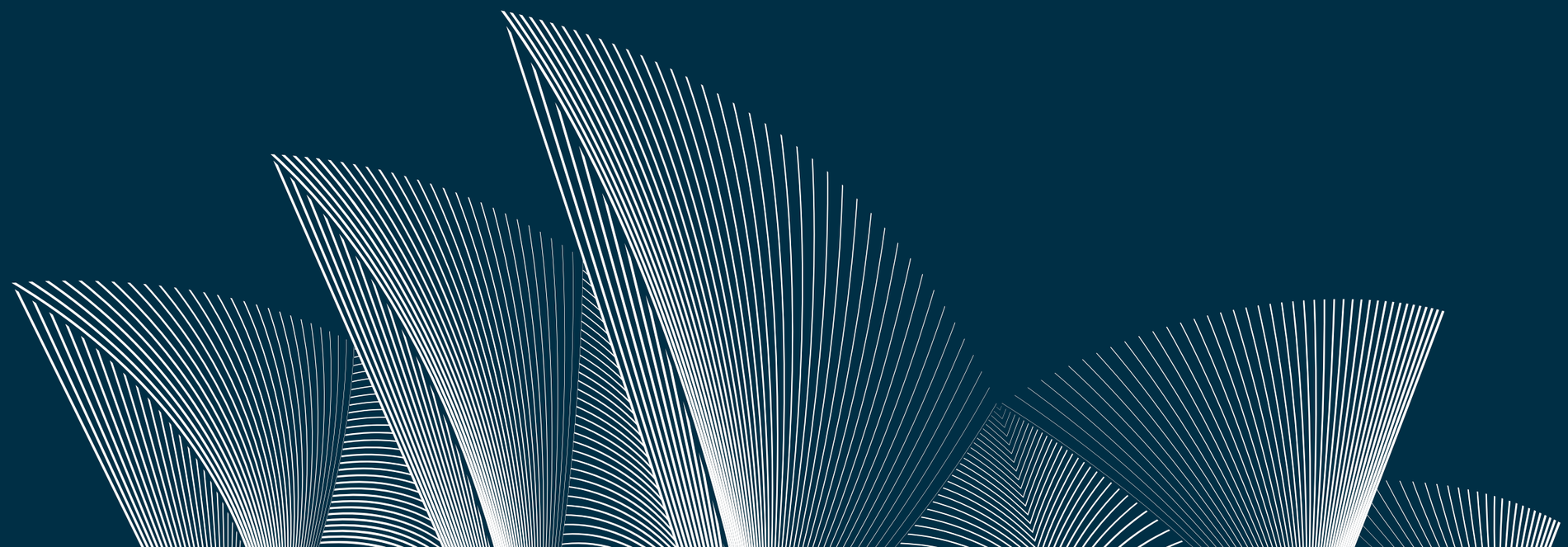
DOUBLE COAST III

SALES BROCHURE 售樓説明書



DOUBLE COAST III

1 Notes to Purchasers of First-hand Residential Properties
一手住宅物業買家須知

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

For All First-hand Residential Properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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

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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.

property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -

- find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

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

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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.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority

March 2023

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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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，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 -

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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。

2 Information on the Phase
期數的資料

Name of the Phase of the Development:

DOUBLE COAST III (the "Phase"), Phase 3 of DOUBLE COAST (the "Development")

Name of the street at which the Phase is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase

19 Shing Fung Road

Total number of storeys of each multi-unit building

Tower 1A and Tower 1B: 36 storeys

Note:

- The above number of storeys includes Basement and Ground Floors.
- The above number of storeys does not include transfer plate, Roof, Upper Roof and Top Roof.

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

Tower 1A and Tower 1B: B/F, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 33/F, 35/F to 39/F, Roof, Upper Roof and Top Roof.

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

Tower 1A and Tower 1B: 4/F, 13/F, 14/F, 24/F and 34/F are omitted

Refuge floors (if any) of each multi-unit building

Tower 1A and Tower 1B: Roof

發展項目的期數的名稱：

DOUBLE COAST(「發展項目」)的第3期稱為DOUBLE COAST III(「期數」)

期數所位於的街道名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數

承豐道19號

每幢多單位建築物的樓層的總數

第1A座及第1B座：36層

備註：

- 上述樓層數目包括地庫及地下。
- 上述樓層數目不包括轉換層、天台、上層天台及頂層天台。

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1A座及第1B座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓、天台、上層天台及頂層天台。

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1A座及第1B座：不設4樓、13樓、14樓、24樓及34樓

每幢多單位建築物內的庇護層(如有的話)

第1A座及第1B座：天台

3 Information on vendor and others involved in the phase
賣方及有參與期數的其他人的資料

Vendor

Infinite Sun Limited

Holding company of the Vendor

Luminous Dream Limited

Authorized Person for the Phase

Chan Wan Ming

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

P&T Architects Limited

Building contractor for the Phase

China Overseas Building Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase

Baker & McKenzie
Deacons

Authorized institutions that have made a loan, or has undertaken to provide finance, for the construction of the Phase

Hang Seng Bank Limited
Bank of Communications Co., Ltd. Hong Kong Branch
DBS Bank (Hong Kong) Limited
Industrial and Commercial Bank of China (Asia) Limited
Standard Chartered Bank (Hong Kong) Limited

Any other persons who have made a loan for the construction of the Phase

Celestial Star Ventures Limited
Hendus Investment Limited
NART Finance Limited
New World Finance Company Limited

賣方

Infinite Sun Limited

賣方的控權公司

Luminous Dream Limited

期數的認可人士

陳韻明

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

巴馬丹拿建築師有限公司

期數的承建商

中國海外房屋工程有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

貝克 • 麥堅時律師事務所
的近律師行

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

恒生銀行有限公司
交通銀行股份有限公司香港分行
星展銀行(香港)有限公司
中國工商銀行(亞洲)有限公司
渣打銀行(香港)有限公司

已為期數的建造提供貸款的任何其他人

天星創投有限公司
Hendus Investment Limited
NART Finance Limited
新世界金融有限公司

4 Relationship between parties involved in the phase
有參與期數的各方的關係

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

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.

期數有構成圍封牆的一部份的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of Tower 1A of the Phase is 150mm.

There are no non-structural prefabricated external walls at Tower 1B of the Phase.

期數的第1A座的非結構的預製外牆之厚度範圍為150毫米。

期數的第1B座沒有非結構的預製外牆。

Schedule of Total Area of the Non-structural Prefabricated External Walls of Each Residential Property

每個住宅物業的非結構的預製外牆的總面積表

Tower 座數	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	2/F 2樓	A	-
		B	1.081
		C	-
		D	-
		E	-
	3/F 3樓	A	-
		B	1.081
		C	-
		D	-
		E	-
		F	-
	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	A	-
		B	1.081
		C	-
		D	-
		E	-
		F	-
Tower 1A 第1A座	38/F 38樓	A	-
		B	1.081
		C	-
		D	-
		E	-
		F	-
	39/F 39樓	A	0.951
		C	-
		D	-
		E	-
		F	-

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

備註：第1A座不設4樓、13樓、14樓、24樓及34樓。

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

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

期數有構成圍封牆的一部份的幕牆。

The range of thickness of curtain walls of Tower 1A & Tower 1B of the Phase is 200mm.

期數的第1A座及第1B座的幕牆之厚度範圍為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

Tower 座數	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	2/F 2樓	A	1.368
		B	1.788
		C	1.540
		D	1.018
		E	0.984
	3/F 3樓	A	1.550
		B	1.788
		C	1.540
		D	1.018
		E	0.984
		F	0.980
	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	A	1.550
		B	1.788
		C	1.540
		D	1.018
		E	0.984
		F	0.980
Tower 1A 第1A座	38/F 38樓	A	1.550
		B	1.788
		C	1.540
		D	1.018
		E	0.984
		F	0.980
	39/F 39樓	A	3.558
		C	1.540
		D	1.018
		E	0.984
		F	0.980

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1A.

備註：第1A座不設4樓、13樓、14樓、24樓及34樓。

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

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

期數有構成圍封牆的一部份的幕牆。

The range of thickness of curtain walls of Tower 1A & Tower 1B of the Phase is 200mm.

期數的第1A座及第1B座的幕牆之厚度範圍為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

Tower 座數	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	2/F 2樓	A	1.027
		B	0.586
		C	0.745
		D	0.628
		E	0.628
		F	0.628
		G	0.562
		H	0.980
		J	1.293
		K	1.023
	3/F 3樓	A	1.027
		B	0.586
		C	0.745
		D	0.628
		E	0.628
		F	0.628
		G	0.562
		H	0.980
		J	1.293
		K	1.023
Tower 1B 第1B座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	A	1.027
		B	0.908
		C	0.745
		D	0.628
		E	0.628
		F	0.628
		G	0.562
		H	0.980
		J	1.293
		K	1.023
	38/F 38樓	A	1.027
		B	0.908
		C	0.745
		D	0.628
		E	0.628
		F	0.628
		G	0.562
		H	0.980
		J	1.293
		K	1.023
	39/F 39樓	B	0.908
		C	0.745
		D	0.628
		E	0.628
		F	0.628
		G	0.562
		H	0.980
		J	1.293
		K	1.023

Remark: 4/F, 13/F, 14/F, 24/F and 34/F are omitted in Tower 1B.

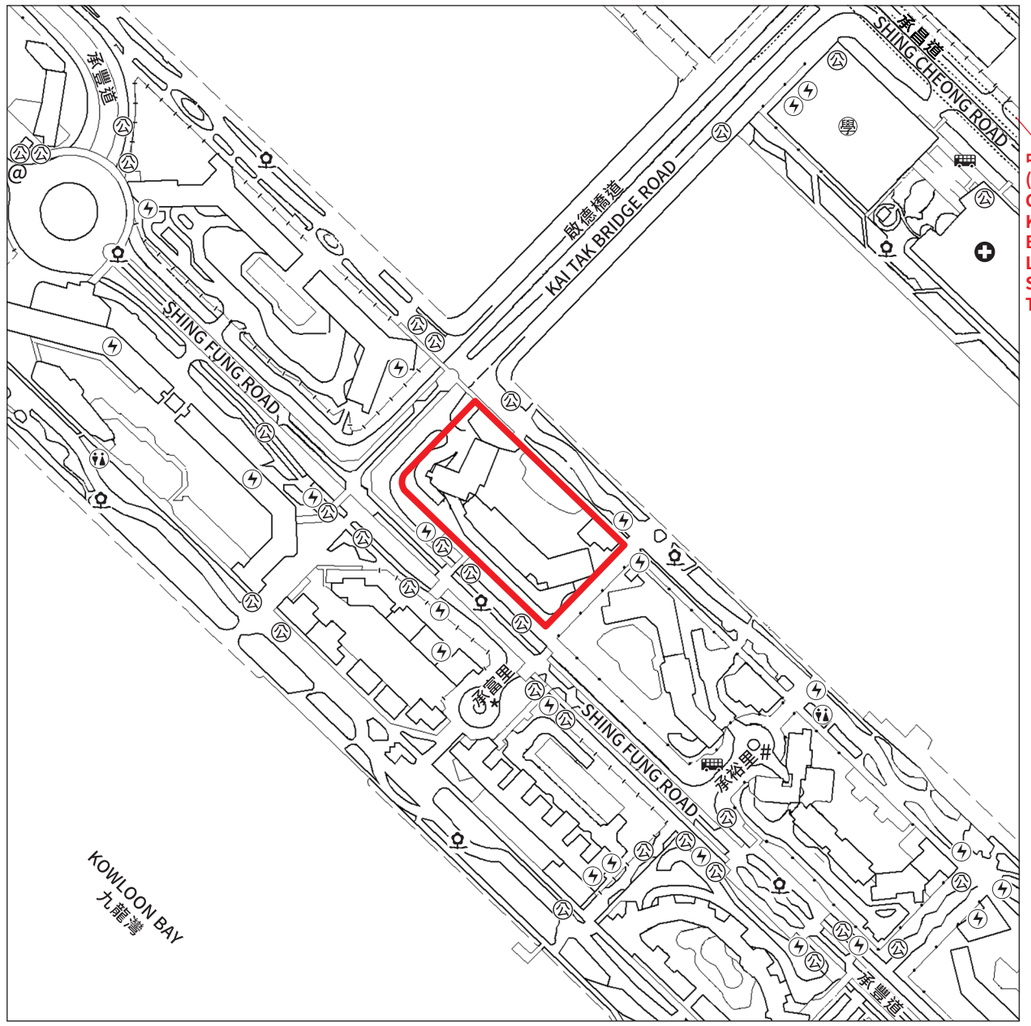
備註：第1B座不設4樓、13樓、14樓、24樓及34樓。

6 Information on property management
物業管理的資料

Double Coast Property Management Limited is appointed as the Manager of the Phase under the deed of mutual covenant that has been executed.

根據已簽立的公契，獲委任為該期數的管理人為 Double Coast Property Management Limited。

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



N

中九龍繞道
(九龍灣段隧道)
CENTRAL KOWLOON BYPASS (KOWLOON BAY SECTION TUNNEL)

This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T11-NE-C dated 26th March, 2026 from Survey and Mapping Office of the Lands Department with adjustments where necessary.

此所在位置圖是由賣方參考2026年3月26日出版之地政總署測繪處之測繪圖(圖幅編號T11-NE-C)擬備，有需要處經修正處理。

NOTATION 圖例

- Power plant (including electricity sub-stations)
  發電廠(包括電力分站)
- Hospital
  醫院
- Public convenience
  公廁
- Public transport terminal (including rail station)
  公共交通總站(包括鐵路車站)
- Public utility installation
  公共事業設施裝置
- School (including a kindergarten)
  學校(包括幼稚園)
- Public park
  公園

Location of the Development
發展項目的位置

Scale 比例 :
M/米
0 250

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：

* SHING FU LANE 承富里
\# SHING YU LANE 承裕里
@ SHING FUNG LANE 承豐里

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台站提供，香港特別行政區政府為知識產權擁有人。

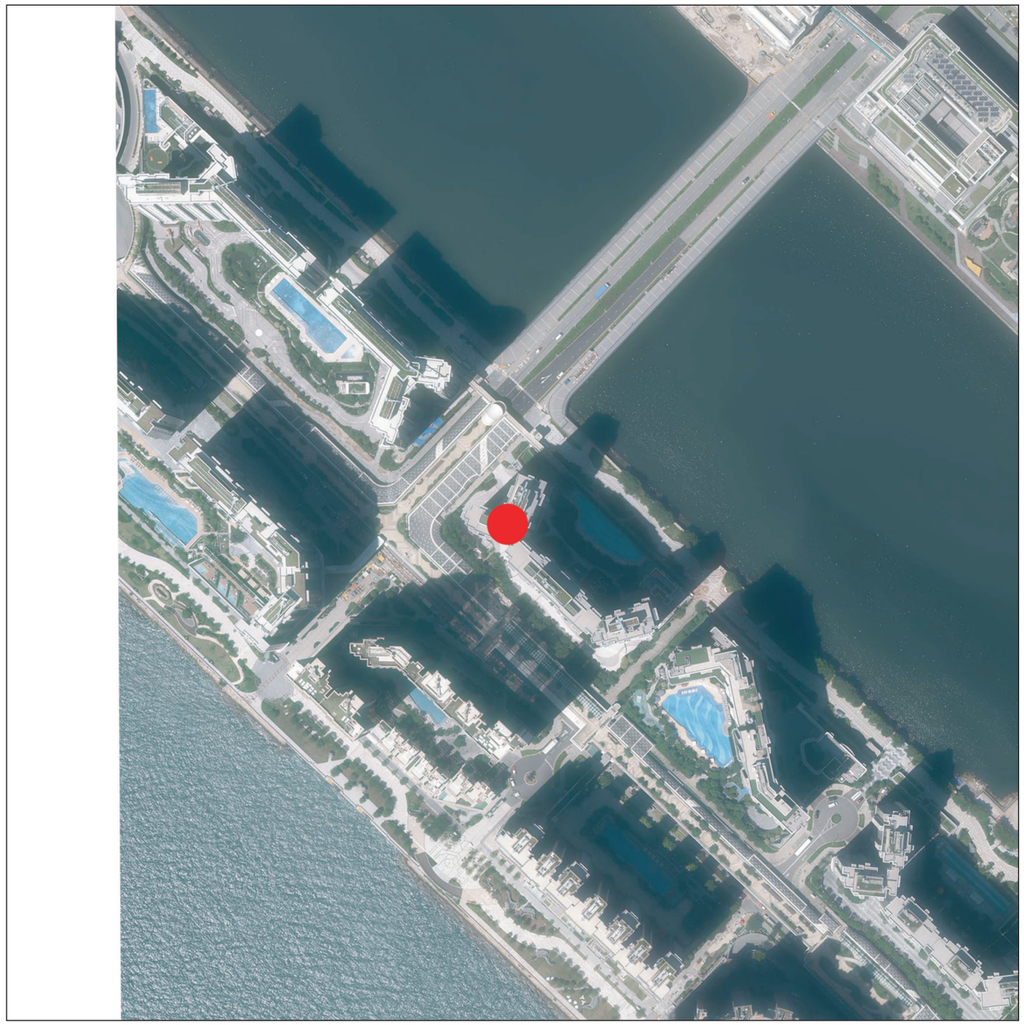
Notes:

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

備註：

1. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
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。

8 Aerial photograph of the phase
期數的鳥瞰照片



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E259741C, date of flight: 12th September, 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E259741C，飛行日期：2025年9月12日。

● Location of the Phase
期數的位置

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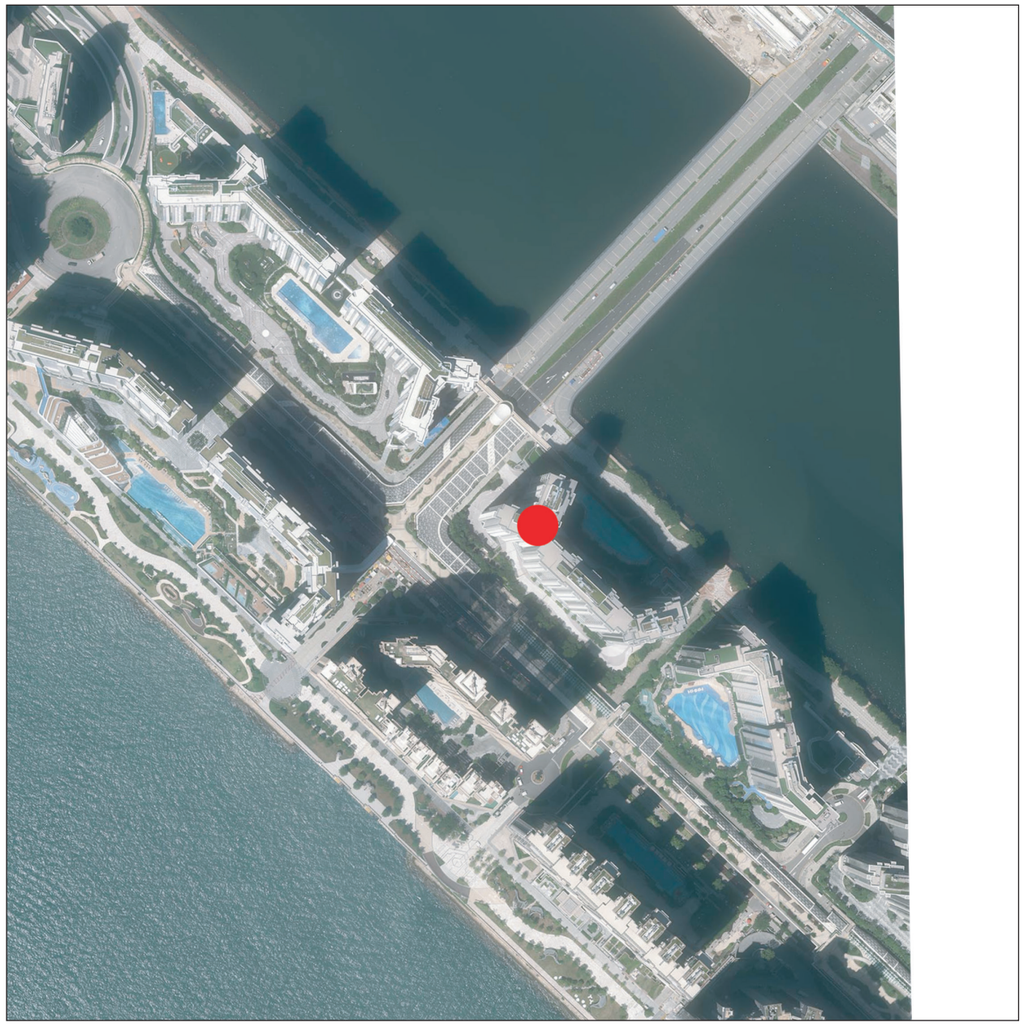
Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales offices 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 aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

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，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E259742C, date of flight: 12th September, 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E259742C，飛行日期：2025年9月12日。

● Location of the Phase
期數的位置

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Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales offices 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 aerial photograph is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

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，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 鳥瞰照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

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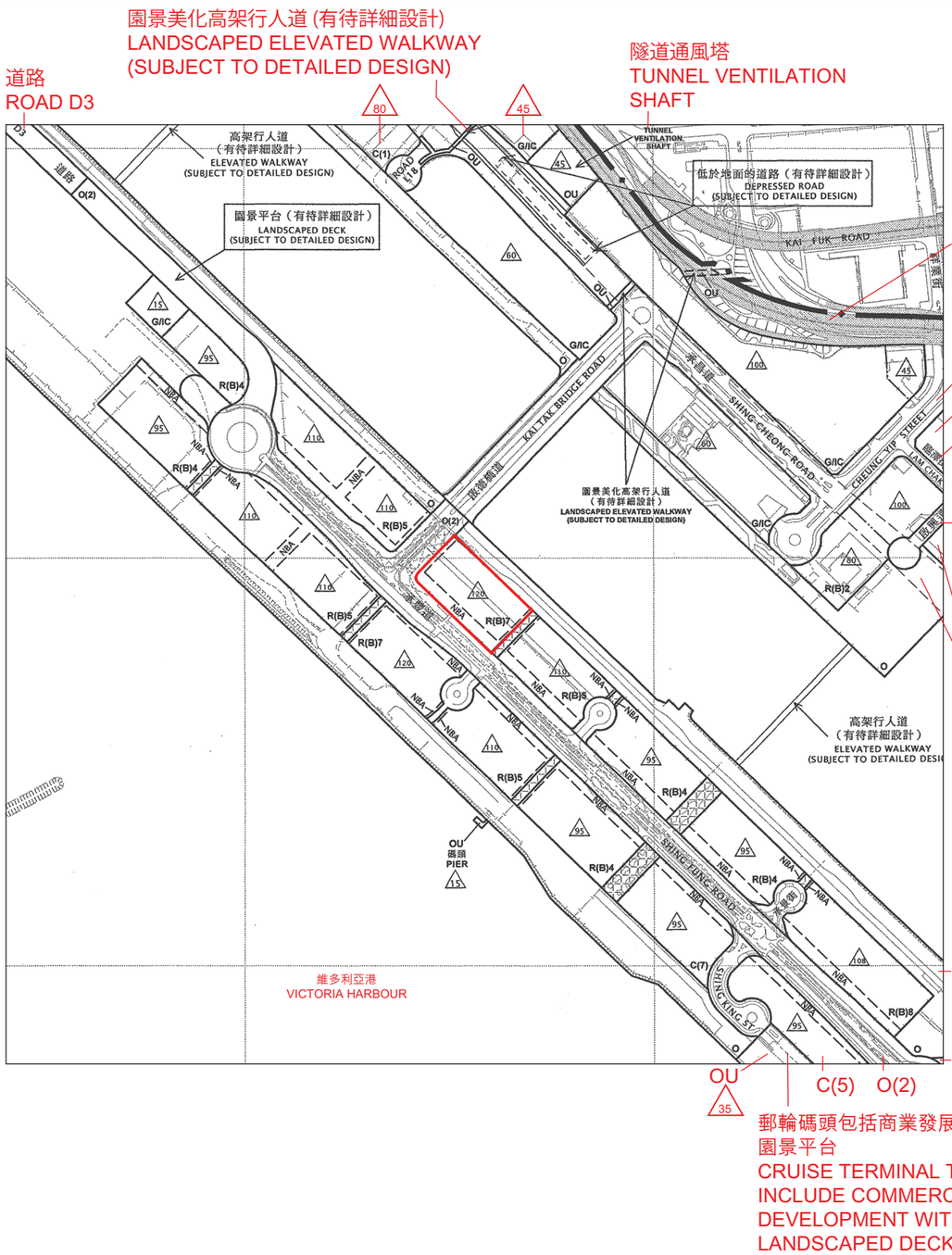
9 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例 :
M/米
0 500

Adopted from part of the Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28th October, 2022, with adjustments where necessary as shown in red.

摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

Zones 地帶

- C — Commercial 商業
- R(B) — Residential (Group B) 住宅(乙類)
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途

Communications 交通

- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Pedestrian Precinct / Street 行人專用區或街道

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- NBA — Non-Building Area 非建築物用地
- 15 — Maximum Building Height (In Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)

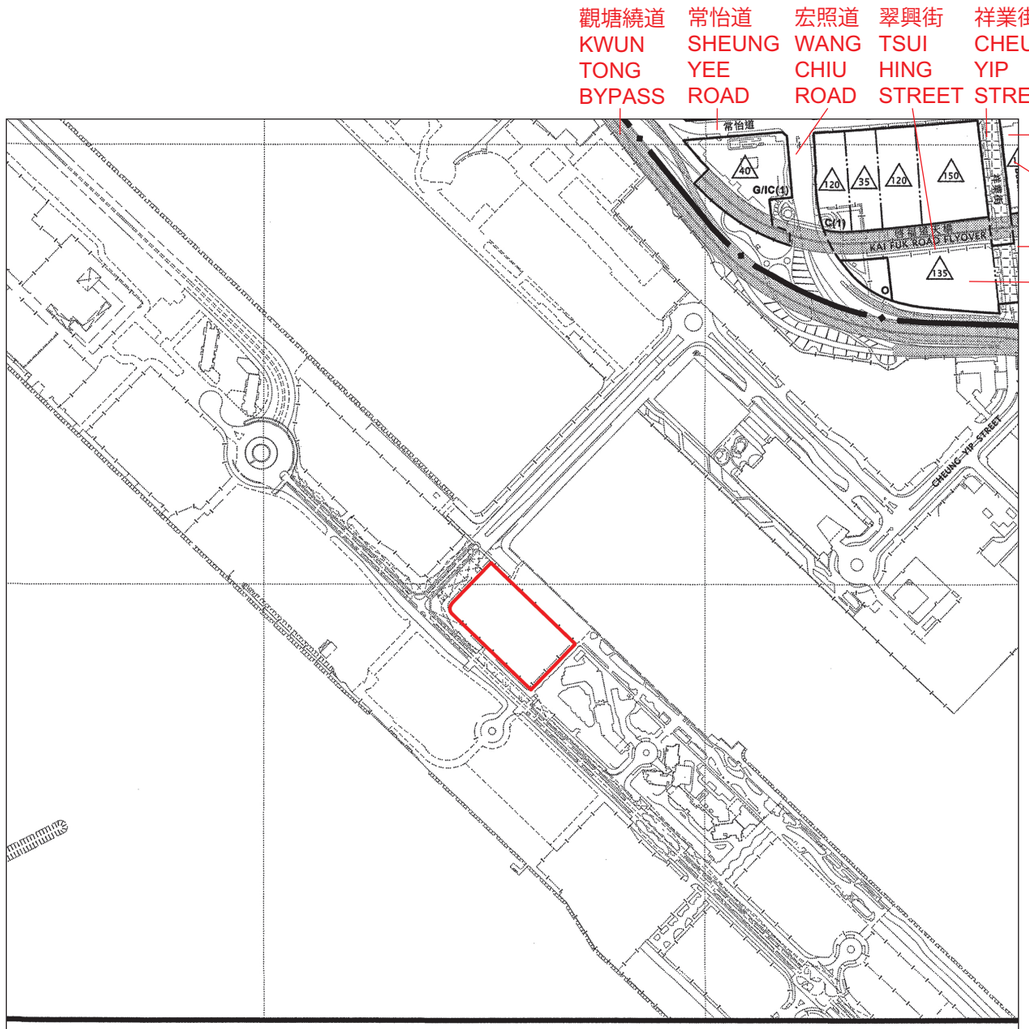
Notes:

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

備註：

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

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



This blank area falls outside the coverage of Outline Zoning Plan No. S/K13/34

分區計劃大綱圖編號 S/K13/34 並不覆蓋本空白範圍

Location of the Development
發展項目的位置

Scale 比例 :
M/米
0 500

Adopted from part of the approved Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/34, gazetted on 7th November, 2025, with adjustments where necessary as shown in red.

摘錄自2025年11月7日刊憲之牛頭角及九龍灣分區計劃大綱核准圖，圖則編號為S/K13/34，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

Zones 地帶

- C — Commercial 商業
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途

Communications 交通

- Major Road and Junction 主要道路及路口
- Elevated Road 高架道路
- Pedestrian Precinct / Street 行人專用區或街道

Miscellaneous 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- 15 — Maximum Building Height (In Meters Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)

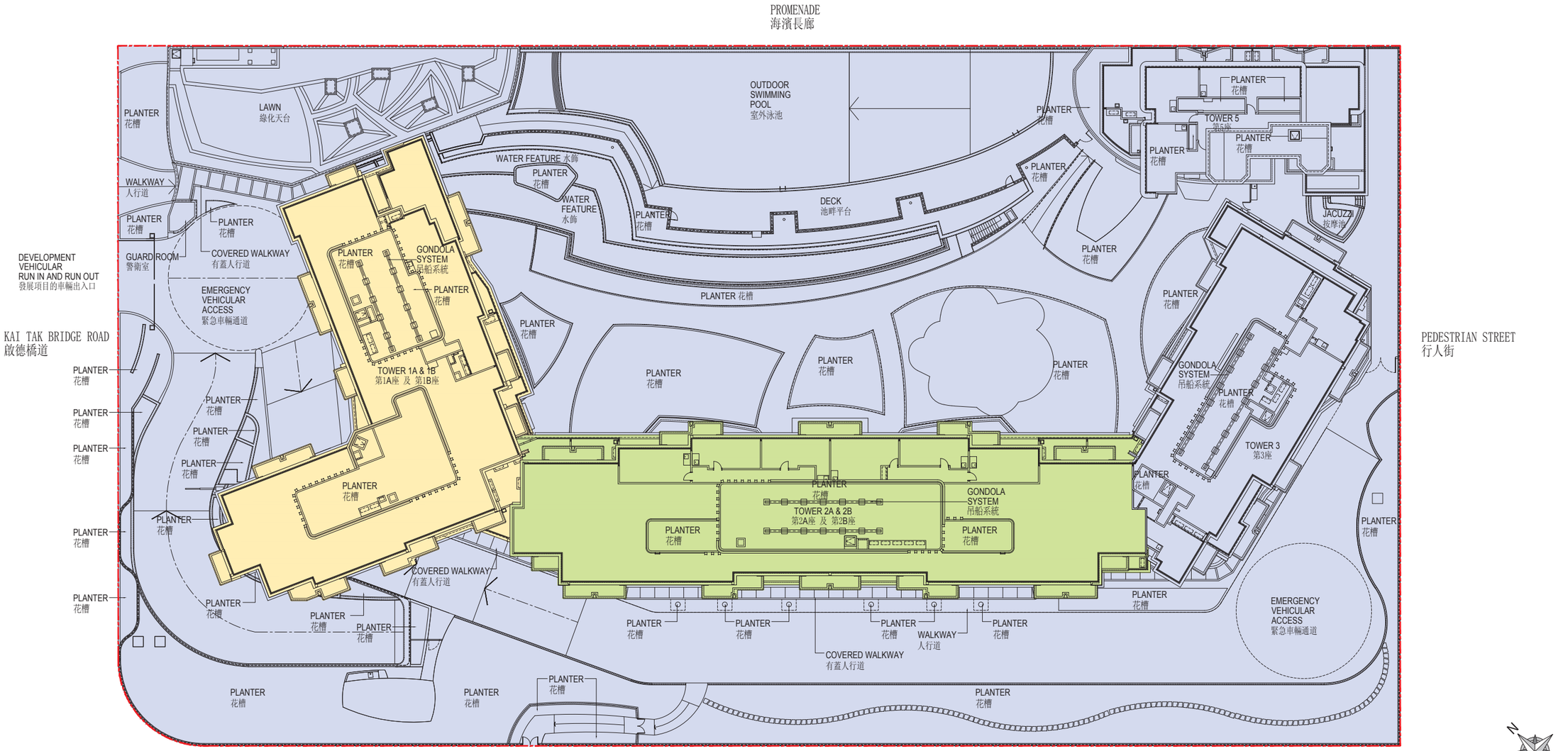
Notes:

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

備註：

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

10 Layout plan of the development
發展項目的布局圖



LEGEND 圖例

- Boundary line of the Development 發展項目的界線
- Phase 1 of the Development 發展項目第1期
- Phase 2 of the Development 發展項目第2期
- Phase 3 of the Development 發展項目第3期

Notes: This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註：本圖僅顯示從上空鳥瞰可見之發展項目布局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。

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

LEGEND 圖例

A/C OUTDOOR UNIT = AIR-CONDITIONING OUTDOOR UNIT = 空調機室外機

A/C P. = AIR-CONDITIONER PLATFORM = 空調機平台

A.D. = AIR DUCT = 氣管道

A.F. = ARCHITECTURAL FEATURE = 建築裝飾

BAL. = BALCONY = 露台

B. = BATHROOM = 浴室

B.1 = BATHROOM 1 = 浴室1

B.2 = BATHROOM 2 = 浴室2

B.R.1 = BEDROOM 1 = 睡房1

B.R.2 = BEDROOM 2 = 睡房2

B.R.3 = BEDROOM 3 = 睡房3

C.W. = CURTAIN WALL = 幕牆

DIN. = DINING ROOM = 飯廳

DN = DOWN = 落

EL.D. = ELECTRIC DUCT = 電氣槽

ELV.D. = EXTRA LOW VOLTAGE DUCT = 特低壓電線槽

ELV.ROOM = EXTRA LOW VOLTAGE ROOM = 特低壓電線房

E.M.R. = ELECTRICAL METER ROOM = 電錶房

G.C. = GLASS CLADDING = 玻璃飾面板

H.R. = HOSE REEL = 消防喉轆

KIT. = KITCHEN = 廚房

LAV. = LAVATORY = 洗手間

LIV. = LIVING ROOM = 客廳

M.B. = MASTER BATHROOM = 主人浴室

M.B.R. = MASTER BEDROOM = 主人睡房

OPEN KIT. = OPEN KITCHEN = 開放式廚房

P.D. = PIPE DUCT = 管道

P.W. = PIPE WELL = 管道井

R.S. & M.R.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室

R.W.P. = RAIN WATER PIPE = 雨水管道槽

STO. = STORE ROOM = 儲物房

T.B.E. ROOM = TELECOMMUNICATIONS AND BROADCASTING ROOM = 電訊及廣播設備機房

U.P. = UTILITY PLATFORM = 工作平台

UTILITY = UTILITY ROOM = 工作間

W.M.C. = WATER METER CABINET = 水錶櫃

Notes applicable to the floor plans of this section:

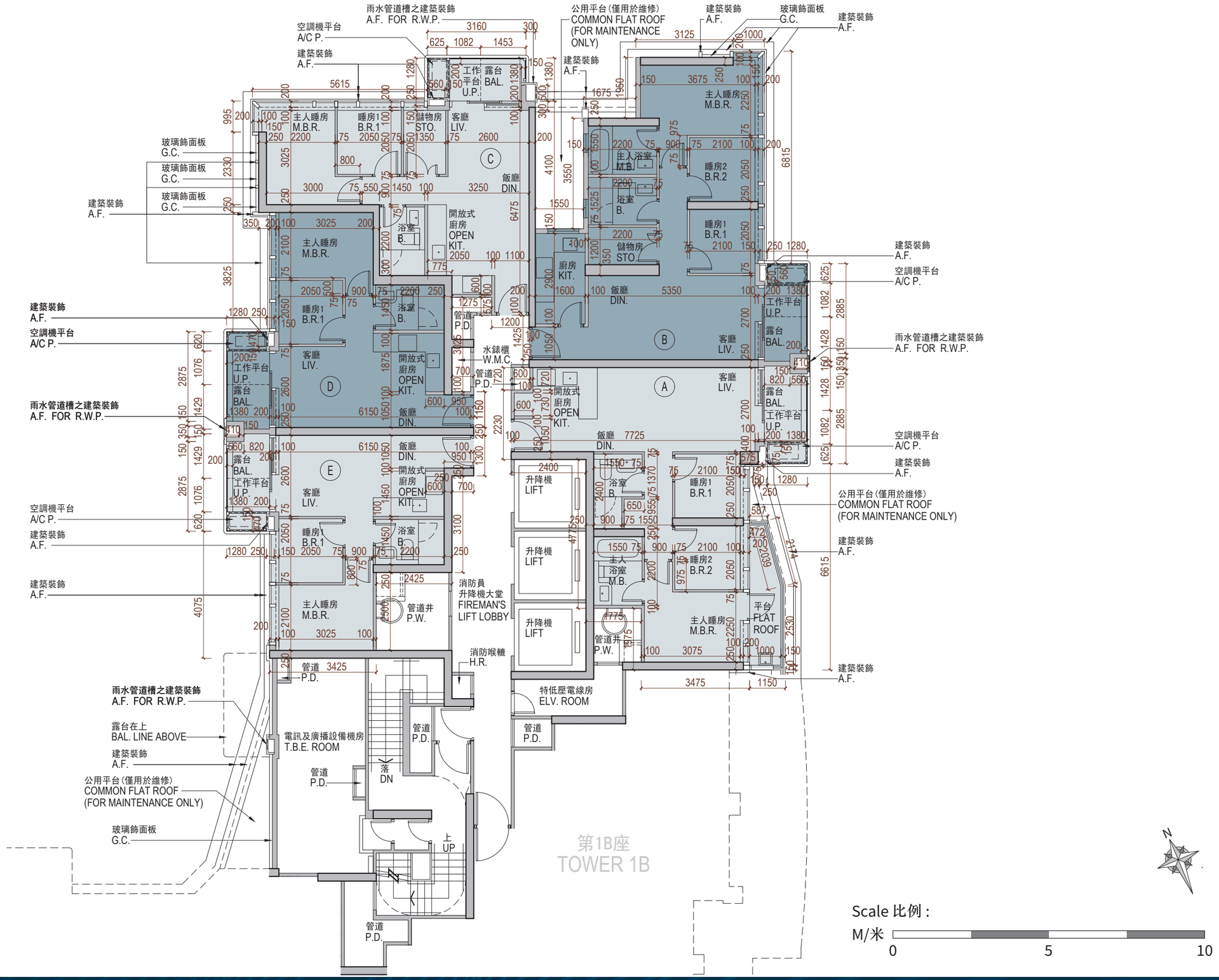
1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or utility platform and/or roof and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
4. Balconies, utility platforms and air-conditioner platforms are non-enclosed areas.
5. The indications of fittings and fitments such as sinks, hobs, toilet bowls, wash basins, bathtubs etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, designs and shapes.
6. Some air-conditioner platforms outside the residential unit will be placed with air-conditioning outdoor unit(s) belonging to the unit. The location of these air-conditioning outdoor unit(s) may emit heat and/or sound. The location of air-conditioning outdoor units of the Phase may be revised, subject to the approval of the relevant government authority. For details, please refer to the latest approved building plans.

適用於本章節所有平面圖的備註：

1. 部份樓層外牆設有建築裝飾、金屬格柵及/或外露喉管。詳細資料請參考最新批准的建築圖則。
2. 部份單位的露台及/或工作平台及/或天台及/或平台及/或空調機平台及/或外牆或其鄰近地方設有外露及/或內藏於飾板的公用喉管。詳細資料請參考最新批准的建築圖則及/或排水設施圖。
3. 部分住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或天花假陣內裝置空調裝備及/或其他機電設備。
4. 露台、工作平台及空調機平台為不可封閉的地方。
5. 樓面平面圖所示之裝置及設備如洗滌盤、煮食爐、坐廁、面盆、浴缸等只供展示其大約位置而非展示其實際大小、設計及形狀。
6. 部份住宅單位外的空調機平台將會放置該單位的一部或多部空調機室外機。該等空調機室外機的位置可能發出熱力及/或聲音。期數之空調機室外機的位置可能修改，並受制於相關政府部門之批准。詳細資料請參考最新批准的建築圖則。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1A **2/F**
第1A座 **2樓**



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

	Tower 座數	Floor 樓層	Flat 單位				
			A	B	C	D	E
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	2/F 2樓	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3200#, 3225#, 3325#, 3500#, 3550#	3150, 3225#, 3325#, 3500#, 3550#	3150, 3200#, 3225#, 3500#, 3550#	3150, 3225#, 3325#, 3500#, 3550#	3150, 3225#, 3325#, 3500#, 3550#

inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

包括本層地台跌級樓板之跌級深度(400毫米)

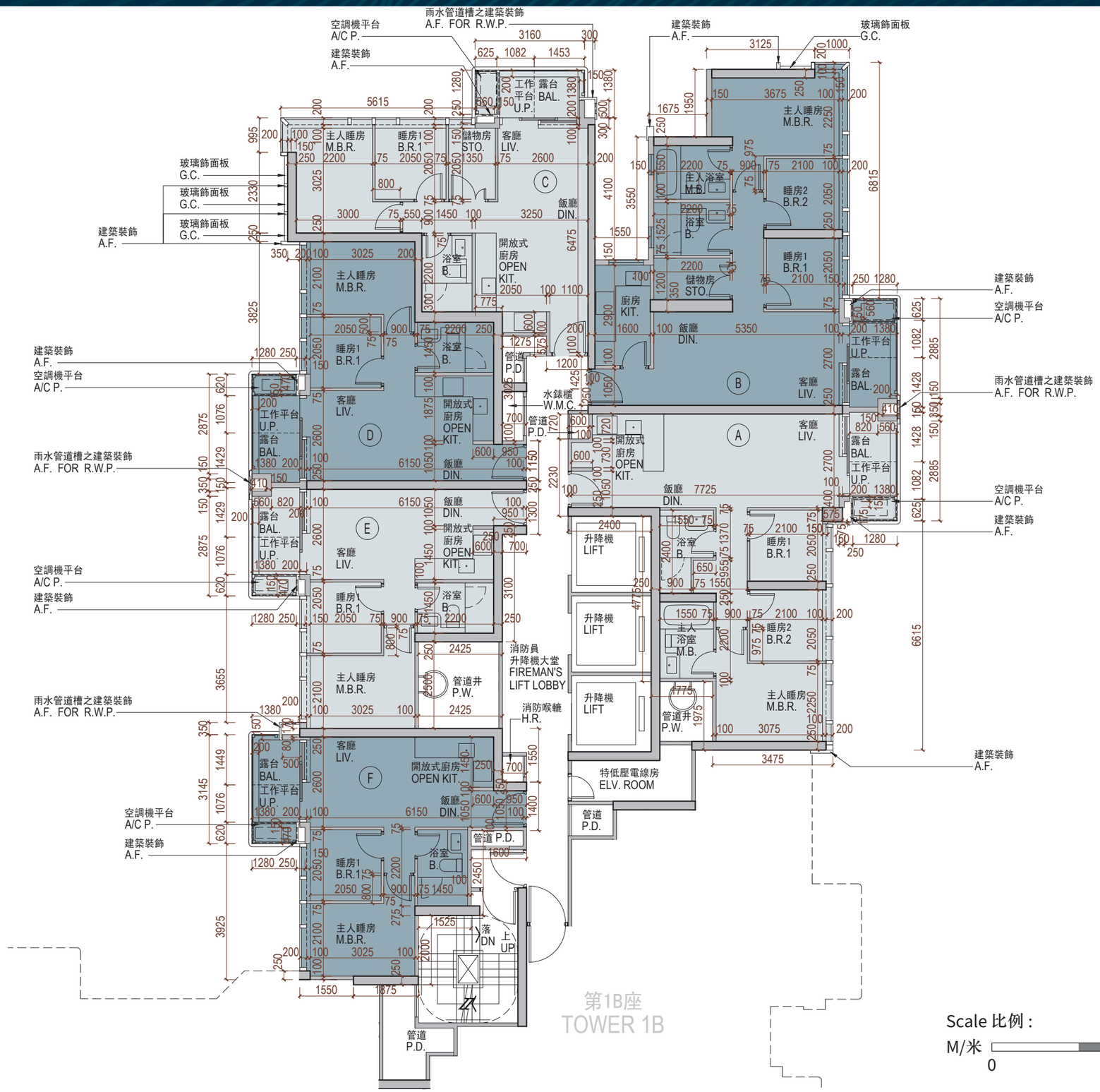
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1A **3/F**
第1A座 **3樓**



11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Flat 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	3/F 3樓	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3150^, 3150*, 3150**, 3150~	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150~, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

