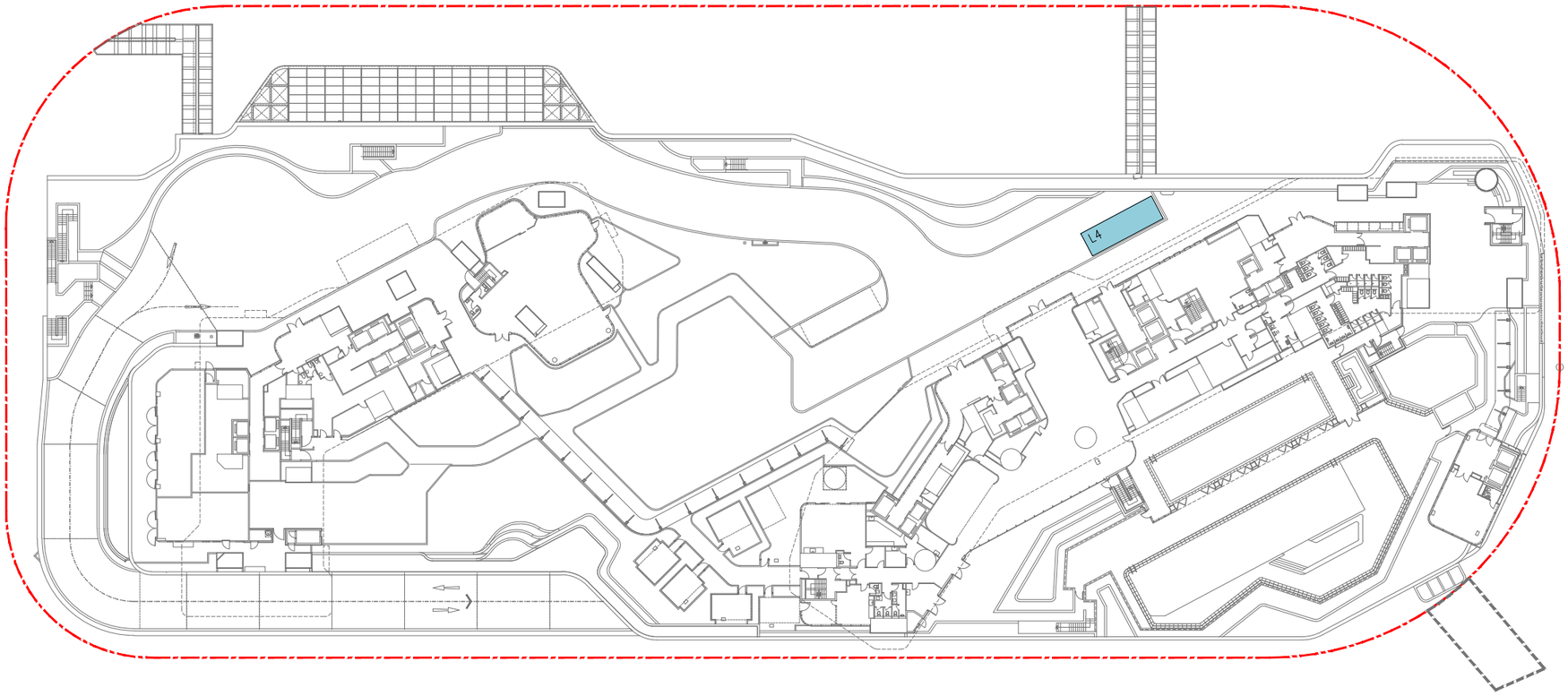
1. The above areas as specified in square feet are converted at a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.
2. The symbol " – " as shown in the above table denotes "Not provided".
3. There is no verandah in the residential properties of the Phase.
4. 4/F, 13/F, 14/F, 24/F, 34/F and 44/F are omitted in each Tower.

備註：

1. 上述以平方呎所列之面積均以1平方米 = 10. 764平方呎換算，並以四捨五入至整數平方呎，平方呎與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「 – 」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓, 13樓, 14樓, 24樓, 34樓及44樓。

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

2/F Floor Plan
2樓樓面平面圖



LEGEND:
圖例

Residential Loading and Unloading Space
住宅上落貨停車位

Boundary of the Development
發展項目的界線

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、尺寸及面積：

	Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)米	Area of each Parking Space (sq. m) 每個停車位面積(平方米)
	Residential Loading and Unloading Space 住宅上落貨停車位	2/F 2樓	1	11.0 x 3.5	38.5

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

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

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

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. Summary of the Common Parts of the Phase

According to the executed Principal Deed of Mutual Covenant and Management Agreement (the "**PDMC**") and the latest draft Sub-Deed of Mutual Covenant and Management Agreement of the Phase (the "**SDMC**"):-

1. **"Car Park"** means those parts of the Estate constructed for the purpose of the parking of motor vehicles and motor cycles which shall include the Carpark Common Areas, the Carpark Common Services and Facilities, the Residential Parking Spaces and the Visitors' Parking Spaces.

2. **"Carpark Common Areas"** means those parts of the Car Park intended for the common use and benefit of the Owners, occupiers and licensees of the Commercial Parking Spaces, the Residential Parking Spaces, the Visitors' Parking Spaces including, but not limited to, all accessory areas, circulation passages, exit corridors, entrances, ramps, driveways, staircases and (to the extent not specifically provided in the aforesaid) any parts of the Car Park covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Car Park included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance but excluding anything contained in the Estate Common Areas and the Residential Common Areas, and for the purpose of identification only as shown (where possible and capable of being shown) coloured Grey on the floor plans annexed to the PDMC and certified as to their accuracy by or on behalf of the Authorized Person

3. **"Carpark Common Services and Facilities"** means those services and facilities in on or under the Car Park and which serve the Commercial Parking Spaces, the Residential Parking Spaces and the Visitors' Parking Spaces including, but not limited to, electric room, electric meter cabinet, fan room, fire service inlet, switch room, smoke vent, vent shaft but excluding anything contained in the Estate Common Services and Facilities and the Residential Common Services and Facilities.

4. **"Common Areas"** means the Carpark Common Areas, the Estate Common Areas and the Residential Common Areas but excluding those parts of the Car Park or the Residential Development which belong to the Owner of any particular Unit or which serve only any particular Unit and excluding all parts of the Commercial Accommodation.

5. **"Common Services and Facilities"** means the Carpark Common Services and Facilities, the Estate Common Services and Facilities, the Residential Common Services and Facilities and those services and facilities of the Estate as are designated as common services and facilities in any Sub Deed of Mutual Covenant or Deed Poll to be executed by the First Owner (excluding its successors and assigns) pursuant to the PDMC excluding those services and facilities which belong to the Owner of any particular Unit or which serve only any particular Unit and excluding those services and facilities serving the Commercial Accommodation or any part thereof.

6. **"Estate Common Areas"**means
   (a) those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to the emergency vehicular access, run in and out, entrances, driveways, ramps, footpaths, staircases, landings, corridors, passages, lift lobbies (including the false ceilings thereabove and lighting facilities thereon) and the full-height grilles at the walkway on Ground Floor leading thereto, pavement, office accommodation for watchmen provided under Special Condition No.(18)(a) of the Government Grant, owners' corporation/ owners' committee office provided under Special Condition No.(20)(a) of the Government Grant, part of the Greenery Areas, the Pedestrian Walkway, part of the landscaped works, the railing and grilles enclosing such part of the Estate Common Areas on Ground Floor of the Development but not fronting the LRT Complex, the finishes on walls, columns and balustrades facing the Estate Common Areas on Ground Floor of the Development, the floor finishes of areas forming part of the Estate Common Areas (including without limitation those on Ground Floor of the Development) which are for the purpose of identification only as shown (where possible and capable of being shown) coloured Green on the floor plans and the elevation plans annexed to the PDMC and Violet Crossed Black on the greenery areas plans annexed to the PDMC and certified as to their accuracy by or on behalf of the Authorized Person;
   (b) (i) the floor finishes (including planters) on the Retained Area, (ii) the airspace between the said floor finishes on the Retained Area and the upper boundary of the LRT Complex as referred to in the LRT Complex Assignment and (iii) the finishes (including vertical greenery) on the walls, columns, railing, grilles and balustrades on Ground Floor of the Development facing the Retained Area; and
   (c) (to the extent not specifically provided in the aforesaid) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Estate included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding all parts of the Commercial Accommodation, the Carpark Common Areas, the Residential Common Areas and those areas forming parts of other common areas as designated or to be designated in the Sub-Deed of Mutual Covenant or Deed Poll to be executed by the First Owner pursuant to the PDMC).

7. **"Estate Common Services and Facilities"** means those services and facilities constructed or to be constructed in on or under the Estate and which serve the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to, refuse storage & material recovery chamber, lift pits, lifts, pipe ducts, pipe duct rooms, vent duct shafts, CLP cable rise duct room, check meter cabinets, electric rooms, extra-low voltage room, emergency generator room, transformer rooms, switch rooms, sprinkler pump room, sprinkler control valve and fire service inlet room, fire service check meter, fire service pump room, water pump room, office accommodation for watchmen provided under Special Condition No.(18)(a) of the Government Grant, owners' corporation/ owners' committee office provided under Special Condition No.(20)(a) of the Government Grant, the Pedestrian Walkway and any other installations, systems, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the common use and benefit of the Estate as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners of the Estate (but excluding all parts of the Commercial Accommodation, the Carpark Common Services and Facilities, the Residential Common Services and Facilities and those services and facilities forming parts of other common services and facilities designated or to be designated in the Sub-Deed of Mutual Covenant or Deed Poll to be executed by the First Owner pursuant to the PDMC).

8. **"Residential Car Parking Space"** means a Unit provided under Special Condition No.(41)(a)(i) of the Government Grant and situate in the Car Park and designated for the parking of motor vehicles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong), and regulation made thereunder and any amending legislation, and belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees, which expression shall, for the avoidance of doubt, include the EV Facilities (Exclusive) (if any) exclusively serving such Unit, and for further avoidance of doubt, exclude the Commercial Parking Spaces.

9. **"Residential Common Areas"** means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to corridors, roofs, canopies, driveways, lobbies (including the false ceilings thereabove, the enclosing walls and the cantilever canopy of the resident's lift lobbies on Ground Floor of the Development, and the finishes and lighting facilities thereon), the Bicycle Parking Spaces, the Club House, the common flat roofs, part of the Greenery Areas, the planters on Ground Floor of the Development, the horizontal screens and the covered areas underneath, the loading and unloading spaces for goods vehicles provided pursuant to Special Condition No.(42)(a)(i) of the Government Grant, part of the landscaped works, the Pedestrian Link, the Recreational Areas and Facilities, the Visitors' Parking Spaces, the Noise Mitigation Measures (in so far as the same are within the Residential Common Areas), the railing and grilles enclosing such part of the Residential Common Areas on Ground Floor of the Development but not fronting the LRT Complex, the finishes on walls, columns and balustrades facing the Residential Common Areas on Ground Floor of the Development, the floor finishes of areas forming part of the Residential Common Areas (including without limitation those on Ground Floor of the Development), (to the extent not specifically provided in the aforesaid) any

parts of the Residential Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Residential Development included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and other areas designated for the benefit of the Residential Development but excluding anything contained in the Commercial Accommodation, the Carpark Common Areas and the Estate Common Areas, and for the purpose of identification only as shown (where possible or capable of being shown) coloured Yellow and Yellow Stippled Black on the floor plans annexed to the PDMC and Yellow on the elevation plans annexed to the PDMC and Light Orange Crossed Black and Orange Crossed Black on the greenery areas plans annexed to the PDMC and certified as to their accuracy by or on behalf of the Authorized Person.

10. "**Residential Common Services and Facilities"** means those services and facilities constructed or installed or to be constructed or installed in on or under the Estate and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit including but not limited to, check meter cabinet (CMC), extra-low voltage room, electric duct room, electric duct cabinet, electric meter room, emergency generator room, exhaust air duct room, fan room, fire service check meter cabinet, fire service inlet room, fire service control room, fire service pump room, fire service and sprinkler pump room, fire service pump room & street fire hydrant pump room, fuel tank room, filtration plant room, flushing water pump room, high voltage riser duct room, heat pump room, lift, lift lobby, lift shaft, lift pit, staircase, lift machine room, master water meter room, metal canopy, pipe room, pipe duct, pipe duct room, potable & flushing pump room, potable water pump room, the Recreational Areas and Facilities, refuse storage and material recovery room, satellite master antenna television room, telecommunications and broadcasting equipment room, main switch room, sub-main switch room, sprinkler pump room, staircase, transformer room, toilet, water meter cabinet and the EV Facilities for Visitors' Parking Spaces but excluding anything contained in the Estate Common Services and Facilities and the Carpark Common Services and Facilities.

11. "**Residential Motor Cycle Parking Space"** means a Unit provided under Special Condition No.(41)(d)(i) of the Government Grant and situate in the Car Park and designated for the parking of motor cycles licensed under the Road Traffic Ordinance (Chapter 374 of the Laws of Hong Kong), and regulation made thereunder and any amending legislation, and belonging to the residents of the Residential Units and their bona fide guests, visitors or invitees, which expression shall, for the avoidance of doubt, include the EV Facilities (Exclusive) (if any) exclusively serving such Unit, and for further avoidance of doubt, exclude the Commercial Parking Spaces.

12. "**Residential Parking Space"** means a Residential Car Parking Space or a Residential Motor Cycle Parking Space.

13. **"Retained Area"** has the same meaning as defined in the LRT Complex Assignment and is for the purpose of identification only as shown (where possible and capable of being shown) coloured Indigo Cross-Hatched Black on the floor plans annexed to the PDMC and certified as to their accuracy by or on behalf of the Authorized Person.

14. "**Phase 2 Common Areas and Common Services and Facilities**" means (i) the Residential Common Areas in Phase 2 forming part of the Common Areas and (ii) the Residential Common Services and Facilities in Phase 2 forming part of the Common Services and Facilities.

15. "**Residential Common Areas in Phase 2**" means those parts of the Residential Common Areas within Phase 2 intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to corridors, driveways, common flat roof (refuge floor), flat roofs on Top Roof Floor of the Development, lobbies (including the false ceilings thereabove, the enclosing walls and the finishes and lighting facilities thereon), the loading and unloading space for goods vehicles provided pursuant to Special Condition No.(42)(a)(i) of the Government Grant, covered landscape area on Second Floor of the Development, the planters and lawn on Second Floor of the Development, the Phase 2 Recreational Areas and Facilities, the Phase 2 Noise Mitigation Measures (in so far as the same are within the Residential Common Areas in Phase 2), the Phase 2 Greenery Areas, the finishes on walls, the floor finishes of areas forming part of the Residential Common Areas in Phase 2, lift machine room, upper part of potable water pump room, upper part of flushing water pump room, (to the extent not specifically provided in the aforesaid) any parts of the Residential Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Residential Development included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and other areas designated for the benefit of the Residential Development, and for the purpose of identification only as shown (where possible or capable of being shown) coloured Yellow, Yellow Crossed Hatched Black and Yellow Stippled Black on the floor plans annexed to the SDMC and Light Orange Crossed Black on the greenery areas plan annexed to the SDMC and certified as to their accuracy by or on behalf of the Authorized Person.

16. "**Residential Common Services and Facilities in Phase 2**" means those Residential Common Services and Facilities within Phase 2 and which serve the Residential Development and not for the sole benefit of any Owner of a Residential Unit including but not limited to mobile phone antennas mounted on the parapet wall of the top roof of Tower 1, electrical duct, electric meter cabinet, electric meter room, extra low voltage duct, fan room for refuse storage and material recovery room, flushing water pump room, water meter cabinet, hose reel, lift, lift lobby, lift shaft, lift pit, water meter cabinet, pipe duct, potable water pump room, ventilation duct, the Phase 2 Recreational Areas and Facilities, staircases.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

B. Number of Undivided Shares assigned to each residential property in the Phase

	Tower 1A								
Floor	**Simplex 1A**	**Simplex 2A**	**Flat A1**	**Flat A2**	**Flat A3**	**Flat A5**	**Flat A6**	**Flat A7**	**Flat A8**
46/F	1165	835				406			
45/F			623	476	369	405	276	371	497
43/F			623	476	369	405	276	371	497
42/F			623	476	369	405	276	371	497
41/F			623	476	369	405	276	371	497
40/F			623	476	369	405	276	371	497
39/F			623	476	369	405	276	371	497
38/F			623	476	369	405	276	371	497
37/F			623	476	369	405	276	371	497
36/F			623	476	369	405	276	371	497
35/F			623	476	369	405	276	371	497
33/F			623	476	369	405	276	371	497
32/F			623	476	369	405	276	371	497
31/F			623	476	369	405	276	371	497
30/F			623	476	369	405	276	371	497
29/F			623	476	369	405	276	371	497
28/F			623	476	369	405	276	371	497
27/F			623	476	369	405	276	371	497
26/F			623	476	369	405	276	371	497
25/F			623	476	369	405	276	371	497
23/F			623	476	369	405	276	371	497
22/F			623	476	369	405	276	371	497
21/F			623	476	369	405	276	371	497
20/F			623	476	369	405	276	371	497
19/F			623	476	369	405	276	371	497
18/F			623	476	369	405	276	371	497
17/F			623	476	369	405	276	371	497
16/F			623	476	369	405	276	371	497
15/F			623	476	369	405	276	371	497
12/F			623	476	369	405	276	371	497
11/F			623	476	369	405	276	371	497
10/F			623	476	369	405	276	371	497
9/F			623	476	369	405	276	371	497
8/F			623	476	369	405	276	371	497
7/F			623	476	369	405	276	371	497
6/F			623	476	369	405	276	371	497
5/F			623	476	369	405	276	371	497
3/F			695	564	440	420	325	457	570
Total	**1,165**	**835**	**23,123**	**17,700**	**13,724**	**15,406**	**10,261**	**13,813**	**18,462**

Note :-
There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F.

	Tower 1B								
Floor	**Simplex 1B**	**Simplex 2B**	**Flat B1**	**Flat B2**	**Flat B3**	**Flat B5**	**Flat B6**	**Flat B7**	**Flat B8**
46/F	1132	673				263	368		
45/F			542	389	423	263	367	371	404
43/F			542	389	423	263	367	371	404
42/F			542	389	423	263	367	371	404
41/F			542	389	423	263	367	371	404
40/F			542	389	423	263	367	371	404
39/F			542	389	423	263	367	371	404
38/F			542	389	423	263	367	371	404
37/F			542	389	423	263	367	371	404
36/F			542	389	423	263	367	371	404
35/F			542	389	423	263	367	371	404
33/F			542	389	423	263	367	371	404
32/F			542	389	423	263	367	371	404
31/F			542	389	423	263	367	371	404
30/F			542	389	423	263	367	371	404
29/F			542	389	423	263	367	371	404
28/F			542	389	423	263	367	371	404
27/F			542	389	423	263	367	371	404
26/F			542	389	423	263	367	371	404
25/F			542	389	423	263	367	371	404
23/F			542	389	423	263	367	371	404
22/F			542	389	423	263	367	371	404
21/F			542	389	423	263	367	371	404
20/F			542	389	423	263	367	371	404
19/F			542	389	423	263	367	371	404
18/F			542	389	423	263	367	371	404
17/F			542	389	423	263	367	371	404
16/F			542	389	423	263	367	371	404
15/F			542	389	423	263	367	371	404
12/F			542	389	423	263	367	371	510
11/F			542	389	423	263	367	371	510
10/F			542	389	423	263	367	371	510
9/F			542	389	423	263	367	371	510
8/F			542	389	423	263	367	371	510
7/F			542	389	423	263	367	371	510
6/F			542	389	423	263	367	371	510
5/F			542	389	423	263	367	371	510
3/F			738	492	575	321	419	427	661
Total	**1,132**	**673**	**20,250**	**14,496**	**15,803**	**10,052**	**13,999**	**13,783**	**16,053**

Note :-
There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F..

C. Terms of years for which the manager of the Phase is appointed

The Manager shall be appointed as the manager of the Estate (save and except that the LRT Complex shall be managed and controlled by the Owner of the LRT Complex in its sole discretion) for an initial period of two (2) years commencing from the date of the PDMC, subject to the provisions for the termination contained in the PDMC.

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

1. The Owners of the Estate shall contribute towards the Management Charges (as defined in the PDMC) in the following manner:-

   (a) Each Owner of the Estate shall contribute towards the Management Charges monthly in advance a contribution equal to 1/12th of the Management Charges payable by that Owner for that year on the first day of each calendar month.

   (b) The Owners of the Estate shall contribute towards the Management Charges in the following manner :-

      (i) all Owners of Units in the Estate shall contribute to the expenses of the Estate Management Budget in the proportion that the Management Units attributable to the Units owned by them bears to the total Management Units allocated to the Estate;

      (ii) the Owners of the Residential Units shall contribute to the expenses of the Residential Development Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Development;

      (iii) (1) the Owners of the Residential Units shall contribute a portion of the expenses of the Car Park Management Budget in the proportion that the Management Units attributable to the Residential Units owned by them bears to the total Management Units allocated to the Residential Development, such portion should be calculated in accordance with the following formula :-

portion	=	Total number of Visitors' Parking Spaces
		Total number of all Residential Parking Spaces, all Commercial Parking Spaces and all Visitors' Parking Spaces

      (2) the Owner of the Commercial Accommodation shall contribute a portion of the expenses of the Car Park Management Budget, such portion should be calculated in accordance with the following formula :-

portion	=	Total number of Commercial Parking Spaces
		Total number of all Residential Parking Spaces, all Commercial Parking Spaces and all Visitors' Parking Spaces

      (3) the Owners of the Residential Parking Spaces shall contribute to the remaining expenses of the Car Park Management Budget (after taking into account the portion referred to in sub-clause (b)(iii)(1) and (b)(iii)(2) of Clause 5 of this Section) in the proportion that the Management Units attributable to such Residential Parking Spaces owned by them bears to the total Management Units allocated to all Residential Parking Spaces;

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

(c) The Manager shall on or before the first day of each calendar month render to each of the Owners of the Estate by sending to their respective Unit or to such other address as an Owner of the Estate may from time to time in writing advise to the Manager either by post or by hand a written notification showing the amount of the monthly charge payable by such Owner of the Estate.

(d) Notwithstanding any provisions to the contrary, the Owners of the Estate shall pay to the Manager any shortfall in the Manager's Remuneration within 21 days from the completion of the preparation of an income and expenditure account and balance sheet in accordance with Clause 8(c) of Section J of the PDMC.

Provided That where in the Manager's opinion, whose opinion must be reasonable and formed in good faith, any expenditure has been or will be incurred solely for the benefit of an Owner or group of Owners that expenditure shall be borne by that Owner or those Owners solely in such proportion to be determined by the Manager and where in the Manager's opinion, whose opinion must be reasonable and formed in good faith, any expenditure relates to management services which do not benefit a group of Owners that group of Owners need not be responsible for that expenditure Provided Further That subject to Clause 13(b) of Section E and Clause 12 of this Section, the liability of the Owner of a Unit to contribute to the expenses of any budget prepared by the Manager shall only accrue with effect from the date of the PDMC or, for any Unit which the First Owner is not in a position validly to assign as at the date of the PDMC (i.e. the consent to assign in respect of such Unit has not been issued by the Director as at the date of the PDMC), the earlier of the date of the consent to assign in respect of such Unit or the date of issuance of the certificate of compliance by the Director, and then only in respect of such Units and the Manager in determining the Management Charges payable by an Owner shall only apportion expenditure between the Management Units attributable to those Units in respect of which provision of management services by the Manager to the relevant part of the Estate intended for common use and benefit of such Units covered by such budget has been commenced.

2. The number of Management Units allocated to each residential property in the Phase is as follows:-

	Tower 1A								
Floor	Simplex 1A	Simplex 2A	Flat A1	Flat A2	Flat A3	Flat A5	Flat A6	Flat A7	Flat A8
46/F	1165	835				406			
45/F			623	476	369	405	276	371	497
43/F			623	476	369	405	276	371	497
42/F			623	476	369	405	276	371	497
41/F			623	476	369	405	276	371	497
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38/F			623	476	369	405	276	371	497
37/F			623	476	369	405	276	371	497
36/F			623	476	369	405	276	371	497
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33/F			623	476	369	405	276	371	497
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29/F			623	476	369	405	276	371	497
28/F			623	476	369	405	276	371	497
27/F			623	476	369	405	276	371	497
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25/F			623	476	369	405	276	371	497
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17/F			623	476	369	405	276	371	497
16/F			623	476	369	405	276	371	497
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11/F			623	476	369	405	276	371	497
10/F			623	476	369	405	276	371	497
9/F			623	476	369	405	276	371	497
8/F			623	476	369	405	276	371	497
7/F			623	476	369	405	276	371	497
6/F			623	476	369	405	276	371	497
5/F			623	476	369	405	276	371	497
3/F			695	564	440	420	325	457	570
Total	**1,165**	**835**	**23,123**	**17,700**	**13,724**	**15,406**	**10,261**	**13,813**	**18,462**

Note :-
There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F.

	Tower 1B								
Floor	Simplex 1B	Simplex 2B	Flat B1	Flat B2	Flat B3	Flat B5	Flat B6	Flat B7	Flat B8
46/F	1132	673				263	368		
45/F			542	389	423	263	367	371	404
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42/F			542	389	423	263	367	371	404
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33/F			542	389	423	263	367	371	404
32/F			542	389	423	263	367	371	404
31/F			542	389	423	263	367	371	404
30/F			542	389	423	263	367	371	404
29/F			542	389	423	263	367	371	404
28/F			542	389	423	263	367	371	404
27/F			542	389	423	263	367	371	404
26/F			542	389	423	263	367	371	404
25/F			542	389	423	263	367	371	404
23/F			542	389	423	263	367	371	404
22/F			542	389	423	263	367	371	404
21/F			542	389	423	263	367	371	404
20/F			542	389	423	263	367	371	404
19/F			542	389	423	263	367	371	404
18/F			542	389	423	263	367	371	404
17/F			542	389	423	263	367	371	404
16/F			542	389	423	263	367	371	404
15/F			542	389	423	263	367	371	404
12/F			542	389	423	263	367	371	510
11/F			542	389	423	263	367	371	510
10/F			542	389	423	263	367	371	510
9/F			542	389	423	263	367	371	510
8/F			542	389	423	263	367	371	510
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6/F			542	389	423	263	367	371	510
5/F			542	389	423	263	367	371	510
3/F			738	492	575	321	419	427	661
Total	**1,132**	**673**	**20,250**	**14,496**	**15,803**	**10,052**	**13,999**	**13,783**	**16,053**

Note :-
There is no designation of 4/F, 13/F, 14/F, 24/F, 34/F and 44/F.

E. Basis of which the Management Fee Deposit is fixed

The management fee deposit payable in respect of each Unit shall be a sum equivalent to three months' Management Charges.

F. Areas in the Phase retained by the Vendor for the Vendor's own use

Not Applicable.