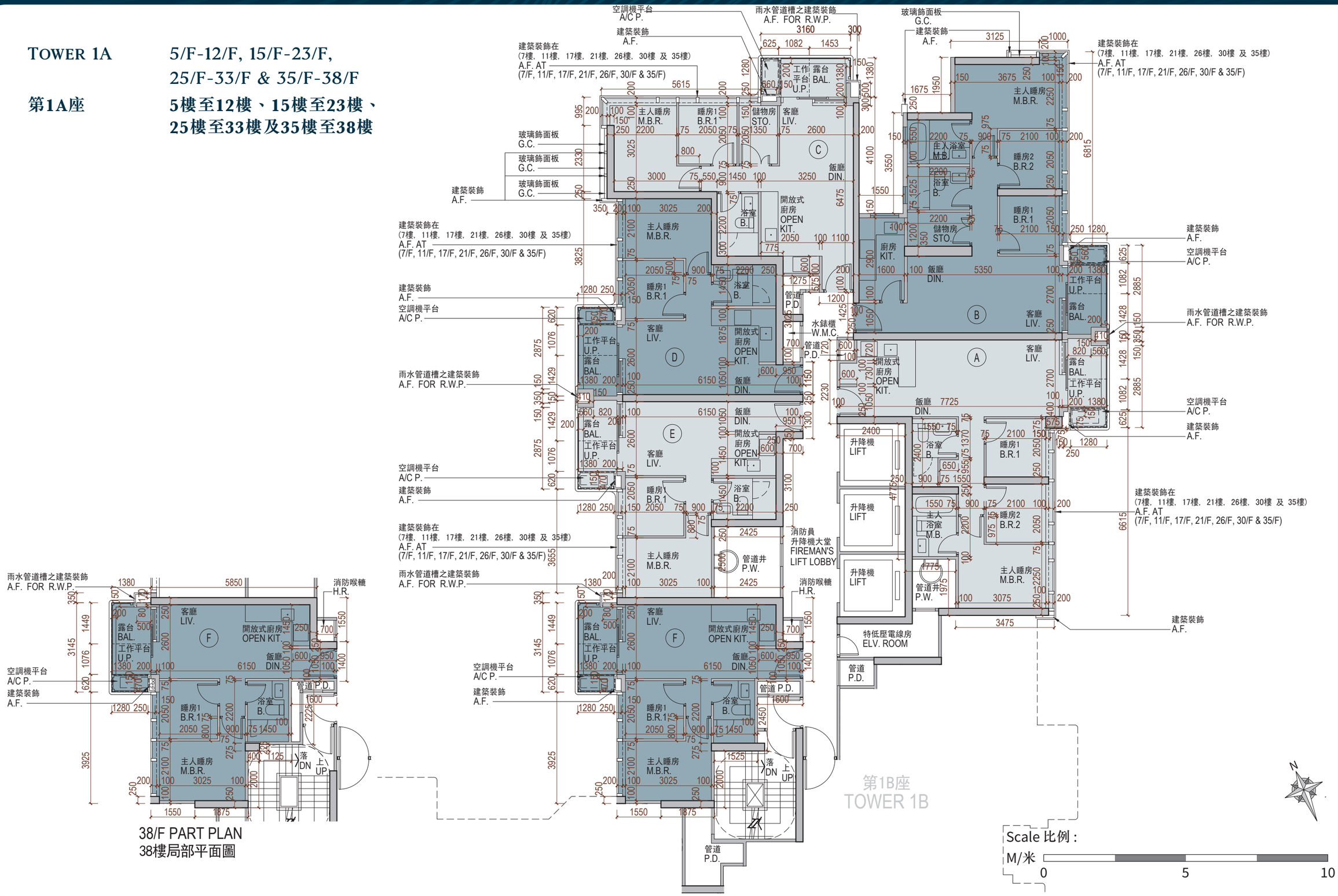
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1A — 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F

第1A座 — **5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓**



11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Flat 單位					
			A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3150^, 3150*, 3150**, 3150~	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150**, 3150~	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	38/F 38樓	150, 450	150, 450	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3100, 3325*, 3400, 3450^, 3625*, 3725**, 3750~	3075, 3100, 3150^, 3300*, 3400, 3425**, 3550, 3625*, 3775*	3400, 3400^, 3400**, 3400~	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400*, 3400**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

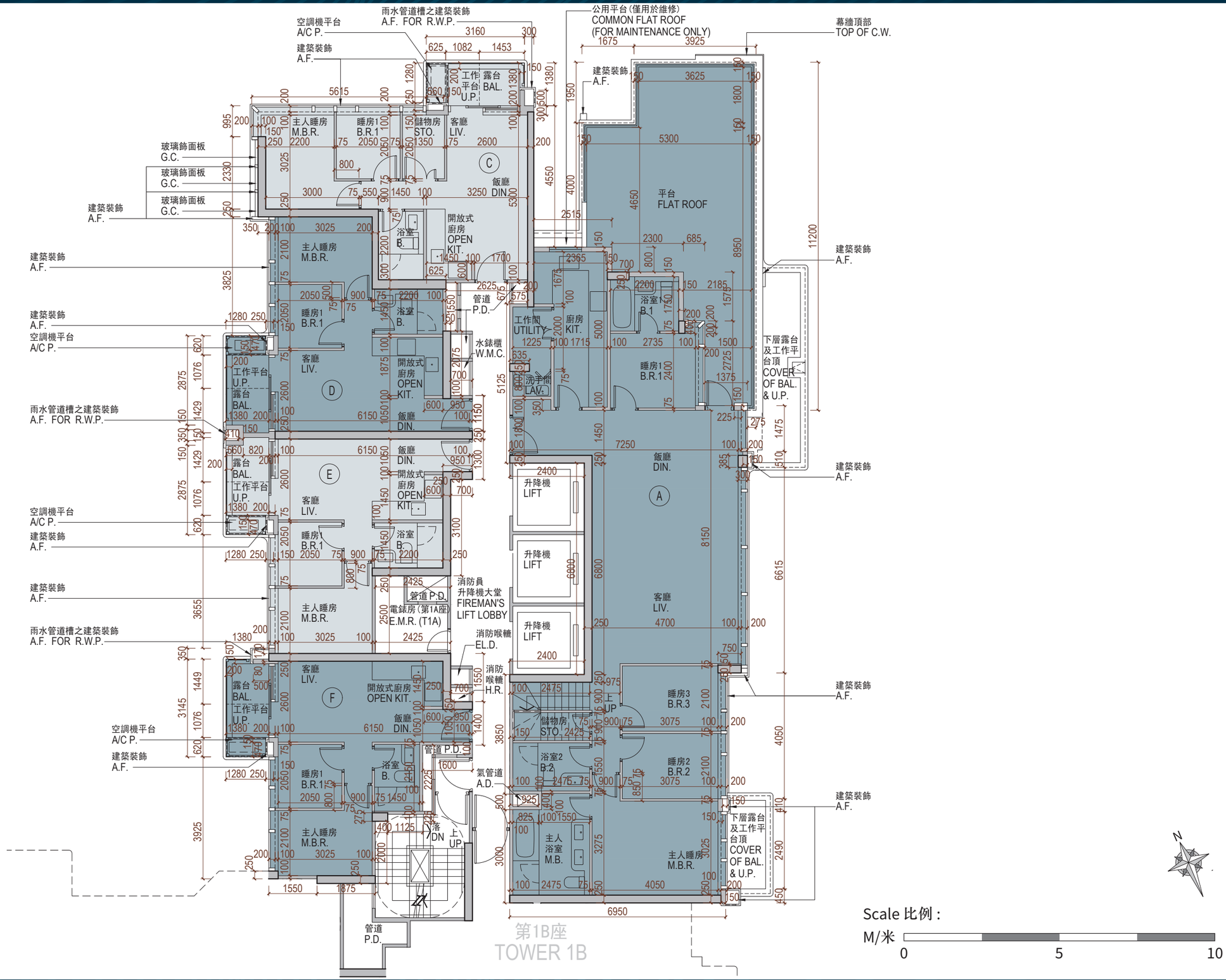
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1A **39/F**
第1A座 **39樓**



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

	Tower 座數	Floor 樓層	Flat 單位				
			A	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	39/F 39樓	150, 200, 250	150, 200	150, 200, 250	150, 200	150, 175
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3400, 3450^, 3500, 3650##, 3700~~, 3725**, 3800~~	3100, 3400, 3450^, 3725**, 3750~	3400, 3450, 3500, 3550^, 3625*, 3725**, 3825**	3400, 3450, 3450^, 3625*, 3725**	3400, 3450^, 3625*, 3725**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

inclusive of the sunken depth of the sunken slab on the floor of this floor (250mm)

~~ inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

包括本層地台跌級樓板之跌級深度(250毫米)

~~ 包括本層地台跌級樓板之跌級深度(300毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

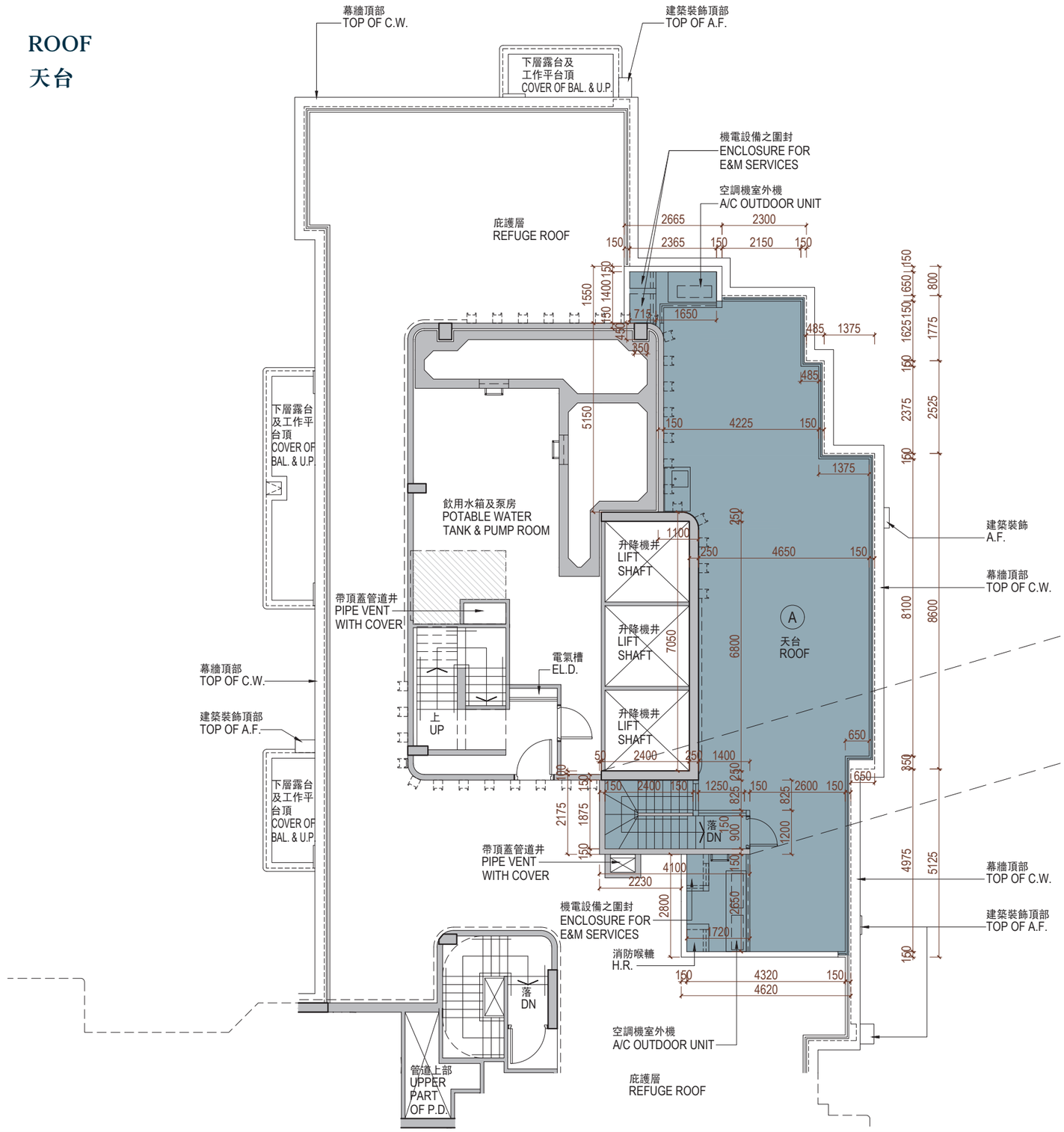
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

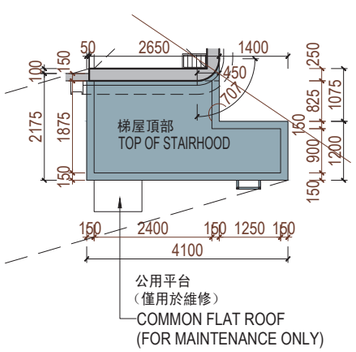
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1A **ROOF**
第1A座 **天台**





UPPER ROOF PART PLAN
上層天台局部平面圖

Scale 比例 :

M/米

0 5 10

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

	Tower 座數	Floor 樓層	Flat 單位
			A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1A 第1A座	ROOF 天台	Not applicable 不適用
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

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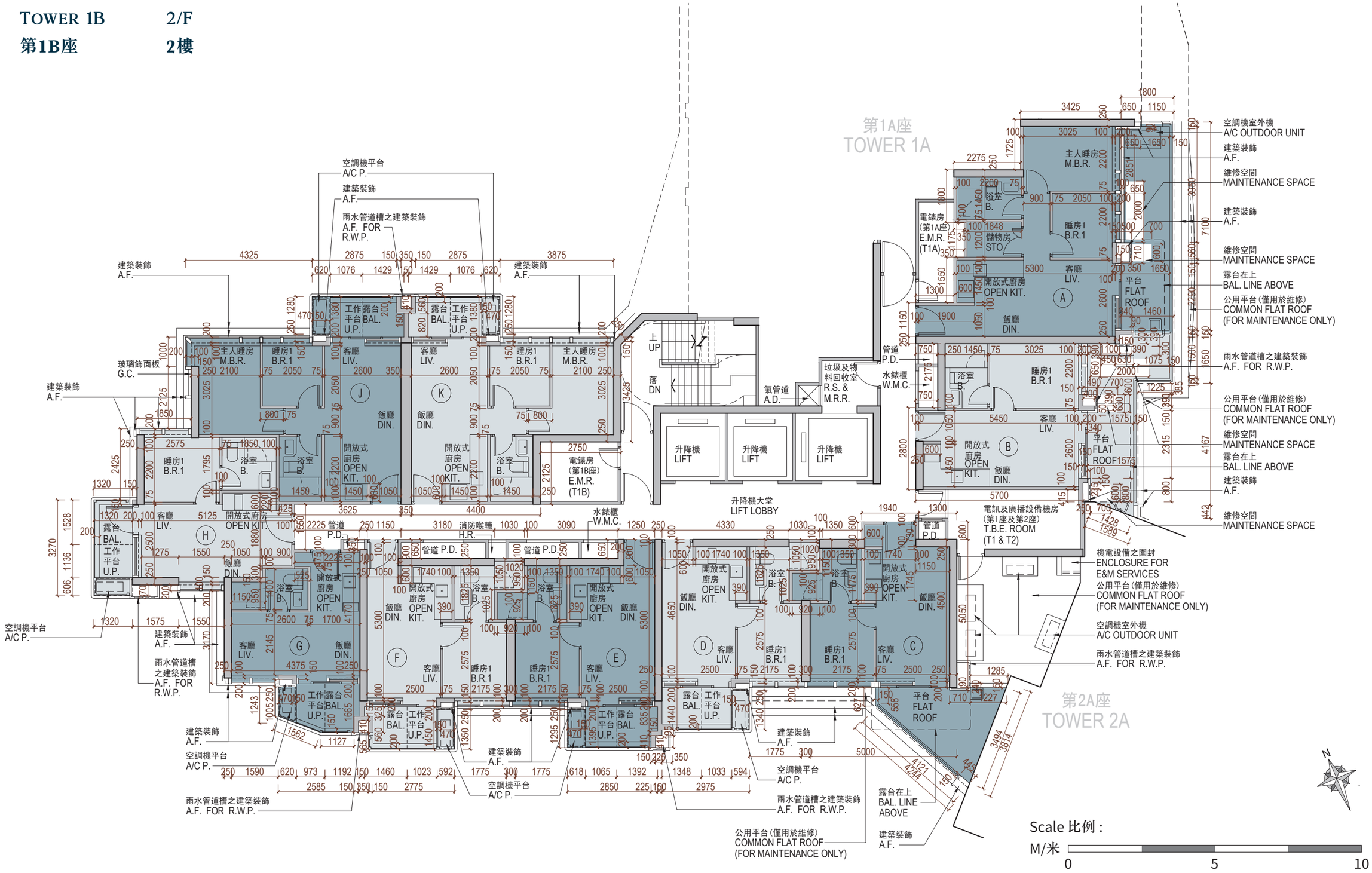
11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1B **2/F**
第1B座 **2樓**



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

	Tower 座數	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1B 第1B座	2/F 2樓	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3225#, 3325#, 3500#, 3550#	3150, 3150#, 3225#, 3500#, 3550#	3150, 3225#, 3275#, 3325#, 3500#, 3550#	3150, 3225#, 3275#, 3325#, 3500#, 3550#	3150, 3550#, 3325%, 3425%, 3600%, 3650%	3150, 3325%, 3425%, 3600%, 3650%	3150, 3325%, 3425%, 3600%, 3650%	3150, 3300%, 3325%, 3600%, 3650%	3150, 3325%, 3375%, 3600%, 3650%	3150, 3325%, 3375%, 3600%, 3650%

inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

% inclusive of the sunken depth of the sunken slab on the floor of this floor (500mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

包括本層地台跌級樓板之跌級深度(400毫米)

% 包括本層地台跌級樓板之跌級深度(500毫米)

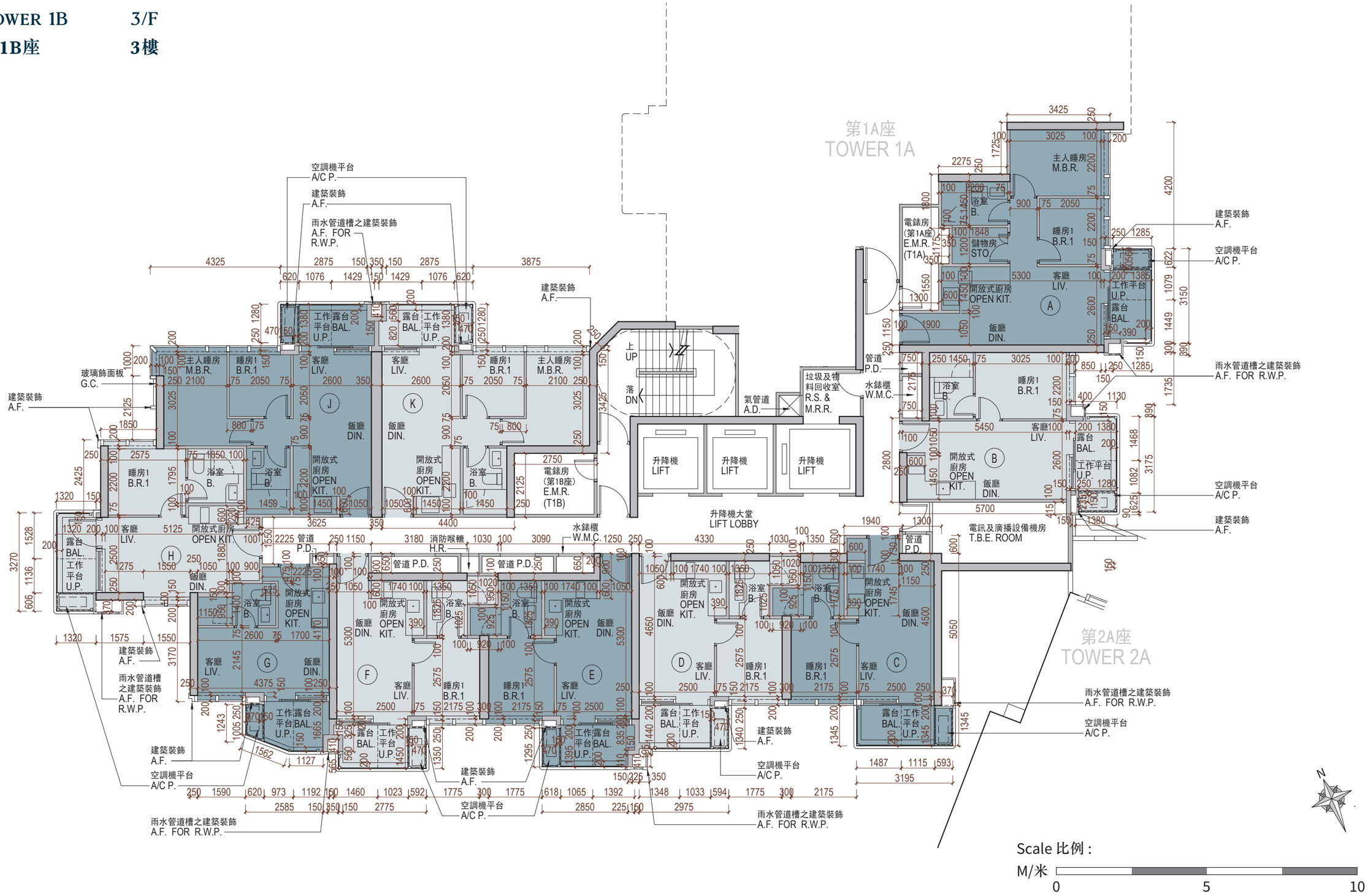
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1B **3/F**
第1B座 **3樓**



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

	Tower 座數	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1B 第1B座	3/F 3樓	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3150^, 3150*, 3150**	3150, 3150^, 3150**, 3550#	3150, 3150^, 3150^^, 3150*, 3150**	3150, 3150^, 3150^^, 3150**, 3150~	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150**, 3150~	3150, 3150^, 3150^^, 3150**	3150, 3150^, 3150^^, 3150**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

^^ inclusive of the sunken depth of the sunken slab on the floor of this floor (275mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