Note:

For full details, please refer to the executed PDMC and the latest draft of the SDMC which are free for inspection during open hours at the sales office. Copies of the executed PDMC and the latest draft of the SDMC are available upon request and payment of the necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 期數公用部分的摘要

根據已簽立的主公契及管理協議文稿(「**主公契**」)及期數的最新的副公契及管理協議文稿(「**副公契**」):

1. 「**停車場**」指屋苑內建造供停泊機動車輛和電單車的部分，包括停車場公用地方、停車場公用服務和設施、住宅停車位及訪客停車位。

2. 「**停車場公用地方**」指停車場內擬供商業停車位、住宅停車位、訪客停車位的業主、佔用人和被許可人共同使用與享用的部分，包括但不限於所有附屬區域、旋迴通道、出口走廊、入口、坡道、行車道、樓梯和(如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義的停車場的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義的停車場的任何部分，但不包括屋苑公用地方和住宅公用地方，(如果可以在圖則上顯示)，在主公契所夾附經認可人士或其代表核實為準確的平面圖上以灰色顯示，僅供識別。

3. 「**停車場公用服務和設施**」指在停車場上或地下為商業停車位、住宅停車位和訪客停車位提供服務的服務和設施，包括但不限於電力房、電錶櫃、風機房、消防進水口、電掣房、排煙口、通風井，但不包括屋苑公用服務和設施以及住宅公用服務和設施的任何設施。

4. 「**公用地方**」指停車場公用地方、屋苑公用地方和住宅公用地方，但不包括停車場或住宅發展項目中屬於任何特定單位業主或僅服務任何特定單位的部分，亦不包括商業樓宇的所有部分。

5. 「**公用服務和設施**」指停車場公用服務和設施、屋苑公用服務和設施、住宅公用服務和設施以及第一業主(不包括其繼承人和受讓人)根據主公契簽署的副公契或單邊契據中指定為公用服務和設施的屋苑該等服務和設施，不包括屬於任何特定單位業主或僅服務任何特定單位的服務和設施，亦不包括服務商業樓宇或其任何部分的該等服務和設施。

6. 「**屋苑公用地方**」指
   (a) 屋苑內擬供整個屋苑的業主使用，而並非供屋苑的任何業主或該組業主單獨享用的該等部分，包括但不限於緊急車輛通道、進出通道、出入口、行車道、坡道、行人路、樓梯、梯台、走廊、通道、升降機大堂(包括上面的假天花和照明設施)和地下走道通往該處的全高格柵、行人路、根據政府批地文件特別條款第(18)(a)條提供的看守人辦公室、根據政府批地文件特別條款第(20)(a)條提供的業主立案法團/業主委員會辦公室、部分綠化地帶、行人道、部分園景工程、環繞發展項目地下該等屋苑公用地方部分但並非面向輕鐵綜合大樓的圍欄及格柵、發展項目地下面向屋苑公用地方的牆壁、柱子和欄杆的飾面、構成屋苑公用地方一部分的區域的地板飾面(包括但不限於發展項目地下的地板飾面)，(如果可以在圖則上顯示)，在主公契所夾附經認可人士或其代表核實為準確的平面圖和立面圖上以綠色顯示和在主公契所夾附的綠化地帶圖上以紫色間黑交叉線顯示，僅供識別；
   (b) (i)在保留範圍的地板飾面(包括花槽)，(ii)在前述保留範圍的地板飾面以及輕鐵綜合大樓轉讓契約所述的輕鐵綜合大樓上邊界之間的空域及(iii)面向保留範圍的發展項目地下的牆壁、柱子、圍欄、格柵和欄杆的飾面(包括垂直綠化)；及
   (c) (如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義屋苑的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義屋苑的任何部分以及屋苑內並非供屋苑的任何業主或該組業主單獨享用的所有其他公用部分(但不包括商業樓宇的所有部分、停車場公用地方、住宅公用地方以及第一業主(不包括其繼承人和受讓人)根據主公契簽署的副公契或單邊契據中指定或擬指定的其他公用地方)。

7. 「**屋苑公用服務和設施**」指在屋苑之上或之下已建或擬建服務整個屋苑，而並非供屋苑的任何業主或該組業主單獨享用的該等部分，包括但不限於垃圾收集和物料回收室、升降機坑、升降機、管道槽、管道槽室、通風管道豎井、中電電纜立管室、檢查錶櫃、電力房、特低電壓室、緊急發電機房、變壓器室、電掣房、花灑泵房、花灑控制閥及消防入水口房、消防檢查錶、消防泵房、水泵房、根據政府批地文件特別條款第(18)(a)條提供的看守人宿舍、根據政府批地文件特別條款第(20)(a)條提供的業主立案法團/業主委員會辦公室、行人道及任何其他裝置、系統、機械、設備、器具、固定物和在屋苑內使用或安裝作為屋苑便利設施的一部分共同使用與享用，而並非供屋苑的任何業主或該組業主單獨享用的服務和設施，(但不包括商業樓宇的所有部分、停車場公用服務和設施、住宅公用服務和設施以及第一業主根據主公契簽署的副公契或單邊契據中指定或擬指定的其他公用服務和設施)。

8. 「**住宅車位**」指根據政府批地文件特別條款第(41)(a)(i)條在停車場內提供作停泊根據《道路交通條例》(香港法例第374章)、其下的任何規例及任何修訂法例獲發牌，屬於住宅單位之住戶和他們的真正來賓、訪客或被邀請人的車輛的停車位。為免存疑，該表述應包括專門服務該停車位的電動車設施(專用)(如有)，又為免存疑，不包括商業停車位。

9. 「**住宅公用地方**」指住宅發展項目內供住宅發展項目業主共同使用與享用，而並非供任何住宅單位業主單獨享用的該等部分，包括但不限於走廊、天台、簷篷、行車道、大堂(包括發展項目地下升降機大堂的假天花、圍牆和懸桁簷篷及其上面的飾面及照明設施)、單車停車位、會所、公用平台、部分綠化地帶、發展項目地下的花槽、水平屏風及下方的有蓋地方、根據政府批地文件特別條款第(42)(a)(i)條提供的貨車裝卸車位、部分園景工程、行人通道、康樂區和設施、訪客停車位、噪音緩解措施(只要在住宅公用地方內)、環繞發展項目地下該等住宅公用地方部分但並非面向輕鐵綜合大樓的圍欄及格柵、發展項目地下面向住宅公用地方的牆壁、柱子和欄杆的飾面、構成住宅公用地方一部分的區域(包括但不限於發展項目地下的區域)的地板飾面和(如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義住宅發展項目的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義住宅發展項目的任何部分以及指定供住宅發展項目享用的其他地方，但不包括商業樓宇的所有部分、停車場公用地方及屋苑公用地方，(如果可以在圖則上顯示)，在主公契所夾附經認可人士或其代表核實為準確的平面圖上以黃色和黃色加黑點顯示和在主公契所夾附的立面圖上以黃色顯示和在主公契所夾附的綠化地帶圖上以淺橙色間黑交叉線和橙色間黑交叉線顯示，僅供識別。

10. 「**住宅公用服務和設施**」指在屋苑之上或之下已建或安裝或擬建或安裝為住宅發展項目服務，而並非供任何住宅單位業主單獨享用的部分，包括但不限於檢查錶櫃(CMC)、特低電壓室、電力槽房、電力槽櫃、電錶室、緊急發電機房、廢氣槽房、風機房、消防檢查表櫃、消防入水口房、消防控制室、消防泵房、消防及花灑泵房、消防泵房及街道消火栓水泵房、油缸房、過濾設備房、沖廁水泵房、高電壓立管房、加熱泵房、升降機、升降機大堂、升降機井、升降機坑、樓梯間、升降機機房、主水錶房、金屬簷棚、管道房、管道槽、管道槽房、食水及沖廁水泵房、食水泵房、康樂區和設施、垃圾收集和物料回收室、衛星主天線電視室、電訊及廣播設備室、總電掣房、分電掣房、花灑泵房、樓梯、變壓器室、廁所、水錶櫃和訪客停車位的電動車設施，但不包括屋苑公用服務和設施和停車場公用服務和設施中的任何服務和設施。

11. 「**住宅電單車車位**」指根據政府批地文件特別條款第(41)(d)(i)條在停車場內提供作停泊根據《道路交通條例》(香港法例第374章)、其下的任何規例及任何修訂法例獲發牌，屬於住宅單位之住戶和他們的真正來賓、訪客或被邀請人的電單車停車位。為免存疑，該表述應包括專門服務該電單車停車位的電動車設施(專用)(如有)，又為免存疑，不包括商業停車位。

12. 「**住宅停車位**」指一個住宅車位或一個住宅電單車車位。

13. 「**保留範圍**」與該詞在輕鐵綜合大樓轉讓契約中的定義具相同意義及(如果可以在圖則上顯示)在主公契所夾附經認可人士或其代表核實為準確的平面圖上以靛藍色間黑交叉線顯示，僅供識別。

14. 「**第2期公用地方及公用服務及設施**」指(i)構成公用地方一部份的第2期住宅公用地方及(ii)構成公用服務及設施一部份的第2期住宅公用服務及設施。

15. 「**第2期住宅公用地方**」指位於第2期之住宅公用地方內供住宅發展項目業主共同使用與享用，而並非供任何住宅單位業主單獨享用的該等部分，包括但不限於走廊、行車道、公用平台(庇護層)、發展項目頂層天台之平台、大堂(包括上方之假天花、圍牆和及其上面的飾面及照明設施)、根據政府批地文件特別條款第(42)(a)(i)條提供的貨車裝卸車位、位於發展項目2樓的有蓋園景區、位於發展項目2樓的花槽及草叢、第2期康樂區和設施、第2期噪音緩解措施(只要在第2期住宅公用地方內)、第2期綠化地帶、構成第2期住宅公用地方一部分的區域的牆壁和地下的飾面、升降機機房、食水泵房上半部份、沖廁水泵房上半部份、(如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義住宅發展項目的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義住宅發展項目的任何部分以及指定供住宅發展項目享用的其他地方，(如果可以在圖則上顯示)，在副公契所夾附經認可人士或其代表核實為準確的平面圖上以黃色、黃色間黑交叉線和黃色加黑點顯示和在副公契所夾附的綠化地帶圖上以淺橙色間黑交叉線顯示，僅供識別。

16. 「**第2期住宅公用服務和設施**」指為住宅發展項目服務，而並非供任何住宅單位業主單獨享用的位於第2期之住宅公用服務和設施，包括但不限於安裝於第1座頂層天台的護牆之流動電話天線、電力槽、電錶櫃、電錶室、特低電壓管道、垃圾收集和物料回收室之風機房、沖廁水泵房、水錶櫃、喉轆、升降機、升降機大堂、升降機井、升降機坑、水錶櫃、管道、食水泵房、通風管、第2期康樂區和設施、樓梯。

B. 轉讓予期數內每個住宅物業的不分割份數數目：

	第1A座								
樓層	**單位 Simplex 1A**	**單位 Simplex 2A**	**單位 A1**	**單位 A2**	**單位 A3**	**單位 A5**	**單位 A6**	**單位 A7**	**單位 A8**
46樓	1165	835				406			
45樓			623	476	369	405	276	371	497
43樓			623	476	369	405	276	371	497
42樓			623	476	369	405	276	371	497
41樓			623	476	369	405	276	371	497
40樓			623	476	369	405	276	371	497
39樓			623	476	369	405	276	371	497
38樓			623	476	369	405	276	371	497
37樓			623	476	369	405	276	371	497
36樓			623	476	369	405	276	371	497
35樓			623	476	369	405	276	371	497
33樓			623	476	369	405	276	371	497
32樓			623	476	369	405	276	371	497
31樓			623	476	369	405	276	371	497
30樓			623	476	369	405	276	371	497
29樓			623	476	369	405	276	371	497
28樓			623	476	369	405	276	371	497
27樓			623	476	369	405	276	371	497
26樓			623	476	369	405	276	371	497
25樓			623	476	369	405	276	371	497
23樓			623	476	369	405	276	371	497
22樓			623	476	369	405	276	371	497
21樓			623	476	369	405	276	371	497
20樓			623	476	369	405	276	371	497
19樓			623	476	369	405	276	371	497
18樓			623	476	369	405	276	371	497
17樓			623	476	369	405	276	371	497
16樓			623	476	369	405	276	371	497
15樓			623	476	369	405	276	371	497
12樓			623	476	369	405	276	371	497
11樓			623	476	369	405	276	371	497
10樓			623	476	369	405	276	371	497
9樓			623	476	369	405	276	371	497
8樓			623	476	369	405	276	371	497
7樓			623	476	369	405	276	371	497
6樓			623	476	369	405	276	371	497
5樓			623	476	369	405	276	371	497
3樓			695	564	440	420	325	457	570
總計	**1,165**	**835**	**23,123**	**17,700**	**13,724**	**15,406**	**10,261**	**13,813**	**18,462**

備註：
不設4樓、13樓、14樓、24樓、34樓及44樓。

	第1B座								
樓層	單位 Simplex 1B	單位 Simplex 2B	單位 B1	單位 B2	單位 B3	單位 B5	單位 B6	單位 B7	單位 B8
46樓	1132	673				263	368		
45樓			542	389	423	263	367	371	404
43樓			542	389	423	263	367	371	404
42樓			542	389	423	263	367	371	404
41樓			542	389	423	263	367	371	404
40樓			542	389	423	263	367	371	404
39樓			542	389	423	263	367	371	404
38樓			542	389	423	263	367	371	404
37樓			542	389	423	263	367	371	404
36樓			542	389	423	263	367	371	404
35樓			542	389	423	263	367	371	404
33樓			542	389	423	263	367	371	404
32樓			542	389	423	263	367	371	404
31樓			542	389	423	263	367	371	404
30樓			542	389	423	263	367	371	404
29樓			542	389	423	263	367	371	404
28樓			542	389	423	263	367	371	404
27樓			542	389	423	263	367	371	404
26樓			542	389	423	263	367	371	404
25樓			542	389	423	263	367	371	404
23樓			542	389	423	263	367	371	404
22樓			542	389	423	263	367	371	404
21樓			542	389	423	263	367	371	404
20樓			542	389	423	263	367	371	404
19樓			542	389	423	263	367	371	404
18樓			542	389	423	263	367	371	404
17樓			542	389	423	263	367	371	404
16樓			542	389	423	263	367	371	404
15樓			542	389	423	263	367	371	404
12樓			542	389	423	263	367	371	510
11樓			542	389	423	263	367	371	510
10樓			542	389	423	263	367	371	510
9樓			542	389	423	263	367	371	510
8樓			542	389	423	263	367	371	510
7樓			542	389	423	263	367	371	510
6樓			542	389	423	263	367	371	510
5樓			542	389	423	263	367	371	510
3樓			738	492	575	321	419	427	661
總計	**1,132**	**673**	**20,250**	**14,496**	**15,803**	**10,052**	**13,999**	**13,783**	**16,053**

備註：

不設4樓、13樓、14樓、24樓、34樓及44樓。

C. 有關期數管理人的委任年期

管理人獲委任為屋苑管理人（除了輕鐵綜合大樓應由輕鐵綜合大樓的業主自行決定管理和控制），首屆任期從主公契之日起的2年，直至按主公契規定終止。

D. 在期數的住宅物業業主之間分擔管理開支的基準

1. 屋苑業主須按下列方式繳納管理費（按主公契定義）：

(a) 每位屋苑業主應在每個日曆月的第一天每月提前繳納管理費，金額相當於該業主當年應支付的管理費的 1/12。

(b) 屋苑業主須按下列方式繳納管理費：

(i) 屋苑內的所有單位業主須按他們的擁有單位獲分配的管理單位佔分配給屋苑的總管理單位之比例，分擔屋苑管理預算的開支；

(ii) 住宅單位業主須按他們擁有的住宅單位獲分配的管理單位佔分配給住宅發展項目的總管理單位之比例，分擔住宅發展項目管理預算的開支；

(iii) (1) 住宅單位業主須按他們擁有的住宅單位獲分配的管理單位佔分配給住宅發展項目的總管理單位之比例，分擔停車場管理預算的開支之一部分，該部分應按照以下公式計算：

部分	=	訪客停車位總數
		所有住宅停車位、所有商業停車位和所有訪客停車位的總數

(2) 商業樓宇業主須分擔停車場管理預算的開支之一部分，該部分應按照以下公式計算：

部分	=	商業停車位總數
		所有住宅停車位、所有商業停車位和所有訪客停車位的總數

(3) 住宅停車位業主須按他們擁有的住宅停車位獲分配的管理單位佔分配給所有住宅停車位的總管理單位之比例，分擔停車場管理預算的開支（在考慮本章第5條(b)(iii)(1)和b)(iii)(2)款提到的部分後)之餘下部分；

倘若管理人為上述預算以外的屋苑任何部分編制分預算或分-分預算，則僅分擔歸屬於該部分整體的開支。任何分預算或分-分預算的開支應由該分預算或分-分預算所涵蓋的單位業主按他們擁有的單位獲分配的管理單位佔分配給分預算或分-分預算涵蓋屋苑的相關部分的管理單位總數之比例分擔。

(c) 管理人應在每個日曆月的第一天或之前以郵寄或親身方式向每位屋苑業主各自的單位或屋苑業主可能不時以書面形式向管理人提議的其他地址發出一份書面通知，顯示該屋苑業主每月應支付的費用金額。

(d) 即使有任何相反規定，屋苑業主應在根據主公契第J章第8(c)條完成編制收支賬和資產負債表後的21天內向管理人支付管理人酬金的任何差額。

倘若管理人合理及真誠地認為，任何開支僅供一位業主或該組業主單獨享用，該開支應由業主或該組業主按管理人確定的比例單獨承擔。如果管理人合理及真誠地認為，有關管理服務的任何開支並非使該組業主受益，則該等業主無需負責該開支。此外，受制於第E章第13(b)　條和本章第12條，任何單位業主分擔管理人編制任何預算的開支之責任僅從主公契生效日期起累計，或對於第一業主在主公契日期不能有效轉讓的任何單位（即署長在主公契日期尚未就該單位發出轉讓同意書），則僅該等單位須在同意轉讓該單位的日期或署長簽發合格證書的日期中較早的日期分擔。管理人在確定業主應支付的管理費時，應就管理人提供管理服務給屋苑有關部分供已生效預算所涵蓋的單位共同使用與享用，僅在該等單位獲分配的管理單位之間分攤開支。

2. 轉讓予期數內每個住宅物業的管理單位數目如下：

	第1A座								
樓層	單位 Simplex 1A	單位 Simplex 2A	單位 A1	單位 A2	單位 A3	單位 A5	單位 A6	單位 A7	單位 A8
46樓	1165	835				406			
45樓			623	476	369	405	276	371	497
43樓			623	476	369	405	276	371	497
42樓			623	476	369	405	276	371	497
41樓			623	476	369	405	276	371	497
40樓			623	476	369	405	276	371	497
39樓			623	476	369	405	276	371	497
38樓			623	476	369	405	276	371	497
37樓			623	476	369	405	276	371	497
36樓			623	476	369	405	276	371	497
35樓			623	476	369	405	276	371	497
33樓			623	476	369	405	276	371	497
32樓			623	476	369	405	276	371	497
31樓			623	476	369	405	276	371	497
30樓			623	476	369	405	276	371	497
29樓			623	476	369	405	276	371	497
28樓			623	476	369	405	276	371	497
27樓			623	476	369	405	276	371	497
26樓			623	476	369	405	276	371	497
25樓			623	476	369	405	276	371	497
23樓			623	476	369	405	276	371	497
22樓			623	476	369	405	276	371	497
21樓			623	476	369	405	276	371	497
20樓			623	476	369	405	276	371	497
19樓			623	476	369	405	276	371	497
18樓			623	476	369	405	276	371	497
17樓			623	476	369	405	276	371	497
16樓			623	476	369	405	276	371	497
15樓			623	476	369	405	276	371	497
12樓			623	476	369	405	276	371	497
11樓			623	476	369	405	276	371	497
10樓			623	476	369	405	276	371	497
9樓			623	476	369	405	276	371	497
8樓			623	476	369	405	276	371	497
7樓			623	476	369	405	276	371	497
6樓			623	476	369	405	276	371	497
5樓			623	476	369	405	276	371	497
3樓			695	564	440	420	325	457	570
總計	**1,165**	**835**	**23,123**	**17,700**	**13,724**	**15,406**	**10,261**	**13,813**	**18,462**

備註：
不設4樓、13樓、14樓、24樓、34樓及44樓。

	第1B座								
樓層	單位 Simplex 1B	單位 Simplex 2B	單位 B1	單位 B2	單位 B3	單位 B5	單位 B6	單位 B7	單位 B8
46樓	1132	673				263	368		
45樓			542	389	423	263	367	371	404
43樓			542	389	423	263	367	371	404
42樓			542	389	423	263	367	371	404
41樓			542	389	423	263	367	371	404
40樓			542	389	423	263	367	371	404
39樓			542	389	423	263	367	371	404
38樓			542	389	423	263	367	371	404
37樓			542	389	423	263	367	371	404
36樓			542	389	423	263	367	371	404
35樓			542	389	423	263	367	371	404
33樓			542	389	423	263	367	371	404
32樓			542	389	423	263	367	371	404
31樓			542	389	423	263	367	371	404
30樓			542	389	423	263	367	371	404
29樓			542	389	423	263	367	371	404
28樓			542	389	423	263	367	371	404
27樓			542	389	423	263	367	371	404
26樓			542	389	423	263	367	371	404
25樓			542	389	423	263	367	371	404
23樓			542	389	423	263	367	371	404
22樓			542	389	423	263	367	371	404
21樓			542	389	423	263	367	371	404
20樓			542	389	423	263	367	371	404
19樓			542	389	423	263	367	371	404
18樓			542	389	423	263	367	371	404
17樓			542	389	423	263	367	371	404
16樓			542	389	423	263	367	371	404
15樓			542	389	423	263	367	371	404
12樓			542	389	423	263	367	371	510
11樓			542	389	423	263	367	371	510
10樓			542	389	423	263	367	371	510
9樓			542	389	423	263	367	371	510
8樓			542	389	423	263	367	371	510
7樓			542	389	423	263	367	371	510
6樓			542	389	423	263	367	371	510
5樓			542	389	423	263	367	371	510
3樓			738	492	575	321	419	427	661
總計	**1,132**	**673**	**20,250**	**14,496**	**15,803**	**10,052**	**13,999**	**13,783**	**16,053**

備註：
不設4樓、13樓、14樓、24樓、34樓及44樓。

E. 計算管理費按金的基準

每個單位應付的管理費按金相等於三個月的管理費。

F. 賣方在期數中保留作自用的範圍

不適用。

備註：

請查閱已簽立的主公契及副公契之最新擬稿以了解全部詳情。 已簽立的主公契及副公契之最新擬稿可於售樓處開放時間內免費查覽，而且可支付所需影印費用後取得已簽立的主公契及副公契之最新擬稿的副本。

SUMMARY OF LAND GRANT
批地文件的摘要

1. The development is situated on Tin Shui Wai Town Lot No.23 (the "Lot" or "lot") at Area 33, Tin Shui Wai, New Territories, Hong Kong.

2. The Lot was granted by the Government of the Hong Kong Special Administrative Region to MTR Corporation Limited (the "Grantee") under an Agreement and Conditions of Grant by Private Treaty dated 17 June 2015 and registered in the Land Registry as New Grant No.22126 (the "Land Grant") for a term of 50 years commencing from 17 June 2015.

3. Development Covenant

Special Condition No.(9)(a) and (b)

"(a) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong (provided that the Building Authority may having regard to the exceptional nature of the building or other works connected with the construction or operation of the North-west Railway (as defined in the Kowloon-Canton Railway Corporation Ordinance (hereinafter referred to as "the KCRC Ordinance")) and on such conditions as he may specify, either generally or in any particular case, exempt such of the provisions of the Buildings Ordinance as he thinks fit and such of the works as he may specify), such building or buildings comprising:

(i) light rail facilities and accommodation including a railway station, an electricity rectifier station, platforms, railway tracks, staff offices, staff restrooms and such other railway and ancillary facilities as permitted under the Fifth Schedule to the KCRC Ordinance and, for the avoidance of doubt, excluding any commercial facilities (hereinafter collectively referred to as "the LRT Complex"); and

(ii) building or buildings designed and intended to be used for non-industrial (excluding godown, hotel and petrol filling station) purposes (hereinafter referred to as the "Non-industrial Development").

(b) The Grantee shall complete and make fit for occupation the Non-industrial Development on or before the 30th day of June, 2021." (Note 1)

4. User

Special Condition No.(8)

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) No part of any building or buildings erected or to be erected on the lot at the ground floor level shall be used for any purpose other than for:

(i) the LRT Complex referred to in Special Condition No.(9)(a)(i) hereof;

(ii) such entrances, lobbies, stairways, escalators, lifts, ramps, refuse chamber, service areas and other facilities of the Non-industrial Development referred to in Special Condition No. (9)(a)(ii) hereof as may be approved by the Director; and

(iii) the Pedestrian Walkway referred to in Special Condition No.(2l)(d) hereof

(c) For the purpose of these Conditions, the decision of the Director as to what constitutes the ground floor level shall be final and binding upon the Grantee."

5. Indemnity by Grantee

General Condition No.(4)

"The Grantee hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding upon the Grantee), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Grantee whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

6. Maintenance

General Condition No.(6)

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

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

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

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

7. Private streets, roads and lanes

General Condition No.(8)

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

8. Indemnify Government against existing structures

Special Condition No.(1)(a)

"The Grantee acknowledges that there are some light rail facilities and accommodation, and other buildings and structures existing on the lot (hereinafter collectively referred to as "the Existing Facilities, Buildings and Structures"). The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Existing

Facilities, Buildings and Structures and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition of the Existing Facilities, Buildings and Structures."

9. Formation of the Green Areas

Special Condition No.(4)

"(a) The Grantee shall:

(i) on or before the 30th day of June, 2021 (or such other extended periods as may be approved by the Director) (Note 1), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green and green hatched black on the plan annexed hereto (hereinafter collectively referred to as "the Green Areas"); and

(II) provide and construct such bridges, tunnels, pedestrian crossing facilities, over-passes, underpasses, 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 Areas Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Areas, and for the purpose of these Conditions, the Green Areas and the Green Areas Structures shall exclude the Covered Footbridge referred to in Special Condition No.(22)(a) hereof or any part or parts thereof within the Green Areas;

(ii) on or before the 30th day of June, 2021 (or such other extended periods as may be approved by the Director) (Note 1), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

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

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

10. Restriction on use of the Green Areas

Special Condition No.(6)

"The Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(4) hereof."

11. Development conditions

Special Condition No.(13)

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

(a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 54,754 square metres and shall not exceed 91,256 square metres;

(ii) of the total gross floor area specified in sub-clause (c)(i) of this Special Condition, the total gross floor area of any part of the building or buildings erected or to be erected on the lot designed and intended to be used for private residential purposes shall not be less than 54,631 square metres and shall not exceed 91,051 square metres;

(iii) of the total gross floor area specified in sub-clause (c)(i) of this Special Condition, the total gross floor area of any part of the building or buildings erected or to be erected on the lot designed and intended to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes shall not exceed 205 square metres;

(iv) the Grantee hereby expressly agrees and accepts that there is no guarantee that the building or buildings erected or to be erected on the lot or any part thereof can attain the respective maximum gross floor areas stipulated in sub-clauses (c)(i), (c)(ii) and (c)(iii) of this Special Condition and that no refund of the premium or compensation whatsoever shall be claimed by the Grantee against the Government in the event that the stipulated maximum gross floor areas cannot be attained;

(d) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more;

(ii) for the purposes of sub-clause (d)(i) of this Special Condition:

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Grantee;

(II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;

(III) the decision of the Director as to what constitutes projected facade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Grantee; and

(IV) in calculating the projected facade length referred to in sub-clause (d)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Grantee; and

(e) the design, disposition and height of the Non-industrial Development on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works and such railways related works as may be approved in writing by the Director) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

12. Preservations of trees

Special Condition No.(11)
"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."

13. Landscaping

Special Condition No.(12)

"(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

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

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

(iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (29)(a)(v) hereof."

14. Recreational facilities

Special Condition No.(17)

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

(b) For the purpose of calculating the total gross floor areas stipulated in Special Condition No. (13)(c) hereof, subject to Special Condition No. (58)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (29)(a)(v) hereof;

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

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

15. Pedestrian link

Special Condition No.(21)

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

(b) The segregated pedestrian ways or paths referred to in sub-clause (a) of this Special Condition shall follow the shortest possible routes and shall be covered and constructed and designed so as to :

(i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and

(ii) link up all major facilities within the lot including the shops and residential blocks provided thereon.

(c) The Grantee shall throughout the whole term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director.

(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a pedestrian walkway with a clear internal width of not less than 3.5 metres and not more than 7.0 metres or such other width as may be approved in writing by the Director (hereinafter referred to as "the Pedestrian Walkway") so as to :

(i) link up the LRT Complex at ground floor level and the Covered Footbridge referred to in Special Condition No. (22)(a) hereof;

(ii) link up the LRT Complex at ground floor level and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof;

(iii) link up the Covered Footbridge referred to in Special Condition No. (22)(a) hereof and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof; and

(iv) link up the LRT Complex at ground floor level and the adjacent existing public pedestrian crossing facilities between the points A and B, C and D, E and F, and G and H shown and marked on the plan annexed hereto or at such other points as may be required by the Director."

16. Construction of Covered Footbridge

Special Condition No.(22)

"(a) The Grantee shall on or before the 30th day of June, 2021 (Note 1) at his own expense and in all respects to the satisfaction of the Director construct and provide one single storey covered footbridge (hereinafter referred to as "the Covered Footbridge") together with all supports, connections, columns, openings and landings (including any supports, connections, columns, openings and landings which the Director in his absolute discretion considers necessary for any future extension to the Covered Footbridge) (hereinafter referred to as "the Covered Footbridge Supports and Connections") as

shall be required or approved by the Director, in the positions shown and marked "FB" on the plan annexed hereto or in such other positions as may be approved by the Director. The Covered Footbridge and the Covered Footbridge Supports and Connections shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required and approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion may require. The Covered Footbridge shall have a clear internal width of 6.0 metres and a minimum clear internal headroom of 3.2 metres (Note 3).

(b) The Covered Footbridge shall be delivered to the Government on demand and in any event shall be deemed to have been delivered to the Government by the Grantee without any payment or compensation to the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(c) The Grantee shall at his own expense manage and maintain the Covered Footbridge in good and substantial condition and repair in all respects to the satisfaction of the Director until such time as the Covered Footbridge has been delivered in accordance with sub-clause (b) of this Special Condition.

(d) The Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Covered Footbridge Supports and Connections in good and substantial condition and repair in all respects to the satisfaction of the Director.

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

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

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

(iv) The Grantee shall at all times during the day or night throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge and the Covered Footbridge Supports and Connections."

17. Construction of Proposed Footbridge Supports and Connections

Special Condition No.(23)(a)
"The Grantee shall on or before the 30th day of June, 2021 (Note 1) at his own expense and in all respects to the satisfaction of the Director construct and provide in the building or buildings erected or to be erected upon the lot supports, connections, columns, openings and landings(hereinafter collectively referred to as the "Proposed Footbridge Supports and Connections") to such specifications and between the points M and N and between the points P and Q as shown and marked on the plan annexed hereto or at such other points as may be approved by the Director and at such levels as shall be required and approved by the Director for the proposed pedestrian footbridges to be constructed over Tin Shing Road with such internal width, internal headroom and vertical clearance from and above the finished street level as may be decided by the Director in his absolute discretion (the decision of the Director as to what constitutes the finished street level shall be final and binding on the Grantee) (hereinafter collectively referred to as "the Proposed Footbridges") so that the construction of the Proposed Footbridges can be carried out thereon and that pedestrian access can be gained over the Proposed Footbridges to and from the Pedestrian Walkway. The Proposed Footbridge Supports and Connections shall be constructed with such materials and to such standards, alignment, disposition and designs as may be required or approved by the Director."

18. Restriction on alienation of the LRT Complex

Special Condition No.(31)(a)
"The Grantee shall not except with the prior written consent of the Director assign, mortgage, charge, demise, underlet, part with possession of or otherwise dispose of or encumber the LRT Complex or any part thereof or any interest therein or the KCR Undivided Shares referred to in Special Condition No. (32)(a) hereof or enter into any agreement so to do."

19. Signs to direct motorists

Special Condition No.(38)

"The Grantee shall on or before the 30th day of June, 2021 (Note 1) erect and throughout the term hereby agreed to be granted maintain within the lot or outside the lot or partly within the lot and partly outside the lot in such position or positions as shall be determined by the Director as being close to points XI and YI shown and marked on the plan annexed hereto sign or signs to direct motorists entering into the lot."

20. Vehicular access

Special Condition No.(40)

"(a) The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except:

(i) between the points X1 and Y1 through Z1 shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director for the ingress of motor vehicles (excluding those servicing the LRT Complex) to the lot (Note 2);

(ii) between the points X2 and Y2 through Z2 shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director for the egress of motor vehicles (excluding those servicing the LRT Complex) from the lot (Note 2);

(iii) between the points X3 and Y3 through Z3 and between the points X4 and Y4 through Z4 shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director for the ingress or egress of vehicles of the North-west Railway to or from the lot; and

(iv) between the points X5 and Y5 through Z5 shown and marked on the plan annexed hereto or at such other points as may be approved in writing by the Director for the ingress or egress of motor vehicles servicing the LRT Complex to or from the lot.

(b) Notwithstanding the provision of sub-clause (a)(i) of this Special Condition, access for motor vehicles servicing the LRT Complex to or from the lot may be permitted between the points X1 and Y1 through Z1 shown and marked on the plan annexed hereto subject to such conditions as may be imposed by the Director.

(c) 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 Grantee 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."

21. Parking requirements

Special Condition No.(41)

"(a) (i) spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or

invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below (unless the Director consents to a rate for or to a number of Residential Parking Spaces different from those set out in the table below);

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 17.65 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 12.00 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5.40 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2.12 residential units or part thereof
Not less than 160 square metres	One space for every 1.18 residential units or part thereof

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor areas stipulated in Special Condition No. (13)(c) hereof; and

(II) the pro-rata gross floor area of Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor areas stipulated in Special Condition No. (13)(c) hereof (which residential common area is hereinafter referred to as the "Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, 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 residential units in the building or buildings erected or to be erected on the lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of two spaces being provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No.(43) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at a rate of one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes or at such other rates as may be approved by the Director.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clause (b)(i) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded.

(iii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (43) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purpose stipulated in the said sub-clause and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No.(43) hereof), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause(a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No.(43) hereof) and that the Grantee shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No.(43) hereof) to become the Parking Spaces for the Disabled Persons.

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

(d) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates unless the Director consents to another rate;

(I) 5 percent of the total number of Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (43) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces"); and

(II) 5 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be adjusted pursuant to Special Condition No. (43) hereof);

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clause (d)(i)(II) of this Special Condition shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the purposes stipulated in sub-clause (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with size of each residential unit being less than 70 square metres or at such other rates as may be approved by the Director.

(f) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and(b) of this Special Condition (as may be respectively adjusted pursuant to Special Condition No.(43) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) Each of the Parking Spaces for the Disabled Persons shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres provided that if a platform of not less than 1.2 metres in width is provided at the side of a space, the width of the space may be reduced to not less than 2.5 metres.

(iii) Each of the spaces provided under sub-clauses (d)(i)(I) (as may be adjusted pursuant to Special Condition No. (43) hereof) and (d)(i)(II) of this Special Condition shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (e) of this Special Condition shall be of such dimensions as may be approved in writing by the Director."

22. Loading and unloading requirements

Special Condition No.(42)

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at the following rates :

(i) 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 such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit; and

(ii) one space for every 3,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for nonindustrial (excluding private residential, godown, hotel and petrol filling station) purposes.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be adjusted pursuant to Special Condition No.(43) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(c) For the purpose of calculating the number of spaces to be provided under sub-clause (a)(ii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded."

23. Restriction on alienation of Residential Parking Spaces and Residential Motor Cycle Parking Spaces

Special Condition No.(45)

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

(i) assigned except

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

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

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

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

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

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot (excluding the LRT Complex and the KCR Undivided Shares) as a whole.

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

24. Cutting away

Special Condition No.(49)

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (48) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government

or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

25. Anchor maintenance

Special Condition No.(51)

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

26. Spoil or debris

Special Condition No.(52)

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

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

27. Construction of drains and channels

Special Condition No.(55)

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

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

28. Diversion of existing water mains

Special Condition No.(56)

"(a) The Grantee acknowledges and accepts that there are water mains existing within the lot and the land adjacent thereto as delineated by red lines on the plan annexed hereto (hereinafter referred to as "the Existing Water Mains"). The Grantee agrees that any diversion work in respect of the Existing Water Mains shall be carried out by the Government at the cost of the Grantee. The cost of the diversion shall be paid by the Grantee to the Government on demand. Such cost shall be determined by the Director whose determination shall be final and binding upon the Grantee.

(b) The Water Authority, its officers, contractors, its or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the free and uninterrupted right of ingress, egress and regress to, from and through the lot or any part thereof for the purposes of inspecting and diverting the Existing Water Mains. The Water Authority, its officers, contractors, its or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by it or them of the right of ingress, egress and regress conferred under this subclause (b), and no claim shall be made against it or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) No site formation works or piling works shall be commenced on the lot except with the written approval of the Director of Water Supplies and in conformity with any conditions imposed by him."

29. No grave or columbarium permitted

Special Condition No.(59)

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

Notes:

1. Pursuant to four Building Covenant Extension Letters issued by the District Lands Office/Yuen Long, Lands Department dated 24 September 2020, 17 December 2021, 3 April 2023 and 6 June 2024 respectively and registered in the Land Registry by Memorial Nos.20110901170024, 21123101410028, 23042101500020 and 23042101500020 respectively, the time limit for the completion of the development of the Lot, formation of the Green Areas, construction of the Covered Footbridge and Proposed Footbridge Supports and Connections and signs to direct motorists by the Grantee under the Land Grant has been extended from 30 June 2021 to 30 September 2024.
2. Pursuant to an Approval Letter issued by the District Lands Office, Yuen Long, Lands Department dated 11 May 2020 and registered in the Land Registry by Memorial No.20052601240071, approval was given to the ingress to the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) between the points X1 and Y1 through Z1 and egress from the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) between the points X2 and Y2 through Z2 shown and marked on the plan annexed thereto, provided that with effect from the date of the said Approval Letter, the right of ingress to the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) between the points X1 and Y1 through Z1 and egress from the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) between the points X2 and Y2 through Z2 shown and marked on the plan annexed to the Land Grant is no longer allowed.
3. Pursuant to an Approval Letter issued by the District Lands Office, Yuen Long, Lands Department dated 20 November 2024 and registered in the Land Registry by Memorial No.24121101180026, approval was given to permit the Covered Footbridge and the Covered Footbridge Supports and Connections to be constructed and provided in the positions shown and marked "FB" on the plan annexed thereto in substitution of the positions shown and marked "FB" on the plan annexed to the Land Grant with effect from the date of the said Approval Letter.

SUMMARY OF LAND GRANT
批地文件的摘要

1. 該發展項目位於香港新界天水圍第33區天水圍市地段第23號(「地段」)。

2. 香港特別行政區政府根據日期為2015年6月17日並在土地註冊處以新批地文件第22126號(「批地文件」)登記的批地協議及條件以私人協約批予香港鐵路有限公司(「承授人」)該地段，租期自2015年6月17日起計50年。

3. 發展契諾

特別條款第(9)(a)及(b)條

「(a) 承授人須發展該地段，全面遵照本文件和目前或任何時間在香港生效的所有有關建築、衛生及規劃條例、附例和規例，在該地段上建造一座或多座建築物(但是建築事務監督可根據該建築物或與西北鐵路(按《九廣鐵路公司條例》(以下簡稱「《九鐵條例》」)的定義)的建造或運作有關的其他工程的特殊性質及根據其可指定的一般或在任何特定情況下的條件，豁免其認為合適的《建築物條例》條文及其指明的工程)，該座或多座建築物包括：

(i) 輕鐵設施和樓宇包括鐵路車站、電力整流站、月台、鐵路軌道、職員辦公室、職員廁所及《九鐵條例》附表5下允許的其他鐵路及附帶設施及，為免存疑，不包括任何商業設施(以下統稱「輕鐵綜合大樓」)；及

(ii) 設計及擬作非工業(不包括倉庫、酒店及加油站)用途的一座或多座建築物(以下簡稱「非工業發展項目)。

(b) 承授人須於2021年6月30日或之前竣工且可供非工業發展項目佔用。(備註1)」

4. 用途

特別條款第(8)條

「(a) 受限於本特別條款(b)款，該地段或其任何部分或任何在該地段上已建或擬建的建築物或其任何部分不得用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

(b) 在地段地下層上已建或擬建的的任何建築物的任何部分，不得用於除以下用途以外的任何用途：

(i) 本文件特別條款第(9)(a)(i)條所述的輕鐵綜合大樓；

(ii) 經署長批准本文件特別條款第(9)(a)(ii)條所述的非工業發展項目的入口、大堂、樓梯、自動扶梯、升降機、坡道、垃圾房、服務區和其他設施；及

(iii) 本文件特別條款第(2l)(d)條所述的行人道。

(c) 就本文件而言，署長對什麼構成地下層的定義將作終論並對承授人有約束力。」

5. 承授人作出彌償

一般條款第(4)條

「如果違反本文件或對毗連或毗鄰土地或對該地段造成任何損害或土壤及地下水污染，而地政總署署長認為(以下簡稱「署長」，他的決定將作終論並對承授人有約束力)有關損害或土壤及地下水污染乃由承授人使用該地段或對該地段或其部分進行發展或重建或在該地段上開展的任何活動或進行的任何其他工程造成(不論有關使用、發展或重建、活動或工程是否符合本文件或違反本文件)，承授人應就因此產生的所有該等訴訟、法律及司法程序、責任、要求、費用、開支、損失(不論是財務損失或其他損失)及申索向政府作出彌償，並確保其獲彌償保障。」

6. 保養

一般條款第(6)條

「(a) 承授人須在整個租期期間按本文件對已建或重建建築物(該詞指本一般條款分款預期的重建工程)：

(i) 按核准的設計、配置、高度及任何核准圖則保養一切建築物，不得對其作出修訂或更改；

(ii) 保養按本文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承授人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆。承授人須在上述清拆的一個曆月內向署長申請其同意進行重新發展該地段的建築工程。當收到上述同意後必須在三個曆月內開展重建的必要工程及在署長規定的期限內以署長滿意的方式完成重建。」

7. 私家街道、道路及小巷

一般條款第(8)條

「本文件要求拓建的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地，在任何一種情況下，須在要求時免費交還給政府。如果上述街道、道路及小巷交還給政府，必須由政府進行路面、路邊石、排水渠(污水及雨水排水渠)、渠道及路燈工程，費用由承授人承擔，其後用公帑進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，必須由承授人出資進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。承授人須承擔安裝路燈的資本性開支並允許工人及車輛自由出入批租的範圍，以便安裝與保養路燈。」

8. 保護政府不受現有構築物的損害

特別條款第(1)(a)條

「承授人確認目前在該地段上存在部分輕鐵設施和樓宇、其他建築物和構築物(以下統稱「現有設施、建築物及構築物」)。對於因現有設施、建築物及構築物的存在而對承授人造成或遭受的任何損害、滋擾或干擾，政府概不承擔任何責任或義務，承授人須對現有設施、建築物及構築物的存在和隨後的拆除而引起或與之相關直接或間接產生的任何責任、索賠、費用、要求、訴訟或其他司法程序向政府作出彌償，並確保其獲彌償保障。」

9. 平整綠色範圍

特別條款第(4)條

「(a)承授人須：

(i) 於2021年6月30日(或之前或署長批准的其他延長期間內)(備註1)，自費按署長批准的方式、材料、標準、水平高度、定線及設計，在全面令署長滿意下：

(I) 於本文所附夾圖則以綠色和綠色間黑斜線顯示的部分鋪設及構建未來公眾道路(以下簡稱「綠色範圍」)；及

(II) 提供和建造署長全權酌情要求的橋樑、隧道、行人交匯處設施、上跨路、下通道、暗渠、高架道路、行人路、道路或署長全權酌情要求的其他構築物(以下統稱「綠色範圍構築物」)，以便建築物可興建於綠色範圍及讓車輛和行人往來綠色範圍。就本條件而言，綠色範圍和綠色範圍構築物不包括本文件特別條款第(22)(a)條所述的有蓋行人天橋或其在綠色範圍內的任何部分。

(ii) 於2021年6月30日(或之前或署長批准的其他延長期間內)(備註1)，自費在綠色範圍鋪路面、鋪路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記，以令署長滿意；及

(iii) 自費保養綠色範圍連同綠色範圍構築物，以及在該範圍建造、安裝及提供的所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至按照本文件特別條款第(5)條交還綠色範圍的管有權給政府為止。

(b) 如承授人未能在上述期限內履行承授人在本特別條款(a)款規定的責任，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該費用的金額，付款金額由署長決定，其決定將作終論並對承授人有約束力。」

SUMMARY OF LAND GRANT
批地文件的摘要

10. 對使用綠色範圍的限制

特別條款第(6)條

「除非事前獲署長書面同意，否則承授人不可將綠色範圍用作儲物或搭建任何臨時構築物，或用作進行本文件特別條款第(4)條指明的工程外的任何其他用途。」

11. 發展條件

特別條款第(13)條

「受制於本文件，在發展或重新發展(該詞僅指本文件一般條款第6條預期的重新發展)該地段或其任何部分時：

(a) 任何於該地段上已建或擬建的建築物均須在所有方面符合《建築物條例》、根據該條例訂立的任何規例及任何修訂法例；

(b) 不得在該地段或其任何部分或在本文件指明而在該地段範圍外的地方興建任何未能在所有方面符合《城市規劃條例》、根據該條例制定的任何規例及任何修訂法例的一座或多座建築物，亦不得以未能在所有方面符合《城市規劃條例》、根據該條例制定的任何規例及任何修訂法例的方式發展或使用該地段或其任何部分或在本文件指明而在該地段範圍外的地方；

(c) (i) 該地段上已建或擬建的任何一座或多座建築物的總樓面面積不少於54,754平方米和不多於91,256平方米；

(ii) 在本特別條款(c)(i)款規定的總樓面面積中，該地段上已建或擬建設計和擬用於私人住宅用途的任何一座或多座建築物的總樓面面積不少於54,631平方米和不多於91,051平方米；

(iii) 在本特別條款(c)(i)款規定的總樓面面積中，該地段上已建或擬建作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的任何一座或多座建築物的總樓面面積不多於205平方米；

(iv) 承授人特此明確同意並接受，對在地段上已建或擬建的建築物或其任何部分能夠達到本特別條款(c)(i)、(c)(ii)及(c)(iii)款規定的相應最大總樓面面積不作保證，如承授人未能達到規定的最大總樓面面積，不得向政府申索退還地價或補償；

(d) (i) 未經署長的預先書面批准，在該地段上已建或擬建的任何一座建築物或建築物羣的任何伸延正面外牆長度不能超過60米或以上；

(ii) 在本特別條款(d)(i)款中：

(I) 署長對建築物的定義將作終論並對承授人有約束力；

(II) 若在該地段上已建或擬建的任何二座或以上建築物之間的最短水平距離小於15米，該二座建築物應視為建築物羣，；

(III) 署長對在該地段上已建或擬建的一座建築物或建築物羣的正面伸展長度作出的定義將作終論並對承授人有約束力；

(IV) 在計算本特別條款(d)(i)款提及的正面伸展長度時，應考慮任何二座建築物之間的間隔，署長對其計算作出的決定將作終論並對承授人有約束力；及

(e) 在地段上作出非工業發展項目的設計、佈局及高度須經署長書面批准，在取得該批准之前，不得進行建築工程(地盤平整工程和署長書面批准的鐵路相關工程除外)。就本文件而言，「建築工程」及「地盤平整工程」應按《建築物條例》、根據該條例訂立的任何規例及任何修訂法例定義。」

12. 保育樹木

特別條款第(11)條

「未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。」

13. 美化環境

特別條款第(12)條

「(a) 承授人須自費提交一份按本特別條款(b)款規定在該地段內提供美化環境工程並標示其位置、配置及佈局的美化環境圖則給署長審批。

(b) (i) 該地段中不少於20%範圍須種植樹木、灌木及其他植物。

(ii) 本特別條款(b)(i)款提及的20%中不少於50%須在署長自行酌情決定的位置或水平提供(以下簡稱「綠化地帶」)，以便行人可看見或進入該地段的任何人士可接近該綠化地帶。

(iii) 署長對承授人建議的美化環境工程是否屬於本特別條款(b)(i)款提及的20%之決定將作終論並對承授人有約束力。

(iv) 署長可自行酌情接受承授人建議用其他非種植裝飾代替種植樹木、灌木或其他植物。

(c) 承授人須按已批准的美化工程圖則自費美化該地段，在一切方面使署長滿意。未經署長的預先書面批准，不得對已批准美化工程圖則進行修改、改變、更改、修訂或代替。

(d) 承授人須在其後自費保持與保養美化工程處於安全、乾淨、整潔、井然及衛生狀態，在一切方面使署長滿意。

(e) 按本特別條款美化的範圍須指定為並構成本文件特別條款第(29)(a)(v)條提及的公用地方。」

14. 康樂設施

特別條款第(17)條

「(a) 經署長書面批准，承授人可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「設施」)，設施的類型、面積、設計、高度及配置亦須經署長的事先書面批准。

(b) 在計算本文件特別條款第(13)(c)條指定的總樓面面積時，除了本文件特別條款第(58)(d)條規定外，按本特別條款(a)款在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

(c) 倘若設施任何部分被豁免列入計算本特別條款(b)款的總樓面面積(以下簡稱「獲豁免設施」)：

(i) 獲豁免設施須指定為並構成本文件特別條款第(29)(a)(v)條提及的公用地方；

(ii) 承授人須自費保養獲豁免設施處於修繕妥當的狀態並運作獲豁免設施，使署長滿意；及

(iii) 獲豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，並非其他人士使用。」

15. 行人連接通道

特別條款第(21)條

「(a) 承授人須按署長批准的位置、方式、材料、標準、水平、定線及設計，在全面令署長滿意下自費鋪設、平整、提供、建造獨立的行人道或路徑及鋪設路面(連同署長全權酌情要求的樓梯、坡道、照明和自動扶梯)作本特別條款(b)款規定的目的。

(b) 本特別條款(a)款中提及的獨立的行人道或路徑應遵循盡可能短的路線，並應進行覆蓋、建造和設計，以便：

(i) 在署長批准的建築物的位置和水平，將地段上建造的每座建築物連接起來；及

(ii) 連接地段內的所有主要設施，包括其上提供的商舖和住宅樓宇。

(c) 承授人須在本文件同意授予的整個租期期間自費保養按本特別條款提供的獨立的行人道或路徑(連同樓梯、坡道、照明和自動扶梯) 處於良好的維修狀態，使署長滿意。

(d) 承授人須自費以署長滿意的方式提供一條內部淨闊不少於 3.5 米且不多於 7.0 米或由署長以書面形式批准的其他闊度的行人道(以下簡稱「行人道」)：

(i) 連接輕鐵綜合大樓的地下層和本文件特別條款第(22)(a)條所述的有蓋行人天橋；

(ii) 連接輕鐵綜合大樓的地下層和本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；

(iii) 連接本文件特別條款第(22)(a)條所述的有蓋行人天橋與本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；及

(iv) 將輕鐵綜合大樓的地下層與相鄰的現有公共行人交匯處設施連接起來，連接點為本文件附錄圖則的A和B點、C和D點、E和F點、G和H點或署長可能要求的其他連接點。」

16. 建造有蓋行人天橋

特別條款第(22)條

「(a) 承授人須在2021年6月30日(備註1)或之前自費按署長要求或批准在本文件附錄圖則上所示和標有“FB”的位置或署長可能批准的其他位置建造及提供一座單層有蓋行人天橋(以下簡稱「有蓋行人天橋」)以及所有支撐、連接、柱子、開口及平台(包括署長全權酌情認為對有蓋行人橋的任何未來擴建有必要的任何支撐、連接、柱子、開口及平台)(以下簡稱「有蓋行人天橋支撐和連接」)，全面令署長滿意。有蓋行人天橋和有蓋行人天橋支撐和連接應使用署長要求和批准的材料和標準、水平、路線、配置和設計建造，包括但不限於提供和建造支撐、坡道、相關的樓梯和樓梯平台、自動扶梯、升降機以及署長全權酌情要求的內部和外部裝置和固定裝置以及照明裝置。有蓋行人天橋的內部淨闊為6.0米，內部淨空高度至少為3.2米(備註3)。

(b) 有蓋行人天橋應按要求交還給政府，在任何情況下在署長發出信件之日，表明本條件已得到滿足並令其滿意而未向承授人支付任何款項或補償的情況下應被視為已將其交還給政府。

(c) 承授人須自費管理及保養有蓋行人天橋，並保持其在各方面處於良好狀態，令署長滿意，直至有蓋行人天橋已根據本特別條款(b) 交還為止。

(d) 承授人特此同意在本文件授予的整個租期期間自費維護有蓋行人天橋的支撐和連接，使其處於良好的維修狀態，全面令署長滿意。

(i) (i) 有蓋行人天橋只能用作所有公眾步行或乘坐輪椅通行之用途。

(ii) 除非署長另行批准或要求，否則承授人不得在外部或內部使用或允許或容許他人使用有蓋行人天橋的任何部分作廣告或展示任何標誌、通知或海報。

(iii) 承授人不得在有蓋行人天橋內進行、允許或容許他人進行任何可能或成為滋擾或煩擾，或可能對在有蓋行人天橋下通過的任何人或車輛或任何毗連或毗鄰地段或物業的業主和佔用人造成不便或損害的任何事情。

(iv) 在有蓋行人天橋存在期間，承授人應允許所有公眾人士出於所有合法目的自由且無需支付任何性質的費用在白天或晚上步行或乘坐輪椅暢通無阻地穿過、通過、再通過及上落有蓋行人天橋和有蓋行人天橋支撐和連接。」

17. 建造擬建行人天橋支撐和連接

特別條款第(23)(a)條

「承授人須在2021年6月30日(備註1)或之前自費以全面令署長滿意的方式在該地段上已建或擬建的建築物內以本文件附錄圖則上所示規格及在M和N點之間和P和Q點之間或署長可能批准的其他點之間和在按署長要求或批准的水平為興建跨越天城路上的行人天橋，其內部闊度、內部淨空高度及與已建街道水平上的垂直淨空高度由署長全權酌情決定(署長對已建街道水平的定義將作終論並對承授人有約束力)(以下統稱為「擬建行人天橋」)建造及提供支撐、連接、柱子、開口和平台(以下統稱為「擬建行人天橋支撐和連接」)，以便在其上建造擬建行人天橋，而行人可通過擬建行人天橋進出行人道。擬建行人天橋支撐和連接應使用署長可能要求或批准的材料和標準、定線、配置和設計建造。」

18. 轉讓輕鐵綜合大樓的限制

特別條款第(31)(a)條

「未經署長的事先書面同意，承授人不得轉讓、按揭、押記、批租、分租、出讓或以其他方式處置或以產權負擔約制輕鐵綜合大樓或其任何部分或其任何權益或本文件特別條款第(32)(a)條所述九港鐵路的不分割份數或簽訂類似協議。」

19. 指示駕駛者的標牌

特別條款第(38)條

「承授人須在2021年6月30日(備註1)或之前在該地段內或該地段外或部分在該地段內和部分在該地段外本文件附錄圖則上標示署長確定靠近XI和YI點的位置豎立並在本文件授予的整個租期期間維持一個或多個標牌，以指示駕駛者進入該地段。」

20. 車輛通道

特別條款第(40)條

「(a) 承授人無權使用車輛通過進出該地段，除非:

(i) 車輛(不包括服務輕鐵綜合大樓的車輛）從於本文件附錄的圖則上顯示及標示的X1點和Y1點之間的Z1點通過，或從署長可能書面批准的其他點通過進入該地段(備註2)；

(ii) 車輛(不包括服務輕鐵綜合大樓的車輛）從於本文件附錄的圖則上顯示及標示的X2點和Y2點之間的Z2點通過，或從署長可能書面批准的其他點通過離開該地段(備註2)；

(iii) 西北鐵路的車輛從於本文件附錄的圖則上顯示及標示的X3點和Y3點之間的Z3點，及X4點和Y4點之間的Z4點通過，或從署長可能書面批准的其他點通過進出該地段；及

(iv) 服務輕鐵綜合大樓的車輛從於本文件附錄的圖則上顯示及標示的X5點和Y5點之間的Z5點通過，或從署長可能書面批准的其他點通過進出該地段。

(b) 即使本特別條款(a)(i)款的條文有任何規定，服務輕鐵綜合大樓的車輛可能獲准從於本文件附錄的圖則上顯示及標示的的X1點和Y1點之間的Z1點進出該地段，但受署長可能規訂的條件限制。

(c) 在發展或重建該地段時，可於署長可能規訂的位置及按其可能規定的條件提供臨時通道建築車輛通過。在完成該發展或重建時，承授人須自費在署長規訂的期限內對提供臨時通道的一處或多處地方進行修復，在一切方面使署長滿意。」

21. 泊車要求

特別條款第(41)條

「(a) (i) 必須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比例(除非署長同意不同於下列表格的比例或數目)在該地段內提供署長滿意的停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請人的車輛(以下簡稱「住宅停車位」)：

每個住宅單位的面積	**擬提供的住宅停車位數目**
少於40平方米	每17.65 個住宅單位或其部分一個停車位
不少於40平方米，但少於70平方米	每12.00個住宅單位或其部分一個停車位
不少於70平方米，但少於100平方米	每5.40個住宅單位或其部分一個停車位
不少於100平方米，但少於160平方米	每2.12個住宅單位或其部分一個停車位
不少於160平方米	每1.18個住宅單位或其部分一個停車位

(ii) 在本特別條款(a)(i)款中，擬提供的住宅停車位總數應是根據本特別條款(a)(i)款的表格列明每個住宅單位的面積計算各個住宅停車位數目的總數。就本文件而言，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總數：

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，須從該單位的圍牆或護牆外面量度，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心點量度並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入計算本文件特別條款第(13)(c)條規定的總樓面面積的全部樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積， 在計算該面積時，在住宅單位圍牆外面供該地段已建或擬建發展項目的住宅部分的所有住戶共同使用與享用的住宅公用地方的總樓面面積，為免存疑，不包括沒有列入計算本文件特別條款第(13)(c)條指定的有關總樓面面積(該住宅公用地方以下簡稱「住宅公用地方」) 的所有樓面面積，在計算時須按下列公式分攤給住宅單位：：

$$\text{住宅公用地方的全部總樓面面積} \times \frac{\text{按本特別條款(a)(ii)(I)款計算的有關住宅單位的總樓面面積}}{\text{按本特別條款(a)(ii)(I)款計算所有住宅單位的全部總樓面面積}}$$

(iii) 如果在該地段已建或擬建的任何住宅單位大廈提供超過75個住宅單位，必須按每座住宅單位大廈5個停車位的比例或署長可能批准的其他比例提供額外停車位，以供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建住宅單位大廈之住戶的真正來賓、訪客或被邀請使用者的車輛，惟在該地段內至少須提供2個該等停車位：

(iv) 按本特別條款(a)(i)和(a)(iii)款提供的停車位(可根據本文件特別條款第(43)條規定調整) 不得用作他們指定以外的任何用途，特別是上述停車位不得用作汽車存放、陳列或展示以作汽車出售或其他用途或提供汽車清潔及美容服務。

(b) (i) 必須按該地段上已建或擬建用作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的任何一座或多座建築物或其任何部分的總樓面面積每200平方米或其任何部分一個停車位之比例或署長同意的其他比例在該地段內提供署長滿意的停車位，供停泊車輛。

(ii) 為計算本特別條款(b)(i)款提供的停車位數目，任何用於泊車、裝卸目的的樓面面積均不包括在內。

(iii) 按本特別條款(b)(i)款提供的停車位(可按本文件特別條款第(43)條作出調整)不得用作根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建用作該款指定用途的建築物之佔用人和他們的真正來賓、訪客或被邀請人的車輛以外的任何用途，特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(c) (i) 按本特別條款(a)(i)、(a)(iii)及(b)(i)款提供的停車位(可按批地文件特別條款第(43)條作出調整)中，承授人須按建築事務監督要求及批准保留與指定停車位數目，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(以上保留與指定的停車位以下簡稱「傷殘人士停車位」)，但是必須在按本特別條款(a)(iii)款提供的停車位(可按本文件特別條款第(43)條作出調整)中保留與指定至少一個停車位，承授人不能保留或指定按本特別條款(a)(iii)款提供的全部停車位(可按本文件特別條款第(43)條作出調整)作為傷殘人士停車位。

(ii) 傷殘人士停車位不得用作《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屬於該地段上已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請人的車輛以外的任何用途，特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(d) (i) 承授人必須按下列比例(除非署長同意其他比例)在該地段內提供署長滿意的停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車：

(I) 按本特別條款(a)(i)款要求提供的住宅停車位總數的5%(可按批地文件特別條款第(43)條作出調整)(以下簡稱「住宅電單車停車位」)；及

(II) 按本特別條款(b)(i)款要求提供的停車位總數的5%(可按批地文件特別條款第(43)條作出調整)；

但是如果提供的停車位數目是小數，則四捨五入取其整數。

(ii) 住宅電單車停車位不得用作根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建建築物的住宅單位之住戶和他們的真正來賓、訪客或被邀請人的電單車以外的任何用途，特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(iii) 按本特別條款(d)(i)(II)款提供的停車位不得用作根據《道路交通條例》其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建用作本特別條款(b)(i)款指定用途的建築物之佔用人和他們的真正來賓、訪客或被邀請人的車輛以外的任何用途，特別是上述停車位不得用作汽車存放、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。

(e) 承授人必須按每15個住宅單位(每個住宅單位總樓面面積少於70平方米)或其中部分一個停車位之比例或署長同意的其他比例，在該地段內提供署長滿意的停車位，供停泊屬於該地段上已建或擬建的建築物的住宅單位之住戶和他們的真正來賓、訪客或被邀請人的單車。

(f) (i) 除傷殘人士停車位外，按本特別條款(a)和(b)款(可按本文件特別條款第(43)條作出調整)提供的每個停車位的面積應為2.5米闊及5.0米長，最低淨空高度為2.4米。

(ii) 每個傷殘人士停車位的面積應為3.5米闊及5.0米長，最低淨空高度為2.4米。但是如果在停車位的一側有闊度不小於1.2米的平台，則停車位的闊度可以減少到不小於2.5米。

(iii) 按本特別條款(d)(i)(I)款(可按本文件特別條款第(43)條作出調整)和本特別條款(d)(i)(II)款提供的每個停車位的面積應為1.0米闊及2.4米長，最低淨空高度為2.4米或署長可批准的其他最低淨空高度。

(iv) 按本特別條款(e)款提供的每個停車位應為署長可書面批准的面積。」

22. 裝卸要求

特別條款第(42)條

「(a)必須按下列比例在該地段內提供署長滿意的供上落貨停車位供貨車裝卸：

(i) 按該地段已建或擬建的一座或多座建築物每800個住宅單位或其中部分一個上落貨停車位之比例或署長可批准的其他比例，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個上落貨停車位，該上落貨停車位須設在每座住宅單位大廈旁邊或之內。