^^ 包括本層地台跌級樓板之跌級深度(275毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

包括本層地台跌級樓板之跌級深度(400毫米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

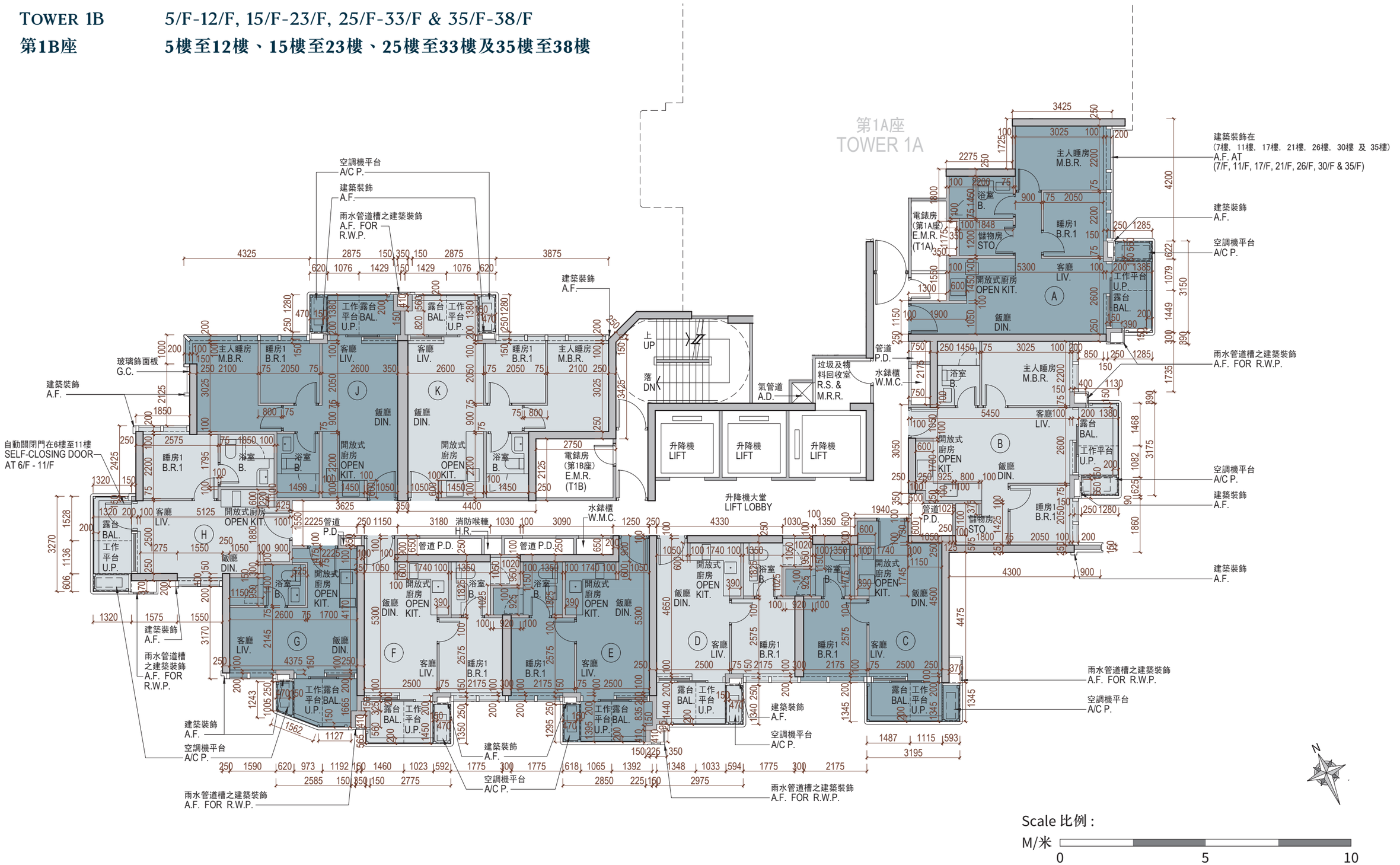
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1B 5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F

第1B座 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓



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

	Tower 座數	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1B 第1B座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150^^, 3150*, 3150**	3150, 3150^, 3150^^, 3150**, 3150~	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^, 3150*, 3150**	3150, 3150^ 3150**, 3150~	3150, 3150^, 3150^^, 3150**	3150, 3150^, 3150^^, 3150**
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)		38/F 38樓	150	150	150	150	150	150	150	150	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3075, 3150, 3300*, 3400, 3450^, 3625*, 3725**	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400^^, 3400*, 3400**	3400, 3400^, 3400^^, 3400**, 3400~	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400*, 3400**	3400, 3400^, 3400^^, 3400**	3400, 3400^, 3400^^, 3400**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

^^ inclusive of the sunken depth of the sunken slab on the floor of this floor (275mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

inclusive of the sunken depth of the sunken slab on the floor of this floor (400mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

^^ 包括本層地台跌級樓板之跌級深度(275毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

包括本層地台跌級樓板之跌級深度(400毫米)

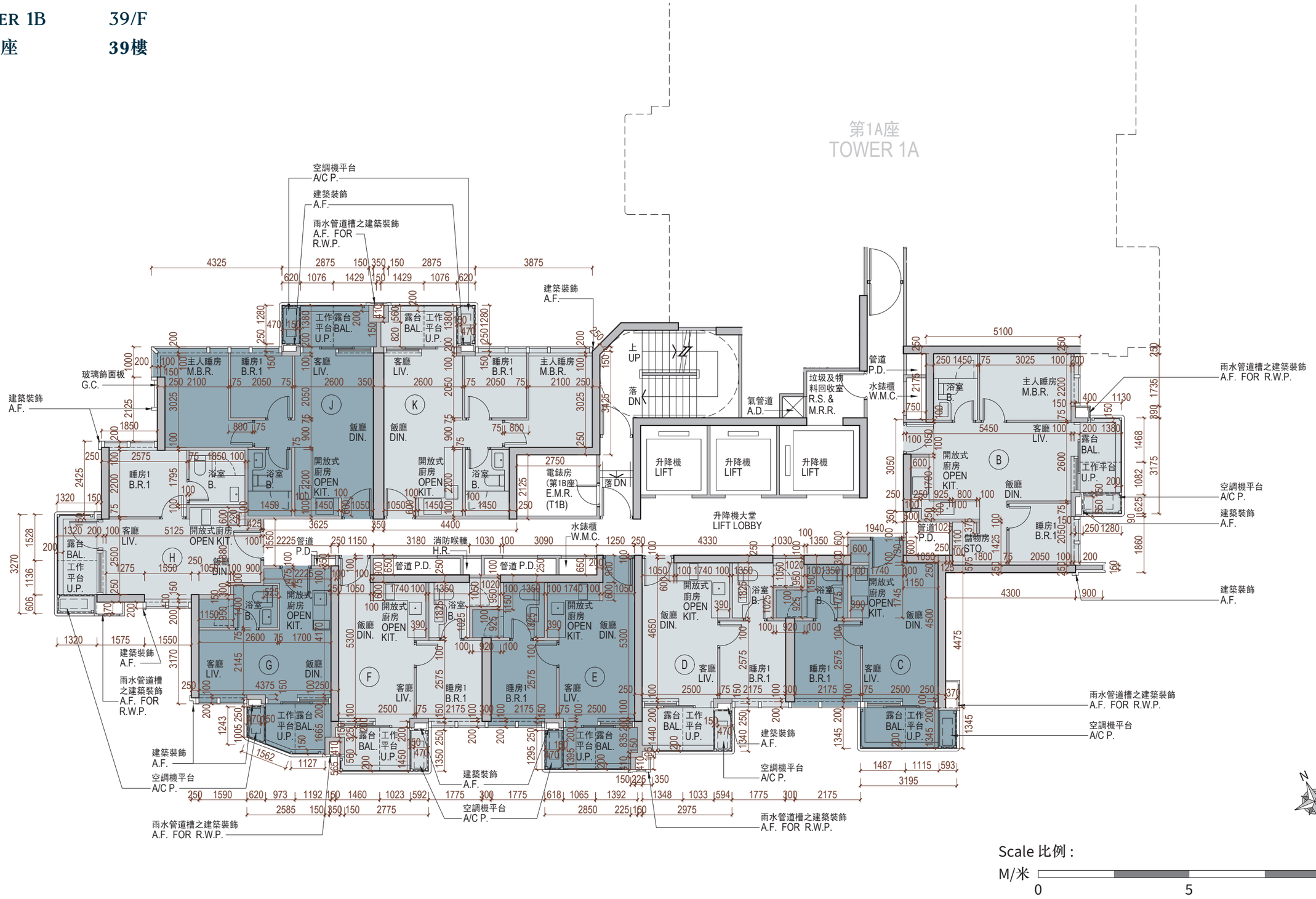
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

11 Floor plans of residential properties in the phase
期數的住宅物業的樓面平面圖

Tower 1B **39/F**
第1B座 **39樓**



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

	Tower 座數	Floor 樓層	Flat 單位								
			B	C	D	E	F	G	H	J	K
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1B 第1B座	39/F 39樓	150	150, 200	150, 200	150	150	150	150	150	150, 200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)(毫米)			3400, 3450^, 3625*, 3725**	3150, 3400, 3450, 3450^, 3475**, 3625*, 3675^^, 3725**, 3725^^, 3775**	3400, 3450, 3450^, 3500^, 3675^^, 3725^^, 3725**, 3750~, 3775**, 3800~	3400, 3450^, 3625*, 3725**	3400, 3450^, 3625*, 3725**	3400, 3450^, 3625*, 3725**	3400, 3450^, 3725**, 3750~	3400, 3450^, 3675^^, 3725**	3400, 3450, 3500^, 3725^^, 3775**

^ inclusive of the sunken depth of the sunken slab on the floor of this floor (50mm)

* inclusive of the sunken depth of the sunken slab on the floor of this floor (225mm)

^^ inclusive of the sunken depth of the sunken slab on the floor of this floor (275mm)

~~ inclusive of the sunken depth of the sunken slab on the floor of this floor (300mm)

** inclusive of the sunken depth of the sunken slab on the floor of this floor (325mm)

~ inclusive of the sunken depth of the sunken slab on the floor of this floor (350mm)

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Note: Not applicable to the Phase)

The dimensions in the floor plans are all structural dimensions in millimetre.

Please refer to the first page of the section "Floor Plans of Residential Properties in the Phase" for legend for the terms and abbreviations shown on the floor plan.

^ 包括本層地台跌級樓板之跌級深度(50毫米)

* 包括本層地台跌級樓板之跌級深度(225毫米)

^^ 包括本層地台跌級樓板之跌級深度(275毫米)

~~ 包括本層地台跌級樓板之跌級深度(300毫米)

** 包括本層地台跌級樓板之跌級深度(325毫米)

~ 包括本層地台跌級樓板之跌級深度(350毫米)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(註：不適用於期數)

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

樓面平面圖中顯示之名詞及簡稱之圖例請參閱「期數的住宅物業的樓面平面圖」一節的首頁。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	2/F 2樓	A	59.515 (641) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	3.980 (43)	–	–	–	–	–	–
		B	64.648 (696) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	48.100 (518) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	40.507 (436) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	40.321 (434) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	3/F 3樓	A	59.515 (641) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		B	64.648 (696) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	48.100 (518) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	40.507 (436) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	39.893 (429) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	39.983 (430) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓	A	59.515 (641) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		B	64.648 (696) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	48.100 (518) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	40.507 (436) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	39.893 (429) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	39.983 (430) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	38/F 38樓	A	59.515 (641) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		B	64.648 (696) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	48.100 (518) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	40.507 (436) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	39.893 (429) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	39.730 (428) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1A 第1A座	39/F 39樓	A	127.550 (1373) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	–	–	–	38.541 (415)	–	–	79.351 (854)	5.760 (62)	–	–
		C	45.776 (493) Balcony 露台 : 2.005 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	40.351 (434) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	39.893 (429) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	39.730 (428) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	2/F 2樓	A	40.051 (431) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	–	–	–	9.076 (98)	–	–	–	–	–	–
		B	28.054 (302) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	–	–	–	7.811 (84)	–	–	–	–	–	–
		C	27.133 (292) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	–	–	–	7.920 (85)	–	–	–	–	–	–
		D	28.921 (311) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	29.666 (319) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	29.671 (319) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
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附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	2/F 2樓	G	23.169 (249) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		H	29.886 (322) Balcony 露台 : 2.016 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		J	38.487 (414) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		K	39.331 (423) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	3/F 3樓	A	43.507 (468) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		B	31.542 (340) Balcony 露台 : 2.026 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	30.633 (330) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	28.921 (311) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	29.666 (319) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	29.671 (319) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

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實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
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12 AREA OF RESIDENTIAL PROPERTIES IN THE PHASE
期數中的住宅物業的面積

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	3/F 3樓	G	23.169 (249) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		H	29.886 (322) Balcony 露台 : 2.016 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		J	38.487 (414) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		K	39.331 (423) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
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實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓	A	43.507 (468) Balcony 露台 : 2.007 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		B	42.234 (455) Balcony 露台 : 2.026 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	30.627 (330) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	28.921 (311) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	29.666 (319) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	29.671 (319) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓	G	23.169 (249) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		H	29.886 (322) Balcony 露台 : 2.016 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		J	38.487 (414) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		K	39.331 (423) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	39/F 39樓	B	42.234 (455) Balcony 露台 : 2.026 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		C	30.627 (330) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		D	28.921 (311) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		E	29.666 (319) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		F	29.671 (319) Balcony 露台 : 2.002 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		G	23.169 (249) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1B 第1B座	39/F 39樓	H	29.886 (322) Balcony 露台 : 2.016 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		J	38.487 (414) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–
		K	39.331 (423) Balcony 露台 : 2.004 (22) Utility Platform 工作平台 : 1.500 (16) Verandah 陽台 : - (-)	–	–	–	–	–	–	–	–	–	–

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

Note:

1. The above areas have been converted to square feet based on a conversion rate of 1 square metre =10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

實用面積以及構成住宅物業一部分的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

附註：

1. 上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。
2. 不設4樓、13樓、14樓、24樓及34樓。

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

Not Applicable.

不適用。

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

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

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

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

   (i) that preliminary agreement is terminated;

   (ii) the preliminary deposit is forfeited; and

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

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

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約-

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. Common Parts of the Development

(a) Common Parts means all areas, systems, equipment, facilities, machinery, fixtures, fittings, conduits or other matters in the Land (meaning the land on which the Development is constructed, and, where the context permits, shall include the Development thereon):

(i) which are intended for the common use and benefit of different owners, occupiers, licensees or invitees of the Land or any part thereof;

(ii) as will fall within the definition of "common parts" in section 2 of the Building Management Ordinance (Cap. 344); or

(iii) which are from time to time designated by an owner to be Common Parts in accordance with the DMC.

These include lobbies, staircases, lifts, Parking Spaces for Disabled Persons, Visitors' Parking Spaces, loading and unloading spaces, Bicycle Parking Spaces, Greenery Areas, Recreational Facilities, external walls, curtain walls, external parapets of the Development etc.

(b) Common Parts are categorized into Development Common Parts (provided or installed for the common use and benefit of the owners, occupiers, licensees or invitees of different Flats and Parking Spaces), Residential Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Flats) and Parking Common Parts (provided or installed for the common use and benefit of owners, occupiers, licensees or invitees of different Parking Spaces and Residential Common Parking Spaces).

(c) The owners may use the Common Parts for all purposes connected with the proper use and enjoyment of his Unit.

(d) The owners may not convert any of the Common Parts to his own use or for his own benefit unless the approval of the Owners' Committee has been obtained.

(e) The owners may not obstruct the Common Parts nor do anything in or to the Common Parts which may be or become a nuisance to any other owner or occupiers of the Land or any neighbouring premises.

(f) The owners may not alter the Common Parts or do anything which may interfere with or damage the Common Parts or adversely affect the normal functioning of the Common Parts.

(g) The Manager has the full right and authority to control the Common Parts and to generally administer and manage the Common Parts. The Manager shall hold the Common Parts as trustee for all owners.

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

Undivided Shares are allocated to each residential property. They are set out in the table annexed to this section of Sales Brochure.

Tower	Floor	Unit	No. of Undivided Shares allocated to each Unit
Tower 1A	2/F	A	60
		B	65
		C	48
		D	41
		E	40
	3/F	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-37/F (29 storeys)	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	38/F	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	39/F	A	140
		C	46
		D	40
		E	40
		F	40
Tower 1B	2/F	A	41
		B	29
		C	28
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	3/F	A	44
		B	32
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F (30 storeys)	A	44
		B	42
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	39/F	B	42
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39

Note: There are no 4/F, 13/F, 14/F, 24/F and 34/F in all Towers. There is no Flat I in all Towers. There is no Tower 4.

3. **Term of years for which the Manager of the Development is appointed**

The Manager will be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and Management Agreement ("DMC"). The appointment of the Manager may be terminated according to the provisions of the DMC.

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

Each owner shall contribute towards the Management Expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) (including the Manager's Remuneration) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general,

(a) the owners of Units shall contribute towards the Management Expenses relating to the Development Common Parts in proportion to the Management Shares allocated to their Units;

(b) the owners of Flats shall contribute towards the Management Expenses relating to the Residential Common Parts in proportion to the Management Shares allocated to their Flats; and

(c) the owners of Flats shall contribute towards 10.2% of the Management Expenses relating to the Parking Common Parts in proportion to the Management Shares allocated to their Flats.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development is different from the total number of Management Shares in the Development. The total number of Management Shares in the Development is 60,876.

5. **Basis on which the Management Fee Deposit is fixed**

The amount of Management Fee Deposit is 3 months' monthly management fee.

6. **Area (if any) in the Phase retained by the owner (i.e. the Vendor) for its own use**

There is no area in the Phase which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

1. 發展項目的公用部分

(a) 公用部分指所有在該土地(指發展項目於其上興建之土地，及如文意允許，包括其上之發展項目)內符合以下情況的區域、系統、裝備、設備、機器、固定裝置、裝置、管道及其他事宜：

(i) 該部分為該土地或其任何部分之不同業主、佔用人、被許可人或被邀請人共同使用與享用；

(ii) 該部分符合《建築物管理條例》(第344章)第2條中「公用部分」的定義；或

(iii) 該部分由業主不時根據公契指定為公用部分。

上述包括大堂、樓梯、升降機、供傷殘人士用停車位、訪客停車位、上落貨停車位、單車停車位、綠化範圍、康樂設施、外牆、幕牆及發展項目之外部矮牆等。

(b) 公用部分分為發展項目公用部分(提供或安裝給不同住宅單位及停車位的業主、佔用人、被許可人或被邀請人共同使用與享用)、住宅公用部分(提供或安裝給不同住宅單位的業主、佔用人、被許可人或被邀請人共同使用與享用)及停車場公用部分(提供或安裝給不同停車位及住宅公用停車位的業主、佔用人、被許可人或被邀請人共同使用與享用)。

(c) 業主有權為了所有有關正當使用與享用其單位的目的使用公用部分。

(d) 除非已經取得業主委員會的批准，業主不得轉變任何公用部分供其個人使用或享用。

(e) 業主不得阻塞公用部分，亦不得在或對公用部分作出任何事情，以致可能或成為對該土地或任何毗鄰房產的任何其他業主或佔用人造成滋擾。

(f) 業主不得更改公用部分或作出任何事情，以干擾或損壞公用部分或對公用部分的正常運作有不利影響。

(g) 管理人具有充分權利及授權控制公用部分和全面控制與管理公用部分。管理人須作為全體業主的受託人持有公用部分。

2. 分配予期數中各住宅物業的不分割份數的數目

期數中的各住宅物業配有不分割份數。詳細的分配狀況，請參閱本售樓說明書本節附表內。

座數	樓層	單位	每個單位獲分配的不分割份數的數目
第1A座	2樓	A	60
		B	65
		C	48
		D	41
		E	40
	3樓	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	5樓至12樓、15樓至23樓、25樓至33樓及35樓至37樓（29層）	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	38樓	A	60
		B	65
		C	48
		D	41
		E	40
		F	40
	39樓	A	140
		C	46
		D	40
		E	40
		F	40
第1B座	2樓	A	41
		B	29
		C	28
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	3樓	A	44
		B	32
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓（30層）	A	44
		B	42
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39
	39樓	B	42
		C	31
		D	29
		E	30
		F	30
		G	23
		H	30
		J	38
		K	39

註： 所有座數不設4樓、13樓、14樓、24樓及34樓。所有座數不設I單位。不設第4座。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契及管理協議(「公契」)簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目的管理開支(指管理發展項目時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算)(包括管理人之酬金)。一般而言：

(a) 單位業主須按分配到其單位之管理份數之比例分擔有關發展項目公用部分之管理開支；

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關住宅公用部分之管理開支；及

(c) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔有關停車場公用部分之管理開支的10.2%。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數與發展項目管理份數總數不同。發展項目之管理份數總數為60,876。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

6. 擁有人(即賣方)在期數中保留作自用的範圍(如有的話)

本期數並無《一手住宅物業銷售條例》(第621章)附表 1 第 1 部第 14(2)(f) 條所提及之擁有人在期數中保留作自用的範圍。

1. The lot number of the land on which the Phase is situated.

   New Kowloon Inland Lot No. 6576

2. The term of years under the lease:

   A term of 50 years from 24 April 2019.

3. The user restrictions applicable to that land:

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

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

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

   A promenade in such portions shown coloured yellow and yellow hatched black respectively on the plan annexed to the Land Grant ("the Yellow Area" and "the Yellow Hatched Black Area" respectively) and a public pedestrian access within the Yellow Hatched Black Area to be provided by the grantee as a dedicated pedestrian zone.

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

   (a) The Development is required to be completed and made fit for occupation on or before 31 December 2024 (Note: the Government has granted an extension of that date to 31 December 2025).

   (b) The grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto, and (ii) maintain all buildings erected or to be erected 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.

   (c) (i) (I) The grantee shall on or before 31 December 2022 (Note: the Government has granted an extension of that date to 31 December 2023) or such other date as may be approved by the Director, at the grantee's own expense and in all respects to the satisfaction of the Director of Lands ("the Director") lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedule marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" annexed to the Land Grant ("the Technical Schedule"), the plans approved under paragraph 5(c)(ii) and the approved Landscape Master Plan (as defined in paragraph 5(e)(i)). The grantee shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall.

   (II) For the purpose of this paragraph 5(c), the decision of the Director as to whether and when the works referred to in paragraph 5(c)(i)(I) have been completed in accordance with paragraph 5(c)(i)(I) shall be final and binding on the grantee.

   (ii) (I) The grantee shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Area and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Area and the Yellow Hatched Black Area and such other details and information as the Director may require.

   (II) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Area and the Yellow Hatched Black Area shall be made by the grantee except with the prior written approval of the Director.

   (III) Any amendment, variation, alteration, modification or substitution by the grantee as approved by the Director under paragraph 5(c)(ii)(II) shall be deemed to be incorporated into the approved plans of the Yellow Area and the Yellow Hatched Black Area and form part thereof.

   (IV) No building works (other than the demolition and removal works referred to in paragraph 6(e), site formation works and ground investigation) shall be commenced on or within the Yellow Area and the Yellow Hatched Black Area unless and until the plans referred to in paragraph 5(c)(ii)(I) shall have been approved by the Director. For the purpose of the conditions under the Land Grant, "building works", "site formation works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

   (iii) (I) The grantee shall not alter, demolish or damage the existing seawall adjoining the Yellow Area or carry out any works which may alter, damage or adversely affect the seawall or any part or parts thereof and the decision of the Director as to whether any works will alter, damage or adversely affect the seawall shall be final and binding on the grantee.

   (II) The maximum superimposed load within 10 metres from and behind the copeline of the seawall shall not exceed 10 kilonewtons per square metre.

   (III) No form of percussive piling shall be used within 15 metres from the copeline of the seawall.

   (iv) The grantee shall, upon completion of the works referred to in paragraph 5(c)(i)(I), while he is in possession of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof, at his own expense and in all respects to the satisfaction of the Director, uphold, manage, repair and maintain the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof and everything forming a portion of or pertaining to any of them in good and substantial repair and condition until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with paragraph 5(c)(vii)(IV).

(v) In the event of non-fulfilment of the grantee's obligations under paragraph 6(e) and paragraph 5(c)(i)(I) or 5(c)(iv), 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 of such works, such sum to be determined by the Director whose determination shall be final and binding on the grantee.

(vi) The Government shall have no responsibility or 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 paragraph 6(e) and paragraph 5(c)(i)(I) or 5(c)(iv) or the exercise of the rights by the Government under paragraph 5(c)(v) or otherwise, and no claim whatsoever shall be made against the Government by the grantee in respect of any such loss, damage, nuisance or disturbance.