(ii) 該地段上已建或擬建用作非工業(不包括私人住宅、倉庫、酒店及加油站)用途的任何一座或多座建築物或其任何部分的總樓面面積每3,000平方米或其任何部分一個停車位。

(b) 按本特別條款(a)款提供的每個上落貨停車位(可按本文件特別條款第(43)條作出調整)必須為3.5米闊及11.0米長，最低淨空高度為4.7米。該等上落貨停車位不能用作任何一座或多座建築物有關的貨車裝卸以外的任何用途。

(c) 為計算按本特別條款(a)(ii)款提供的停車位數目，任何用於泊車、裝卸目的的樓面面積均不包括在內。」

23. 轉讓住宅停車位及住宅電單車停車位的限制

特別條款第(45)條

「(a)即使已遵守與履行本文件使署長滿意，住宅停車位及住宅電單車停車位不能：

(i) 轉讓，除非

(I) 連同賦予專屬權使用與管有該地段已建或擬建的一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專屬權使用與管有該地段已建或擬建的一座或多座建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租(租予該地段已建或擬建的一座或多座建築物內之住宅單位的住客除外)。

於任何情況下，不可轉讓多過總共三個住宅停車位及住宅電單車停車位予該地段已建或擬建的一座或多座建築物內之任何一個住宅單位的業主或分租予任何一個住宅單位的住客。

(b) 即使本特別條款(a)款規定，經署長的事先書面同意，承授人可以轉讓所有住宅停車位及住宅電單車停車位整體僅給承授人全資擁有的附屬公司。

(c) 本特別條款(a)款不適用於轉讓、分租、按揭或抵押整個地段(不包括輕鐵綜合大樓和九港鐵路的不分割份數)。

(d) 本特別條款(a)和(b)款不適用於傷殘人士停車位。」

24. 削土工程

特別條款第(49)條

「(a)如果任何土地需要或已經被削土、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該土地內或任何政府土地內，旨在構建、平整或發展該地段或其中任何部分或承授人按本文件需要進行的任何其他工程或作任何其他用途，承授人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 本特別條款(a)款不能影響本文件(特別是本文件特別條款第(48)條)下的政府權利。

(c) 倘若因為任何構建、平整、發展或承授人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自費進行修復或彌補，使署長滿意並對因上述塌方、山泥傾瀉或地陷直接或間接令政府、他的代理人及承辦商承受、遭受或產生的一切損失、訴訟、損害、要求、索償向政府、他的代理人及承辦商作出彌償。

(d) 除了本文件規定對違反本文件的任何其他權利或濟助外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」

25. 保養地錨

特別條款第(51)條

「如果在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，承授人須在預應力地錨的服務年限期間定期保養與檢查預應力地錨，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承授人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。承授人須在要求時歸還政府因此產生的費用。」

26. 廢土或泥石

特別條款第(52)條

「(a) 倘若從該地段或發展該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、前濱、海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，承授人須自費清理該等廢料並修復對政府物業造成的損壞。承授人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求對政府作出彌償。

(b) 即使本特別條款(a)款規定，署長可以(但沒有責任)應承授人要求清理上述廢料和修復對政府物業造成的損壞。承授人須在要求時向政府支付因此產生的費用。」

27. 建造渠道及水渠

特別條款第(55)條

「(a) 承授人須自費建造與保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導落在或流入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。承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在要求時向政府支付上述連接工程的費用，或者該等連接工程可以按署長滿意的方式由承授人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至要求時由承授人移交給政府，由政府出資負責今後的保養。承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承授人未能保養上述連接工程的任何一段，署長可進行該等工程，承授人須在要求時向政府支付該等工程的費用。」

28. 現有總水喉的改道

特別條款第(56)條

「(a) 承授人確認並接受目前在地段內和毗鄰土地於本文件附錄圖則上以紅線所示之處存在總水喉(以下簡稱「現有總水喉」)。承授人同意有關現有總水喉的任何改道工程須由政府進行，費用由承授人承擔。承授人須應要求向政府支付改道費用，付款金額由署長決定，其決定將作終論並對承授人有約束力。

(b) 水務署、其官員、承辦商、他或他們的工人有權帶同或不帶工具、設備、機械、機器或機動車輛免費、自由和不受限制進出和通過該地段或其任何部分，以便檢查現有總水喉和為其改道。水務署、其官員、承辦商、他或他們的工人對因履行或不履行本特別條款(b)款下的進出和通過權利造成或附帶造成承授人蒙受任何損失、損害、滋擾或干擾概不負責。承授人不得就任何該等損失、損害、滋擾或干擾向他們提出任何索賠。

(c) 除非獲得水務署署長的書面批准並符合他施加的任何條件，否則不得在該地段開展地盤平整工程或打樁工程。」

29. 不允許墳墓或骨灰龕

特別條款第(59)條

「不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。」

備註：

1. 根據地政總署元朗地政處分別於2020年9月24日、2021年12月17日、2023年4月3日和2024年6月6日 發出並在土地註冊處以註冊摘要編號20110901170024、21123101410028、23042101500020和230421015000020分別登記的四份建築契諾延期函，承授人根據批地文件須完成該地段的發展、平整綠色範圍、建造有蓋行人天橋、擬建行人天橋支撐和連接以及指示駕駛者的標牌的完工期限已從2021年6月30日延至2024年9月30日。
2. 根據地政總署元朗地政處於2020年5月11日發出並在土地註冊處以註冊摘要編號20052601240071登記的批准書，已給予批准供車輛（不包括服務輕鐵綜合大樓的車輛）從X1點和Y1點之間的Z1點通過以進入該地段，及供車輛（不包括服務輕鐵綜合大樓的車輛）從X2點和Y2點之間的Z2點通過以離開該地段，但從該批准書的日期起，不再允許車輛(不包括服務輕鐵綜合大樓的車輛)從於批地文件附錄的圖則上顯示及標示的X1點和Y1點之間的Z1點通過以進入該地段，及不再允許車輛(不包括服務輕鐵綜合大樓的車輛)從於批地文件附錄的圖則上顯示及標示的X2點和Y2點之間的Z2點通過以離開該地段。
3. 根據地政總署元朗地政處於2024年11月20日發出並在土地註冊處以註冊摘要編號24121101180026登記的批准書，已給予批准，由該批准書日期起，有蓋行人天橋及有蓋行人天橋支撐和連接可在於該批准書附錄的圖則上顯示及標示的「FB」之位置建造及提供，以取代於批地文件附錄的圖則上顯示及標示的「FB」之位置。

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

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

1. Green Areas

(I) Description

Under Special Condition No.(4) of the Land Grant, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands (the "**Director**"):-

(i) lay and form the Green Areas (as defined below); and

(ii) provide and construct the Green Areas Structures (as defined below) within the Green Areas.

(II) Relevant Provisions of the Land Grant

Special Condition Nos.(4)(a)(i) and (ii)

"(a) The Grantee shall:

(i) on or before the 30th day of June, 2021 (or such other extended periods as may be approved by the Director) (Note 1), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green and green hatched black on the plan annexed hereto (hereinafter collectively referred to as "the Green Areas"); and

(II) provide and construct such bridges, tunnels, pedestrian crossing facilities, over-passes, underpasses, 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 Areas Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Areas, and for the purpose of these Conditions, the Green Areas and the Green Areas Structures shall exclude the Covered Footbridge referred to in Special Condition No.(22)(a) hereof or any part or parts thereof within the Green Areas;

(ii) on or before the 30th day of June, 2021 (or such other extended periods as may be approved by the Director) (Note 1), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require"

Special Condition No.(4)(b)

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

Special Condition No.(4)(c)

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

Special Condition No.(5)

"For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(4) hereof or otherwise."

Special Condition No.(6)

"The Grantee shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (4) hereof."

(III) Relevant Provisions of the executed Principal Deed of Mutual Covenant and Management Agreement (the "PDMC")

Definition of "Green Areas" in Section B (Definitions) of the PDMC

""**Green Areas**" means those portions of future public roads shown coloured green and green hatched black on the plan annexed to the Government Grant as referred to in Special Condition No.(4)(a)(i)(I) of the Government Grant."

Definition of "Green Areas Structures" in Section B (Definitions) of the PDMC

""**Green Areas Structures**" means such bridges, tunnels, pedestrian crossing facilities, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided on or in the Green Areas to the satisfaction of the Director as referred to in Special Condition No.(4) of the Government Grant (excluding the Covered Footbridge)."

2. Covered Footbridge

(I) Description

Under Special Condition No. (22) of the Land Grant, the Grantee shall at his own expense construct and provide:

(i) the Covered Footbridge (as defined below); and

(ii) the Covered Footbridge Supports and Connections (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(22)(a)

"(a) The Grantee shall on or before the 30th day of June, 2021 (Note 1) at his own expense and in all respects to the satisfaction of the Director construct and provide one single storey covered footbridge (hereinafter referred to as "the Covered Footbridge") together with all supports, connections, columns, openings and landings (including any supports, connections, columns, openings and landings which the Director in his absolute discretion considers necessary for any future extension to the Covered Footbridge) (hereinafter referred to as "the Covered Footbridge Supports and Connections") as shall be required or approved by the Director, in the positions shown and marked "FB" on the plan annexed hereto or in such other positions as may

be approved by the Director (Note 2). The Covered Footbridge and the Covered Footbridge Supports and Connections shall be constructed with such materials and to such standards, levels, alignment, disposition and designs as shall be required and approved by the Director including but not limited to the provision and construction of such supports, ramps, associated staircases and landings, escalators, lifts and such internal and external fittings and fixtures and such lighting fittings as the Director in his sole discretion may require. The Covered Footbridge shall have a clear internal width of 6.0 metres and a minimum clear internal headroom of 3.2 metres."

Special Condition No.(22)(i)(iv)

"(i) (iv) The Grantee shall at all times during the day or night throughout the period during which the Covered Footbridge is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridge and the Covered Footbridge Supports and Connections."

(III) Relevant Provisions of the PDMC

Definition of "Covered Footbridge" in Section B (Definitions) of the PDMC

""**Covered Footbridge**" means the one single storey covered footbridge as shall be required or approved by the Director in the positions as may be approved by the Director as referred to in Special Condition No.(22)(a) of the Government Grant which expression shall include any new covered footbridge constructed in accordance with Special Condition No.(22)(k) of the Government Grant."

Definition of "Covered Footbridge Supports and Connections" in Section B (Definitions) of the PDMC

""**Covered Footbridge Supports and Connections**" means all supports, connections, columns, openings and landings (including any supports, connections, columns, openings and landings which the Director in his absolute discretion considers necessary for any future extension to the Covered Footbridge as shall be required or approved by the Director pursuant to Special Condition No.(22)(a) of the Government Grant which expression shall include any new footbridge supports, connections, columns, openings and landings constructed in accordance with Special Condition No.(22)(k) of the Government Grant."

Clause 5(b) of Part II (Exceptions and Reservations) of the Second Schedule to the PDMC

"The public shall have the right at all times during the day or night throughout the period during which the Covered Footbridge is in existence for all lawful purposes freely and without payment of any nature whatsoever without any interruption to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Covered Footbridges and the Covered Footbridge Supports and Connections in accordance with Special Condition No.(22)(i)(iv) of the Government Grant."

Clause 6 of the Third Schedule (Restrictions and Prohibitions) of the PDMC

"No Owner shall do or permit or suffer to be done in the Covered Footbridge anything that may be or become a nuisance or annoyance or that may cause inconvenience or damage to any person or vehicle passing under the Covered Footbridge or to any owner or occupier of any adjacent or neighbouring lot or lots or premises."

3. Proposed Footbridge Supports and Connections

(I) Description

Under Special Condition No. (23) of the Land Grant, the Grantee shall at his own expense construct and provide in the building or buildings erected or to be erected upon the lot

(i) the Proposed Footbridge Supports and Connections (as defined below); and

(ii) the Proposed Footbridges (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(23)(a)

"(a) The Grantee shall on or before the 30th day of June, 2021 (Note 1) at his own expense and in all respects to the satisfaction of the Director construct and provide in the building or buildings erected or to be erected upon the lot supports, connections, columns, openings and landings(hereinafter collectively referred to as the "Proposed Footbridge Supports and Connections") to such specifications and between the points M and N and between the points P and Q as shown and marked on the plan annexed hereto or at such other points as may be approved by the Director and at such levels as shall be required and approved by the Director for the proposed pedestrian footbridges to be constructed over Tin Shing Road with such internal width, internal headroom and vertical clearance from and above the finished street level as may be decided by the Director in his absolute discretion (the decision of the Director as to what constitutes the finished street level shall be final and binding on the Grantee) (hereinafter collectively referred to as "the Proposed Footbridges") so that the construction of the Proposed Footbridges can be carried out thereon and that pedestrian access can be gained over the Proposed Footbridges to and from the Pedestrian Walkway. The Proposed Footbridge Supports and Connections shall be constructed with such materials and to such standards, alignment, disposition and designs as may be required or approved by the Director."

Special Condition No.(23)(j)

(j) The Grantee shall at all times during the day or night throughout the period during which the Proposed Footbridges are in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever on foot or by wheelchair the right of unrestricted ingress, egress and regress to and from the Proposed Footbridge Supports and Connections and such part or parts of the lot and any building or buildings erected or to be erected thereon as are necessary for the purposes of gaining access to and from the Proposed Footbridges."

(III) Relevant Provisions of the PDMC

Definition of "Proposed Footbridges" in Section B (Definitions) of the PDMC

""**Proposed Footbridges**" means the proposed pedestrian footbridges to be constructed over Tin Shing Road as referred to in Special Condition No.(23)(a) of the Government Grant".

Definition of "Proposed Footbridge Supports and Connections" in Section B (Definitions) of the PDMC

""**Proposed Footbridge Supports and Connections**" means the supports, connections, columns, openings and landings for the Proposed Footbridges constructed and provided in accordance with Special Condition No.(23)(a) of the Government Grant which expression shall include any new footbridge supports, connections, columns, openings and landings constructed in accordance with Special Condition No.(23)(g) of the Government Grant."

Clause 5(c) of Part II (Exceptions and Reservations) of the Second Schedule to the PDMC

"The public shall have the right of unrestricted ingress, egress and regress to and from the Proposed Footbridge Supports and Connections and such part or parts of the Land and any building or buildings erected or to be erected thereon as are necessary for gaining access to and from the Proposed Footbridges at all times during the day or night throughout the period during which the Proposed Footbridges are in existence in accordance with Special Condition No.(23)(j) of the Government Grant."

4. Pedestrian Link and Pedestrian Walkway

(I) Description

Under Special Condition No.(21) of the Land Grant, the Grantee shall at his own expense lay, form, provide, construct and surface the Pedestrian Link (as defined below) and provide the Pedestrian Walkway (as defined below).

(II) Relevant Provisions of the Land Grant

Special Condition No.(21)(a)

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

Special Condition No.(21)(b)

"(b) The segregated pedestrian ways or paths referred to in subclause (a) of this Special Condition shall follow the shortest possible routes and shall be covered and constructed and designed so as to:

(i) link up each and every building to be erected on the lot at such locations and levels of the building as the Director shall approve; and

(ii) link up all major facilities within the lot including the shops and residential blocks provided thereon."

Special Condition No.(21)(d)

"(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a pedestrian walkway with a clear internal width of not less than 3.5 metres and not more than 7.0 metres or such other width as may be approved in writing by the Director (hereinafter referred to as "the Pedestrian Walkway") so as to:

(i) link up the LRT Complex at ground floor level and the Covered Footbridge referred to in Special Condition No. (22)(a) hereof;

(ii) link up the LRT Complex at ground floor level and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof;

(iii) link up the Covered Footbridge referred to in Special Condition No. (22)(a) hereof and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof; and

(iv) link up the LRT Complex at ground floor level and the adjacent existing public pedestrian crossing facilities between the points A and B, C and D, E and F, and G and H shown and marked on the plan annexed hereto or at such other points as may be required by the Director."

Special Condition No.(21)(e)

"(e) The Grantee shall throughout the whole term hereby agreed to be granted keep the Pedestrian Walkway open for the use by the public 24 hours a day free of charge without any interruption."

(III) Relevant Provisions of the PDMC

Definition of "Pedestrian Link" in Section B (Definitions) of the PDMC

""**Pedestrian Link**" means the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) linking up each and every building on the Land and linking up all major facilities within the Land including the Commercial Accommodation and the Residential Development at such locations and levels as may be approved by the Director as constructed and provided in accordance with Special Condition No.(21)(a) of the Government Grant."

Definition of "Pedestrian Walkway" in Section B (Definitions) of the PDMC

""**Pedestrian Walkway**" means the pedestrian walkway provided in accordance with Special Condition No.(21)(d) of the Government Grant, and for the purpose of identification only as shown (where possible or capable of being shown) marked "24 HRS. PEDESTRIAN WALKWAY" on the floor plans annexed hereto."

Clause 5(a) of Part II (Exceptions and Reservations) of the Second Schedule to the PDMC

"The public shall throughout the term of the Government Grant have the right to use the Pedestrian Walkway 24 hours a day free of charge and without any interruption in accordance with Special Condition No.(21)(e) of the Government 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 Phase

1. Green Areas

(I) Description

Under Special Condition No. (4) of the Land Grant, the Grantee shall maintain at his own expense the Green Areas.

(II) Relevant Provisions of the Land Grant

Special Condition No.(4)(a)(iii)

"(a) The Grantee shall:

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

(III) Relevant Provisions of the PDMC

Definition of "Green Areas" in Section B (Definitions) of the PDMC

""**Green Areas**" means those portions of future public roads shown coloured green and green hatched black on the plan annexed to the Government Grant as referred to in Special Condition No.(4)(a)(i)(I) of the Government Grant."

Definition of "Green Areas Structures" in Section B (Definitions) of the PDMC

""**Green Areas Structures**" means such bridges, tunnels, pedestrian crossing facilities, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require and all structures, surfaces, gullies, sewers, drains, fire

hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided on or in the Green Areas to the satisfaction of the Director as referred to in Special Condition No.(4) of the Government Grant (excluding the Covered Footbridge)."

Clause 20(a) (Maintenance of the Green Areas and the Green Areas Structures prior to re-delivery to the Government) of Section E (Obligations of Owners) of the PDMC

"The Owners of the Estate shall at their own expense maintain the Green Areas together with the Green Areas Structures to the satisfaction of the Director in accordance with Special Condition No.(4)(a)(iii) of the Government Grant until such time as possession of the Green Areas have been re-delivered to the Government in accordance with Special Condition No.(5) of the Government Grant."

2. Covered Footbridge

(I) Description

Under Special Condition No. (22) of the Land Grant, the Grantee shall maintain at his own expense the Covered Footbridges.

(II) Relevant Provisions of the Land Grant

Special Condition No.(22)(c)

"(c) The Grantee shall at his own expense manage and maintain the Covered Footbridge in good and substantial condition and repair in all respects to the satisfaction of the Director until such time as the Covered Footbridge has been delivered in accordance with sub-clause (b) of this Special Condition."

(III) Relevant Provisions of the PDMC

Definition of "Covered Footbridge" in Section B (Definitions) of the PDMC

""**Covered Footbridge**" means the one single storey covered footbridge as shall be required or approved by the Director in the positions as may be approved by the Director as referred to in Special Condition No.(22)(a) of the Government Grant which expression shall include any new covered footbridge constructed in accordance with Special Condition No.(22)(k) of the Government Grant."

Definition of "Covered Footbridge Supports and Connections" in Section B (Definitions) of the PDMC

""**Covered Footbridge Supports and Connections**" means all supports, connections, columns, openings and landings (including any supports, connections, columns, openings and landings which the Director in his absolute discretion considers necessary for any future extension to the Covered Footbridge as shall be required or approved by the Director pursuant to Special Condition No.(22)(a) of the Government Grant which expression shall include any new footbridge supports, connections, columns, openings and landings constructed in accordance with Special Condition No.(22)(k) of the Government Grant."

Clause 21(a) (Maintenance of the Covered Footbridge prior to re-delivery to the Government) of Section E (Obligations of Owners) of the PDMC

"The Owners of the Estate shall at their own expense manage and maintain the Covered Footbridge in good and substantial condition and repair in all respects to the satisfaction of the Director until such time as the Covered Footbridge has been delivered to the Government in accordance with Special Condition No.(22)(c) of the Government Grant."

3. Proposed Footbridge Supports and Connections

(I) Description

Under Special Condition No. (23) of the Land Grant, the Grantee shall maintain the Proposed Footbridge Supports and Connections.

(II) Relevant Provisions of the Land Grant

Special Condition No.(23)(b)

"(b) The Grantee shall throughout the term hereby agreed to be granted at his own expense maintain the Proposed Footbridge Supports and Connections in good and substantial condition and repair in all respects to the satisfaction of the Director."

(III) Relevant Provisions of the PDMC

Definition of "Proposed Footbridges" in Section B (Definitions) of the PDMC

""**Proposed Footbridges**" means the proposed pedestrian footbridges to be constructed over Tin Shing Road as referred to in Special Condition No.(23)(a) of the Government Grant."

Definition of "Proposed Footbridge Supports and Connections" in Section B (Definitions) of the PDMC

""**Proposed Footbridge Supports and Connections**" means the supports, connections, columns, openings and landings for the Proposed Footbridges constructed and provided in accordance with Special Condition No.(23)(a) of the Government Grant which expression shall include any new footbridge supports, connections, columns, openings and landings constructed in accordance with Special Condition No.(23)(g) of the Government Grant."

Clause 22 (Maintenance of the Covered Footbridge Supports and Connection, the Pedestrian Link and the Proposed Footbridge Supports and Connections) of Section E (Obligations of Owners) of the PDMC

"The Owners of the Estate shall throughout the whole Term maintain at their own expense the Covered Footbridge Supports and Connections, the Pedestrian Link and the Proposed Footbridge Supports and Connections in good and substantial condition and repair to the satisfaction of the Director in accordance with Special Conditions Nos.(22)(d), (21)(c) and (23)(b) of the Government Grant."

4. Pedestrian Link and Pedestrian Walkway

(I) Description

Under Special Condition No. (21) of the Land Grant, the Grantee shall at his own expense upkeep, maintain, repair and manage the Pedestrian Link and the Pedestrian Walkway.

(II) Relevant Provisions of the Land Grant

Special Condition No.(21)(c)

"(c) The Grantee shall throughout the whole term hereby agreed to be granted maintain at his own expense the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators) required to be provided under this Special Condition in good and substantial condition and repair to the satisfaction of the Director."

Special Condition No.(21)(d)

"(d) The Grantee shall at his own expense and in all respects to the satisfaction of the Director provide a pedestrian walkway with a clear internal width of not less than 3.5 metres and not more than 7.0 metres or such other width as may be approved in writing by the Director (hereinafter referred to as "the Pedestrian Walkway") so as to:

(i) link up the LRT Complex at ground floor level and the Covered Footbridge referred to in Special Condition No. (22)(a) hereof;

(ii) link up the LRT Complex at ground floor level and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof;

(iii) link up the Covered Footbridge referred to in Special Condition No. (22)(a) hereof and the Proposed Footbridge Supports and Connections referred to in Special Condition No. (23)(a) hereof; and

(iv) link up the LRT Complex at ground floor level and the adjacent existing public pedestrian crossing facilities between the points A and B, C and D, E and F, and G and H shown and marked on the plan annexed hereto or at such other points as may be required by the Director."

(III) Relevant Provisions of the PDMC

Definition of "Estate Common Areas" in Section B (Definitions) of the PDMC

""**Estate Common Areas**" means those parts of the Estate which are intended for use by Owners of the Estate as a whole and not for the sole benefit of any Owner or group of Owners of the Estate including, but not limited to the emergency vehicular access, run in and out, entrances, driveways, ramps, footpaths, staircases, landings, corridors, passages, lift lobbies (including the false ceilings thereabove and lighting facilities thereon) and the full-height grilles at the walkway on Ground Floor leading thereto, pavement, office accommodation for watchmen provided under Special Condition No.(18)(a) of the Government Grant, owners' corporation/ owners' committee office provided under Special Condition No.(20)(a) of the Government Grant, the Pedestrian Walkway, part of the landscaped works, the railing and grilles enclosing such part of the Estate Common Areas on Ground Floor of the Development but not fronting the LRT Complex, the finishes on walls, columns and balustrades facing the Estate Common Areas on Ground Floor of the Development, the floor finishes of areas forming part of the Estate Common Areas (including without limitation those on Ground Floor of the Development), (to the extent not specifically provided in the aforesaid) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Estate included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and all other communal areas within the Estate not used for the sole benefit of any Owner or group of Owners of the Estate (but excluding all parts of the Commercial Accommodation, the Carpark Common Areas, the Residential Common Areas and those areas forming parts of other common areas as designated or to be designated in the Sub-Deed of Mutual Covenant or Deed Poll to be executed by the First Owner pursuant to this Deed), and for the purpose of identification only as shown (where possible and capable of being shown) coloured Green on the floor plans and the elevation plans annexed hereto and certified as to their accuracy by or on behalf of the Authorized Person."

Definition of "Pedestrian Link" in Section B (Definitions) of the PDMC

""**Pedestrian Link**" means the segregated pedestrian ways or paths (together with such stairs, ramps, lightings and escalators as the Director in his absolute discretion may require) linking up each and every building on the Land and linking up all major facilities within the Land including the Commercial Accommodation and the Residential Development at such locations and levels as may be approved by the Director as constructed and provided in accordance with Special Condition No.(21)(a) of the Government Grant."

Definition of "Pedestrian Walkway" in Section B (Definitions) of the PDMC

""**Pedestrian Walkway**" means the pedestrian walkway provided in accordance with Special Condition No.(21)(d) of the Government Grant, and for the purpose of identification only as shown (where possible or capable of being shown) marked "24 HRS. PEDESTRIAN WALKWAY" on the floor plans annexed hereto."

Definition of "Residential Common Areas" in Section B (Definitions) of the PDMC

""**Residential Common Areas**" means those parts of the Residential Development intended for the common use and benefit of the Owners of the Residential Development and not for the sole benefit of any Owner of a Residential Unit, including but not limited to corridors, roofs, canopies, driveways, lobbies (including the false ceilings thereabove, the enclosing walls and the cantilever canopy of the resident's lift lobbies on Ground Floor of the Development, and the finishes and lighting facilities thereon), the Bicycle Parking Spaces, the Club House, the common flat roofs, the Greenery Areas, the planters on Ground Floor of the Development, the horizontal screens and the covered areas underneath, the loading and unloading spaces for goods vehicles provided pursuant to Special Condition No.(42)(a)(i) of the Government Grant, part of the landscaped works, the Pedestrian Link, the Recreational Areas and Facilities, the Visitors' Parking Spaces, the Noise Mitigation Measures (in so far as the same are within the Residential Common Areas), the railing and grilles enclosing such part of the Residential Common Areas on Ground Floor of the Development but not fronting the LRT Complex, the finishes on walls, columns and balustrades facing the Residential Common Areas on Ground Floor of the Development, the floor finishes of areas forming part of the Residential Common Areas (including without limitation those on Ground Floor of the Development), (to the extent not specifically provided in the aforesaid) any parts of the Residential Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and any parts of the Residential Development included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and other areas designated for the benefit of the Residential Development but excluding anything contained in the Commercial Accommodation, the Carpark Common Areas and the Estate Common Areas, and for the purpose of identification only as shown (where possible or capable of being shown) coloured Yellow and Yellow Stippled Black on the floor plans annexed hereto and Yellow on the elevation plans and Light Orange Crossed Black and Orange Crossed Black on the greenery areas plans annexed hereto and certified as to their accuracy by or on behalf of the Authorized Person."

Clause 22 (Maintenance of the Covered Footbridge Supports and Connection, the Pedestrian Link and the Proposed Footbridge Supports and Connections) of Section E (Obligations of Owners) of the PDMC

"The Owners of the Estate shall throughout the whole Term maintain at their own expense the Covered Footbridge Supports and Connections, the Pedestrian Link and the Proposed Footbridge Supports and Connections in good and substantial condition and repair to the satisfaction of the Director in accordance with Special Conditions Nos.(22)(d), (21)(c) and (23)(b) of the Government Grant."

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

Not Applicable.

D. Any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not Applicable.

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

Note:

1. Pursuant to four Building Covenant Extension Letters issued by the District Lands Office/Yuen Long, Lands Department dated 24 September 2020, 17 December 2021, 3 April 2023 and 6 June 2024 respectively and registered in the Land Registry by Memorial Nos.20110901170024, 21123101410028, 23042101500020 and 24072601410042 respectively, the time limit for the completion of the development of the Lot, formation of the Green Areas, construction of the Covered Footbridge and Proposed Footbridge Supports and Connections and signs to direct motorists by the Grantee under the Land Grant has been extended from 30 June 2021 to 30 September 2024.
2. Pursuant to an Approval Letter issued by the District Lands Office, Yuen Long, Lands Department dated 20 November 2024 and registered in the Land Registry by Memorial No.24121101180026, approval was given to permit the Covered Footbridge and the Covered Footbridge Supports and Connections to be constructed and provided in the positions shown and marked "FB" on the plan annexed thereto in substitution of the positions shown and marked "FB" on the plan annexed to the Land Grant with effect from the date of the said Approval Letter.

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

A. 根據批地文件規定興建以提供予政府或公眾使用的設施

1. 綠色範圍

(I) 說明

批地文件特別條款第(4)條規定，承授人須在全面令署長(「**署長**」)滿意下：

(i) 鋪設及構建綠色範圍(定義見下文)；及

(ii) 在綠色範圍內提供和平整綠色範圍構築物(定義見下文)。

(II) 批地文件的有關條文

特別條款第(4)(a)(i)和(ii)條

「(a) 承授人須：

(i) 於2021年6月30日(或之前或署長批准的其他延長期間內)(備註1)，自費按署長批准的方式、材料、標準、水平高度、定線及設計，在全面令署長滿意下：

(I) 於本文所附夾圖則以綠色和綠色間黑斜線顯示的部分鋪設及構建未來公眾道路(以下簡稱「綠色範圍」)；及

(II) 提供和建造署長全權酌情要求的橋樑、隧道、行人交匯處設施、上跨路、下通道、暗渠、高架道路、行人路、道路或署長全權酌情要求的其他構築物(以下統稱「綠色範圍構築物」)，以便建築物可興建於綠色範圍及讓車輛和行人往來綠色範圍。就本條件而言，綠色範圍和綠色範圍構築物不包括本文件特別條款第(22)(a)條所述的有蓋行人天橋或其在綠色範圍內的任何部分。

(ii) 於2021年6月30日(或之前或署長批准的其他延長期間內)(備註1)，自費在綠色範圍鋪路面、鋪路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及道路標記，以令署長滿意。」

特別條款第(4)(b)條

「(b) 如承授人未能在上述期限內履行承授人在本特別條款(a)款規定的責任，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該費用的金額，付款金額由署長決定，其決定將作終論並對承授人有約束力。」

特別條款第(4)(c)條

「(c) 署長對承授人履行本特別條款(a)款的責任和政府行使本特別條款(b)款的權利或其他規定所產生或附帶造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人不能就上述損失、損害、滋擾或干擾向政府或署長或其授權官員要求補償。」

特別條款第(5)條

「僅為了進行本特別條款第(4)條指定的必要工程，承授人在本合約之日獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還給政府和在任何情況下，於署長發出函件之日，證明本批地文件已履行使他滿意後視為已交還給政府。承授人須在他管有綠色範圍期間允許一切政府及公眾車輛及行人在任何時間內自由經過綠色範圍並確保上述通行不會受到按本文件特別條款第(4)條或其他規定進行的工程之干涉或阻礙。」

特別條款第(6)條

「除非事前獲署長書面同意，否則承授人不可將綠色範圍用作儲物或搭建任何臨時構築物，或用作進行本文件特別條款第(4)條指明的工程外的任何其他用途。」

(III) 已簽立的主公契及管理協議文稿(「主公契」)的有關條文：

主公契第B章(定義)中對「綠色範圍」的定義

「「**綠色範圍**」指政府批地文件特別條款第(4)(a)(i)(I)條所述政府批地文件附夾的圖則上以綠色和綠色間黑斜線顯示的未來公共道路部分。」

主公契第B章(定義)中對「綠色範圍構築物」的定義

「「**綠色範圍構築物**」指政府批地文件特別條款第(4)條所述署長全權酌情要求的橋樑、隧道、行人交匯處設施、上跨路、下通道、暗渠、高架道路、行人路、道路或署長全權酌情要求的其他構築物和在綠色範圍之上或之下安裝和提供令署長滿意的一切構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、路燈、交通標誌、街道設施、道路標記和設備。(不包括有蓋行人天橋)。」

2. 有蓋行人天橋

(I) 說明

批地文件特別條款第(22)條規定，承授人須自費建造及提供：

(i) 有蓋行人天橋(定義見下文)；及

(ii) 有蓋行人天橋支撐和連接(定義見下文)。

(II) 批地文件的有關條文

特別條款第(22)(a)條

「(a) 承授人須在2021年6月30日(備註1)或之前自費按署長要求或批准在本文件附錄圖則上所示和標有“FB”的位置或署長可能批准的其他位置建造及提供一座單層有蓋行人天橋(以下簡稱「有蓋行人天橋」)以及所有支撐、連接、柱子、開口及平台(包括署長全權酌情認為對有蓋行人天橋的任何未來擴建有必要的任何支撐、連接、柱子、開口及平台)(以下簡稱「有蓋行人天橋支撐和連接」)，全面令署長滿意(備註2)。有蓋行人天橋和有蓋行人天橋支撐和連接應使用署長要求和批准的材料和標準、水平、路線、配置和設計建造，包括但不限於提供和建造支撐、坡道、相關的樓梯和樓梯平台、自動扶梯、升降機以及署長全權酌情要求的內部和外部裝置和固定裝置以及照明裝置。有蓋行人天橋的內部淨闊為6.0米，內部淨空高度至少為3.2米。」

特別條款第(22)(i)(iv)條

「(i) (iv) 在有蓋行人天橋存在期間，承授人應允許所有公眾人士出於所有合法目的自由且無需支付任何性質的費用在白天或晚上步行或乘坐輪椅暢通無阻地穿過、通過、再通過及上落有蓋行人天橋和有蓋行人天橋支撐和連接。」

(III) 主公契的有關條文

主公契第B章(定義)中對「有蓋行人天橋」的定義

「「**有蓋行人天橋**」指政府批地文件特別條款第(22)(a)條所述署長要求或批准在署長批准的位置建造的單層有蓋行人天橋，該表述應包括根據政府批地文件特別條款第(22)(k)條建造的任何新的有蓋行人天橋。」

主公契第B章(定義)中對「有蓋行人天橋支撐和連接」的定義

「「**有蓋行人天橋支撐和連接**」指署長根據政府批地文件特別條款第(22)(a)條要求或批准建造的任何支撐、連接、柱子、開口及平台(包括署長全權酌情認為對有蓋行人天橋的任何未來擴建有必要的任何支撐、連接、柱子、開口及平台)，該表述應包括根據政府批地文件特別條款第(22)(k)條建造的任何新的行人天橋的支撐、連接、柱子、開口及平台。」

主公契第二附表(例外和保留)第II部分第5(b)條

「根據政府批地文件特別條款第(22)(i)(iv)條規定，在有蓋行人天橋存在期間，所有公眾人士有權出於所有合法目的自由且無需支付任何性質的費用在白天或晚上步行或乘坐輪椅暢通無阻地穿過、通過、再通過及上落有蓋行人天橋和有蓋行人天橋支撐和連接。」

主公契第三附表(限制和禁止)第6條

「任何業主不得在有蓋行人天橋內進行、允許或容許他人進行任何可能或成為滋擾或煩擾，或可能對在有蓋行人天橋下通過的任何人或車輛或任何毗連或毗鄰地段或物業的業主或佔用人造成不便或損害的任何事情。」

3. 擬建行人天橋支撐和連接

(I) 說明

批地文件特別條款第(23)條規定，承授人須自費在該地段上已建或擬建的建築物內建造及提供：

(i) 擬建行人天橋支撐和連接(定義見下文)；及

(ii) 擬建行人天橋(定義見下文)。

(II) 批地文件的有關條文

特別條款第(23)(a)條

「(a) 承授人須在2021年6月30日(備註1)或之前自費以全面令署長滿意的方式在該地段上已建或擬建的建築物內以本文件附錄圖則上所示規格及在M和N點之間和P和Q點之間或署長可能批准的其他點之間和在按署長要求或批准的水平為興建跨越天盛路上的行人天橋，其內部闊度、內部淨空高度及與已建街道水平上的垂直淨空高度由署長全權酌情決定(署長對已建街道水平的定義將作終論並對承授人有約束力)(以下統稱為「擬建行人天橋」)建造及提供支撐、連接、柱子、開口和平台(以下統稱為「擬建行人天橋支撐和連接」)，以便在其上建造擬建行人天橋，而行人可通過擬建行人天橋進出行人道。擬建行人天橋支撐和連接應使用署長可能要求或批准的材料和標準、定線、配置和設計建造。」

特別條款第(23)(j)條

「(j) 在擬建行人天橋存在期間，承授人應允許所有公眾人士出於所有合法目的自由且無需支付任何性質的費用在白天或晚上步行或乘坐輪椅暢通無阻地穿過、通過、再通過及上落擬建行人天橋支撐和連接和該地段及該地段上已建或擬建的建築物的有關部分，以便進出擬建行人天橋。」

(III) 主公契的有關條文

主公契第B章(定義)中對「擬建行人天橋」的定義

「「**擬建行人天橋**」指政府批地文件特別條款第(23)(a)條所述擬在天城路上興建的行人天橋。」

主公契第B章(定義)中對「擬建行人天橋支撐和連接」的定義

「「**擬建行人天橋支撐和連接**」指根據政府批地文件特別條款第(23)(a)條建造及提供的擬建行人天橋的任何支撐、連接、柱子、開口及平台，該表述應包括根據政府批地文件特別條款第(23)(g)條建造的任何新的行人天橋的支撐、連接、柱子、開口及平台。」

主公契第二附表(例外和保留)第II部分第5(c)條

「根據政府批地文件特別條款第(23)(j)條規定，在擬建行人天橋存在期間，所有公眾人士有權在白天或晚上暢通無阻地穿過、通過、再通過及上落擬建行人天橋支撐和連接和該地段及該地段上已建或擬建的建築物的有關部分，以便進出擬建行人天橋。」

4. 行人連接通道和行人道

(I) 說明

批地文件特別條款第(21)條規定，承授人須自費鋪設、平整、提供、建造行人連接通道(定義見下文)和行人道(定義見下文)及鋪設路面

(II) 批地文件的有關條文

特別條款第(21)(a)條

「(a) 承授人須按署長批准的位置、方式、材料、標準、水平、定線及設計，在全面令署長滿意下自費鋪設、平整、提供、建造獨立的行人道或路徑及鋪設路面(連同署長全權酌情要求的樓梯、坡道、照明和自動扶梯)作本特別條款(b)款規定的目的。」

特別條款第(21)(b)條

「(b) 本特別條款(a)款中提及的獨立的行人道或路徑應遵循盡可能短的路線，並應進行覆蓋、建造和設計，以便：

(i) 在署長批准的建築物的位置和水平，將地段上建造的每座建築物連接起來；及

(ii) 連接地段內的所有主要設施，包括其上提供的商舖和住宅樓宇。」

特別條款第(21)(d)條

「(d) 承授人須自費以署長滿意的方式提供一條內部淨闊不少於3.5米且不多於7.0米或由署長以書面形式批准的其他闊度的行人道(以下簡稱「行人道」)：

(i) 連接地下層的輕鐵綜合大樓和本文件特別條款第(22)(a)條所述的有蓋行人天橋；

(ii) 連接地下層的輕鐵綜合大樓和本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；

(iii) 連接本文件特別條款第(22)(a)條所述的有蓋行人天橋與本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；及

(iv) 將輕鐵綜合大樓地下層與相鄰的現有公共行人交匯處設施連接起來，連接點為本文件附錄圖則的A和B點、C和D點、E和F點、G和H點或署長可能要求的其他連接點。」

特別條款第(21)(e)條

「(e) 承授人須在本文件同意授予的整個租期期間保持行人道每天24小時開放供公眾免費使用，不受任何干擾。」

(III) 主公契的有關條文

主公契第B章(定義)中對「行人連接通道」的定義

「「**行人連接通道**」指根據政府批地文件特別條款第(21)(a)條規定，在署長批准的位置和水平建造及提供連接該土地上的每一棟建築物並連接該土地(包括商業樓宇及住宅發展項目)內的所有主要設施的獨立的行人道或路徑(連同署長全權酌情要求的樓梯、坡道、照明和自動扶梯)。」

主公契第B章(定義)中對「行人道」的定義

「「**行人道**」指根據政府批地文件特別條款第(21)(d)條提供的行人道，(如果可以在圖則上顯示)，在本主公契所附夾的平面圖上顯示並標明“24 HRS. PEDESTRIAN WALKWAY”，僅供識別。」

主公契第二附表(例外和保留)第II部分第5(a)條

「根據政府批地文件特別條款第(21)(e)條規定，所有公眾人士有權自由且無需支付任何費用每天24小時暢通無阻地使用行人道。」

B. 根據批地文件規定由期數住宅物業業主出資管理、營運或保養供公眾使用的設施

1. 綠色範圍

(I) 說明

批地文件特別條款第(4)條規定，承授人須自費保養綠色範圍。

(II) 批地文件的有關條文

特別條款第(4)(a)(iii)條

「(a)承授人須：

(iii) 自費保養綠色範圍連同綠色範圍構築物以及興建、設置及提供在該範圍之上或之內所有構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至按本文件特別條款第(5)條交還綠色範圍的管有權給政府為止。」

(III)主公契的有關條文

主公契第B章(定義)中對「綠色範圍」的定義

「「**綠色範圍**」指政府批地文件特別條款第(4)(a)(i)(I)條所述政府批地文件附夾的圖則上以綠色和綠色間黑斜線顯示的未來公共道路部分。」

主公契第B章(定義)中對「綠色範圍構築物」的定義

「「**綠色範圍構築物**」指政府批地文件特別條款第(4)條所述署長全權酌情要求的橋樑、隧道、行人交匯處設施、上跨路、下通道、暗渠、高架道路、行人路、道路或署長全權酌情要求的其他構築物和在綠色範圍之上或之下安裝和提供令署長滿意的一切構築物、路面、集水溝、污水渠、排水渠、消防栓、服務設施、路燈、交通標誌、街道設施、道路標記和設備。(不包括有蓋行人天橋)。」

主公契第E章(業主的責任)第20(a)條(在交還給政府之前保養綠色範圍和綠色範圍構築物)

「屋苑業主須根據政府批地文件特別條款第(4)(a)(iii)條自費保養綠色範圍和綠色範圍構築物，使署長滿意，直至根據政府批地文件特別條款第(5)條交還綠色範圍的管有權給政府為止。」

2. 有蓋行人天橋

(I) 說明

批地文件特別條款第(22)條規定，承授人須自費保養有蓋行人天橋。

(II) 批地文件的有關條文

特別條款第(22)(c)條

「(c) 承授人須自費管理和保養有蓋行人天橋，並保持其在各方面處於良好狀態，令署長滿意，直至有蓋行人天橋已根據本特別條款(b)款交還為止。」

(III)主公契的有關條文

主公契第B章(定義)中對「有蓋行人天橋」的定義

「「**有蓋行人天橋**」指政府批地文件特別條款第(22)(a)條所述署長要求或批准在署長批准的位置建造的單層有蓋行人天橋，該表述應包括根據政府批地文件特別條款第(22)(k)條建造的任何新的有蓋行人天橋。」

主公契第B章(定義)中對「有蓋行人天橋支撐和連接」的定義

「「**有蓋行人天橋支撐和連接**」指署長根據政府批地文件特別條款第(22)(a)條要求或批准建造的任何支撐、連接、柱子、開口及平台(包括署長全權酌情認為對有蓋行人天橋的任何未來擴建有必要的任何支撐、連接、柱子、開口及平台)，該表述應包括根據政府批地文件特別條款第(22)(k)條建造的任何新的行人天橋的支撐、連接、柱子、開口及平台。」

主公契第E章(業主的責任)第21(a)條(在交還給政府之前保養有蓋行人天橋)

「屋苑業主須自費保養有蓋行人天橋處於良好的維修狀態，在所有方面使署長滿意，直至根據政府批地文件特別條款第(22)(c)條交還有蓋行人天橋給政府為止。」

3. 擬建行人天橋支撐和連接

(I) 說明

批地文件特別條款第(23)條規定，承授人須自費保養擬建行人天橋支撐和連接。

(II) 批地文件的有關條文

特別條款第(23)(b)條

「(b) 承授人須在本文件同意授予的整個租期期間自費保養擬建行人天橋支撐和連接於良好的維修狀態，在所有方面使署長滿意。」

(III)主公契的有關條文

主公契第B章(定義)中對「擬建行人天橋」的定義

「「**擬建行人天橋**」指政府批地文件特別條款第(23)(a)條所述擬在天城路上興建的行人天橋。」

主公契第B章(定義)中對「擬建行人天橋支撐和連接」的定義

「「**擬建行人天橋支撐和連接**」指根據政府批地文件特別條款第(23)(a)條建造及提供的擬建行人天橋任何支撐、連接、柱子、開口及平台，該表述應包括根據政府批地文件特別條款第(23)(g)條建造的任何新的行人天橋的支撐、連接、柱子、開口及平台。」

主公契第E章(業主的責任)第22條(保養有蓋行人天橋支撐和連接、行人連接通道及擬建行人天橋支撐和連接)

「屋苑業主須在整個租期期間自費按政府批地文件特別條款第(22)(d)、(21)(c)、(23)(b)條保養有蓋行人天橋支撐和連接、行人連接通道及擬建行人天橋支撐和連接於良好的維修狀態，使署長滿意。」

4. 行人連接通道和行人道

(I) 說明

政府批地文件特別條款第(21)條規定，承授人須自費維護、保養、維修及管理行人連接通道和行人道。

(II) 批地文件的有關條文

特別條款第(21)(c)條

「(c)承授人須在本文件同意授予的整個租期期間自費保養按本特別條款提供的獨立的行人道或路徑(連同樓梯、坡道、照明和自動扶梯)處於良好的維修狀態，使署長滿意。」

特別條款第(21)(d)條

「(d)承授人須自費以署長滿意的方式提供一條內部淨闊不少於 3.5 米且不多於 7.0 米或由署長以書面形式批准的其他闊度的行人道(以下簡稱「行人道」)：

(i) 連接輕鐵綜合大樓的地下層和本文件特別條款第(22)(a)條所述的有蓋行人天橋；

(ii) 連接輕鐵綜合大樓的地下層和本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；

(iii) 連接本文件特別條款第(22)(a)條所述的有蓋行人天橋與本文件特別條款第(23)(a)條所述的擬建行人天橋支撐和連接；及

(iv) 將輕鐵綜合大樓的地下層與相鄰的現有公共行人交匯處設施連接起來，連接點為本文件附錄圖則的A和B點、C和D點、E和F點、G和H點或署長可能要求的其他連接點。」

(III) 主公契的有關條文

主公契第B章(定義)中對「屋苑公用地方」的定義

「「**屋苑公用地方**」指屋苑內擬供整個屋苑的業主使用，而並非供屋苑的任何業主或該組業主單獨享用的該等部分，包括但不限於緊急車輛通道、進出通道、出入口、行車道、坡道、行人路、樓梯、梯台、走廊、通道、升降機大堂(包括上面的假天花和照明設施)和地下走道通往該處的全高格柵、行人路、根據政府批地文件特別條款第(18)(a)條提供的看守人辦公室、根據政府批地文件特別條款第(20)(a)條提供的業主立案法團/業主委員會辦公室、行人道、部分園景工程、環繞發展項目地下該等屋苑公用地方部分但並非面向輕鐵綜合大樓的欄杆及格柵、發展項目地下面向屋苑公用地方的牆壁、柱子和欄杆的飾面、構成屋苑公用地方一部分的區域(包括但不限於發展項目地下的區域）的地板飾面和(如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義屋苑的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義屋苑的任何部分以及屋苑內並非供屋苑的任何業主或該組業主單獨享用的所有其他公用部分(但不包括商業樓宇的所有部分、停車場公用地方、住宅公用地方以及第一業主(不包括其繼承人和受讓人)根據主公契簽署的副公契或單邊契據中指定或擬指定的其他公用地方)，(如果可以在圖則上顯示)，在主公契所夾附經認可人士或其代表核實為準確的平面圖上以綠色顯示，僅供識別。」

主公契第B章(定義)中對「行人連接通道」的定義

「「**行人連接通道**」指根據政府批地文件特別條款第(21)(a)條規定，在署長批准的位置和水平建造及提供連接該土地上的每一棟建築物並連接該土地(包括商業樓宇及住宅發展項目)內的所有主要設施的獨立的行人道或路徑(連同署長全權酌情要求的樓梯、坡道、照明和自動扶梯)。」

主公契第B章(定義)中對「行人道」的定義

「「**行人道**」指根據政府批地文件特別條款第(21)(d)條提供的行人道，(如果可以在圖則上顯示)，在本主公契所附夾的平面圖上顯示並標明“24 HRS. PEDESTRIAN WALKWAY”，僅供識別。」

主公契第B章(定義)中對「住宅公用部分」的定義

「「**住宅公用地方**」指住宅發展項目內供住宅發展項目業主共同使用與享用，而並非供任何住宅單位業主單獨享用的該等部分，包括但不限於走廊、天台、簷篷、行車道、大堂(包括發展項目地下升降機大堂的假天花、圍牆和懸桁簷篷及其上面的飾面及照明設施)、單車停車位、會所、公用平台、綠化地帶、發展項目地下的花槽、水平屏風及下方的有蓋地方、根據政府批地文件特別條款第(42)(a)(i)條提供的貨車裝卸車位、部分園景工程、行人連接通道、康樂區和設施、訪客停車位、噪音緩解措施(只要在住宅公用地方內)、環繞發展項目地下該等住宅公用地方部分但並非面向輕鐵綜合大樓的欄杆及格柵、發展項目地下面向住宅公用地方的牆壁、柱子和欄杆的飾面、構成住宅公用地方一部分的區域(包括但不限於發展項目地下的區域)的地板飾面和(如果不在上述具體規定的範圍內)符合《建築物管理條例》第2條中公用部分第(a)段釋義住宅發展項目的任何部分和符合《建築物管理條例》第2條中公用部分第(b)段釋義住宅發展項目的任何部分以及指定供住宅發展項目享用的其他地方，但不包括商業樓宇的所有部分、停車場公用地方及屋苑公用地方，(如果可以在圖則上顯示)，在本主公契所夾附經認可人士或其代表核實為準確的平面圖上以黃色和黃色加黑點顯示和在本主公契所夾附的立面圖上以黃色顯示和在本主公契所夾附的綠化地帶圖上以淺橙色間黑交叉線和橙色間黑交叉線顯示，僅供識別。」

主公契第E章(業主的責任)第22條(保養有蓋行人天橋支撐和連接、行人連接通道及擬建行人天橋支撐和連接)

「屋苑業主須在整個租期期間自費按政府批地文件特別條款第(22)(d)、(21)(c)、(23)(b)條保養有蓋行人天橋支撐和連接、行人連接通道及擬建行人天橋支撐和連接於良好的維修狀態，使署長滿意。」

C. 根據批地文件要求期數住宅物業業主出資管理、營運或保養供公眾使用的任何公眾休憩用地

不適用。

D. (期數所在)該土地需要奉獻給公眾作為建築(規劃)規例(第123章，附屬法例F)第22(1)條指定用途的任何部分

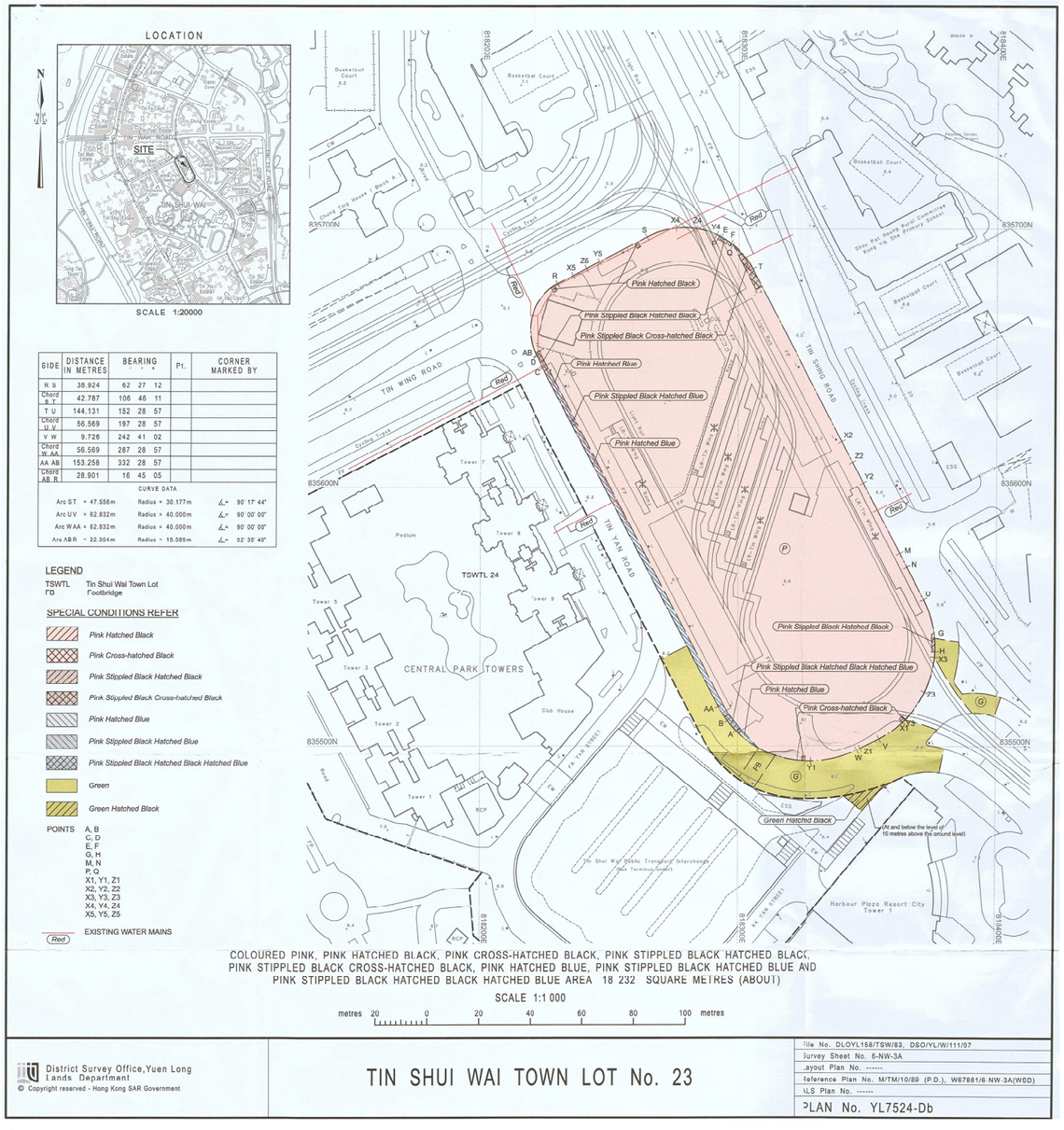
不適用。

備註：

1. 根據地政總署元朗地政處分別於2020年9月24日、2021年12月17日、2023年4月3日和2024年6月6日 發出並在土地註冊處以註冊摘要編號20110901170024、21123101410028、23042101500020和24072601410042分別登記的四份建築契諾延期函，承授人根據批地文件須完成該地段的發展、平整綠色範圍、建造有蓋行人天橋、擬建行人天橋支撐和連接以及指示駕駛者的標牌的完工期限已從2021年6月30日延至2024年9月30日。
2. 根據地政總署元朗地政處於2024年11月20日發出並在土地註冊處以註冊摘要編號24121101180026登記的批准書，從已給予批准，由該批准書日期起，有蓋行人天橋及有蓋行人天橋支撐和連接可在於該批准書附錄的圖則上顯示及標示的「FB」之位置建造及提供，以取代於批地文件附錄的圖則上顯示及標示的「FB 」之位置。

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

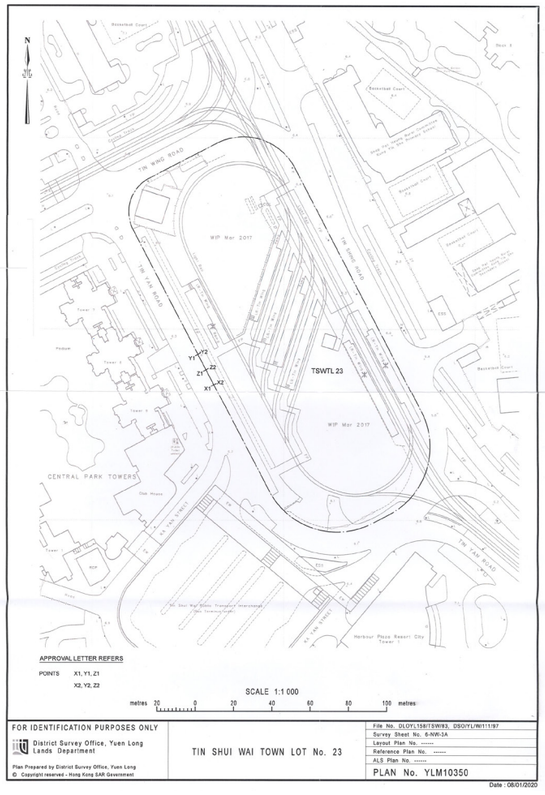
Plan 1 圖則1



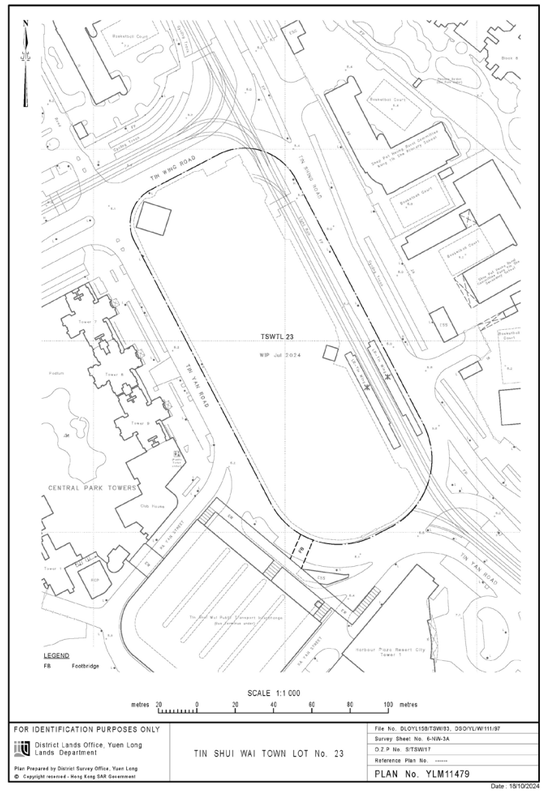
Legend 圖例

- Pink Hatched Black
  粉紅色間黑斜線
- Pink Cross-hatched Black
  粉紅色間黑交叉斜線
- Pink Stippled Black Hatched Black
  粉紅色黑斜線綴黑點
- Pink Stippled Black Cross-hatched Black
  粉紅色加黑點間黑交叉斜線
- Pink Hatched Blue
  粉紅色間藍斜線
- Pink Stippled Black Hatched Blue
  粉紅色加黑點間藍斜線
- Pink Stippled Black Hatched Black Hatched Blue
  粉紅色加黑點間黑斜線間藍斜線
- Green
  綠色
- Green Hatched Black
  綠色間黑斜線

Plan 2 圖則2



Plan 3 圖則3



Remarks:

1. Plan 1 is extracted from the plan annexed to the Land Grant.
2. Pursuant to an Approval Letter issued by the District Lands Office, Yuen Long, Lands Department dated 11 May 2020 and registered in the Land Registry by Memorial No.20052601240071, the ingress to the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) and egress from the lot for the passage of motor vehicles (excluding those servicing the LRT Complex) have been modified. Plan 2 is extracted from the plan annexed to the said Approval Letter. For details, please refer to the “Summary of Land Grant” section of this Sales Brochure.
3. Pursuant to an Approval Letter issued by the District Lands Office, Yuen Long, Lands Department dated 20 November 2024 and registered in the Land Registry by Memorial No.24121101180026, the position of the construction and provision of the Covered Footbridge and the Covered Footbridge Supports and Connections has been modified. Plan 3 is extracted from the plan annexed to the said Approval Letter. For details, please refer to the "Summary of Land Grant" section of this Sales Brochure.