(vii) (I) For the purpose only of carrying out the demolition and removal works referred to in paragraph 6(e) and the works specified in paragraphs 5(c)(i)(I) and 5(c)(iv), the grantee shall be granted possession of the Yellow Area and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the grantee, such date to be not later than 31 March 2020.

(II) The Government shall have no responsibility or liability in respect of any damage or loss whatsoever caused to or suffered by the grantee arising out of the deferred possession of the Yellow Area and the Yellow Hatched Black Area and no claim whatsoever shall be made against the Government by the grantee in respect of any such damage or loss.

(III) The grantee shall accept the Yellow Area and the Yellow Hatched Black Area in such state and condition and with such trees, structures and foundations as existing on the date on which possession of the Yellow Area and the Yellow Hatched Black Area is given to the grantee, and agrees not to make any claims whatsoever against the Government in respect thereof.

(IV) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the grantee to the Government on demand on or before 31 December 2022 (Note: the Government has granted an extension of that date to 31 December 2023) or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the grantee on the date of a letter from the Director indicating that the conditions under the Land Grant have been complied with to his satisfaction.

(viii) The grantee shall not without the prior written consent of the Director use the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in paragraph 6(e) and the works specified in paragraphs 5(c)(i)(I) and 5(c)(iv).

(ix) (I) The grantee shall at all reasonable times while he is in possession of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof:

(1) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with paragraph 6(e), paragraphs 5(c)(i)(I) and 5(c)(iv) and the carrying out, inspecting, checking and supervising of the works under paragraph 5(c)(v) and any other works which the Director may consider necessary in the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof;

(2) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the grantee shall co-operate fully with the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof; and

(3) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof.

(II) The Government, the Director, the Water Authority and their officers, contractors and agents and any persons or public utility companies duly authorized under paragraph

5(c)(ix)(I) shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director, the Water Authority and their officers, contractors and agents and any persons or public utility companies duly authorized under paragraph 5(c)(ix)(I).

(III) Without prejudice to the generality of paragraph 5(c)(i)(I), the grantee shall at all times prior to the re-delivery of possession of the whole of the Yellow Area and the Yellow Hatched Black Area provide a public pedestrian access with a minimum width of 3 metres along such alignment in the Yellow Area and the Yellow Hatched Black Area as may be specified by the Director for the use by members of the public 24 hours a day to pass and repass on foot for all lawful purposes free of cost and charges and without any interruption for the purpose of gaining access from the staircase to be constructed by the Government adjoining the Yellow Hatched Black Area between the points P1 and P2 shown and marked on the plan annexed to the Land Grant to the public road adjoining the Yellow Area between the points P3 and P4 shown and marked on the plan annexed to the Land Grant and vice versa. The grantee shall at his own expense ensure that such public pedestrian access shall not be interfered with or obstructed by the carrying out of the demolition and removal works referred to in paragraph 6(e) or the works specified in paragraph 5(c)(i)(I) or 5(c)(iv) or otherwise.

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

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

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

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

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

(xiii) The Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area and the Yellow Hatched Black Area, cause an inspection to be carried out in respect of the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident. The Director reserves the right to serve upon the grantee within 14 days after the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area and the Yellow Hatched Black Area, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Trees' Health Problems which may be evident within the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto and the grantee shall at his own expense cause all necessary works and measures to be carried out (including replanting, landscaping works, tree maintenance measures and any other measures specified in paragraph 5(c)(xii)) so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

(xiv) If the grantee shall fail to carry out any of the works referred to in paragraphs 5(c)(xi), 5(c)(xii) and 5(c)(xiii), then any such works may be carried out by the Government and all costs and charges incurred in connection therewith by the Government as certified by the Director (whose

decision shall be final and binding on the grantee) shall on demand be paid by the grantee.

(xv) For the purpose of this paragraph 5(c) only, the expression "grantee" shall exclude his assigns.

(d) (i) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule as he shall in his absolute discretion deem fit.

(ii) No amendment, variation, alteration, modification or substitution to the Technical Schedule shall be made by the grantee except with the prior written approval of the Director.

(iii) Any amendment, variation, alteration, modification or substitution by the Director under paragraph 5(d)(i) or by the grantee as approved by the Director under paragraph 5(d)(ii) shall be deemed to be incorporated into the Technical Schedule and form part thereof.

(iv) If in the opinion of the Director (whose opinion shall be final and binding on the grantee) there exists any conflict between the provisions of the Technical Schedule and the conditions of the Land Grant, the conditions of the Land Grant shall prevail.

(e) (i) The grantee shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Area and the Yellow Hatched Black Area ("Landscape Master Plan") in compliance with the requirements stipulated in paragraphs 5(e)(ii) and 5(e)(iii). No building works (other than the demolition and removal works referred to in paragraph 6(e), site formation works and ground investigation) shall be commenced on the Yellow Area and the Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under paragraph 6(a).

(ii) The Landscape Master Plan shall be at a scale of 1:200 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.

(iii) Not less than 42% of the Yellow Area and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the grantee constitutes the 42% referred to in this paragraph 5(e)(iii) shall be final and binding on the grantee. 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. For the avoidance of doubt, the landscaping works provided under this paragraph 5(e)(iii) shall not form part of the Greenery Area referred to in paragraph 5(k)(ii)(II).

(iv) The grantee shall at his own expense landscape the Yellow Area and the Yellow Hatched Black Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved Landscape Master Plan shall be made without the prior written consent of the Director.

(v) Without prejudice to the generality of paragraph 5(c)(iv), the grantee shall at his own expense keep and maintain the landscaping works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with paragraph 5(c)(vii)(IV).

(f) (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 building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Residential Parking Spaces").

(ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building(s) erected or to be erected on the lot shall be provided according to a prescribed rate ("the Visitors' Parking Spaces").

(iii) Out of the spaces referred to in paragraph 5(f)(i) (as may be varied under the Land Grant) and paragraph 5(f)(ii), 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 as the Building Authority may require and approve ("the Parking Spaces for Disabled Persons").

(iv) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Motor Cycle Parking Spaces").

(v) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees according to a prescribed rate ("the Bicycle Parking Spaces").

(vi) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate ("the Loading and Unloading Spaces").

(g) The grantee shall:

(i) on or before 31 December 2024 (Note: the Government has granted an extension of that date to 31 December 2025) or such other date as may be approved by the Director, at the grantee's own expense, to such standards and design to the satisfaction of the Director of Electrical and Mechanical Services, and in all respects in compliance with the Buildings Ordinance and the Electricity Ordinance, any regulations made thereunder and any amending legislation:

(I) provide and install charging facilities for electric vehicles including, but not limited to, fixed electrical installations and installation of final circuits, in all the parking spaces provided in accordance with paragraphs 5(f)(i), 5(f)(ii) and 5(f)(iv) (as may be respectively varied under the Land Grant) and paragraph 5(f)(iii); and

(II) provide and install electric vehicle medium chargers including the final circuits referred to in paragraph 5(g)(i)(I) in not less than 30% of the parking spaces provided in accordance with paragraphs 5(f)(i) and 5(f)(ii) (as may be respectively varied under the Land Grant) and paragraph 5(f)(iii) with at least one electric vehicle medium charger for each of such parking spaces; and

(ii) throughout the term of the Land Grant, at his own expense and in all respects to the satisfaction of the Director of Electrical and Mechanical Services upkeep, maintain, repair and manage the charging facilities for electric vehicles and electric vehicle medium chargers provided and installed under paragraphs 5(g)(i)(I) and 5(g)(i)(II) in good repair and operational condition.

(h) The grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulations areas in accordance with the car park layout plan approved by and deposited with the Director.

(i) Any private streets, roads and lanes which by the conditions under the Land Grant 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 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.

(j) The grantee shall at his own expense maintain those parts of recreational facilities provided within the lot and facilities ancillary thereto which are exempted from the gross floor area calculation pursuant to the Land Grant ("the Exempted Facilities") in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the residential block(s) in the Development and their bona fide visitors and by no other person or persons.

(k) (i) 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 ("the Landscape Plan for the Lot") in compliance with the requirements stipulated in paragraph 5(k)(ii).

(ii) (I) Not less than 30% of the area of the lot shall be planted with trees, shrubs or other plants.

(II) Not less than 66% of the 30% referred to in paragraph 5(k)(ii)(I) ("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) Without prejudice to paragraph 5(k)(ii)(II), the Greenery Area or any part or parts thereof shall be provided within that portion of the lot shown coloured pink hatched black on the plan annexed to the Land Grant ("the Pink Hatched Black Area") located within 3 metres from the boundary of the lot between the points B and C as shown and marked on the plan annexed to the Land Grant.

(IV) Not less than 20% of the roof area of any building or buildings erected or to be erected on the lot shall form part of the 30% referred to in paragraph 5(k)(ii)(I).

(V) The decision of the Director as to which landscaping works proposed by the grantee constitutes the 30% referred to in paragraph 5(k)(ii)(I), whether the provision of the Greenery Area has been complied with in accordance with paragraph 5(k)(ii)(II) and which area constitutes the roof area of any building or buildings referred to in paragraph 5(k)(ii)(IV) shall be final and binding on the grantee.

(VI) 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.

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

(iv) 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.

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

(ii) 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.

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

(ii) The grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services.

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

(iv) No building works (other than the demolition and removal works referred to in paragraph 6(e), site formation works and ground investigation) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

(v) For the avoidance of doubt and without prejudice to the generality of the provisions of the Land Grant, the grantee expressly acknowledges and agrees that the grantee shall have the sole responsibility at his own expense to carry out and implement the recommendations contained in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection and the Director of Drainage Services. The Government and its officers shall have no responsibilities or 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 this paragraph 5(m) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such loss, damage, nuisance or disturbance.

(n) (i) The grantee shall on or before 31 December 2024 (Note: the Government has granted an extension of that date to 31 December 2025) or such other date as may be approved by the Director, at the grantee's own expense and in all respects to the satisfaction of the Water Authority:

(I) submit or cause to be submitted to the Water Authority for its approval in writing a proposal for providing and installing automatic meter reading ("AMR") outstation(s) on the lot or any part thereof which proposal shall contain, among others, such information and particulars as the Water Authority may require including but not limited to a layout plan showing the location of the AMR outstation(s) to be provided and installed in accordance with paragraph 5(n)(i)(II), the arrangement and the associated details of the AMR equipment for building up the AMR outstation(s), and the area or space designated for accommodating the AMR equipment; and

(II) provide and install the AMR outstation(s) as approved by the Water Authority under paragraph 5(n)(i)(I) ("the AMR Outstation(s)") for all AMR meters including meters for fresh water supply for individual consumers, master meters or check meters for fresh water supply, flushing water supply and fire service supply and other additional meters for various water supplies as the Water Authority may at its sole discretion require or approve, which shall, for the avoidance of doubt, include:

(1) the necessary cable conduits and cables;

(2) AMR panel(s) in which the AMR equipment is installed; and

(3) other facilities and associated equipment.

For the purpose of this paragraph 5(n)(i)(II), "consumer" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation.

(ii) The grantee shall not commence any works for providing and installing the AMR Outstation(s) until the proposal referred to in paragraph 5(n)(i)(I) shall have been approved by the Water Authority.

(iii) The grantee shall throughout the term of the Land Grant, at his own expense and in all respects to the satisfaction of the Water Authority, upkeep, maintain, repair and manage the AMR Outstation(s) in good repair and operational condition until such time as the same shall have been delivered to the Water Authority in accordance with paragraph 5(n)(vii).

(iv) The Water Authority shall, at any time at its absolute discretion, have the right to serve upon the grantee a notice in writing requiring the grantee to demolish or remove the objects or materials placed over, above or below, or stacked on or within, the area or space designated for accommodating the AMR Outstation(s) and such

objects or materials which in the opinion of the Water Authority (whose opinion shall be final and binding on the grantee) prevent or disrupt the accommodation, operation and maintenance of the AMR Outstation(s). The grantee shall upon receipt of such written notice, at his own expense, demolish or remove the objects or materials and reinstate and repair the area or space affected by the demolition or removal within such period as stipulated in such written notice and in all respects to the satisfaction of the Water Authority.

(v) In the event of non-fulfilment of any of the grantee's obligations under this paragraph 5(n), the Water Authority may carry out the necessary works at the cost of the grantee who shall pay to the Water Authority on demand a sum equal to the cost thereof, such sum to be determined by the Water Authority whose determination shall be final and binding on the grantee.

(vi) The grantee shall, at all times throughout the term of the Land Grant, permit the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part(s) thereof and any building(s) erected or to be erected thereon for the purposes of:

(I) inspecting and checking any works to be carried out in accordance with paragraphs 5(n)(i)(II), 5(n)(iii) and 5(n)(iv);

(II) carrying out any works in accordance with paragraph 5(n)(v); and

(III) inspecting, operating, maintaining, repairing, renewing, removing, replacing and redeveloping the AMR Outstation(s) after the AMR Outstation(s) shall have been delivered to the Water Authority in accordance with paragraph 5(n)(vii).

(vii) The grantee shall when called upon to do so by the Water Authority and within such time as may be specified by the Water Authority deliver the AMR Outstation(s) to the Water Authority without any payment or compensation provided always that the Water Authority shall be under no obligation to take possession of the AMR Outstation(s) at the request of the grantee but may do so as and when it in its absolute discretion sees fit.

(viii) The Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority shall have no responsibility or 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 fulfilment of the grantee's obligations under paragraphs 5(n)(i)(II), 5(n)(iii), 5(n)(iv) and 5(n)(vi) or the carrying out of the works under paragraph 5(n)(v) or the exercise by the Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority of any of the rights conferred under paragraph 5(n)(vi) or otherwise, and no claim whatsoever shall be made against any of them by the grantee in respect of any such loss, damage, nuisance or disturbance.

(ix) The grantee shall at all times indemnify and keep indemnified the Government, the Water Authority and its officers, contractors, agents, workmen and any persons authorized by the Water Authority under paragraph 5(n)(viii) from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the provision, installation, repair, maintenance and management of the AMR Outstation(s) or in connection with the works under paragraph 5(n)(v).

(x) For the purpose of paragraphs 5(n)(i), 5(n)(ii), 5(n)(iii) and 5(n)(vii), the expression "grantee" shall exclude his assigns.

(o) (i) The grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at the grantee's own expense and in all respects to the satisfaction of the Director, submit or cause to be submitted to the Director for his approval in writing a noise impact assessment ("the NIA") on the development of the lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works ("the Noise Mitigation Measures").

(ii) The grantee shall, at his own expense and within such time limit as may be stipulated by the Director, carry out and implement the Noise Mitigation Measures contained in the NIA as approved by the Director under paragraph 5(o)(i) ("the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(iii) No building works (other than the demolition and removal works referred to in paragraph 6(e), site formation works and ground investigations) shall be commenced on the lot or any part thereof until the NIA shall have been approved in writing by the Director.

(iv) For the avoidance of doubt and without prejudice to the generality of the provisions of the Land Grant, the grantee expressly acknowledges and agrees that the grantee shall have the sole responsibility at his own expense to carry out and implement the Approved Noise Mitigation Measures in all respects to the satisfaction of the Director. The Government and its officers shall have no responsibility or 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 this paragraph 5(o) or otherwise, and no claim whatsoever shall be made against the Government or its officers by the grantee in respect of any such loss, damage, nuisance or disturbance.

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

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

(ii) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;

(iii) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(iv) the grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director, and if temporary road closure or traffic diversion shall be required for carrying out any works under this paragraph 5(p), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

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

(vi) subject to the prior written approval of the Director, the grantee and his contractors, workmen or any other persons authorized by the grantee shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any works under this paragraph 5(p) in relation to the part or parts of the Noise Barrier projecting over the Government land;

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

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

(ix) in the event of the non-fulfilment of any of the grantee's obligations under this paragraph 5(p), the Director may carry out the necessary works and the grantee shall pay to the Director on demand a sum equal to the cost of such works, such sum to be determined by the Director whose determination shall be final and binding on the grantee;

(x) the grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of inspecting, checking, and supervising any works to be carried out in accordance with paragraphs 5(p)(i), 5(p)(iv) and 5(p)(viii) and carrying out any works in accordance with paragraph 5(p)(ix) or any other works which the Director may consider necessary;

(xi) the Government and the Director shall have no responsibility or 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 this paragraph 5(p), the exercise by the Director of the right of entry under paragraph 5(p)(x) or the carrying out of any works under paragraph 5(p)(ix) or otherwise, and no claim whatsoever shall be made against the Government or the Director by the grantee in respect of any such loss, damage, nuisance or disturbance; and

(xii) the grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the fulfilment of the grantee's obligations under this paragraph 5(p) or the carrying out of the works under paragraph 5(p)(ix).

(q) (i) There is excepted and reserved unto the Government the stratum of land within the area as shown edged blue on the plan annexed to the Land Grant lying between the level of 3.50 metres above the Hong Kong Principal Datum and the level of 14.05 metres below the Hong Kong Principal Datum (the stratum of land excepted and reserved in this paragraph 5(q) is referred to as "the Reserved Area"), which stratum of land is, as a the date of the Land Grant, occupied by a portion of the existing underground district cooling system facilities including but not limited to a seawater pumphouse and seawater culverts ("the Underground DCS Facilities").

(ii) The grantee shall have no right of or title to the ownership, possession or use of the Reserved Area.

(iii) There are excepted and reserved unto the Government, its lessees, tenants, licensees, officers, agents, contractors and workmen and other duly authorized personnel the right of shelter, support and protection from the lot for the Underground DCS Facilities as shall be decided by the Director of Electrical and Mechanical Services (as to which the decision of the Director of Electrical and Mechanical Services shall be final and binding on the grantee).

(iv) Neither the grantee nor any other person shall make any objection to or have any right or claim to compensation against the Government whatsoever whether under any enactment or otherwise in respect of the exception and reservation under paragraphs 5(q)(i) and 5(q)(iii) or in respect of any liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence, operation and maintenance of the Underground DCS Facilities or any part or parts thereof within the Reserved Area.

(v) Except with the prior written consent of the Director of Electrical and Mechanical Services (who may give such consent subject to such terms and conditions as he sees fit or refuse it at his absolute discretion), no building or structure or support for any building or structure shall be erected or constructed on, over, above, under, below or within the portion of the lot shown edged blue (other than the Reserved Area) on the plan annexed to the Land Grant ("the Edged Blue Area") and the portion of the lot shown edged red on the plan annexed to the Land Grant (which edged red area being a protection zone of the Underground DCS Facilities is referred to as "the Protection Zone"). If and when required by the Director of Electrical and Mechanical Services, the grantee shall at his own expense, within the time limit specified by the Director of Electrical and Mechanical Services and in all respects to the satisfaction of the Director of Electrical and Mechanical Services, remove or demolish all or any of the buildings or structures erected or constructed on, over, above, under, below or within the Edged Blue Area, the Protection Zone or any part thereof and thereafter reinstate the Edged Blue Area, the Protection Zone or any part thereof and if the grantee fails to carry out such removal, demolition or reinstatement works within the time limit specified by the Director of Electrical and Mechanical Services, the Director of Electrical and Mechanical Services may carry out such works as he may consider necessary and the grantee shall pay to the Government on demand the cost of such works.

(vi) The Government and its officers, agents, contractors and workmen or other duly authorized personnel shall have no responsibility or 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 exercise by it or them of the rights conferred under this paragraph 5(q), and no claim whatsoever shall be made against the Government and its officers, agents, contractors and workmen and other duly authorized personnel by the grantee in respect of any such loss, damage, nuisance or disturbance.

(vii) The grantee shall, at all times throughout the term of the Land Grant, permit the Director of Electrical and Mechanical Services and his officers, agents, contractors and workmen and any other persons authorized by the Director of Electrical and Mechanical Services with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part or parts thereof and any building or buildings erected or to be erected thereon for the purposes of operating and maintaining the Underground DCS Facilities and carrying out any works in connection with the Underground DCS Facilities.

(viii) The grantee shall not interfere in any way with the use, operation and maintenance of the Underground DCS Facilities and any damage or obstruction which in the opinion of the Director of Electrical and Mechanical Services (whose opinion shall be final and binding on the grantee) has been caused by the grantee or by his contractors, servants or agent to the Underground DCS Facilities or any part or parts thereof shall be made good by the Government 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 of Electrical and Mechanical Services whose determination shall be final and binding on the grantee.

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

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

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

(i) assigned except:

(I) together with a residential unit in the Development; or

(II) to a person who is already the owner of a residential unit in the Development; or

(ii) underlet except to residents of the residential units in the Development.

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

(c) (i) The Residential Parking Spaces 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 residents of the building(s) 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.

(ii) The Visitors' Parking Spaces 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 bona fide guests, visitors or invitees of the residents of the building(s) erected or to be erected on the lot 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 Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building(s) 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.

(iv) The 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 building(s) 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.

(v) The Bicycle Parking Spaces shall not be used for any purpose other than for the parking of bicycles belonging to the residents of the building(s) erected or to be erected on the lot and their bona fide guests, visitors or invitees.

(vi) The Loading and Unloading Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building(s) erected or to be erected on the lot. Each of the said spaces provided shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres.

(d) 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.

(e) The grantee acknowledges that as at the date of the Land Grant, there are some structures and foundations existing within the lot and the Yellow Area and the Yellow Hatched Black Area. The grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said structures and foundations from the lot, the Yellow Area and the Yellow Hatched Black Area. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the grantee by reason of the presence of the said structures and foundations or subsequent demolition or removal of the said structures and foundations. The grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or subsequent demolition or removal of the said structures and foundations. For the purpose of this paragraph 6(e), the decision of the Director as to whether and when the demolition and removal of the said structures and foundations have been completed shall be final and binding on the grantee.

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

(g) 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 the conditions of the Land Grant, 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 of the Land Grant 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. In the event that as a result of or arising out of any formation, levelling, development or other works done by the grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government, from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence. In addition to any other rights or remedies provided in the Land Grant for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

(h) 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.

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

(j) The grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times,

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

(k) Upon any failure or neglect by the grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof. Upon re-entry: (i) the rights of the grantee under the Land Grant on the part of the lot re-entered shall absolutely cease and determine; (ii) the grantee shall not be entitled to any refund of premium, any payment or compensation whatsoever in respect of the value of the land or any building(s) erected thereon or any amount expended by the grantee in the preparation, formation or development of the lot or any part thereof; but (iii) the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the Land Grant are not to be thereby prejudiced.

(l) See 5 above.

Note: The expression "grantee" as mentioned in this section means the "Purchaser" under the Land Grant, and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

1. 數所位於的土地的地段編號：

新九龍內地段第 6576 號。

2. 有關租契規定的年期：

由 2019 年 4 月 24 日起計 50 年。

3. 適用於該土地的用途限制：

(a) 該地段或其任何部分或其上已建或擬建建築物除私人住宅用途外，不得用作其他用途。

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

4. 按規定須興建並提供予政府或供公眾使用的設施：

於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示範圍(分別為「黃色範圍」及「黃色間黑斜線範圍」)及於黃色間黑斜線範圍內用作行人專用區域之公共行人通道。

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

(a) 發展項目須於 2024 年 12 月 31 日(註：政府已批准將該日期延至 2025 年 12 月 31 日)或之前建成至適宜佔用。

(b) 承授人須於批地文件年期內： (i) 按照經批准之設計、規劃及高度及經批准之建築圖則維持所有建築物，不得有變更或改動；及 (ii) 保持所有已建或擬建建築物修葺良好堅固，並於年期屆滿或終止時將其在同樣的修葺狀態下交回予政府。

(c) (i) (I) 承授人須於 2022 年 12 月 31 日(註：政府已批准將該日期延至 2023 年 12 月 31 日)或之前(或經地政總署署長(「署長」)批准的其他日期)，自費以署長批准及按照於批地文件所夾附以「黃色範圍及黃色間黑斜線範圍之工程規格附表」標示之工程規格附表(「工程規格附表」)、按照第 5(c)(ii) 段經批准的圖則、及按照第 5(e)(i) 段定義之經批准的園景設計圖之材料、標準、高度、定線及設計，於黃色範圍及黃色間黑斜線範圍以熟練的方式鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊，致使署長在各方面滿意。承授人須於黃色間黑斜線範圍內提供闊 4.5 米之公共行人通道，用作行人專用區域。為免存疑，黃色範圍不包括任何海堤。

(II) 就本 5(c) 段而言，署長就第 5(c)(i)(I) 段提及的工程是否已按照第 5(c)(i)(I) 段完成及於何時完成而所作之決定為最終決定並對承授人具約束力。

(ii) (I) 承授人須自費向署長呈交或安排呈交黃色範圍及黃色間黑斜線範圍的圖則以供其書面批准，黃色範圍及黃色間黑斜線範圍的圖則須包括黃色範圍及黃色間黑斜線範圍之高度、位置、定線及設計的細節及資料，及署長要求之任何其他細節及資料。

(II) 除非經署長事先書面批准，承授人不得修訂、變動、改動、變更或替代經批准之黃色範圍及黃色間黑斜線範圍的圖則。

(III) 任何根據第 5(c)(ii)(II) 段經署長批准而作出之修訂、變動、改動、變更或替代須被視為納入經署長批准之黃色範圍及黃色間黑斜線範圍的圖則並構成其部分。

(IV) 除非第 5(c)(ii)(I) 段提及之圖則已經署長批准，不得在黃色範圍及黃色間黑斜線範圍內展開任何建築工程(第 6(e) 段提及之拆除及移除工程、地盤平整工程及土地勘探除外)。就批地文件之條件而言，「建築工程」、「地盤平整工程」及「土地勘探」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。

(iii) (I) 承授人不得更改、拆除或損壞毗連黃色範圍現存之海堤，或對海堤或其任何部分進行任何更改、損壞或對其造成不利影響之工程，署長就任何工程是否會對海堤作出更改、損壞或造成不利影響而所作之決定為最終決定並對承授人具約束力。

(II) 由海堤之蓋頂線後方起計 10 米之內之最大累積荷載重量不得多於每平方米 10 千牛頓。

(III) 於海堤之蓋頂線 15 米之內不得進行任何形式的撞擊式打樁工程。

(iv) 在第 5(c)(i)(I) 段提及之工程完成後，承授人須在其管有黃色範圍及黃色間黑斜線範圍或其任何部分期間自費維護、管理、維修及保養黃色範圍及黃色間黑斜線範圍或何部分，及其所有構成或附屬部分，令其處於修葺良好堅固的狀態，致使署長在各方面滿意，直至整個黃色範圍及黃色間黑斜線範圍之管有權按照第 5(c)(vii)(IV) 段交回予政府。

(v) 倘若承授人未能根據第 6(e) 段及第 5(c)(i)(I) 段或第 5(c)(iv) 段履行該段下之責任，政府可進行所需之工程，唯費用由承授人支付，就此承授人須應要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(vi) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 6(e) 段及第 5(c)(i)(I) 段或第 5(c)(iv) 段的責任或政府行使第 5(c)(v) 段的權利或其他原因而引起或附帶發生，政府概不負責或承擔任何責任；且承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(vii) (I) 僅就進行第 6(e) 段提及之拆除及移除工程及第 5(c)(i)(I) 段及第 5(c)(iv) 段指明之工程而言，黃色範圍及黃色間黑斜線範圍的管有權在署長發出信件予承授人中指明之日期賦予承授人，唯該日期不可在 2020 年 3 月 31 日之後。

(II) 就任何對承授人所造成或承授人蒙受的損壞或損失，不論是否因延遲移交黃色範圍及黃色間黑斜線範圍的管有權而引起，政府概不負責或承擔任何責任；且承授人亦不得針對政府就該等損壞或損失提出任何申索。

(III) 承授人已接受黃色範圍及黃色間黑斜線範圍及其上之樹木、構築物及地基於黃色範圍及黃色間黑斜線範圍的管有權賦予承授人當天之現存情況及狀態；且承授人同意不得針對政府就其提出任何申索。

(IV) 承授人須於 2022 年 12 月 31 日(註：政府已批准將該日期延至 2023 年 12 月 31 日)或之前(或經署長批准的其他日期)應署長行使其全權酌情權指明或要求將黃色範圍及黃色間黑斜線

範圍或其任何部分之管有權交回予政府。且不論任何情況，黃色範圍及黃色間黑斜線範圍會被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由承授人交回予政府。

(viii) 除非經署長事先書面許可，承授人不得使用黃色範圍及黃色間黑斜線範圍或其任何部分作儲存用途或停泊車輛或任何臨時構築物之建造或任何除進行第 6(e) 段提及之拆除及移除工程，及第 5(c)(i)(I) 段及第 5(c)(iv) 段指明之工程外之用途。

(ix) (I) 承授人須在其管有黃色範圍及黃色間黑斜線範圍或其任何部分期間的所有合理時間內：

(1) 允許政府、署長及其官員、承建商及代理及任何獲署長授權人士，有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以便視察、檢查及監督任何須按第 6(e) 段、第 5(c)(i)(I) 段及第 5(c)(iv) 段進行的工程，及進行、視察、檢查及監督根據第 5(c)(v) 段進行的工程及任何其他署長認為有需要在黃色範圍及黃色間黑斜線範圍或其部分內進行的工程；

(2) 允許政府、署長及其官員、承建商及代理及任何獲署長授權人士、及獲政府授權的相關公用事業公司應政府、署長或相關公用事業公司之要求有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以供其在黃色範圍及黃色間黑斜線範圍或其部分或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養所有所需管道、電線、導管、電纜管道及其他傳導媒體及附屬設備，以便向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體(如有)及其他服務。承授人須就有關任何上述於黃色範圍及黃色間黑斜線範圍或其部分內進行的工程之所有事宜與政府、署長及其官員、承建商及代理及任何獲署長授權人士、及政府正式授權的相關公用事業公司通力合作；及

(3) 允許水務監督之官員及其他獲其授權之人士應其要求有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以進行任何與黃色範圍及黃色間黑斜線範圍或其部分內之任何其他水務設施之操作、保養、維修、更換及改動有關之工程。

(II) 就任何對承授人或任何人所造成或承授人或任何人蒙受的損失、損壞、滋擾或干擾，不論是否因政府、署長、水務監督及其官員、承建商及代理及任何根據第 5(c)(ix)(I) 段獲正式授權人士或公用事業公司行使權利而引起或附帶發生，政府、署長、水務監督及其官員、承建商及代理及任何根據第 5(c)(ix)(I) 段獲正式授權人士或公用事業公司概不負責或承擔任何責任。

(III) 在不影響第 5(c)(i)(I) 段之一般性的原則下，在交回整個黃色範圍及黃色間黑斜線範圍的管有權之前，承授人須沿著黃色範圍及黃色間黑斜線範圍並由署長指明之定線提供闊度最少 3 米的公共行人通道，供所有公眾人士於一天中 24 小時所有時間為所有合法目的免收費用及不得受任何干擾地徒步經過及再經過，以便由批地文件所夾附的圖則上以「P1」與「P2」顯示及標示兩點之間並毗連黃色間黑斜線範圍之政府興建的樓梯，通往及來回於批地文件所夾附的圖則上以「P3」與「P4」顯示及標示兩點之間並毗連黃色範圍之公共道路。承授人須自費確保該公共行人通道不受工程干擾或阻礙，不論是否根據第 6(e) 段進行之拆除及移除工程，或第 5(c)(i)(I) 段或第 5(c)(iv) 段指明之工程或其他工程。

(x) 承授人須就在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程(不論是否關乎造工、材料、設計或其他原因)，及於黃色範圍及黃色間黑斜線範圍內任何樹木、灌木或其他植物之所有健康問題(包括可能影響該樹木、灌木或其他植物之健康的欠妥之處、失調及其他因素或成因)(該健康問題稱為「樹木健康問題」)：

(I) 並於承授人交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的；及

(II) 於承授人交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權之日期後 12 個曆月內發生或明顯可見的(「黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期」)，

而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，承授人須彌償政府，並使其維持獲彌償。

(xi) 在署長要求時，承授人須自費於署長指明之時間內及以其指明之標準及方式，在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分，進行所有保養、維修、修改、重建與修正工程及任何其他必要工程，以補救及修正於黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期內發生或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外，承授人須自費於署長指明之時間內及以其指明之標準及方式，在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分，進行修復及修正於承授人交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

(xii) 倘若因承授人在交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的樹木健康問題，以致黃色範圍及黃色間黑斜線範圍內之任何樹木、灌木或其他植物未能在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期內生長或發育至署長滿意之程度及狀況，承授人須在署長要求時自費於署長指明之時間內及以其指明之標準及方式，進行重新栽種、園景美化工程、樹木保養措施或任何其他措施，致使署長在各方面滿意。

(xiii) 署長在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期屆滿前，將會安排檢查黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。署長

保留權利在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期屆滿後 14 天內向承授人送達一份或多份欠妥之處的列表，列明在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程，及任何樹木健康問題。承授人須自費於署長指明之時間內及以其指明之標準及方式，安排進行及採取所有必要的工程和措施(包括第 5(c)(xii) 段指明之重新栽種、園景美化工程、樹木保養措施及任何其他措施)加以補救和修正。

(xiv) 如承授人未能進行第 5(c)(xi) 段、第 5(c)(xii) 段及第 5(c)(xiii) 段提及之工程，政府可進行該等工程，且承授人須應要求向政府繳付與該等工程有關而產生之費用及收費，該數額由署長核證，其決定為最終決定並對承授人具約束力。

(xv) 僅就本 5(c) 段而言，「承授人」一詞不包括其承讓人。

(d) (i) 署長可據其絕對酌情權認為合適時修訂、變動、改動、變更或替代工程規格附表。

(ii) 除非經署長事先書面批准，承授人不得修訂、變動、改動、變更或替代工程規格附表。

(iii) 署長根據第 5(d)(i) 段作出之或承授人根據第 5(d)(ii) 段經署長批准而作出之任何修訂、變動、改動、變更或替代須被視為納入工程規格附表並構成其部分。

(iv) 如署長之意見認為(其意見為最終意見並對承授人具約束力)工程規格附表的條款與批地文件之條件相抵觸，須以批地文件之條件為準。

(e) (i) 承授人須自費向署長呈交園景設計圖以供其批准，園景設計圖須按第 5(e)(ii) 段及第 5(e)(iii) 段要求訂定在黃色範圍及黃色間黑斜線範圍內提供的園景工程之位置、規劃及布局(「園景設計圖」)。在園景設計圖經署長書面批准及根據第 6(a) 段之樹木保育建議獲授許可(如有必要)之前，不得在黃色範圍及黃色間黑斜線範圍展開任何建築工程(第 6(e) 段提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

(ii) 園景設計圖須為 1:200 或更大比例，並載有園景美化建議的相關資料，包括現有樹木普查及處理方案、地盤布局及平整水平、建築發展概念、園景建築及種植花木範圍之圖解布局，及署長要求的其他資料。

(iii) 須在黃色範圍及黃色間黑斜線範圍不少於百分之四十二的範圍內栽種樹木、灌木或其他植物。署長就承授人建議的哪些園景工程屬本 5(e)(iii) 段提及的百分之四十二而所作之決定為最終決定並對承授人具約束力。署長可行使其全權酌情權接受承授人建議的其他非植物特色替代栽種樹木、灌木或其他植物。為免存疑，根據本 5(e)(iii) 段提供之園景工程並不構成第 5(k)(ii)(II) 段提及的綠化範圍之其中一部分。

(iv) 承授人須按照經批准之園景設計圖自費於黃色範圍及黃色間黑斜線範圍上進行園景工程，致使署長在各方面滿意。除非經署長事先書面許可，不得修訂、變動、改動、變更或替代經批准之園景設計圖。

(v) 在不影響第 5(c)(iv) 段之一般性的原則下，承授人須自費維持及保養園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意，直至整個黃色範圍及黃色間黑斜線範圍的管有權按照第 5(c)(vii)(IV) 段交回予政府。

(f) (i) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛停泊(「住宅停車位」)，致使署長滿意。

(ii) 須按指定比率提供若干額外車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客的真實賓客、訪客或所邀請者之車輛停泊(「訪客停車位」)。

(iii) 承授人須從第 5(f)(i) 段(可按批地文件更改)及第 5(f)(ii) 段提及之車位中，保留及指定按建築事務監督要求及批准之數目的車位，以供傷殘人士(按《道路交通條例》、其任何附屬規例及任何修訂法例定義)使用之車輛停泊(「供傷殘人士用停車位」)。

(iv) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，並屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之電單車停泊(「電單車停車位」)，致使署長滿意。

(v) 須於該地段內按指定比率提供若干車位，以供屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之單車停泊(「單車停車位」)，致使署長滿意。

(vi) 須於該地段內按指定比率提供若干車位供貨車上落貨(「上落貨停車位」)，致使署長滿意。

(g) 承授人須：

(i) 於 2024 年 12 月 31 日(註：政府已批准將該日期延至 2025 年 12 月 31 日)或之前(或經署長批准的其他日期)，自費以致使機電工程署署長滿意的標準及設計，及在各方面遵守《建築物條例》及《電力條例》、其任何附屬規例及任何修訂法例：

(I) 於按照第 5(f)(i) 段、第 5(f)(ii) 段及第 5(f)(iv) 段(可分別按批地文件更改)及第 5(f)(iii) 段提供的所有停車位，提供及安裝供電動車輛使用的充電設施，包括但不限於固定電力裝置及最終電路裝置；及

(II) 於按照第 5(f)(i) 段及第 5(f)(ii) 段(可分別按批地文件更改)及第5(f)(iii) 段提供之停車位中不少於百分之三十的停車位，提供及安裝電動車輛中速充電器，包括第 5(g)(i)(I) 段提及之最終電路，使每個該等停車位至少有一個電動車輛中速充電器；及

(ii) 於批地文件年期內自費維修、保養、修理及管理根據第 5(g)(i)(I) 段及第 5(g)(i)(II) 段提供及安裝的供電動車輛使用的充電設施及電動車輛中速充電器，使其處於維修妥善及操作良好的狀況，致使機電工程署署長在各方面滿意。

(h) 承授人須按照經署長批准並給署長存檔之車場布局圖維持停車位、上落貨停車位及其他範圍，包括但不限於升降機、樓梯平台及運轉及通道地方。

(i) 任何在批地文件之條件下指明需要拓建的私家街、私家路及後巷之選址須使署長滿意，並由署長決定包括或排除於出租範圍，並須應要求免費交還予政府。如上述私家街、私家路及後巷交還予政府，該處鋪設路面、路邊石、排水渠(污水及雨水渠)及安裝道路照明的工程將由政府進行，唯費用由承授人支付，此後之維修費用則為公共開支。如上述私家街、私家路及後巷位於出租範圍內，承授人須於該處自費進行安裝路燈、鋪設路面、路邊石、排水渠及渠道的工程，並須自費保養，致使署長在各方面滿意；署長可基於公眾利益按需要在該處進行或安排進行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並允許工人和車輛自由進出該土地範圍，以便安裝及維修該等路燈。

(j) 承授人須自費保養在該地段內按批地文件獲豁免計算總樓面面積的康樂設施及其附屬設施(「獲豁免設施」)，使其處於修葺良好堅固的狀態，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目之住宅大廈的住客及其真正賓客使用，並不得供其他人士使用。

(k) (i) 承授人須自費向署長呈交園景圖則以供其批准，園景圖則須按第 5(k)(ii) 段要求訂定該地段內提供的園景工程之位置、規劃及布局(「該地段園景圖則」)。

(ii) (I) 須在該地段不少於百分之三十的範圍內栽種樹木、灌木或其他植物。

(II) 於第 5(k)(ii)(I) 段提及之百分之三十中不少於百分之六十六(「綠化範圍」)須在按署長全權酌情決定的地點或水平提供，使綠化範圍可被行人看見或可供任何進入該地段的人士進出。

(III) 在不影響第 5(k)(ii)(II) 段之情況下，須於批地文件所夾附的圖則上以粉紅色間黑斜線顯示(「粉紅色間黑斜線範圍」)部分並於批地文件所夾附的圖則上以「B」與「C」顯示及標示兩點之間並由該地段邊界起計 3 米之內提供綠化範圍或其任何部分。

(IV) 該地段不少於百分之二十之已建或擬建建築物的天台範圍將構成第 5(k)(ii)(I) 段提及之百分之三十之其中一部分。

(V) 就承授人建議的哪些園景工程屬第 5(k)(ii)(I) 段提及的百分之三十，署長就綠化範圍之條款是否已按照第 5(k)(ii)(II) 段妥為履行，以及哪些範圍屬於第 5(k)(ii)(IV) 段提及之建築物的天台範圍，而所作之決定為最終決定並對承授人具約束力。

(VI) 署長可行使其全權酌情權接受承授人建議的其他非植物特色替代栽種樹木、灌木或其他植物。

(iii) 承授人須按照經批准之該地段園景圖則自費於該地段上進行園景工程，致使署長在各方面滿意。除非經署長事先書面許可，不得修訂、變動、改動、變更或替代經批准之該地段園景圖則。

(iv) 此後承授人須自費保養及維持園景工程，使其處於安全、清潔、整齊、井然及健康的狀態，致使署長滿意。

(l) (i) 承授人須自費建造及保養署長認為有需要的排水渠及渠道(不論是否位於該地段範圍內或政府土地上)，以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，致使署長滿意；且承授人須就因該等雨水造成的任何損壞或滋擾，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，自行負責並彌償政府，並使其維持獲彌償。

(ii) 連接該地段任何排水渠及污水渠與政府雨水渠及污水渠(如已鋪設及投入運作)之工程可由署長進行，而署長對承授人就任何由此而起的損失或損壞並無責任，且承授人須應要求向政府繳付該接駁工程之費用。另一選擇是，承授人可自費進行該接駁工程致使署長滿意，而在此情況下，上述位於政府土地內任何部分的接駁工程須由承授人自費保養，且須應要求由承授人交回予政府以供政府自費未來進行保養；承授人亦須應要求向政府繳付該接駁工程技術審核的費用。如承授人未有保養上述位於政府土地內任何部分的接駁工程，署長可進行其認為有需要的保養工程，且承授人須應要求向政府繳付該等工程的費用。

(m) (i) 承授人須於批地文件之簽立日期起計 6 個曆月內(或經署長批准的其他期間)，自費並致使環境保護署署長在各方面滿意，向環境保護署署長呈交或安排呈交發展該地段之污水系統影響評估(「污水系統影響評估」)以供其書面批准，污水系統影響評估須載有環境保護署署長所要求的資料和詳情，包括但不限於發展該地段可引起的所有不良污水系統影響，及對緩解措施、改善工程及其他措施及工程的建議。

(ii) 承授人須自費並於環境保護署署長所規定的時限內進行及實施經環境保護署署長批准的污水系統影響評估內所載的建議，致使環境保護署署長及渠務署署長在各方面滿意。

(iii) 污水系統影響評估的技術範疇，須由專修土木工程之香港工程師學會成員或已考獲專業牌照之土木工程師承辦。

(iv) 在污水系統影響評估經環境保護署署長書面批准之前，不得在該地段或其任何部分展開任何建築工程(第 6(e) 段提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

(v) 為免存疑及在不影響批地文件條款的一般性的原則下，承授人特此確認及同意承授人須自行負責並自費進行及實施經環境保護署署長批准的污水系統影響評估內所載的建議，致使環境保護署署長及渠務署署長在各方面滿意。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本 5(m) 段的責任或其他原因而引起或附帶發生，政府及其官員概不負責或承擔任何責任；且承授人亦不得針對政府或其官員就該等損失、損壞、滋擾或干擾提出任何申索。

(n) (i) 承授人須於 2024 年 12 月 31 日(註：政府已批准將該日期延至 2025 年 12 月 31 日)或之前(或經署長批准的其他日期)，自費並致使水務監督在各方面滿意：

(I) 向水務監督呈交或安排呈交於該地段或其任何部分提供及安裝自動讀錶(「AMR」)外站之建議書以供其書面批准，該建議書須載有水務監

督所要求的資料和詳情，包括但不限於顯示按照第 5(n)(i)(II) 段提供及安裝之 AMR 外站位置之布局圖、組成 AMR 外站之 AMR 設備的編排和相關細節、及指定放置 AMR 設備之範圍或空間；及

(II) 於經水務監督根據第 5(n)(i)(I) 段批准的 AMR 外站(「AMR 外站」)提供及安裝所有 AMR 水錶，包括個人用戶之食水供應水錶，食水供應、咸水供應及供應消防設施之總水錶或檢測錶，以及其他水務監督可行使其全權酌情權要求或批准作不同水務供應之附加水錶，為免存疑，包括：

(1) 必須之電纜管道及電纜；

(2) 已安裝 AMR 設備之 AMR 錶板；及

(3) 其他設施及相關設備。

就本 5(n)(i)(II) 段而言，「用戶」根據《水務設施條例》、其任何附屬規例及任何修訂法例定義。

(ii) 在第 5(n)(i)(I) 段提及的建議書經水務監督批准之前，承授人不得展開任何工程提供及安裝 AMR 外站。

(iii) 承授人須於批地文件年期內自費維修、保養、修理及管理 AMR 外站使其處於維修妥善及操作良好的狀況，致使水務監督於各方面滿意，直至按照第 5(n)(vii) 段將其交予水務監督。

(iv) 水務監督有權按其絕對酌情權於任何時間送達書面通知予承授人要求承授人拆除或移除置於指定放置 AMR 設備之範圍或空間上、上空或下、或堆疊在其上或其中之物件或材料，及按水務監督意見認為(其意見為最終意見並對承授人具約束力)阻礙或干擾 AMR 外站之放置、操作和維修之物件或材料。承授人於收到上述書面通知時須於上述書面通知所規定的時限內自費拆除或移除該等物件或材料並將該拆除或移除工程所影響之範圍或空間還原及維修，致使水務監督於各方面滿意。

(v) 倘若承授人未能根據本 5(n) 段履行該段下之責任，水務監督可進行所需之工程，唯費用由承授人支付，就此承授人須應要求向水務監督繳付一筆款項，數額等於上述工程之費用，該數額由水務監督釐定，此決定為最終決定並對承授人具約束力。