備註:

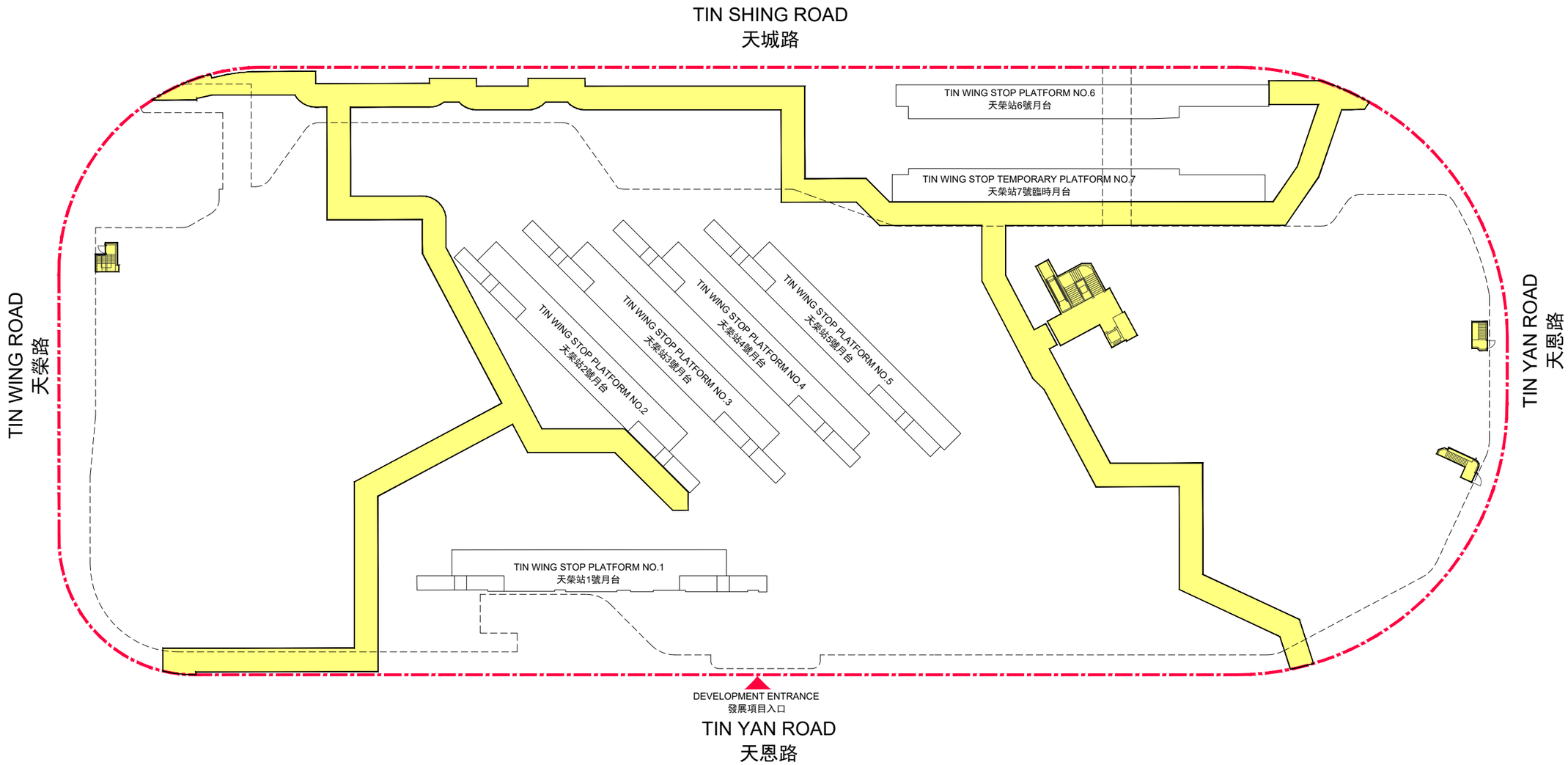
1. 圖則1摘錄自批地文件的圖則。
2. 根據地政總署元朗地政處於2020年5月11日發出並在土地註冊處以註冊摘要編號20052601240071登記的批准書，該地段供車輛（不包括為輕鐵綜合大樓提供服務的車輛）進出的入口及供車輛（不包括為輕鐵綜合大樓提供服務的車輛）進出的出口已作出修改。 圖則2摘錄自該批准書的圖則。 詳情請參閱本售樓說明書的「批地文件摘要」部分。
3. 根據地政總署元朗地政處於2024年11月20日發出並在土地註冊處以註冊摘要編號24121101180026登記的批准書，建造及提供有蓋行人天橋以及有蓋行人天橋支撐和連接的位置已作出修改。圖則3摘錄自該批准書的圖則。詳情請參閱本售樓說明書的「批地文件摘要」部份。

AR011

24 HRS. PEDESTRIAN WALKWAY DIAGRAM AT G/F
位於地下之24小時行人通道示意圖

Scale 比例
0M(米) 10M(米) 20M(米)

N



The 24 HRS. Pedestrian Walkway may not be available for use immediately upon completion of the Phase, its use and/or operation shall be subject to the issue of consents or approvals by the relevant government authorities, relevant laws, the Land Grant, provisions of the principal deed of mutual covenants and restrictions of the on-site environment.

24小時行人通道在發展項目期數落成時未必能即時使用，其使用及/或運作可能受制於政府有關部門發出之同意書或許可證、相關法律、批地文件、主公契條款及現場環境狀況限制。

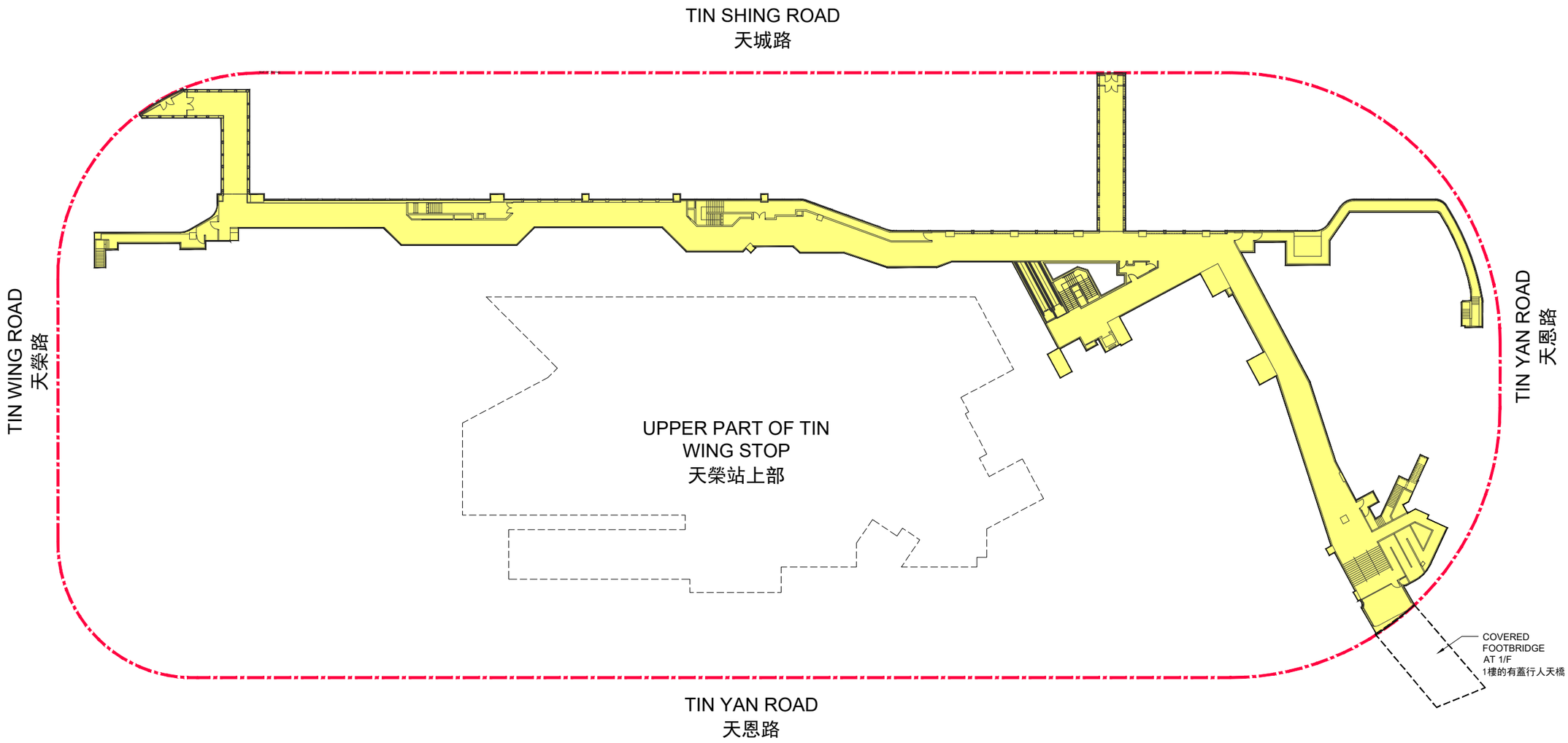
LEGEND:
圖例

- 24 HRS. Pedestrian Walkway 24小時行人通道
- BUILDING LINE ABOVE 建築物界線置上
- Boundary of the Development 發展項目的界線

24 HRS. PEDESTRIAN WALKWAY DIAGRAM AT 1/F
位於1樓之24小時行人通道示意圖

Scale 比例
0M (米) 10M (米) 20M (米)

N



The 24 HRS. Pedestrian Walkway may not be available for use immediately upon completion of the Phase, its use and/or operation shall be subject to the issue of consents or approvals by the relevant government authorities, relevant laws, the Land Grant, provisions of the principal deed of mutual covenants and restrictions of the on-site environment.
24小時行人通道在發展項目期數落成時未必能即時使用，其使用及/或運作可能受制於政府有關部門發出之同意書或許可證、相關法律、批地文件、主公契條款及現場環境狀況限制。

LEGEND:
圖例

- 24 HRS. Pedestrian Walkway
  24小時行人通道
- Boundary of the Development
  發展項目的界線

WARNING TO PURCHASERS
對買方的警告

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

(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; and

(iii) in the case of paragraph (c)(ii), 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) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(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。

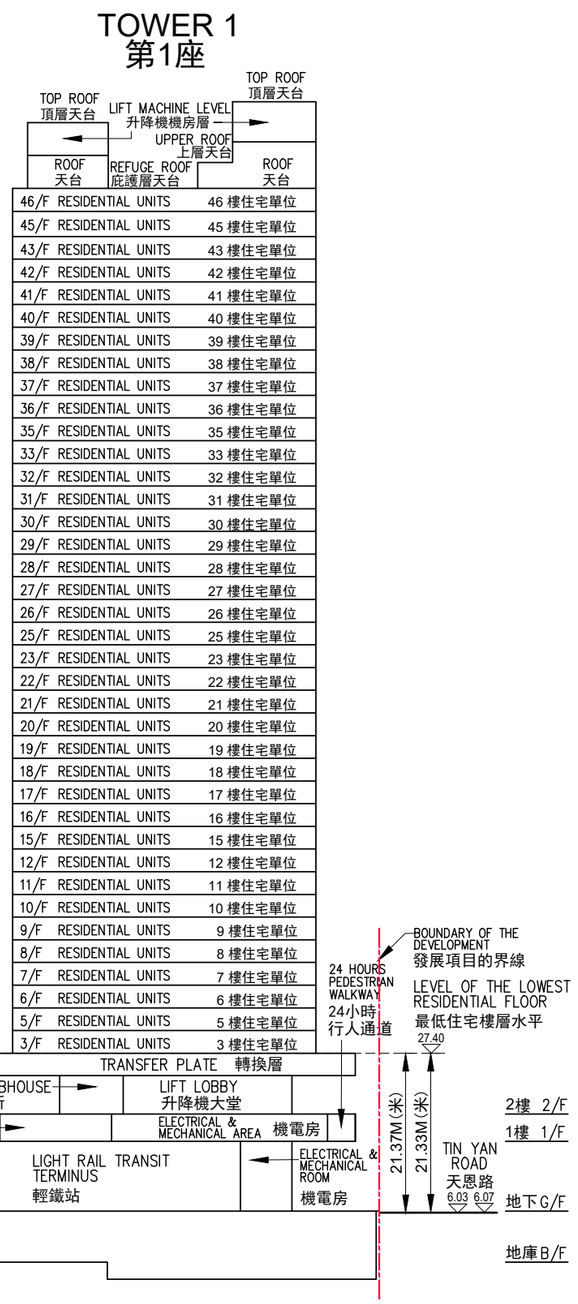
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－

(i) 該律師事務所可能不能夠保障買方的利益；及

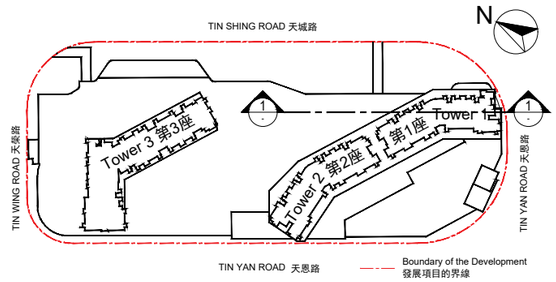
(ii) 買方可能要聘用一間獨立的律師事務所；及

(iii) 如屬(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 OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖



CROSS-SECTION PLAN 1-1
橫截面圖 1-1

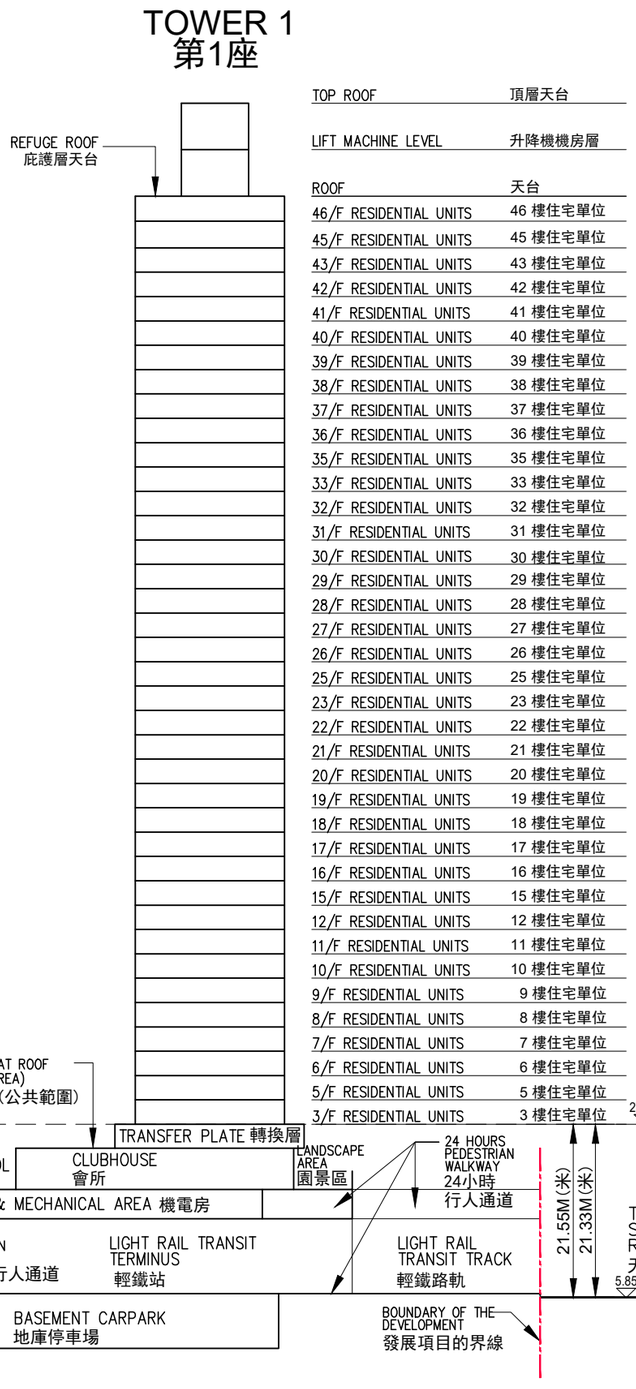


KEY PLAN
索引圖

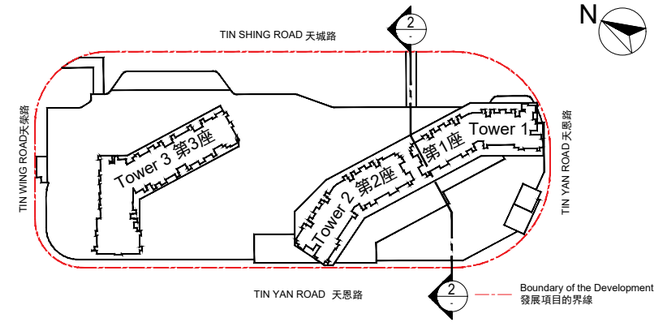
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. ---- Dotted line denotes the level of the lowest residential floor of the building in the Phase.
3. The part of Tin Yan Road adjacent to the building is 6.03 metres to 6.07 metres above the Hong Kong Principal Datum.
4. The part of driveway (emergency vehicular access) adjacent to the building is 19.25 metres above the Hong Kong Principal Datum.

1. ▽ 代表香港主水平基準以上的高度(米)。
2. ---- 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段天恩路為香港主水平基準以上6.03米至6.07米。
4. 毗連建築物的一段車道(緊急車輛通道)為香港主水平基準以上19.25米。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖



CROSS-SECTION PLAN 2-2
橫截面圖 2-2

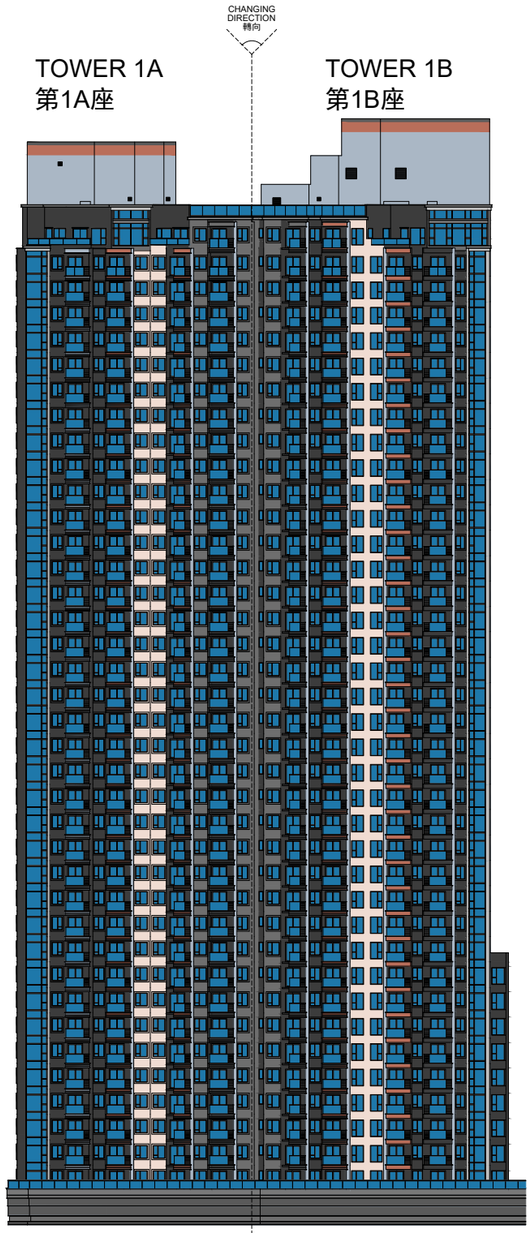


KEY PLAN
索引圖

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – – – Dotted line denotes the level of the lowest residential floor of the building in the Phase.
3. The part of Tin Shing Road adjacent to the building is 5.85 metres to 6.07 metres above the Hong Kong Principal Datum.
4. The part of Tin Yan Road adjacent to the building is 6.04 metres to 6.17 metres above the Hong Kong Principal Datum.

1. ▽ 代表香港主水平基準以上的高度(米)。
2. – – – – 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段天城路為香港主水平基準以上5.85米至6.07米。
4. 毗連建築物的一段天恩路為香港主水平基準以上6.04米至6.17米。

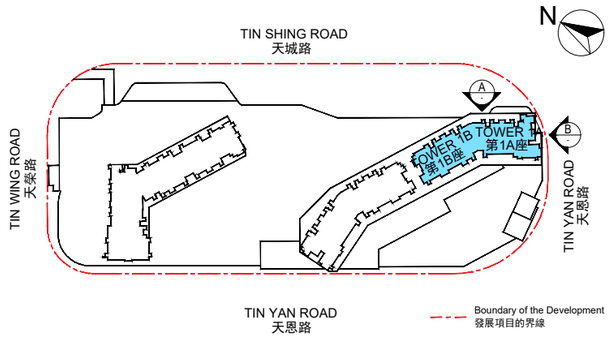
ELEVATION PLAN OF BUILDING IN THE PHASE
期數中的建築物的立面圖



ELEVATION A
立面A



ELEVATION B
立面B

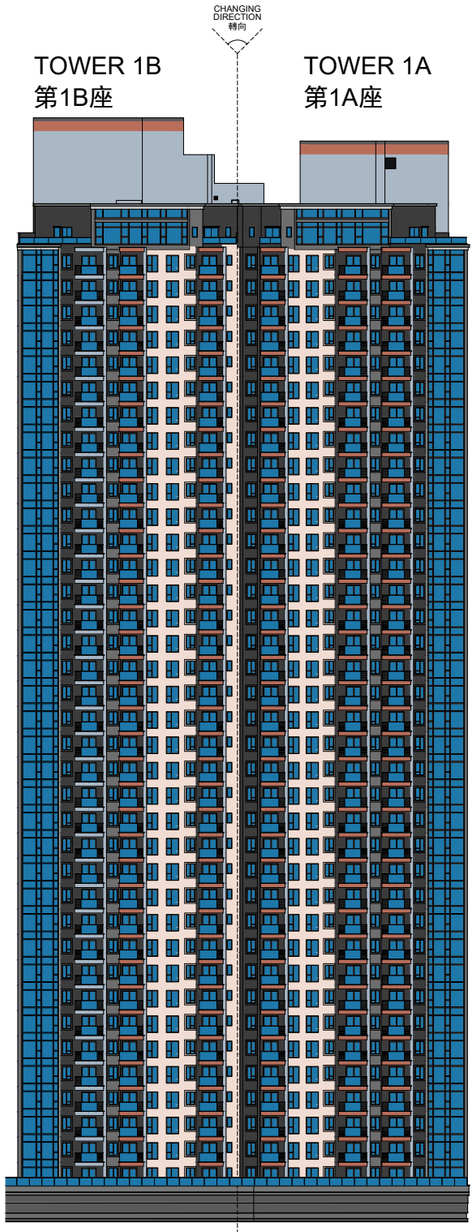


KEY PLAN
索引圖

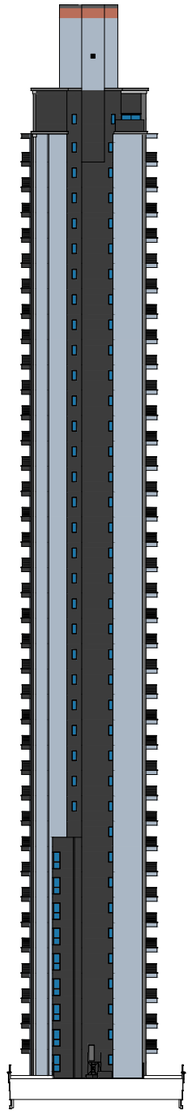
Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 11 November 2025 ; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：
(a) 以 2025 年 11月11日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

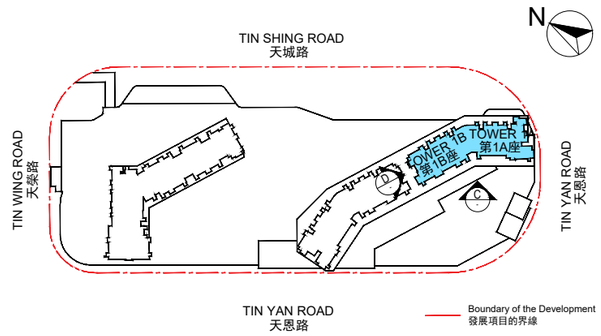
ELEVATION PLAN OF BUILDING IN THE PHASE
期數中的建築物的立面圖



ELEVATION C
立面C



ELEVATION D
立面D



KEY PLAN
索引圖

Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 11 November 2025 ; and
(b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：
(a) 以 2025 年11月11日的情況為準的期數的經批准的建築圖則為基礎擬備；及
(b) 大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE
期數中的公用設施的資料

Description 描述		Covered 有蓋	Uncovered 露天	Total Area 總面積
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）	sq. ft. 平方呎	1,250	Not Applicable 不適用	1,250
	sq. m. 平方米	116.117	Not Applicable 不適用	116.117
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	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 Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	1,759	4,075	5,835
	sq. m. 平方米	163.455	378.614	542.069

Notes:

1. The areas as specified above in square feet (if any) are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. The covered area for residents' clubhouse is for Phase 1 and Phase 2. Common facilities for all phases are intended for the common use and the benefits of the owners of the residential units and their bona fide visitors of all Phases. Please refer to the Deed of Mutual Covenant for details.

備註：

1. 上述所列之面積（如有）以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 有上蓋遮蓋住客會所供第1期及第2期使用。各發展項目期數內的公用設施為供所有發展項目期數的住客及其訪客使用的公用及共享設施。詳情請參閱公契。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.

2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

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

1. Exterior Finishes

<table>
<tr><th colspan="2">Item</th><th colspan="3">Description</th></tr>
<tr><td>a.</td><td>External wall</td><td>Type of finishes</td><td>Podium</td><td>Window wall, tiles, aluminium claddings, natural stones claddings, aluminium grilles, stainless steel louvre, vertical greenery wall, metal grilles and natural stones</td></tr>
<tr><td></td><td></td><td></td><td>Residential Tower</td><td>Aluminium window, curtain wall, glass claddings, tiles, aluminium claddings, aluminium grilles and aluminium louvre</td></tr>
<tr><td>b.</td><td>Window</td><td>Material of frame</td><td colspan="2">Fluorocarbon coated aluminium frame</td></tr>
<tr><td></td><td></td><td>Material of glass</td><td>Living Room and Dining Room and Bedrooms</td><td>Insulated Glazing Unit (IGU) with low-e coating glass
Except the flats listed in the below table are fitted with Insulated Glazing Unit (IGU) with low-e coating glass and acid etched Insulated Glazing Unit (IGU)
<table>
<tr><th>Tower</th><th>Floor</th><th>Flat</th><th>Location</th></tr>
<tr><td>1A</td><td>3/F</td><td>A3</td><td>Bedroom 2</td></tr>
<tr><td>1A</td><td>3/F</td><td>A6</td><td>Master Bedroom</td></tr>
<tr><td>1A</td><td>3/F</td><td>A7</td><td>Bedroom 2</td></tr>
<tr><td>1B</td><td>3/F</td><td>B5</td><td>Master Bedroom</td></tr>
<tr><td>1B</td><td>3/F</td><td>B8</td><td>Master Bedroom</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>Bathrooms</td><td>Acid etched tempered glass</td></tr>
<tr><td></td><td></td><td></td><td>Kitchen and Utility Rooms</td><td>Tempered glass</td></tr>
</table>

1. 外部裝修物料

<table>
<tr><th colspan="2">細項</th><th colspan="3">描述</th></tr>
<tr><td>a.</td><td>外牆</td><td>裝修物料的類型</td><td>基座</td><td>玻璃牆、瓦、鋁質覆蓋層板、天然石覆蓋層板、鋁質格柵、不銹鋼百葉、垂直綠化牆、金屬格柵及天然石</td></tr>
<tr><td></td><td></td><td></td><td>住宅大廈</td><td>鋁窗 、玻璃幕牆、玻璃覆蓋層板、瓦、鋁質覆蓋層板、鋁質格柵及鋁質百葉</td></tr>
<tr><td>b.</td><td>窗</td><td>框的用料</td><td colspan="2">氟化碳塗層鋁質框</td></tr>
<tr><td></td><td></td><td>玻璃的用料</td><td>客廳及飯廳及睡房</td><td>雙層中空低輻射鍍膜玻璃
除了下表所列之單位為雙層中空低輻射鍍膜玻璃及雙層中空酸蝕玻璃
<table>
<tr><th>座</th><th>樓層</th><th>單位</th><th>位置</th></tr>
<tr><td>1A</td><td>3樓</td><td>A3</td><td>睡房2</td></tr>
<tr><td>1A</td><td>3樓</td><td>A6</td><td>主人睡房</td></tr>
<tr><td>1A</td><td>3樓</td><td>A7</td><td>睡房2</td></tr>
<tr><td>1B</td><td>3樓</td><td>B5</td><td>主人睡房</td></tr>
<tr><td>1B</td><td>3樓</td><td>B8</td><td>主人睡房</td></tr>
</table></td></tr>
<tr><td></td><td></td><td></td><td>浴室</td><td>酸蝕強化玻璃</td></tr>
<tr><td></td><td></td><td></td><td>廚房及工作間</td><td>強化玻璃</td></tr>
</table>

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

1. Exterior Finishes

Item		Description		
b.	Window	Material of glass	Store Rooms	Tempered glass
c.	Bay window	Material of bay window	Reinforced concrete	
		Window sill finishes	Reconstituted stone	
d.	Planter	Type of finishes	Not Applicable	
e.	Verandah or balcony	Type of finishes of balcony	Balcony	Installed with tempered laminated glass balustrade with aluminium capping and aluminium grilles
			Wall	Tiles
			Floor	Tiles
			Ceiling	Weather-proof painting Except the flat listed in the below table are fitted with aluminium acoustic false ceiling

Tower	Floor	Flat
1A	5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F	A5, A6, A7 and A8
1A	46/F	A5
1B	5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F-46/F	B5 and B6

		Whether balcony is covered	Balcony is covered
		Verandah	Not Applicable
f.	Drying facilities for clothing	Type and material	Not Applicable

1. 外部裝修物料

細項		描述		
b.	窗	玻璃的用料	儲物房	強化玻璃
c.	窗台	窗台的用料	鋼筋混凝土	
		窗台板的裝修物料	人造石	
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	裝有鋼化夾層玻璃欄杆連鋁質頂冚及鋁質格柵
			牆壁	瓦
			地板	瓦
			天花板	防潮油漆 除了下表所列之單位為鋁質減音假天花

座	樓層	單位
1A	5樓–12樓、15樓–23樓、25樓–33樓、35樓–43樓及45樓	A5、A6、A7及A8
1A	46樓	A5
1B	5樓–12樓、15樓–23樓、25樓–33樓、35樓–43樓及45樓–46樓	B5及B6

		露台是否有蓋	露台均有蓋
		陽台	不適用
f.	乾衣設施	類型及用料	不適用

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Tower Entrance Lobbies at 2/F	Natural stone, timber veneered finish, glass finish and stainless steel finish on exposed surfaces	Natural stone on exposed surfaces	Stainless steel finish and gypsum board with emulsion paint
		Type of finishes of Tower Residential Floor Lift Lobbies	Tiles, timber veneered finish, plastic laminated finish, glass finish, metal finish and stainless steel finish on exposed surfaces	Tiles on exposed surfaces	Metal finish and gypsum board with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	2樓大廈入口大堂裝修物料的類型	天然石、木皮飾面、玻璃飾面及不銹鋼飾面鋪砌於外露位置	天然石鋪砌於外露位置	不銹鋼飾面及石膏板面髹上乳膠漆
		大廈住宅層升降機大堂裝修物料的類型	瓦、木皮飾面、膠板飾面、玻璃飾面、金屬飾面及不銹鋼飾面鋪砌於外露位置	瓦鋪砌於外露位置	金屬飾面及石膏板面髹上乳膠漆

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes for Living Room and Dining Room (except all flats with Open Kitchen)	Emulsion paint, metal finish, mirror and plastic laminate finish on exposed surfaces	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint
		Type of finishes for Living Room and Dining Room (Applicable to all flats with Open Kitchen)	Emulsion paint, metal finish, mirror, tiles and plastic laminate finish on exposed surfaces	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint
		Type of finishes for Bedroom	Emulsion paint on exposed surfaces	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	客廳及飯廳裝修物料的類型（所有設有開放式廚房的單位除外）	乳膠漆、金屬飾面、鏡及膠板飾面於外露位置	乳膠漆髹於外露位置及石膏板假陣髹上乳膠漆
		客廳及飯廳裝修物料的類型（適用於所有設有開放式廚房的單位）	乳膠漆、金屬飾面、鏡、瓦及膠板飾面於外露位置	乳膠漆髹於外露位置及石膏板假陣髹上乳膠漆
		睡房裝修物料的類型	乳膠漆髹於外露位置	乳膠漆髹於外露位置及石膏板假陣髹上乳膠漆

2. Interior Finishes

Item		Description			
			Floor / Skirting		Flat
c.	Internal floor	Material for Living Room and Dining Room (on exposed surfaces)	Floor	Tiles	Applicable to all flats
			Skirting	Engineered timber	Applicable to all flats
		Material for Bedroom (on exposed surfaces)	Floor	Wood grain rigid board flooring and stainless steel trim	Applicable to all flats (except those flats as stated in the table below)
				Wood grain rigid board flooring and stainless steel trim. Reconstituted stone border provided between Bedroom and Flat Roof	Applicable to the following flats: Tower: 1A, Floor: 46/F, Flat: Simplex 1A and Simplex 2A, Location: Master Bedroom Tower: 1B, Floor: 46/F, Flat: Simplex 1B, Location: Master Bedroom
			Skirting	Engineered timber	Applicable to all flats

2. 室內裝修物料

細項		描述			
			地板 / 牆腳線		單位
c.	內部地板	客廳及飯廳的用料（於外露位置）	地板	瓦	適用於所有單位
			牆腳線	複合木	適用於所有單位
		睡房的用料（於外露位置）	地板	木紋防潮岩塑地板及不銹鋼條	適用於所有單位（下方表格所描述的單位除外）
				木紋防潮岩塑地板及不銹鋼條。睡房與平台之間鋪砌人造石圍邊	適用於下列單位： 座: 1A, 樓層: 46樓, 單位: Simplex 1A 及 Simplex 2A, 位置: 主人睡房 座: 1B, 樓層: 46樓, 單位: Simplex 1B, 位置: 主人睡房
			牆腳線	複合木	適用於所有單位

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling		
d.	Bathroom	Type of finishes (on exposed surfaces)	Wall	Finished with tiles on exposed surfaces (Tiles on the back of basin cabinet)	Applicable to Bathrooms of all flats
				Finished with tiles, stainless steel and mirror on exposed surfaces (Tiles on the back of basin cabinet)	Applicable to the Master Bathroom of all flats
			Floor	Finished with tiles and reconstituted stones where exposed	Applicable to all flats
			Ceiling	Aluminium ceiling	Applicable to all flats
		Wall finishes on exposed walls run up to level of false ceiling			
		Wall / Floor / Ceiling / Cooking bench			Flat
e.	Kitchen	Type of finishes	Wall (on exposed surfaces)	Tiles, mirror and plastic laminate finish (Tiles on the back of kitchen cabinet)	Applicable to all flats with Open Kitchen
				Tiles and mirror (Tiles on the back of kitchen cabinet)	Applicable to all flats (except flats with Open Kitchen)
			Floor (on exposed surfaces)	Tiles	Applicable to all flats
			Ceiling (on exposed surfaces)	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats with Open Kitchen
				Gypsum board bulkhead finished with emulsion paint and aluminium louvre	Applicable to all flats (except flats with Open Kitchen)
			Cooking bench	Solid surfacing	Applicable to all flats
		Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

細項		描述			
			牆壁 / 地板 / 天花板		
d.	浴室	裝修物料的類型（於外露位置）	牆壁	外露位置鋪砌瓦（洗手盆櫃背鋪瓦）	適用於所有單位之浴室
				外露位置鋪砌瓦、不銹鋼及鏡（洗手盆櫃背鋪瓦）	適用於所有單位之主人浴室
			地板	外露位置鋪砌瓦及人造石	適用於所有單位
			天花板	鋁質天花板	適用於所有單位
		牆壁外露位置的裝修物料鋪砌至假天花水平			
		牆壁 / 地板 / 天花板 / 灶台			單位
e.	廚房	裝修物料的類型	牆壁（於外露位置）	瓦、鏡及膠板飾面（廚櫃背鋪瓦）	適用於所有設有開放式廚房的單位
				瓦及鏡（廚櫃背鋪瓦）	適用於所有單位（設有開放式廚房的單位除外）
			地板（於外露位置）	瓦	適用於所有單位
			天花板（於外露位置）	乳膠漆髹於外露位置及石膏板假陣髹上乳膠漆	適用於所有設有開放式廚房的單位
				石膏板假陣髹上乳膠漆及鋁質百葉	適用於所有單位（設有開放式廚房的單位除外）
			灶台	實心面材	適用於所有單位
		牆壁外露位置的裝修物料鋪砌至假天花水平			

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Unit Entrance door	Fire-rated solid core timber door	Timber veneer finish and stainless steel finish	Door viewer, door closer, smoke seal, drop seal, smart lockset with handle and door stopper
		Bedroom door	Solid core timber door	Timber veneer finish	Lockset with handle, door stopper and drop seal
		Bathroom door	Solid core timber door with timber louvre Applicable to all flats (except those flats as stated in the table below)	Timber veneer finish and plastic laminate finish	Lockset with handle and door stopper
			Solid core timber door Applicable to the below flats:	Timber veneer finish and plastic laminate finish	Lockset with handle and door stopper
			Tower / Floor / Flat / Location 1A / 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F / A1 / Master Bathroom 1A / 46/F / Simplex 1A / Master Bathroom and Bathroom 2 1B / 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F / B1 / Master Bathroom 1B / 16/F-23/F, 25/F-33/F, 35/F-43/F and 45/F / B8 / Bathroom 1B / 46/F / Simplex 1B / Master Bathroom and Bathroom 2 Simplex 2B / Master Bathroom		
		Powder Room door	Solid core timber door with timber louvre	Timber veneer finish and plastic laminate finish	Lockset with handle and door stopper
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer finish, stainless steel finish and glass	Door closer, lockset with handle, door stopper, smoke seal

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	單位入口大門	防火實心木門	木皮飾面及不銹鋼飾面	防盜眼、門鼓、防煙條、自動下降隔聲條、智能門鎖連拉手及門擋
		睡房門	實心木門	木皮飾面	門鎖連拉手、門擋及自動下降隔聲條
		浴室門	實心木門連木百葉 適用於所有單位（下方表格所描述的單位除外）	木皮飾面及膠板飾面	門鎖連拉手及門擋
			實心木門 適用於以下單位：	木皮飾面及膠板飾面	門鎖連拉手及門擋
			座 / 樓層 / 單位 / 位置 1A / 3樓、5樓–12樓、15樓–23樓、25樓–33樓、35樓–43樓及45樓 / A1 / 主人浴室 1A / 46樓 / Simplex 1A / 主人浴室及浴室2 1B / 3樓、5樓–12樓、15樓–23樓、25樓–33樓、35樓–43樓及45樓 / B1 / 主人浴室 1B / 16樓–23樓、25樓–33樓、35樓–43樓及45樓 / B8 / 浴室 1B / 46樓 / Simplex 1B / 主人浴室及浴室2 Simplex 2B / 主人浴室		
		化妝室門	實心木門連木百葉	木皮飾面及膠板飾面	門鎖連拉手及門擋
		廚房門	防火實心木門配防火玻璃視窗	木皮飾面、不銹鋼飾面及玻璃	門鼓、門鎖連拉手、門擋及防煙條

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Door	Utility Room door	Solid core timber door	Timber veneer finish	Lockset with handle and door stopper
		Lavatory door	Aluminium framed glass door with louvre	Powder coated aluminium frame and acid-etched tempered glass	Lockset with handle
		Store Room door	Solid core timber door	Timber veneer finish	Lockset with handle and door stopper
		Balcony door and Door to Balcony and Utility Platform	Aluminium framed glass door	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle
		Flat Roof door	Aluminium framed glass door	Fluorcarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating	Lockset with handle

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	工作間門	實心木門	木皮飾面	門鎖連拉手及門擋
		洗手間門	鋁質框玻璃門配百葉	粉末塗層鋁質框及酸蝕鋼化玻璃	門鎖連拉手
		儲物房門	實心木門	木皮飾面	門鎖連拉手及門擋
		露台門及通往露台及工作平台的門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手
		平台門	鋁質框玻璃門	氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	門鎖連拉手

Item		Description		
			Type	Material
b.	Bathroom	Type and material of fittings and equipment	Basin countertop	Reconstituted stone
			Basin cabinet	Wooden cabinet with plastic laminate finish, plastic edge banding and stainless steel finish
			Mirror cabinet	Wooden cabinet with mirror finish, plastic edge banding, glass, stainless steel and plastic laminated finish
			Shower niche (Applicable to all Bathrooms with shower cubicle)	Reconstituted stone
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Towel bar	Chrome plated
			Paper holder	Chrome plated
			Robe hook	Chrome plated

細項		描述		
			類型	用料
b.	浴室	裝置及設備的類型及用料	洗手盆檯面	人造石
			洗手盆櫃	膠板飾面、膠封邊及不銹鋼飾面木製櫃
			鏡櫃	鏡飾面、膠封邊、玻璃、不銹鋼及膠板飾面木製櫃
			淋浴間壁架（適用於所有設有淋浴間的浴室）	人造石
			洗手盆水龍頭	鍍鉻
			洗手盆	陶瓷
			坐廁	陶瓷
			毛巾桿	鍍鉻
			廁紙架	鍍鉻
			掛勾	鍍鉻

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

3. Interior Fittings

Item		Description		
b.	Bathroom	Type and material of water supply system	Cold water supply	1. Copper water pipes with thermal insulation for exposed pipes 2. Copper water pipes with plastic cover for concealed pipes
			Hot water supply	1. Copper water pipes with thermal insulation for exposed pipes 2. Copper water pipes with plastic cover for concealed pipes
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
			Shower cubicle	Tempered glass and metal frame
			Bath tub	Enameled steel
		Size of bath tub (if applicable)	1500mm(L) x 700mm(W) x 390mm(H) (Applicable to all Bathrooms fitted with bath tub)	
c.	Kitchen	Material of sink unit	Stainless steel	
		Material of water supply system	1. Copper water pipes with thermal insulation for exposed cold water supply and hot water supply pipes 2. Copper water pipes with plastic cover for exposed water pipes connecting to the water heater 3. Copper water pipes with plastic cover for concealed cold water supply and hot water supply pipes	
		Material and finishes of kitchen cabinet	**Material**	**Finishes**
			Wooden cabinet	Plastic laminate finish, plastic edge banding, high-gloss lacquer and aluminum finish
		Type of all other fittings and equipment	For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions”	

3. 室內裝置

細項		描述		
b.	浴室	供水系統的類型及用料	冷水供應	1. 外露銅喉採用配有隔熱外層之銅喉 2. 暗藏銅喉採用配有塑膠外層之銅喉
			熱水供應	1. 外露銅喉採用配有隔熱外層之銅喉 2. 暗藏銅喉採用配有塑膠外層之銅喉
		沐浴設施類型及用料（包括花灑或浴缸，如適用）	花灑套裝	鍍鉻
			淋浴間	鋼化玻璃及金屬框
			浴缸	搪瓷鋼鐵
		浴缸大小（如適用）	1500 毫米（長） x 700 毫米（闊） x 390 毫米（高） （適用於所有設有浴缸的浴室）	
c.	廚房	洗滌盆的用料	不銹鋼	
		供水系統的用料	1. 外露冷水供應及熱水供應喉管均採用配有採用隔熱外層之銅喉 2. 接駁熱水爐的外露喉管為配有塑膠外層之銅喉 3. 暗藏冷水供應及熱水供應喉管均採用配有塑膠外層之銅喉	
		廚櫃的用料及裝修物料	**用料**	**裝修物料**
			木製櫃	膠板飾面、膠封邊、高光漆及鋁質飾面
		所有其他裝置及設備的類型	有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「機電裝置數量說明表」	

3. Interior Fittings

Item		Description		
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Not Applicable	
e.	Telephone	Location and number of connection points	Please refer to the “Schedule of Mechanical and Electrical Provisions”	
f.	Aerials	Location and number of connection points	Please refer to the “Schedule of Mechanical and Electrical Provisions”	
g.	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with distribution boards are provided in all flats
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed [1]	
		Location and number of power points and air-conditioner points	Please refer to the “Schedule of Mechanical and Electrical Provisions”	

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

細項		描述		
d.	睡房	裝置的類型及用料（包括嵌入式衣櫃）	不適用	
e.	電話	接駁點的位置及數目	請參閱「機電裝置數量說明表」	
f.	天線	接駁點的位置及數目	請參閱「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	所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥配電箱提供於所有單位
		導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		電插座及空調機接駁點的位置及數目	請參閱「機電裝置數量說明表」	

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、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

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

3. Interior Fittings

Item		Description	
h.	Gas supply	Not Applicable	
i.	Washing machine connection point	Location	Please refer to the “Schedule of Mechanical and Electrical Provisions”
		Design	Drain point and water point are provided for Washer/Dryer
j.	Water supply	Material of water pipes	1. Copper water pipes with thermal insulation for exposed cold water supply and hot water supply pipes 2. Copper water pipes with plastic cover for concealed cold water supply and hot water supply pipes
		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 Open Kitchens, 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

細項		描述	
h.	氣體供應	不適用	
i.	洗衣機接駁點	位置	請參閱「機電裝置數量說明表」
		設計	設有洗衣/乾衣機去水及來水接駁喉點
j.	供水	水管的用料	1. 外露冷水供應及熱水供應喉管均採用配有隔熱外層之銅喉 2. 暗藏冷水供應及熱水供應喉管均採用配有塑膠外層之銅喉
		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	開放式廚房、廚房、浴室、化妝室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、假陣、貯存櫃、覆蓋層板、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或掩藏。

4. Miscellaneous

Item		Description		
a.	Lifts	Brand name and model number	Schindler Lift Nos. L1 to L6 (Model: 7000)	
		Number of Lifts	6	
		Floors served by the Lifts	Residential Tower:	
			Tower 1 (Tower 1A & 1B)	Lift No. L1: B/F, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F and 45/F to 46/F Lift No. L2: 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F and 45/F to 46/F Lift No. L3: 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F and 45/F to 46/F Lift No. L4: 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F, 45/F to 46/F and Roof Lift No. L5: 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F and 45/F to 46/F Lift No. L6: 2/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 43/F and 45/F to 46/F

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

4. 雜項

細項		描述		
a.	升降機	品牌名稱及產品型號	迅達 L1號至L6號升降機（型號：7000）	
		升降機的數目	6	
		升降機到達的樓層	住宅大廈：	
			第1座 （第1A座及第1B座）	L1號升降機：地庫、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓至46樓 L2號升降機：2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓至46樓 L3號升降機：2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓至46樓 L4號升降機：2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓、45樓至46樓及天台 L5號升降機：2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓至46樓 L6號升降機：2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至43樓及45樓至46樓

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

4. Miscellaneous

Item		Description			
b.	Letter box	Material	Stainless steel		
c.	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on B/F.		
d.	Water meter, electricity meter and gas meter		**Water meter**	**Electricity meter**	**Gas Meter**
		Location	Water meter for each flat inside Water Meter Cabinet on each floor	Electricity meter for each flat inside Electric Meter Room on each floor, except the following: - Electricity meter for flats on 46/F of Tower 1A and Tower 1B inside Electric Meter Cabinet on 46/F of Tower 1A and Tower 1B respectively	Not applicable
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

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

4. 雜項

細項		描述			
b.	信箱	用料	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	每層住宅樓層公用地方設垃圾及物料回收室。垃圾及物料回收房設於地庫。		
d.	水錶、電錶及氣體錶		**水錶**	**電錶**	**氣體錶**
		位置	各單位水錶設於各樓層之水錶櫃內	各單位電錶設於各樓層之電錶房內 以下除外 ： – 第1A座及第1B座46樓單位之電錶分別設於第1A座及第1B座46樓之電錶櫃內	不適用
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card and QR code access control system are installed at residential tower entrance lobby and shuttle lobby at B/F, G/F, 1/F and 2/F, clubhouse and residential lifts for resident access.
	CCTV	CCTV cameras are provided along boundary fence wall, residential tower entrance lobby and shuttle lobby at B/F, G/F, 1/F and 2/F, staircase exits at roof, all lifts and common area. The CCTV signals are connected to the 1/F caretaker office.
	Door phone	Video door phone is provided for each residential unit on the wall next to main entrance door and connect to the respective residential tower entrance lobby caretaker's counter at 2/F.

6. Appliances

Item	Description
Appliance	For the brand name and model number, 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 Phase, lifts or appliances of comparable quality will be installed.

5. 保安設施

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）	入口通道控制及保安系統	地庫、地下、1樓及2樓住宅大廈入口大堂及穿梭大堂、會所及住客升降機裝有智能咭及二維碼入口通道控制系統供住客出入。
	閉路電視	沿邊界圍牆、地庫、地下、1樓及2樓住宅大廈入口大堂及穿梭大堂、天台之樓梯出口、所有升降機及公用範圍均裝有閉路電視。閉路電視信號連接1樓管理處。
	門口對講機	住宅單位之視像對講機設於單位入口大門旁的牆壁上並連接2樓相應住宅大廈入口大堂管理員櫃台。

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」。

賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Appliance Schedule - Bathroom, Powder Room and Lavatory
設備說明表 - 浴室、化妝室及洗手間

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)				3/F and 5/F-12/F 3樓及5樓-12樓												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	/	✓	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	/	✓	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	/	/	/	/	/	/	✓	/	/	/	/	/	/	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	/	/	/	/	/	/	✓	/	/	/	/	/	/	✓
Lavatory in Utility Room 工作間內洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	✓	/	/	/	/	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN21	✓	/	/	/	/	/	/	/	/	/	/	/	/	/

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。

Appliance Schedule - Bathroom, Powder Room and Lavatory
設備說明表 - 浴室、化妝室及洗手間

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)				15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	/	✓	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	/	✓	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN 27	✓	/	/	/	/	/	/	✓	/	/	/	/	/	/
Powder Room 化妝室	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	/	/	/	/	/	/	✓	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	/	/	/	/	/	/	✓	/	/	/	/	/	/	/
Lavatory in Utility Room 工作間內洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	✓	/	/	/	/	/	/	/	/	/	/	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN21	✓	/	/	/	/	/	/	/	/	/	/	/	/	/

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。

Appliance Schedule - Bathroom, Powder Room and Lavatory
設備說明表 - 浴室、化妝室及洗手間

Tower 1 (Tower 1A & Tower 1B) 第1座（第1A座及第1B座）				46/F 46樓						
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	/	✓	✓	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN27	✓	✓	/	✓	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	/	/	✓	/	/	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN27	/	/	✓	/	/	✓	✓
Bathroom 2 浴室2	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	✓	/	✓	✓	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN27	✓	✓	/	✓	✓	/	/
Bathroom 3 浴室3	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV-40BEN4H	✓	/	/	✓	/	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN27	✓	/	/	✓	/	/	/
Lavatory in Utility Room 工作間內洗手間	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	✓	✓	/	✓	✓	/	/
	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN21	✓	✓	/	✓	✓	/	/

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。

Appliance Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Tower 1 (Tower 1A & Tower 1B) 第1座（第1A座及第1B座）				3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 3樓、5樓-12樓、15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Kitchen / Open Kitchen 廚房/開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	–	–	–	–	✓	–	–	–	–	–	✓	–	–	–
			EH675LDC2E	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	–	✓	✓	✓
	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Samsung 三星	RB33R8899SR/SH	✓	–	✓	✓	–	✓	✓	–	✓	✓	–	✓	✓	✓
	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP269AGS0K	✓	✓	–	–	✓	–	–	–	–	✓	✓	–	–	–
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	✓	–	–	–	–	–	–	–	–	✓	–	–	–	–
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Smart Station 智慧中心	LifeSmart	LS082WH	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Samsung 三星	RB33R8899SR/SH	–	✓	–	–	✓	–	–	✓	–	–	✓	–	–	–
	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP269AGS0K	–	–	✓	✓	–	✓	✓	✓	✓	–	–	✓	✓	✓
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	–	–	–	–	–	–	–	–	–	–	✓	–	–	–
	Video Door Phone 視像對講機	Urmet	1717/41	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。

Appliance Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Tower 1 (Tower 1A & Tower 1B) 第1座（第1A座及第1B座）				46/F 46樓						
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. 產品型號**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Kitchen / Open Kitchen 廚房 / 開放式廚房	Induction Hob 電磁煮食爐	Siemens 西門子	EH375FBB1E	–	–	–	–	–	✓	–
			EH675LDC2E	–	–	✓	–	–	–	✓
			EX875LEC1E	✓	✓	–	✓	✓	–	–
	Cooker Hood 抽油煙機	Siemens 西門子	LI67SA531B	–	–	✓	–	–	✓	✓
			LI97SA531B	✓	✓	–	✓	✓	–	–
	Refrigerator 雪櫃	Samsung 三星	RB33R8899SR/SH	–	✓	✓	–	✓	–	✓
			RS62R5007M9	✓	–	–	✓	–	–	–
	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP269AGS0K	✓	✓	–	✓	✓	✓	–
	Washer/Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	✓	✓	✓	✓	✓	–	✓
	Wine Cellar 酒櫃	Cristal 尼斯	CWB-20S	✓	✓	–	✓	✓	–	–
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 B1-r	✓	✓	–	✓	✓	–	–
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Router 路由器	TP-Link	ER7212PC	✓	✓	✓	✓	✓	✓	✓
	Smart Station 智慧中心	LifeSmart	LS082WH	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Samsung 三星	RB33R8899SR/SH	–	–	–	–	–	✓	–
	Combi Steam Microwave Oven 微波蒸焗爐	Siemens 西門子	CP269AGS0K	–	–	✓	–	–	–	✓
	Washer/ Dryer 洗衣/乾衣機	Siemens 西門子	WK14D321HK	–	–	–	–	–	✓	–
	Video Door Phone 視像對講機	Urmet	1717/41	✓	✓	✓	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)				3/F and 5/F-12/F 3樓及5樓-12樓												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit/Outdoor Unit) 產品型號 (室內機/室外機)**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Toshiba 東芝	MMK-UP0241HP-E/MCY-MHP0506HT-HK	✓*	–	–	–	–	–	–	–	–	–	–	–	–	–
			MMK-UP0241HP-E/MCY-MHP0606HT-HK	–	–	–	–	–	–	✓*	–	–	–	–	–	–	–
			MMK-UP0181HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	–	✓*	–	–	✓*	✓*	–	✓*	✓*	–
			MMK-UP0181HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	–	–	–	–	–	–	–	–	–	–
Master Bedroom 主人睡房			MMK-UP0121HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	–	✓*	–	–	✓*	✓*	–	✓*	✓*	–
			MMK-UP0121HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	–	–	✓*	–	–	–	–	–	–	–
Bedroom 2 睡房 2			MMK-UP0091HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	/	✓*	–	–	✓*	✓*	/	✓*	✓*	–
			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	/	–	✓*	–	–	–	/	–	–	–
Bedroom 3 睡房 3			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	–	/	/	/	/	–	–	/	/	/	/	/	–
			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	–	/	/	/	/	✓*	–	/	/	/	/	/	–
Utility Room 工作間			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	/	–	/	/	/	/	/	/	/	/	/	/	/
Store Room 儲物房			MMK-UP0091HP-E/MCY-MHP0606HT-HK	/	/	/	✓*	/	/	/	/	/	/	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		RAS-M24N4KV/RAS-5M34S3AV-E	–	✓*	–	–	–	–	–	✓*	–	–	–	–	–	✓*
			RAS-M22N4KV/RAS-4M27S3AV-E	–	–	–	–	✓*	–	–	–	–	–	✓*	–	–	–
Master Bedroom 主人睡房			RAS-M13N4KV/RAS-3M26S3AV-E	✓#	✓#	–	–	–	–	–	✓#	–	–	–	–	–	✓#
			RAS-M10N4KV/RAS-4M27S3AV-E	–	–	–	–	✓*	–	–	–	–	–	✓*	–	–	–
Bedroom 2 睡房 2			RAS-M10N4KV/RAS-3M26S3AV-E	✓#	✓#	–	–	/	–	–	✓#	–	–	/	–	–	✓#
Bedroom 3 睡房 3			RAS-M10N4KV/RAS-5M34S3AV-E	–	✓*	/	/	/	/	–	✓*	/	/	/	/	/	✓*

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

Tower 1 (Tower 1A & Tower 1B) 第1座（第1A座及第1B座)				15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit/Outdoor Unit) 產品型號（室內機/室外機)**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Toshiba 東芝	MMK-UP0241HP-E/MCY-MHP0506HT-HK	✓*	–	–	–	–	–	–	–	–	–	–	–	–	–
			MMK-UP0241HP-E/MCY-MHP0606HT-HK	–	–	–	–	–	–	✓*	–	–	–	–	–	–	–
			MMK-UP0181HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	–	✓*	–	–	✓*	✓*	–	✓*	✓*	–
			MMK-UP0181HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	–	–	–	–	–	–	–	–	–	–
Master Bedroom 主人睡房			MMK-UP0121HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	–	✓*	–	–	✓*	✓*	–	✓*	✓*	–
			MMK-UP0121HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	–	–	✓*	–	–	–	–	–	–	–
Bedroom 2 睡房 2			MMK-UP0091HP-E/MCY-MHP0506HT-HK	–	–	✓*	–	/	✓*	–	–	✓*	✓*	/	✓*	✓*	–
			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	–	–	✓*	/	–	✓*	–	–	–	/	–	–	–
Bedroom 3 睡房 3			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	–	/	/	/	/	–	–	/	/	/	/	/	/
			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	–	/	/	/	/	✓*	–	/	/	/	/	/	/
Utility Room 工作間			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	/	/	/	/	/	/	/	/	/	/	/	/	/
Store Room 儲物房			MMK-UP0091HP-E/MCY-MHP0606HT-HK	/	/	/	✓*	/	/	/	/	/	/	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		RAS-M24N4KV/RAS-5M34S3AV-E	–	✓*	–	–	–	–	–	✓*	–	–	–	–	–	✓*
			RAS-M22N4KV/RAS-4M27S3AV-E	–	–	–	–	✓*	–	–	–	–	–	✓*	–	–	–
Master Bedroom 主人睡房			RAS-M13N4KV/RAS-3M26S3AV-E	✓#	✓#	–	–	–	–	–	✓#	–	–	–	–	–	–
			RAS-M10N4KV/RAS-4M27S3AV-E	–	–	–	–	✓*	–	–	–	–	–	✓*	–	–	–
			RAS-13J2KV-HK/RAS-13J2AV-HK	–	–	–	–	–	–	–	–	–	–	–	–	–	✓
Bedroom 2 睡房 2			RAS-M10N4KV/RAS-3M26S3AV-E	✓#	✓#	–	–	/	–	–	✓#	–	–	/	–	–	–
			RAS-M10N4KV/RAS-5M34S3AV-E	–	–	–	–	/	–	–	–	–	–	/	–	–	✓*
Bedroom 3 睡房 3			RAS-M10N4KV/RAS-5M34S3AV-E	–	✓*	/	/	/	/	–	✓*	/	/	/	/	/	/

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit
5. # : Shared Outdoor Unit