(vi) 承授人須於批地文件年期內允許水務監督及其官員、承建商、代理、工人及任何獲水務監督授權人士不論帶同或不帶同工具、設備、機器、機械或車輛，有權自由及不受限制地進出、往返及穿越該地段或其任何部分及其上任何已建或擬建建築物，以便：

(I) 視察及檢查任何按照第 5(n)(i)(II) 段、第 5(n)(iii) 段及第 5(n)(iv) 段進行的工程；

(II) 進行任何按照第 5(n)(v) 段之工程；及

(III) 於 AMR 外站按照第 5(n)(vii) 段交予水務監督後，檢查、操作、保養、維修、更新、移除、更換及重建 AMR 外站。

(vii) 承授人須應水務監督要求及於水務監督指明之時間內將 AMR 外站交予水務監督，且水務監督毋須向承授人作出任何繳款或賠償，唯水務監督並無責任於承授人要求時接管 AMR 外站，但水務監督可按其絕對酌情權認為合適時接管 AMR 外站。

(viii) 就任何對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行第 5(n)(i)(II) 段、第 5(n)(iii) 段、第 5(n)(iv) 段及第 5(n)(vi) 段的責任或進行根據第 5(n)(v) 段之工程，或政府、水務監督及其官員、承建商、代理、工人及任何獲水務監督授權人士行使第 5(n)(vi) 段授予的任何權利或其他原因而引起或附帶發生，政府、水務監督及其官員、承建商、代理、工人及任何獲水務監督授權人士概不負責或承擔任何責任；且承授人亦不得針對上述任何人就該等損失、損壞、滋擾或干擾提出任何申索。

(ix) 承授人須於所有時間就提供、安裝、維修、保養及管理 AMR 外站或與第 5(n)(v) 段有關之工程，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府、水務監督及其官員、承建商、代理、工人及任何獲水務監督根據第 5(n)(viii) 段授權人士，並使其維持獲彌償。

(x) 就第 5(n)(i) 段、第 5(n)(ii) 段、第 5(n)(iii) 段及第 5(n)(vii) 段而言，「承授人」一詞不包括其承讓人。

(o) (i) 承授人須於批地文件之簽立日期起計 6 個曆月之內(或經署長批准的其他期間)，自費並致使署長在各方面滿意，向署長呈交或安排呈交發展該地段之噪音影響評估(「噪音影響評估」)以供其書面批准，噪音影響評估須載有署長所要求的資料和詳情，包括但不限於發展該地段可引起的所有不良噪音影響，及對緩解措施、改善工程及其他措施及工程的建議(「噪音緩解措施」)。

(ii) 承授人須自費並於署長所規定的時限內進行及實施經署長根據第 5(o)(i) 段批准之噪音影響評估內所載的噪音緩解措施(「經批准噪音緩解措施」)，致使署長在各方面滿意。

(iii) 除非噪音緩解措施已經署長書面批准，不得在該地段或其任何部分展開任何建築工程(第 6(e) 段提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

(iv) 為免存疑及在不影響批地文件條款的一般性的原則下，承授人特此確認及同意承授人須自行負責並自費進行及實施經批准噪音緩解措施，致使署長在各方面滿意。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本 5(o) 段的責任或其他原因而引起或附帶發生，政府及其官員概不負責或承擔任何責任；且承授人亦不得針對政府或其官員就該等損失、損壞、滋擾或干擾提出任何申索。

(p) 倘若經批准噪音緩解措施包括在該地段豎設或興建隔音屏障，且隔音屏障伸越該地段邊界而達毗連政府土地任何部分上面及上空(「隔音屏障」)，則以下條件適用：：

(i) 承授人須自費按照經建築事務監督批准之圖則設計、豎設及興建隔音屏障，並須在各方面遵守《建築物條例》、其任何附屬規例及任何修訂法例；

(ii) 於毗連該地段之任何政府土地上、上面或地底不得豎設隔音屏障之地基或支承物；

(iii) 除非經署長事先書面批准，不得對隔音屏障或其任何部分進行任何形式的改動、加建、更換或附加；

(iv) 承授人須在所有時間自費維護、保養及維修隔音屏障或（如經署長批准）其任何替代物令其處於修葺良好堅固的狀態，致使署長在各方面滿意；而如進行根據本 5(p) 段之任何工程需臨時封路或改道，於展開任何該等工程之前須獲得運輸署署長對臨時交通安排之書面同意；

(v) 隔音屏障不得用作隔音屏障以外之任何其他用途，且除非經署長事先書面許可，承授人不得將隔音屏障或其任何部分用作、容忍或容許其用作廣告用途或用作展示任何形式的招牌、告示或海報；

(vi) 如經署長事先書面批准，承授人及其承建商、工人或任何其他獲承授人授權人士將獲允許帶同或不帶同工具、設備、 機器、機械或車輛進入毗連該地段的政府土地，以進行根據本 5(p) 段有關伸越達毗連政府土地上之隔音屏障之部分的工程；

(vii) 承授人須於所有時間採取可能所需之預防措施，以防止因豎設、興建、存在、維修、保養、改動、加建、更換、附加、使用、拆除或移除隔音屏障或其任何部分而對任何毗連該地段之政府土地及隔音屏障，或對進入或使用毗連該地段之政府土地及隔音屏障之任何人士或車輛，造成損壞或受傷；

(viii) 署長有權按其絕對酌情權於任何時間送達書面通知予承授人，要求承授人於書面通知日期起計 6 個曆月內拆除及移除伸越達毗連政府土地上之隔音屏障之任何部分且不以任何他物替代。承授人於收到上述書面通知時須於上述書面通知所規定的時限內自費拆除及移除上述隔音屏障之部分， 致使署長在各方面滿意；

(ix) 倘若承授人未能根據本 5(p) 段履行該段下之責任，署長可進行所需之工程，唯費用由承授人支付，就此承授人須應要求向署長繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(x) 承授人須在所有時間允許署長、其官員、承建商、其各自或其共同之工人及任何其他獲署長授權的人士帶同或不帶同工具、設備、機器、機械或車輛有權自由無阻地進出、往返及穿越該地段或其任何部分及其上已建或擬建建築物，以便視察、檢查及監督按照第 5(p)(i) 段、第 5(p)(iv) 段及第 5(p)(viii) 段進行之任何工程，和按照第 5(p)(ix) 段進行之任何工程或署長認為需要之任何其他工程；

(xi) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本 5(p) 段的責任、或署長行使第 5(p)(x) 段之進入權利、或根據第 5(p)(ix) 段進行之任何工程或其他原因而引起或附帶發生，政府及署長概不負責或承擔任何責任；且承授人亦不得針對政府或署長就該等損失、損壞、滋擾或干擾提出任何申索；及

(xii) 承授人須就其履行本 5(p) 段的責任或根據第 5(p)(ix) 段進行之工程，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府，並使其維持獲彌償。

(q) (i) 特此例外及保留給政府位於批地文件所夾附的圖則上以藍色界線顯示的範圍並位於香港主要基準面以上3.5米至香港主要基準面以下14.05米之間的土地層(該本 5(q) 段提及之特此例外和保留的土地層稱為「保留範圍」)，該土地層於批地文件之簽立日期已由部分現存之地下區域性冷卻系統設施包括但不限於一座海水泵房和海水暗渠(「地下 DCS 設施」)佔用。

(ii) 承授人並無任何擁有、管有或使用保留範圍之權利或業權。

(iii) 特此例外及保留給政府、其承租人、租客、被許可人、官員、代理、承建商及工人及其他獲正式授權人士，由該地段為其按機電工程署署長之決定庇護、支持及保護地下 DCS 設施的權利，該機電工程署署長之決定為最終決定並對承授人具約束力。

(iv) 就保留範圍內的地下 DCS 設施或其任何部分之存在、操作及保養，不論是根據任何法規，或任何其他有關第 5(q)(i) 段及第5(q)(iii) 段下的例外及保留，或有關不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，承授人或任何其他人均不得對政府作出任何異議或無任何賠償權利或不得申索賠償。

(v) 除非經機電工程署署長事先書面許可(該許可須受機電工程署署長認為合適之條款及條件所規限或由機電工程署署長絕對酌情拒絕)，不得於批地文件所夾附的圖則上以藍色界線顯示的部分(保留範圍以外)(「藍色界線範圍」)及於批地文件所夾附的圖則上以紅色界線顯示的部分(該紅色界線範圍為地下 DCS 設施之保護區，稱為「保護區」)之上、上面、 上空、下、地下或內豎設或建造任何建築物或構築物或任何建築物或構築物之支承物。若及當機電工程署署長要求時，承授人須自費於機電工程署署長所指明之時限內拆除或移除所有或任何豎設或建造於藍色界線範圍、保護區或其任何部分之上、上面、 上空、下、地下或內之建築物或構築物，並其後將藍色界線範圍、保護區或其任何部分還原，致使署長在各方面滿意。若承授人未能於機電工程署署長所指明之時限內進行拆除、移除或還原工程，機電工程署署長可進行其認為有需要之工程，而承授人須應要求向政府繳付該工程之費用。

(vi) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人或任何其他人行使本 5(q) 段授予之權利而引起或附帶發生，政府及其官員、代理、承建商及工人或其他獲正式授權人士概不負責或承擔任何責任；且承授人亦不得針對政府及其官員、代理、承建商及工人及其他獲正式授權人士就該等損失、損壞、滋擾或干擾提出任何申索；

(vii) 承授人須在批地文件年期所有時間內允許機電工程署署長及其官員、代理、承建商及工人及任何其他獲機電工程署署長授權人士帶同或不帶同工具、設備、機器、機械或車輛有權自由及不受限制地進出、往返及穿越該地段或其任何部分及其上已建或擬建建築物以便操作及保養地下 DCS 設施及進行與地下 DCS 設施有關之任何工程。

(viii) 承授人不得以任何方式干擾地下 DCS 設施之使用、操作及保養，任何因承授人、或其承建商、工人或

代理導致機電工程署署長意見認為(該機電工程署署長之意見為最終意見並對承授人具約束力)地下DCS 設施或其任何部分遭受損壞或阻礙，政府可作出修復，唯費用由承授人支付，就此承授人須應要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由機電工程署署長釐定，其決定為最終決定並對承授人具約束力。

6. 對買方造成負擔的租用條件：

(a) 除非經署長事先書面許可，不得移除或干擾該地段或其毗鄰所生長的樹木；署長於給予許可時可就移植、補償性環境美化或重新栽種施加其認為合適之條件。

(b) 住宅停車位及電單車停車位均不得：

(i) 轉讓，除非：

(I) 連同發展項目的住宅單位轉讓；或

(II) 轉讓予已是發展項目住宅單位業主之人士；或

(ii) 出租，除非出租予發展項目住宅單位之住客。

唯於任何情況下，轉讓予發展項目住宅單位之業主或出租予發展項目住宅單位之住客的住宅停車位及電單車停車位總數不得多於三個。

(c) (i) 住宅停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(ii) 訪客停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於該地段上已建或擬建建築物的住客的真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(iii) 供傷殘人士用停車位不得用作停泊傷殘人士(按《道路交通條例》、其任何附屬規例及任何修訂法例定義)使用，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之車輛以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(iv) 電單車停車位不得用作停泊按《道路交通條例》、其任何附屬規例及任何修訂法例獲發牌，且屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之電單車以外的任何用途，尤其是上述車位不得用作儲存、展示或展覽供出售或作他用的車輛或用作提供汽車清潔美容服務。

(v) 單車停車位不得用作停泊屬於該地段上已建或擬建建築物的住客、其真實賓客、訪客或所邀請者之單車以外的任何用途。

(vi) 上落貨停車位不得用作與該地段已建或擬建建築物之貨車上落貨之外的任何用途。而上述每一車位須闊 3.5 米，長 11.0 米，其通行高度不得少於 4.7 米。

(d) 當發展或重建該地段時，可於受制於署長施加的條件下允許之指定位置作臨時通道供建築車輛進入該地段。於發展項目或重建項目完工後於署長指定之時限內，承授人須自費還原該已興建作臨時通道之範圍，致使署長在各方面滿意。

(e) 承授人確認於批地文件之簽立日期，於該地段及黃色範圍及黃色間黑斜線範圍內有現存構築物及地基。承授人承諾自費拆除及移除於該地段、黃色範圍及黃色間黑斜線範圍之該構築物及地基，致使署長在各方面滿意。就任何對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，不論是否因該構築物及地基之存在，或該構築物及地基其後拆除或移除或其他原因，政府概不負責或承擔任何責任。承授人須就該構築物及地基之存在或其後之拆除或移除，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府，並使其維持獲彌償。就本 6(e) 段而言，署長就該構築物及地基之拆除及移除是否已完成及於何時完成而所作之決定為最終決定並對承授人具約束力。

(f) 除非經署長事先書面許可，承授人不得削去、清除或後移該地段任何毗鄰或毗連的政府土地，或於任何政府土地進行任何種類的堆土、填土或斜坡整理工程。署長可全權酌情給予有關許可，但須受其全權酌情決定施加任何其認為合適之條款及條件所規限，包括由其釐定之地價批出額外政府土地作為該地段的增批部分。

(g) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論是否經署長事先書面同意，不論是否位於該地段內或任何政府土地內，亦不論進行上述工程的目的是為承授人進行開拓、平整或發展工程或其於批地文件之條件下需要進行的任何其他工程的目的或與其有關連的目的或任何其他目的，承授人須自費進行及建造該等於當時或其後有需要之斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的土地及任何毗鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、泥石傾瀉或土地下陷。承授人須於批地文件年期內的所有時間自費保養上述土地、斜坡整理工程、護土牆或其他支撐、防護措施、排水系統或附屬或其他工程修葺良好堅固，致使署長滿意。倘若於任何時間因承授人進行的開拓、平整或發展工程或其他工程或任何其他原因而導致或引起任何泥土剝落、泥石傾瀉或土地下陷，不論是否於或自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，承授人須自費還原和修復致使署長滿意，並須就該等泥土剝落、泥石傾瀉或土地下陷，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，對政府作出彌償，並使其維持獲彌償。除了批地文件訂明就任何違反批地文件之條件而有的權利或濟助外，署長亦有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡整理工程、護土牆、或其他支撐、防護措施、及排水系統或附屬或其他工程，或還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用，連同任何行政或專業費用或收費。

(h) 若於發展或重建該地段或其任何部分時曾安裝預應力地錨，承授人須於該等預應力地錨的使用期限內自費進行定期保養及定期監測致使署長滿意，並須不時於署長行使其絕對酌情權要求時向署長提供所有監測工程之報告及資料。如承授人忽略或未能進行所須的監測工程，署長可立即執行和進行所須的監測工程，而承授人須應要求向政府償還該工程的費用。

(i) 倘若該地段或其他受開發該地段影響範圍的泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海床、污水渠、雨水渠或溝渠或其他政府財產之上或內(「該等政府財產」)，承授人須自費清理該等廢料並修葺任何對該等政府財產造成的損壞。承授人須就該等侵蝕、沖洗或傾倒對私人財產造成的任何損壞或滋擾，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府，並使其維持獲彌償。署長可以(但無義務)應承授人請求清理該等廢料並修葺該等廢料對該等政府財產造成的任何損壞，而承授人須應要求向政府繳付有關費用。

(j) 承授人須於所有時候，尤其是當進行建造、保養、翻新或維修工程(「該等工程」)時，採取或安排採取所有恰當及足夠的謹慎、技巧及預防措施，以免對處於或行經該地段、黃色範圍、黃色間黑斜線範圍或其任何部分之上、之下或旁邊的任何政府或其他現存排水渠、水道或河道、水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置(「該等服務」)造成任何損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的恰當搜索及勘查，以查明該等服務之現行位置及水平，並須就如何處理任何或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批准，且不得在署長就該等工程及上述建議書發出書面批准之前進行任何工程。承授人須遵行及自費達成署長於發出上述批准時就該等服務所施加的任何要求，包括任何有需要的改道、重鋪或還原工程之費用。承授人須自費在各方面維修、修復及還原所有因該等工程對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分或任何該等服務所造成，或以任何方式引致的損壞、干擾或阻礙，致使署長滿意(溝渠、污水渠、雨水渠或水管除外，其之修復將由署長進行，除非署長另有決定，而承授人須應要求向政府繳付上述工程之費用)。若承授人未有對該地段、黃色範圍、黃色間黑斜線範圍或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修復及還原工程致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及還原工程，而承授人須應要求向政府繳付上述工程之費用。

(k) 當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、豎設物及工程。當該地段被收回： (i) 承授人在批地文件之下於該地段被收回之部分的權利將完全告終及終止； (ii) 承授人無權獲得任何地價退款、就該土地及其上之任何建築物的價值的任何款項或賠償，或承授人在準備、平整地盤或發展該地段或其任何部分中花費的任何金額；但 (iii) 政府就任何違反、未能履行或執行批地文件而有的任何其他權利、濟助及申索將不受此影響。

(l) 請參閱上文第5段。

註： 本節中提述「承授人」一詞指根據批地文件中的買方和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及(如為法團)其繼承人和承讓人

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

   A promenade in such portions shown coloured yellow and yellow hatched black respectively on the plan annexed to the Land Grant ("the Yellow Area" and "the Yellow Hatched Black Area" respectively) and a public pedestrian access within the Yellow Hatched Black Area as a dedicated pedestrian zone.

2. Description of any 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

   See 1 above.

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

   Not applicable.

4. Description of any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

   Not applicable.

5. Plan(s) showing the locations of the facilities mentioned in paragraphs 1 and 2 (if any), open spaces mentioned in paragraph 3 (if any) and those parts of the land mentioned in paragraph 4 (if any)

   See the plan(s) at the end of this section.

6. General public's right to use

   In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

   The facilities mentioned in paragraph 2 and open spaces mentioned in paragraph 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Phase that concern the facilities mentioned in paragraphs 1 and 2 and open spaces mentioned in paragraph 3 (if any), and those parts of the land mentioned in paragraph 4 (if any)

Yellow Area and Yellow Hatched Black Area

Land Grant

Special Condition Nos. (1)(b), (3) to (5)

Special Condition No. (1)(b)

"(1)(b) The Purchaser acknowledges that as at the date of this Agreement, there are some structures and foundations existing within the lot and the areas shown coloured yellow and yellow hatched black on the plan annexed hereto (hereinafter respectively referred to as "the Yellow Area" and "the Yellow Hatched Black Area"). The Purchaser undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director of Lands ("the Director") the said structures and foundations from the lot, the Yellow Area and the Yellow Hatched Black Area. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the said structures and foundations or subsequent demolition or removal of the said structures and foundations. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or subsequent demolition or removal of the said structures and foundations. For the purpose of this Special Condition, the decision of the Director as to whether and when the demolition and removal of the said structures and foundations have been completed shall be final and binding on the Purchaser."

Special Condition No. (3)

"(3)(a) (i) The Purchaser shall on or before the 31st day of December 2022 (Note: the Government has granted an extension of that date to the 31st day of December 2023) or such other date as may be approved by the Director, at the Purchaser's own expense and in all respects to the satisfaction of the Director lay, form, erect, construct, provide and landscape a promenade within the Yellow Area and the Yellow Hatched Black Area in a good workmanlike manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in accordance with the Technical Schedule marked "Technical Schedule for the Yellow Area and the Yellow Hatched Black Area" annexed hereto (hereafter referred to as "the Technical Schedule"), the plans approved under sub-clause (b) of this Special Condition and the approved Landscape Master Plan (as defined in Special Condition No. (5)(a) hereof). The Purchaser shall provide a public pedestrian access with a width of 4.5 metres within the Yellow Hatched Black Area as a dedicated pedestrian zone. For the avoidance of doubt, the Yellow Area does not include any seawall.

(ii) For the purpose of this Special Condition, the decision of the Director as to whether and when the works referred to in sub-clause (a)(i) of this Special Condition have been completed in accordance with sub-clause (a)(i) of this Special Condition shall be final and binding on the Purchaser.

(b) (i) The Purchaser shall at his own expense submit or cause to be submitted to the Director for his written approval the plans of the Yellow Area and the Yellow Hatched Black Area, which shall include details and information as to the level, position, alignment and design of the Yellow Area and the Yellow Hatched Black Area and such other details and information as the Director may require.

(ii) No amendment, variation, alteration, modification or substitution to the approved plans of the Yellow Area and the Yellow Hatched Black Area shall be made by the Purchaser except with the prior written approval of the Director.

(iii) Any amendment, variation, alteration, modification or substitution by the Purchaser as approved by the Director under sub-clause (b)(ii) of this Special Condition shall be deemed to be incorporated into the approved plans of the Yellow Area and the Yellow Hatched Black Area and form part thereof.

(iv) No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) hereof, site formation works and ground investigation) shall be commenced on or within the Yellow Area and the Yellow Hatched Black Area unless and until the plans referred to in sub-clause (b)(i) of this Special Condition shall have been approved by the Director. For the purpose of these Conditions, "building works", "site formation works" and "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) (i) The Purchaser shall not alter, demolish or damage the existing seawall adjoining the Yellow Area or carry out any works which may alter, damage or adversely affect the seawall or any part or parts thereof and the decision of the Director as to whether any works will alter, damage or adversely affect the seawall shall be final and binding on the Purchaser.

(ii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall shall not exceed 10 kilonewtons per square metre.

(iii) No form of percussive piling shall be used within 15 metres from the copeline of the seawall.

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

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

(f) The Government shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under Special Condition No. (1)(b) hereof and sub-clauses (a)(i) or (d) of this Special Condition or the exercise of the rights by the Government under sub-clause (e) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(g) (i) For the purpose only of carrying out the demolition and removal works referred to in Special Condition No. (1)(b) hereof and the works specified in sub-clauses (a)(i) and (d) of this Special Condition, the Purchaser shall be granted possession of the Yellow Area and the Yellow Hatched Black Area on a date to be specified in a letter from the Director to the Purchaser, such date to be not later than the 31st day of March 2020.

(ii) The Government shall have no responsibility or liability in respect of any damage or loss whatsoever caused to or suffered by the Purchaser arising out of the deferred possession of the Yellow Area and the Yellow Hatched Black Area and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such damage or loss.

(iii) The Purchaser shall accept the Yellow Area and the Yellow Hatched Black Area in such state and condition and with such trees, structures and foundations as existing on the date on which possession of the Yellow Area and the Yellow Hatched Black Area is given to the Purchaser, and hereby agrees not to make any claims whatsoever against the Government in respect thereof.

(iv) The Yellow Area and the Yellow Hatched Black Area or any part or parts thereof as the Director may at his sole discretion specify or require shall be re-delivered by the Purchaser to the Government on demand on or before the 31st day of December 2022 (Note: the Government has granted an extension of that date to the 31st day of December 2023) or such other date as may be approved by the Director and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.

(h) The Purchaser shall not without the prior written consent of the Director use the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof for the purpose of storage or parking of vehicles or for the erection of any temporary structure or for any purposes other than the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) hereof and the works specified in sub-clauses (a)(i) and (d) of this Special Condition.

(i) (i) The Purchaser shall at all reasonable times while he is in possession of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof:

(I) permit the Government, the Director and his officers, contractors and agents and

any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (1)(b) hereof, sub-clauses (a)(i) and (d) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof;

(II) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the Government, the Director or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof; and

(III) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot, the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area and the Yellow Hatched Black Area or such part or parts thereof.