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. * ： 共用室外機
5. # ： 共用室外機

Appliance Schedule - Air-Conditioner
設備說明表 - 冷氣機

Tower 1 (Tower 1A & Tower 1B) 第1座（第1A座及第1B座）				46/F 46樓						
Location 位置	**Appliance 設備**	**Brand Name 品牌名稱**	**Model No. (Indoor Unit/Outdoor Unit) 產品型號（室內機/室外機）**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Living Room and Dining Room 客廳及飯廳	Variable Refrigerant Volume (VRV) Air-Conditioner 可變冷媒流量冷氣機	Toshiba 東芝	MMK-UP0241HP-E/MCY-MHP0506HT-HK	✓*	–	–	✓*	–	–	–
			MMK-UP0181HP-E/MCY-MHP0506HT-HK	–	✓*	–	–	✓*	–	✓*
			MMK-UP0181HP-E/MCY-MHP0506HT-HK	–	–	–	–	✓#	–	–
			MMK-UP0181HP-E/MCY-MHP0606HT-HK	–	✓#	✓*	–	–	–	–
			MMK-UP0241HP-E/MCY-MHP0506HT-HK	✓#	–	–	✓#	–	–	–
Master Bedroom 主人睡房			MMK-UP0121HP-E/MCY-MHP0506HT-HK	–	✓*	–	–	✓#	–	✓*
			MMK-UP0121HP-E/MCY-MHP0606HT-HK	–	–	✓*	–	–	–	–
			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	–	–	✓*	–	–	–
			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	✓#	–	–	–	–	–
			MMK-UP0091HP-E/MCY-MHP0405HT-HK	✓^	–	–	✓^	–	–	–
Bedroom 2 睡房 2			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	✓#	✓*	–	–	/	–
			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓*	–	–	–	✓*	/	✓*
			MMK-UP0091HP-E/MCY-MHP0405HT-HK	–	–	–	✓^	–	–	–
Bedroom 3 睡房 3			MMK-UP0091HP-E/MCY-MHP0606HT-HK	–	✓#	/	–	–	/	/
			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓#	–	/	✓#	✓*	/	/
Bedroom 4 睡房 4			MMK-UP0091HP-E/MCY-MHP0506HT-HK	–	/	/	✓#	/	/	/
			MMK-UP0091HP-E/MCY-MHP0405HT-HK	✓^	/	/	/	/	/	/
Utility Room 工作間			MMK-UP0091HP-E/MCY-MHP0506HT-HK	✓#	✓*	/	✓*	✓#	/	/
Store Room 儲物房			MMK-UP0091HP-E/MCY-MHP0606HT-HK	/	/	✓*	/	/	/	/
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機		RAS-M22N4KV/RAS-4M27S3AV-E	–	–	–	–	–	✓*	–
Master Bedroom 主人睡房			RAS-M10N4KV/RAS-4M27S3AV-E	–	–	–	–	–	✓*	–

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit
5. # : Shared Outdoor Unit
6. ^ : Shared Outdoor Unit

備註：
1. 上表所示之「 ✓ 」代表「提供」。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. * ： 共用室外機
5. # ： 共用室外機
6. ^ ： 共用室外機

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	6	6	5	6	6	6	6	5	4	6	6	6
	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	–	–	–	–	–	1	–	–	1	–	–	–	1
	Lighting Point 燈位		8	8	5	5	5	5	8	8	6	6	5	5	5	8
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	3	3	2	3	3	3	3	2	2	3	3	3
		Switched Twin Socket Outlet with USB Module for Wireless Charger, Router and Smart Station 雙頭及USB插座連開關掣供無線充電器、路由器及智慧中心	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓											
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	2	1	1	1	–	1	1	2
		Distribution Board 配電箱	–	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		–	1#	1#	1#	1#	1#	1#	1#	1#	–	1#	1#	1#	1#

Notes:
1. The numbers as shown in the above table denote the numbers provided.
2. The symbol " – " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表所示之「 – 」代表「不提供」。
3. 上表所示之「 / 」代表「不適用」。
4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓													
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	–	–	–	–	–	–	–	–	–	–	1	–	–	–
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	–	1	–	–	1	–	–	1	–	–	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	–	–	1	1	–	1	1	1	1	–	–	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		LAN Port Faceplate 區域網連接埠面板	2	2	1	2	1	1	2	2	1	1	1	1	1	2
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	–	–	–	–	–	–	–	–	–	–	1	–	–	–

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	1	1	1	2	1	1	1	1	1	1
	Lighting Point 燈位		2	2	1	1	1	1	1	2	1	2	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	–	–	–	–	–	–	1	–	–	–	–	–	–
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Lighting Point 燈位		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Data Point 網絡插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Lighting Point 燈位		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Data Point 網絡插座		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	2	/	/	/	/	/	/	/	/	/	/
	TV/ FM Outlet 電視 / 電台天線插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Utility Room (with Lavatory) 工作間 (連洗手間)	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV/ FM Connection Point 電視 / 電台天線接駁點		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Distribution Board 配電箱		1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Kitchen 廚房	Lighting Point 燈位		3	/	/	/	/	/	/	/	/	3	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	/	/	/	/	/	/	/	2	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	2	2	2	2	2	2	2	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	2	1	1	1	1	1	1	1	/	1	1	1	1
	Lighting Switch 燈掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
	Switch for Electric Water Heater 電熱水爐開關掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	–	–	1	–	–	–	–	/	1	–	–	–
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	/	1	1	1	1	1	1	1	1	/	–	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	/	–	1	1	–	1	1	–	1	/	–	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	2	2	2	2	2	/	2	2	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	/	1	1	1	1	1	1	1	1	/	1	1	1	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓											
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	1#	1#	1#	1#	2#	/	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

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4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

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4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			3/F 3樓											
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bathroom 主人浴室	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		/	4	4	4	4	4	4	/	4	4	4	4	4	4
		Single Socket Outlet with USB Module 單頭及USB插座	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	/	1	1	1	1	1	1

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Bathroom 2 浴室2	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/
Powder Room 化妝室	Lighting Point 燈位		/	/	/	/	/	/	2	/	/	/	/	/	/	2
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	1	/	/	/	/	/	/	1
Flat Roof 平台	Lighting Point 燈位		8	8	7	7	7	8	7	8	8	9	6	7	7	12
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		–	2	1	1	1	1	–	2	1	1	1	1	1	2
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2
Common Flat Roof 公共平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		2	–	–	–	–	–	1	–	–	–	–	–	–	–

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	6	6	5	6	6	6	6	5	4	6	6	6
	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	–	–	–	–	–	1	–	–	1	–	–	–	1
	Lighting Point 燈位		8	8	5	5	5	5	8	8	6	6	5	5	5	8
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	3	3	2	3	3	3	3	2	2	3	3	3
		Switched Twin Socket Outlet with USB Module for Wireless Charger, Router and Smart Station 雙頭及USB插座連開關掣供無線充電器、路由器及智慧中心	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	2	1	1	1	–	1	1	2
		Distribution Board 配電箱	–	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		–	1#	1#	1#	1#	1#	1#	1#	1#	–	1#	1#	1#	1#

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4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

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4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	–	–	–	–	–	–	–	–	–	–	1	–	–	–
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	–	1	–	–	1	–	–	1	–	–	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	–	–	1	1	–	1	1	1	1	–	–	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		LAN Port Faceplate 區域網連接埠面板	2	2	1	2	1	1	2	2	1	1	1	1	1	2
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	–	–	–	–	–	–	–	–	–	–	1	–	–	–

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機電裝置數量說明表

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	1	1	1	2	1	1	1	1	1	1
	Lighting Point 燈位		2	2	1	1	1	1	1	2	1	2	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	–	–	–	–	–	–	1	–	–	–	–	–	–
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Lighting Point 燈位		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Data Point 網絡插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Lighting Point 燈位		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Data Point 網絡插座		1	1	/	/	/	/	1	1	/	/	/	/	/	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	1
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	2	/	/	/	/	/	/	/	/	/	/
	TV/ FM Outlet 電視 / 電台天線插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Utility Room (with Lavatory) 工作間 (連洗手間)	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Distribution Board 配電箱		1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/	/	/	/	/

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Kitchen 廚房	Lighting Point 燈位		3	/	/	/	/	/	/	/	/	3	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	/	/	/	/	/	/	/	2	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	2	2	2	2	2	2	2	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	2	1	1	1	1	1	1	1	/	1	1	1	1
	Lighting Switch 燈掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
	Switch for Electric Water Heater 電熱水爐開關掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	–	–	1	–	–	–	–	/	1	–	–	–
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	/	1	1	1	1	1	1	1	1	/	–	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	/	–	1	1	–	1	1	–	1	/	–	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	2	2	2	2	2	/	2	2	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	/	1	1	1	1	1	1	1	1	/	1	1	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓											
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	1#	1#	1#	1#	2#	/	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

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4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			5/F-12/F 5樓-12樓												
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Master Bathroom 主人浴室	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		/	4	4	4	4	4	4	/	4	4	4	4	4	4
		Single Socket Outlet with USB Module 單頭及USB插座	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	/	1	1	1	1	1	1
Bathroom 2 浴室 2	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/

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Powder Room 化妝室	Lighting Point 燈位		/	/	/	/	/	/	2	/	/	/	/	/	/	2
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	/	/	/	/	/	1	/	/	/	/	/	/	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	1	/	/	/	/	/	/	1
Balcony 露台	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	1	/	/	/
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	/	1	1	1	1	1	/	1	1	1
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		2	2	1	1	1	1	1	2	1	1	1	1	1	2

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機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	6	6	5	6	6	6	6	5	4	6	6	6
	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	–	–	–	–	–	1	–	–	1	–	–	–	–
	Lighting Point 燈位		8	8	5	5	5	5	8	8	6	6	5	5	5	7
	Switched Single Socket Outlet 單頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	3	3	2	3	3	3	3	2	2	3	3	3
		Switched Twin Socket Outlet with USB Module for Wireless Charger, Router and Smart Station 雙頭及USB插座連開關掣供無線充電器、路由器及智慧中心	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2

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機電裝置數量說明表

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	2	1	1	1	–	1	1	1
		Distribution Board 配電箱	–	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		–	1#	1#	1#	1#	1#	1#	1#	1#	–	1#	1#	1#	1#

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	–	–	–	–	–	–	–	–	–	–	1	–	–	–
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	–	1	–	–	1	–	–	1	–	–	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	–	–	1	1	–	1	1	1	1	–	–	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		LAN Port Faceplate 區域網連接埠面板	2	2	1	2	1	1	2	2	1	1	1	1	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	–	–	–	–	–	–	–	–	–	–	1	–	–	–

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Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	1	1	1	2	1	1	1	1	1	1
	Lighting Point 燈位		2	2	1	1	1	1	1	2	1	2	1	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	–	–	–	–	–	–	1	–	–	–	–	–	–
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Lighting Point 燈位		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Data Point 網絡插座		1	1	1	1	/	1	1	1	1	1	/	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	/	1	1	1	1	1	/	1	1	1

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Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	Lighting Point 燈位		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	TV/ FM Outlet 電視 / 電台天線插座		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	Data Point 網絡插座		1	1	/	/	/	/	1	1	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	/	/	/	1	1	/	/	/	/	/	/
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	2	/	/	/	/	/	/	/	/	/	/
	TV/ FM Outlet 電視 / 電台天線插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	/	/	/	/	/	/	/	/	/	/

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Utility Room (with Lavatory) 工作間 (連洗手間)	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位		2	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	/	/	/	/	/	/	/	/	/	/	/
	Distribution Board 配電箱		1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Kitchen 廚房	Lighting Point 燈位		3	/	/	/	/	/	/	/	/	3	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	/	/	/	/	/	/	/	2	/	/	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	/	/	/	/	/	/	/	/	1	/	/	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	/	/	/	/	/	/	/	/	1	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Lighting Point 燈位		/	1	2	2	2	2	2	2	2	/	2	2	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	2	1	1	1	1	1	1	1	/	1	1	1	1
	Lighting Switch 燈掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
	Switch for Electric Water Heater 電熱水爐開關掣		/	–	–	–	–	–	–	–	–	/	1	–	–	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	1	–	–	1	–	–	–	–	/	1	–	–	–
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	/	1	1	1	1	1	1	1	1	/	–	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	/	–	1	1	–	1	1	–	1	/	–	1	1	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	1	1	1	1	1	1	1	1	/	1	1	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	2	2	2	2	2	2	2	2	/	2	2	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	/	1	1	1	1	1	1	1	1	/	1	1	1	1

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

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Open Kitchen 開放式廚房	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	1#	1#	1#	1#	1#	1#	1#	1#	/	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	/	1#	1#	1#	1#	1#	1#	1#	2#	/	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

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4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

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4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Master Bathroom 主人浴室	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		/	4	4	4	4	4	4	/	4	4	4	4	4	4
		Single Socket Outlet with USB Module 單頭及USB插座	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	1	1	1	1	1	1	/	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	1	1	1	1	1	/	1	1	1	1	1	1
Bathroom 2 浴室 2	Lighting Point 燈位		4	/	/	/	/	/	/	4	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	/	/	/	/	1	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	/	/	/	/	1	/	/	/	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			15/F-23/F, 25/F-33/F, 35/F-43/F and 45/F 15樓-23樓、25樓-33樓、35樓-43樓及45樓												
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**A1**	**A2**	**A3**	**A5**	**A6**	**A7**	**A8**	**B1**	**B2**	**B3**	**B5**	**B6**	**B7**	**B8**
Powder Room 化妝室	Lighting Point 燈位		/	/	/	/	/	/	2	/	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	/	/	/	/	/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	1	/	/	/	/	/	/	/
Balcony 露台	Lighting Point 燈位		/	/	/	/	1	/	/	/	/	/	1	/	/	/
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	/	1	1	1	1	1	/	1	1	1
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		2	2	1	1	1	1	1	2	1	1	1	1	1	2

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		6	6	6	6	5	4	6
	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	1	–	1	1	–	–
	Lighting Point 燈位		10	5	5	10	6	5	5
	Switched Single Socket Outlet 單頭插座連開關掣		4	4	2	4	3	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	3	2	2	2	3
		Switched Twin Socket Outlet with USB Module for Wireless Charger, Router and Smart Station 雙頭及USB插座連開關掣供無線充電器、路由器及智慧中心	1	1	1	1	1	1	1
		Switched Twin Socket Outlet 雙頭插座連開關掣	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		2	2	1	2	2	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	–	1
	Smoke Detector with Sounder Base 煙霧探測器連發聲底座		–	–	1#	–	–	1#	1#
		Distribution Board 配電箱	–	–	1	–	–	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Living Room and Dining Room 客廳及飯廳	Door Bell 門鐘		1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	–	–	–	–	–	1	–
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	–	–	–	–	–	1	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	–	–	1	–	–	–	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	1	1	1	1	1	1	1
		Data Point 網絡插座	1	1	1	1	1	1	1
		LAN Port Faceplate 區域網連接埠面板	2	2	2	2	2	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	–	–	–	–	–	1	–

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Master Bedroom 主人睡房	Lighting Switch 燈掣		3	3	1	3	2	1	1
	Lighting Point 燈位		1	2	1	1	2	1	1
	Switched Single Socket Outlet 單頭插座連開關掣		4	2	1	4	2	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1
	TV/ FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1
	Data Point 網絡插座		1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		2	2	1	2	1	1	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	–	1	1	–	–
Bedroom 2 睡房2	Lighting Switch 燈掣		2	1	1	2	1	/	1
	Lighting Point 燈位		1	1	1	1	1	/	1
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	1	1	1	/	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	/	1
	Data Point 網絡插座		1	1	1	1	1	/	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	/	1
	Switch for Thermo Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	–	–	1	–	/	–

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Bedroom 3 睡房3	Lighting Switch 燈掣		1	1	/	1	1	/	/
	Lighting Point 燈位		1	1	/	1	1	/	/
	Switched Single Socket Outlet 單頭插座連開關掣		1	1	/	1	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	1	1	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	1	1	/	/
	Data Point 網絡插座		1	1	/	1	1	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	1	1	/	/
Bedroom 4 睡房4	Lighting Switch 燈掣		1	/	/	1	/	/	/
	Lighting Point 燈位		1	/	/	1	/	/	/
	Switched Single Socket Outlet 單頭插座連開關掣		1	/	/	1	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	/	/	1	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	1	/	/	/
	Data Point 網絡插座		1	/	/	1	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	/	/	1	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Store Room 儲物房	Lighting Switch 燈掣		/	/	1	/	/	/	/
	Lighting Point 燈位		/	/	1	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	2	/	/	/	/
	TV / FM Outlet 電視/電台天線插座		/	/	1	/	/	/	/
	Data Point 網絡插座		/	/	1	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	1	/	/	/	/
Utility Room (with Lavatory) 工作間 (連洗手間)	Switch for Lighting and Exhaust Fan 燈及抽氣扇開關掣		1	1	/	1	1	/	/
	Lighting Point 燈位		2	2	/	2	2	/	/
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	/	1	1	/	/
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	1	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	1	1	/	/
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	1	1	/	/
	Distribution Board 配電箱		1	1	/	1	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	/	1	1	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	1	/	1	1	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Kitchen 廚房	Lighting Switch 燈掣		1	1	/	1	–	/	/
	Lighting Point 燈位		4	3	/	4	3	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	/	2	2	/	/
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	1	1	/	1	1	/	/
		Connection Unit for Induction Hob 供電磁煮食爐的插線座	1	1	/	1	1	/	/
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	1	1	/	1	1	/	/
		Switched Single Socket Outlet for Wine Cellar 單頭插座連開關掣供酒櫃	1	1	/	1	1	/	/
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	/	1	1	/	/
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	1	1	/	1	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	/	1	1	/	/
		Switch for Induction Hob 電磁煮食爐開關掣	1	1	/	1	1	/	/
		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	1	1	/	1	1	/	/
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	2	1	/	2	1	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	2	/	1	2	/	/
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	/	1	1	/	/
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	1	1	/	1	1	/	/
		Data Point 網絡插座	1	–	/	1	–	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Open Kitchen 開放式廚房	Lighting Point 燈位		/	/	2	/	/	2	2
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	1	/	/	1	1
	Lighting Switch 燈掣		/	/	–	/	/	1	–
	Switch for Electric Water Heater 電熱水爐開關掣		/	/	–	/	/	1	–
		Connection Unit for Combi Steam Microwave Oven 供微波蒸焗爐的插線座	/	/	–	/	/	1	–
		Switched Single Socket Outlet for Washer/Dryer 單頭插座連開關掣供洗衣/乾衣機	/	/	1	/	/	–	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	/	/	1	/	/	–	1
		Switched Single Socket Outlet for Cooker Hood 單頭插座連開關掣供抽油煙機	/	/	1	/	/	1	1
		Connection Unit for Induction Hob 供電磁煮食爐的接駁點	/	/	1	/	/	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	1	/	/	1	1
		Switch for Induction Hob 電磁煮食爐開關掣	/	/	1	/	/	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Open Kitchen 開放式厨房		Switch for Combi Steam Microwave Oven 微波蒸焗爐開關掣	/	/	1	/	/	1	1
		Fuse Spur Unit for LED Strip 菲士蘇供LED燈帶	/	/	2	/	/	2	2
		Fuse Spur Unit for Door Bell 菲士蘇供門鈴	/	/	1	/	/	1	1
		Washer/Dryer Connection Point 洗衣/乾衣機接駁點	/	/	1	/	/	–	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		/	/	1#	/	/	1#	1#
	Sidewall Sprinkler Head 側頭式消防花灑頭		/	/	1#	/	/	1#	1#
		Sprinkler Head 消防花灑頭	/	/	1#	/	/	1#	1#

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4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. Owners of residential units with open kitchens should also allow registered fire service installation contractors to access the units for annual inspection and maintenance of the fire service installations and equipment.

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4. 上表所示之「 # 」代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Master Bathroom 主人浴室	Lighting Point 燈位		5	4	/	5	4	/	/
		Single Socket Outlet 單頭插座	1	1	/	1	1	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	/	1	1	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	1	/	1	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	/	1	1	/	/
Bathroom 浴室	Lighting Point 燈位		/	/	4	/	/	4	4
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	1	/	/	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	/	/	1	/	/	1	1
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	/	/	1	/	/	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	1	/	/	1	1

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

Tower 1 (Tower 1A & Tower 1B) 第1座 (第1A座及第1B座)			46/F 46樓						
Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Bathroom 2 浴室2	Lighting Point 燈位		4	4	/	4	4	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	–	1	/	–	1	/	/
		Single Socket Outlet 單頭插座	1	–	/	1	–	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	/	1	1	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	1	/	1	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	/	1	1	/	/
Bathroom 3 浴室3	Lighting Point 燈位		4	/	/	4	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	1	/	/	1	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	1	/	/	1	/	/	/
		Fuse Spur Unit for Mirror Cabinet LED Strip 菲士蘇供鏡櫃LED燈帶	1	/	/	1	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	/	/	1	/	/	/

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Schedule of Mechanical and Electrical Provisions
機電裝置數量說明表

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Location 位置	**Exposed Type 外露型**	**Non-exposed Type 非外露型**	**Simplex 1A**	**Simplex 2A**	**A5**	**Simplex 1B**	**Simplex 2B**	**B5**	**B6**
Balcony 露台	Lighting Point 燈位		/	/	/	/	/	1	/
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		/	/	1	/	/	/	1
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		/	/	1	/	/	1	1
Flat Roof 平台	Lighting Point 燈位		12	12	/	9	5	/	/
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		5	5	/	5	3	/	/
Common Flat Roof 公共平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		3	2	/	3	2	/	/

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SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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。

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.

Remark:

1. On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Owner) of the Phase under the Principal 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，買方須根據主公契及管理協議向期數管理人(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。

DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

MODIFICATION
修訂

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

期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

1. **LRT Station Reinstatement Works**
   There may be special traffic arrangement, including but not limited to alteration of pedestrian access route of the Development at G/F and use of temporary LRT platform arrangement, for LRT railway system migration works and LRT station reinstatement works. Track-side works have to be carried out at night during LRT non-traffic hours in compliance with railway operation and safety. Construction vehicles and workers may also enter G/F of the Development for such works. The aforementioned special traffic arrangement, use of temporary LRT platform arrangement and entry of construction vehicles and night works may last for about 5 months after the estimated material date of the Phase.

   Prospective purchasers should take note of the possible impact of the aforesaid arrangements and works on enjoyment of the residential properties in the Phase.

1. **輕鐵站修復工程**
   於進行輕鐵系統遷移及輕鐵站修復工程期間可能會制定特別交通安排，包括但不限於更改於發展項目地下的行人通道，以及使用臨時輕鐵月台的安排。為配合鐵路運作及安全，必須於夜間輕鐵非行車時間在鐵路附近進行工作。建築車輛及工人亦可進入發展項目地下以進行上述工程。上述特別交通安排、使用臨時輕鐵月台的安排、施工車輛的進出及夜間工程可能會在期數預計關鍵日期後持續大約五個月。

   請準買家注意上述安排及工程對享用期數住宅物業可能造成的影響。

WEBSITE ADDRESS FOR THE PHASE
期數的互聯網網站的網址

The website address designated by the Vendor for the Phase for purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.yohowest.com.hk/p2

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址：
www.yohowest.com.hk/p2

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	9,825.077
2.	**Plant rooms and similar services**	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	943.063
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.	8,647.301
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3.(#)	Balcony	1,956.817
4.	Wider common corridor and lift lobby	Not Applicable
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.(#)	Non-structural prefabricated external wall	1,129.610
9.(#)	Utility platform	1,206.139
10.	Noise barrier	Not Applicable

		Area (m²)
Amenity Features		
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	106.555
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	2,414.212
13.(#)	Covered landscaped and play area	1,105.950
14.(#)	Horizontal screen/covered walkway and trellis	215.856
15.(#)	Larger lift shaft	2,071.717
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	5,471.647
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	276.420
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25.	Refuge floor including refuge floor cum sky garden	Not Applicable
26.	Covered area under large projecting/ overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.	Party structure and common staircase	Not Applicable
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No.8)		
33.	Buildings adopting Modular Integrated Construction	Not Applicable

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.

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

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1. (#)	停車場及上落客貨地方（公共交通總站除外）	9,825.077
2.	**機房及相類設施**	
2. 1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《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	943.063
2. 2 (#)	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	8,647.301
2. 3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3. (#)	露台	1,956.817
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8. (#)	非結構預製外牆	1,129.610
9. (#)	工作平台	1,206.139
10.	隔音屏障	不適用

		面積(平方米)
適意設施		
11. (#)	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	106.555
12. (#)	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	2,414.212
13. (#)	有蓋園景區及遊樂場地	1,105.950
14. (#)	橫向屏障 / 有蓋人行道及花棚	215.856
15. (#)	擴大升降機槽	2,071.717
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18. (#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	5,471.647
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	不適用
22.	遮陽篷及反光罩	不適用
23. (#)	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	276.420
24.	《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	不適用
其他項目		
25.	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出 / 外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.	共用構築物及公用樓梯	不適用
29.	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	不適用
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

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。

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

The Environmental Assesssment of the Development



Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authouity prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	YES
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. LED LIGHTING 2. HIGH EFFICIENCY A/C UNIT

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m²/annum	Town Gas / LPG unit/m²/annum	Electricity kWh/m²/annum	Town Gas / LPG unit/m²/annum
Area served by central building services installation (Note 3)	17,978.311	229.514	Not applicable	190.123	Not applicable

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	Not applicable
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Notes:
1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
   The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/ LPG consumption (unit/m²/annum), of the Development by the internal floor area served, where:
   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and
   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

有關建築物的環境評估



發展項目的公用部分的預計能量表現或消耗

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:

第I部分	
提供中央空調	是
提供具能源效益的設施	是
擬安裝的具能源效益的設施:–	1. LED照明 2. 高效空調機組

第II部分: 擬興建樓宇/部分樓宇預計每年能源消耗量（備註1）：–					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇（備註2）每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置（備註3）的部分	17,978.311	229.514	不適用	190.123	不適用

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:–			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

備註：

1.一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量[以耗電量（千瓦小時/平方米/年）及煤氣/石油氣消耗量（用量單位/平方米/年）計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：–

(a) "每年能源消耗量" 與新建樓宇BEAM Plus標準（現行版本）中的「年能源消耗」具有相同涵義；及

(b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基線樓宇"與新建樓宇BEAM Plus標準（現行版本）中的"基準建築物模式（零分標準）"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的 《屋宇裝備裝置能源效益實務守則》中的涵義相同。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME
按地政總署署長同意方案要求列出的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (the "Agreement") to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the Agreement, sub-sell that Residential Unit or transfer the benefit of the Agreement of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement, agrees (at its own discretion) to cancel the Agreement or the obligations of the purchaser under the Agreement, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the Agreement and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Phase as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. The "Green Areas" is referred to in Special Condition No.(4) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

6. The "LRT Complex" is referred to in Special Condition No. (9)(a)(i) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

7. The "segregated pedestrian ways or paths" is referred to in Special Condition No. (21)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

8. The "Pedestrian Walkway" is referred to in Special Condition No. (21)(d) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

9. The "Covered Footbridge" is referred to in Special Condition No. (22)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

10. The "Covered Footbridge Supports and Connections" is referred to in Special Condition No. (22)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

11. The "Proposed Footbridge Supports and Connections" is referred to in Special Condition No. (23)(a) of the Land Grant, which is set out under the Summary of Land Grant section of this sales brochure.

1. 買方須於正式買賣合約(「買賣合約」)下與賣方約定，除訂立按揭或押記外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位之轉讓、轉售該住宅單位或以任何形式轉移該住宅單位之買賣合約之權益、或訂立任何有關上述提名、轉售或轉移權益之協議。

2. 若賣方應買賣合約下買方要求同意(同意與否賣方有酌情權決定)取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位總售價5%之金額，另買方須向賣方繳付或補還(視屬何情況而定)所有與取消買賣合約有關之法律費用、收費及開銷(包括任何印花稅)。

3. 賣方將會或已經(視屬何情況而定)支付所有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期(包括該兩日)期間之未付地稅。

4. 已簽署買賣合約之買方，如已支付不多於港幣$100之象徵式費用(按每次要求計)，有權獲取(而當其要求時將獲提供)以下資料之最新紀錄印本：完成期數的總建築費用及總專業費用及截至該要求作出當月前之公曆月份完結時已支出和繳付之總建築費用及總專業費用。

5. 「綠色範圍」在批地文件特別條款第(4)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

6. 「輕鐵綜合大樓」在批地文件特別條款第(9)(a)(i)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

7. 「獨立的行人道或路徑」在批地文件特別條款第(21)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

8. 「行人道」在批地文件特別條款第(21)(d)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

9. 「有蓋行人天橋」在批地文件特別條款第(22)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

10. 「有蓋行人天橋支撐和連接」在批地文件特別條款第(22)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

11. 「擬建行人天橋支撐和連接」在批地文件特別條款第(23)(a)條提及。該特別條款在本售樓說明書的「批地文件摘要」中列出。

DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this Sales Brochure: 25 February, 2025

本售樓説明書印製日期：2025年2月25日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision is required, please state “no revision made”) 所作修改 （如無須作出修改，請註明「並無作出修改」）	
	Page Number 頁次	Revision Made 所作修改
23 May, 2025 2025年5月23日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI005	Aerial Photographs of the Phase is added. 新增期數的鳥瞰照片。
	AL005, AL007, AL009	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AU001	Elevation Plans is updated. 更新立面圖。
	BG001, BG002	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。
20 August, 2025 2025年8月20日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI001, AI002	Aerial Photographs of the Phase are added. 增加期數的鳥瞰照片。
	AI003, AI004	Aerial Photographs of the Phase are deleted. 刪除期數的鳥瞰照片。
	AL005, AL007, AL009	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AU001, AU002	Elevation Plans are updated. 更新立面圖。
	BG001, BG002	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。
19 November, 2025 2025年11月19日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI003	Aerial Photograph of the Phase is added. 增加期數的鳥瞰照片。
	AU001, AU002	Elevation Plans are updated. 更新立面圖。
10 February, 2026 2026年2月10日	AI001	Aerial Photographs of the Phase is updated. 更新期數的鳥瞰照片。
	AI002, AI003, AI004	Aerial Photographs of the Phase are deleted. 刪除期數的鳥瞰照片。
7 May, 2026 2026年5月7日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK002	Layout Plan of the Development is updated. 更新發展項目的布局圖。