(ii) The Government, the Director, the Water Authority and their officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i)(i) of this Special Condition shall have no responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director, the Water Authority and their officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i)(i) of this Special Condition.

(iii) Without prejudice to the generality of sub-clause (a)(i) of this Special Condition, the Purchaser shall at all times prior to the re-delivery of possession of the whole of the Yellow Area and the Yellow Hatched Black Area provide a public pedestrian access with a minimum width of 3 metres along such alignment in the Yellow Area and the Yellow Hatched Black Area as may be specified by the Director for the use by members of the public 24 hours a day to pass and repass on foot for all lawful purposes free of cost and charges and without any interruption for the purpose of gaining access from the staircase to be constructed by the Government adjoining the Yellow Hatched Black Area between the points P1 and P2 shown and marked on the plan annexed hereto to the public road adjoining the Yellow Area between the points P3 and P4 shown and marked on the plan annexed hereto and vice versa. The Purchaser shall at his own expense ensure that such public pedestrian access shall not be interfered with or obstructed by the carrying out of the demolition and removal works referred to in Special Condition No. (1)(b) hereof or the works specified in sub-clauses (a)(i) or (d) of this Special Condition or otherwise.

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

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

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

(k) Whenever required by the Director, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any

other outstanding works on the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period of the Yellow Area and the Yellow Hatched Black Area. In addition to the foregoing, the Purchaser shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area and the Yellow Hatched Black Area and everything forming a portion thereof or pertaining thereto which may exist at the date(s) of re-delivery of possession by the Purchaser of the Yellow Area and the Yellow Hatched Black Area or any part or parts thereof.

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

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

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

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

Special Condition No. (4)

"(4) (a) The Director shall have the right to amend, vary, alter, modify or substitute the Technical Schedule as he shall in his absolute discretion deem fit.

(b) No amendment, variation, alteration, modification or substitution to the Technical Schedule shall be made by the Purchaser except with the prior written approval of the Director.

(c) Any amendment, variation, alteration, modification or substitution by the Director under sub-clause (a) of this Special Condition or by the Purchaser as approved by the Director under sub-clause (b) of this Special Condition shall be deemed to be incorporated into the Technical Schedule and form part thereof.

(d) If in the opinion of the Director (whose opinion shall be final and binding on the Purchaser) there exists any conflict between the provisions of the Technical Schedule and these Conditions, these Conditions shall prevail."

Special Condition No. (5)

"(5) (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Yellow Area and the Yellow Hatched Black Area (hereinafter referred to as "Landscape Master Plan") in compliance with the requirements stipulated in sub-clauses (b) and (c) of this Special Condition. No building works (other than the demolition and removal works referred to in Special Condition No. (1)(b) hereof, site formation works and ground investigation) shall be commenced on the Yellow Area and the Yellow Hatched Black Area until the Landscape Master Plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (12) hereof.

(b) The Landscape Master Plan shall be at a scale of 1:200 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.

(c) Not less than 42% of the Yellow Area and the Yellow Hatched Black Area shall be planted with trees, shrubs or other plants. The decision of the Director on which landscaping works proposed by the Purchaser constitutes that 42% referred to in this sub-clause (c) shall be final and binding on the Purchaser. The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants. For the avoidance of doubt, the landscaping works provided under this sub-clause (c) shall not form part of the Greenery Area referred to in Special Condition No. (13)(b)(ii) hereof.

(d) The Purchaser shall at his own expense landscape the Yellow Area and the Yellow Hatched Black

Area in accordance with the approved Landscape Master Plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved Landscape Master Plan shall be made without the prior written consent of the Director.

(e) Without prejudice to the generality of Special Condition No. (3)(d) hereof, the Purchaser shall at his own expense keep and maintain the landscaping works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director until such time as possession of the whole of the Yellow Area and the Yellow Hatched Black Area has been re-delivered to the Government in accordance with Special Condition No. (3)(g)(iv) hereof."

Deed of Mutual Covenant

Clause 1

""**Yellow Area**" means "the Yellow Area" as referred to in Special Condition No.(1)(b) of the Land Grant;

"**Yellow Hatched Black Area**" means "the Yellow Hatched Black Area" as referred to under Special Condition No.(1)(b) of the Land Grant."

Clause 10.1(j)

"Management Expenses.

Management Expenses shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Land under this Deed including (without limitation) the following:

...

(j) all expenses incurred in relation to the Yellow Area or Yellow Hatched Black Area under Special Condition No.(5) of the Land Grant; and"

Schedule 7, Paragraph 2

"Insurance.

[The Manager shall have the power:]

(a) Subject to the direction of the Owners' Corporation (if formed), to insure on such terms as the Manager may determine:

(i) the Common Parts, the Slope Structures, the Yellow Area (until such time as the possession of the Yellow Area has been re-delivered to the Government in accordance with the Land Grant) and the Yellow Hatched Black Area (until such time as the possession of the Yellow Hatched Black Area has been re-delivered to the Government in accordance with the Land Grant) in their full new reinstatement values in respect of loss or damage by fire or other risks; and

(ii) the Owners and the Manager in respect of such public, third party and occupier's liability, employer's liability in respect of employees employed within or exclusively in connection with the management of the Land, and other risks and liabilities (including risks and liabilities arising from the Yellow Area (until such time as the possession of the Yellow Area has been re-delivered to the Government in accordance with the Land Grant) or the Yellow Hatched Black Area (until such time as the possession of the Yellow Hatched Black Area has been re-delivered to the Government in accordance with the Land Grant)) as the Manager may decide in such amounts as the Manager deems fit,

with some reputable insurance company as comprehensively as reasonably and commercially possible in the name of the Manager and for and on behalf of the Owners according to their respective interests and to pay all premia required to keep such insurance policies in force. Such insurance could be a block insurance for the entire Development including areas which are not Common Parts.

(b) Subject to Clause 13.1, to pay out or apply all insurance money, compensation or damages recovered by the Manager in respect of any damage or loss to any Common Parts, the Slope Structures, the Yellow Area or the Yellow Hatched Black Area in the repair, rebuilding or reinstatement of that part of the Common Parts, the Slope Structures, the Yellow Area or (as the case may be) the Yellow Hatched Black Area."

Schedule 7, Paragraph 12(d)

"Dealings with Government.

(d) [The Manager shall have the power:] [t]o comply with and take all steps the Manager may decide to ensure the compliance with all provisions in the Land Grant applicable to the Land as a whole and Special Condition No.(5) of the Land Grant relating to the Yellow Area or the Yellow Hatched Black Area."

Schedule 7, Paragraph 27

"Matters outside the Land. [The Manager shall have the power:] [t]o carry out and perform, in relation to the Yellow Area (until such time as the possession of the Yellow Area has been re-delivered to the Government in accordance with the Land Grant) or the Yellow Hatched Black Area (until such time as the possession of the Yellow Hatched Black Area has been re-delivered to the Government in accordance with the Land Grant) all acts, activities and works required by Special Condition No.(5) of the Land Grant, the law or insurers of insurance taken out in relation thereto, or which are deemed appropriate by the Manager for performing and complying with the provisions of the Land Grant, the law or those insurers in relation to the same."

Deed of dedication

Not applicable.

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示範圍(分別為「黃色範圍」及「黃色間黑斜線範圍」)及於黃色間黑斜線範圍內用作行人專用區域之公共行人通道。

2. 對根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施的描述

見上文第 1 段。

3. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

4. 期數所位於的土地中為施行《建築物(規劃)規例》(第 123 章，附屬法例 F)第 22(1) 條而撥供公眾用途的任何部分的描述

不適用。

5. 顯示第 1 及 2 段所提及之設施(如有)、第 3 段所提及之休憩用地(如有)及第 4 段所提及之土地中的該等部分(如有)之圖則

見本節內之圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

第 2 段所提及之設施及第 3 段所提及之休憩用地(如有)按規定須由期數中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地(如有)的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據(如有)及期數公契中關於第 1 及 2 段所提及之設施、第 3 段所提及之休憩用地(如有)及第 4 段所提及之土地中的該等部分(如有)的條文

黃色範圍及黃色間黑斜線範圍

批地文件

特別條件第 (1)(b) 條、第 (3) 條至第 (5) 條

特別條件第 (1)(b) 條

「(1) (b) 買方確認於批地文件之簽立日期，於該地段及於批地文件所夾附的圖則上分別以黃色及黃色間黑斜線顯示(下分別稱為「黃色範圍」及「黃色間黑斜線範圍」)內有現存構築物及地基。買方承諾自費拆除及移除於該地段、黃色範圍及黃色間黑斜線範圍之該構築物及地基，致使地政總署署長(「署長」)在各方面滿意。就任何對買方所造成或買方蒙受的損失、損壞、滋擾或干擾，不論是否因該構築物及地基之存在，或該構 築物及地基其後拆除或移除或其他原因，政府概不負責或承擔任何責任。買方須就該構築物及地基之存在或其後之拆除或移除，而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致)，彌償政府，並使其維持獲彌償。就本特別條件而言，署長就該構築物及地基之拆除及移除是否已完成及於何時完成而所作之決定為最終決定並對買方具約束力。」

特別條件第 (3) 條

「(3) (a) (i) 買方須於 2022 年 12 月 31 日(註：政府已批准將該日期延至 2023 年 12 月 31 日)或之前(或經署長批准的其他日期)，自費以署長批准及按照於批地文件所夾附以「黃色範圍及黃色間黑斜線範圍之工程規格附表」標示之工程規格附表(下稱「工程規格附表」)、按照本特別條件第 (b) 條經批准的圖則、及按照特別條件第 (5)(a) 條定義之經批准的園景設計圖之材料、標準、高度、定線及設計，於黃色範圍及黃色間黑斜線範圍以熟練的方式鋪設、塑造、興建、建造、提供及作環境美化的海濱長廊，致使署長在各方面滿意。買方須於黃色間黑斜線範圍內提供闊 4.5 米之公共行人通道，用作行人專用區域。為免存疑，黃色範圍不包括任何海堤。

(ii) 就本特別條件而言，署長就本特別條件第 (a)(i) 條提及的工程是否已按照本特別條件第 (a)(i) 條完成及於何時完成而所作之決定為最終決定並對買方具約束力。

(b) (i) 買方須自費向署長呈交或安排呈交黃色範圍及黃色間黑斜線範圍的圖則以供其書面批准，黃色範圍及黃色間黑斜線範圍的圖則須包括黃色範圍及黃色間黑斜線範圍之高度、位置、定線及設計的細節及資料，及署長要求之任何其他細節及資料。

(ii) 除非經署長事先書面批准，買方不得修訂、變動、改動、變更或替代經批准之黃色範圍及黃色間黑斜線範圍的圖則。

(iii) 任何根據本特別條件第 (b)(ii) 條經署長批准而作出之修訂、變動、改動、變更或替代須被視為納入經署長批准之黃色範圍及黃色間黑斜線範圍的圖則並構成其部分。

(iv) 除非本特別條件第 (b)(i) 條提及之圖則已經署長批准，不得在黃色範圍及黃色間黑斜線範圍內展開任何建築工程(特別條件第 (1)(b) 條提及之拆除及移除工程、地盤平整工程及土地勘探除外)。就批地文件之條件而言，「建築工程」、「地盤平整工程」及「土地勘探」根據《建築物條例》、其任何附屬規例及任何修訂法例定義。

(c) (i) 買方不得更改、拆除或損壞毗連黃色範圍現存之海堤，或對海堤或其任何部分進行任何更改、損壞或對其造成不利影響之工程，署長就任何工程是否會對海堤作出更改、損壞或造成不利影響而所作之決定為最終決定並對買方具約束力。

(ii) 由海堤之蓋頂線後方起計 10 米之內之最大累積荷載重量不得多於每平方米 10 千牛頓。

(iii) 於海堤之蓋頂線 15 米之內不得進行任何形式的撞擊式打樁工程。

(d) 在本特別條件第 (a)(i) 條提及之工程完成後，買方須在其管有黃色範圍及黃色間黑斜線範圍或其任何

部分期間自費維護、管理、維修及保養黃色範圍及黃色間黑斜線範圍或其部分，及其所有構成或附屬部分，令其處於修葺良好堅固的狀態，致使署長在各方面滿意，直至整個黃色範圍及黃色間黑斜線範圍之管有權按照本特別條件第 (g)(iv) 條交回予政府。

(e) 倘若買方未能根據特別條件第 (1)(b) 條及本特別條件第 (a)(i) 條或第 (d) 條履行該段下之責任，政府可進行所需之工程，唯費用由買方支付，就此買方須應要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對買方具約束力。

(f) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第 (1)(b) 條及本特別條件第 (a)(i) 條或第 (d) 條的責任或政府行使本特別條件第 (e) 條的權利或其他原因而引起或附帶發生，政府概不負責或承擔任何責任；且買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(f) 就任何對買方或任何其他人所造成或買方或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因買方履行特別條件第(1)(b)條及本特別條件第(a)(i)條或第(d)條的責任或政府行使本特別條件第(e)條的權利或其他原因而引起或附帶發生，政府概不負責或承擔任何責任；且買方亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(g) (i) 僅就進行特別條件第 (1)(b) 條提及之拆除及移除工程及本特別條件第 (a)(i) 條及第 (d) 條指明之工程而言，黃色範圍及黃色間黑斜線範圍的管有權在署長發出信件予買方中指明之日期賦予買方，唯該日期不可在 2020 年 3 月 31 日之後。

(ii) 就任何對買方所造成或買方蒙受的損壞或損失，不論是否因延遲移交黃色範圍及黃色間黑斜線範圍的管有權而引起，政府概不負責或承擔任何責任；且買方亦不得針對政府就該等損壞或損失提出任何申索。

(iii) 買方已接受黃色範圍及黃色間黑斜線範圍及其上之樹木、構築物及地基於黃色範圍及黃色間黑斜線範圍的管有權賦予買方當天之現存情況及狀態；且買方現同意不得針對政府就其提出任何申索。

(iv) 買方須於 2022 年 12 月 31 日(註：政府已批准將該日期延至 2023 年 12 月 31 日)或之前（或經署長批准的其他日期）應署長行使其全權酌情權指明或要求將黃色範圍及黃色間黑斜線範圍或其任何部分之管有權交回予政府。且不論任何情況，黃色範圍及黃色間黑斜線範圍會被視為於署長發出信件表示批地文件各項條件已妥為履行致使其滿意的當天由買方交回予政府。

(h) 除非經署長事先書面許可，買方不得使用黃色範圍及黃色間黑斜線範圍或其任何部分作儲存用途或停泊車輛或任何臨時構築物之建造或任何除進行特別條件第 (1)(b) 條提及之拆除及移除工程，及本特別條件第 (a)(i) 條及第 (d) 條指明之工程外之用途。

(i) (i) 買方須在其管有黃色範圍及黃色間黑斜線範圍或其任何部分期間的所有合理時間內：

(I) 允許政府、署長及其官員、承建商及代理及任何獲署長授權人士，有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以便視察、檢查及監督任何須按特別條件第 (1)(b) 條、本特別條件第 (a)(i) 條及第 (d) 條進行的工程，及進行、視察、檢查及監督根據本特別條件第 (e) 條進行的工程及任何其他署長認為有需要在黃色範圍及黃色間黑斜線範圍或其部分內進行的工程；

(II) 允許政府、署長及其官員、承建商及代理及任何獲署長授權人士、及獲政府授權的相關公用事業公司應政府、署長或相關公用事業公司之要求有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以供其在黃色範圍及黃色間黑斜線範圍或其部分或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養所有所需管道、電線、導管、電纜管道及其他傳導媒體及附屬設備，以便向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體(如有)及其他服務。買方須就有關任何上述於黃色範圍及黃色間黑斜線範圍或其部分內進行的工程之所有事宜與政府、署長及其官員、承建商及代理及任何獲署長授權人士、及政府正式授權的相關公用事業公司通力合作；及

(III) 允許水務監督之官員及其他獲其授權之人士應其要求有權進出、往返及穿越該地段、黃色範圍及黃色間黑斜線範圍或其部分，以進行任何與黃色範圍及黃色間黑斜線範圍或其部分內之任何其他水務設施之操作、保養、維修、更換及改動有關之工程。

(ii) 就任何對買方或任何人所造成或買方或任何人蒙受的損失、損壞、滋擾或干擾，不論是否因政府、署長、水務監督及其官員、承建商及代理及任何根據本特別條件第 (i)(i) 條獲正式授權人士或公用事業公司行使權利而引起或附帶發生，政府、署長、水務監督及其官員、承建商及代理及任何根據本特別條件第 (i)(i) 條獲正式授權人士或公用事業公司概不負責或承擔任何責任。

(iii) 在不影響本特別條件第 (a)(i) 條之一般性的原則下，在交回整個黃色範圍及黃色間黑斜線範圍的管有權之前，買方須沿著黃色範圍及黃色間黑斜線範圍並由署長指明之定線提供闊度最少 3 米的公共行人通道，供所有公眾人士於一天中 24 小時所有時間為所有合法目的免收費用及不得受任何干擾地徒步經過及再經過，以便由批地文件所夾附的圖則上以「P1」與「P2」顯示及標示兩點之間並毗連黃色間黑斜線範圍之政府興建的樓梯，通往及來回於批地文件所夾附的圖則上以「P3」與「P4」顯示及標示兩點之間並毗連黃色範圍之公共道路。買方須自費確保該公共行人通道不受工程干擾或阻礙，不論是否根據特別條件第 (1)(b) 條進行之拆除及移除工程，或本特別條件第 (a)(i) 條或第 (d) 條指明之工程或其他工程。

(j) 買方須就在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程(不論是否關乎造工、材料、設計或其他原因),及於黃色範圍及黃色間黑斜線範圍內任何樹木、灌木或其他植物之所有健康問題(包括可能影響該樹木、灌木或其他植物之健康的欠妥之處、失調及其他因素或成因)(該健康問題下稱為「樹木健康問題」):

(i) 並於買方交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的;及

(ii) 於買方交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權之日期後 12 個曆月內發生或明顯可見的(下稱「黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期」)

而不論直接或間接所引致或與之有關的所有法律責任、申索、損失、損害賠償、支出、收費、費用、索求、訴訟及司法程序(不論任何及如何引致),買方須彌償政府,並使其維持獲彌償

(k) 在署長要求時,買方須自費於署長指明之時間內及以其指明之標準及方式,在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分,進行所有保養、維修、修改、重建與修正工程及任何其他必要工程,以補救及修正於黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期內發生或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外,買方須自費於署長指明之時間內及以其指明之標準及方式,在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分,進行修復及修正於買方交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

(l) 倘若因買方在交回黃色範圍及黃色間黑斜線範圍或其任何部分的管有權當日已存在的樹木健康問題,以致黃色範圍及黃色間黑斜線範圍內之任何樹木、灌木或其他植物未能在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期內生長或發育至署長滿意之程度及狀況,買方須在署長要求時自費於署長指明之時間內及以其指明之標準及方式,進行重新栽種、園景美化工程、樹木保養措施或任何其他措施,致使署長在各方面滿意。

(m) 署長在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期屆滿前,將會安排檢查黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分,以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程及任何樹木健康問題。署長保留權利在黃色範圍及黃色間黑斜線範圍的維修責任及植物培植期屆滿後 14 天內向買方送達一份或多份欠妥之處的列表,列明在黃色範圍及黃色間黑斜線範圍及其所有構成或附屬部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程,及任何樹木健康問題。買方須自費於署長指明之時間內及以其指明之標準及方式,安排進行及採取所有必要的工程和措施(包括本特別條件第 (l) 條指明之重新栽種、園景美化工程、樹木保養措施及任何其他措施)加以補救和修正。

(n) 如買方未能進行本特別條件第 (k) 條、第 (l) 條及第 (m) 條提及之工程,政府可進行該等工程,且買方須應要求向政府繳付與該等工程有關而產生之費用及收費, 該數額由署長核證,其決定為最終決定並對買方具約束力。

(o) 僅就本特別條件而言,「買方」一詞不包括其承讓人。」

特別條件第 (4) 條

「(4) (a) 署長可據其絕對酌情權認為合適時修訂、變動、改動、變更或替代工程規格附表。

(b) 除非經署長事先書面批准,買方不得修訂、變動、改動、變更或替代工程規格附表。

(c) 署長根據本特別條件第 (a) 條作出之或買方根據本特別條件第 (b) 條經署長批准而作出之任何修訂、變動、改動、變更或替代須被視為納入工程規格附表並構成其部分。

(d) 如署長之意見認為(其意見為最終意見並對買方具約束力)工程規格附表的條款與批地文件之條件相抵觸,須以批地文件之條件為準。」

特別條件第 (5) 條

「(5) (a) 買方須自費向署長呈交園景設計圖以供其批准,園景設計圖須按本特別條件第 (b) 條及第 (c) 條要求訂定在黃色範圍及黃色間黑斜線範圍內提供的園景工程之位置、規劃及布局(下稱「園景設計圖」)。在園景設計圖經署長書面批准及根據特別條件第 (12) 條之樹木保育建議獲授許可(如有必要)之前,不得在黃色範圍及黃色間黑斜線範圍展開任何建築工程(特別條件第 (1)(b) 條提及之拆除及移除工程、地盤平整工程及土地勘探除外)。

(b) 園景設計圖須為 1:200 或更大比例,並載有園景美化建議的相關資料,包括現有樹木普查及處理方案、地盤布局及平整水平、建築發展概念、園景建築及種植花木範圍之圖解布局,及署長要求的其他資料。

(c) 須在黃色範圍及黃色間黑斜線範圍不少於百分之四十二的範圍內栽種樹木、灌木或其他植物。署長就買方建議的哪些園景工程屬本特別條件第 (c) 條提及的百分之四十二而所作之決定為最終決定並對買方具約束力。署長可行使其全權酌情權接受買方建議的其他非植物特色替代栽種樹木、灌木或其他植物。為免存疑,根據本特別條件第 (c) 條提供之園景工程並不構成特別條件第 (13)(b)(ii) 條提及的綠化範圍之其中一部分。

(d) 買方須按照經批准之園景設計圖自費於黃色範圍及黃色間黑斜線範圍上進行園景工程,致使署長在各方面滿意。除非經署長事先書面許可,不得修訂、變動、改動、變更或替代經批准之園景設計圖。

(e) 在不影響特別條件第 (3)(d) 條之一般性的原則下,買方須自費維持及保養園景工程,使其處於安全、清潔、整齊、井然及健康的狀態,致使署長滿意,直至整個黃色範圍及黃色間黑斜線範圍的管有權按照特別條件第 (3)(g)(iv) 條交回予政府。」

公契

第 1 條

「「**黃色範圍**」指批地文件特別條件第 (1)(b) 條所定義之「黃色範圍」；

「**黃色間黑斜線範圍**」指批地文件特別條件第 (1)(b) 條所定義之「黃色間黑斜線範圍」。」

第 10.1(j) 條

「管理開支

管理開支須是按本公契規定管理該土地所必要及合理招致的開支、費用和收費，包括(但不限於)以下各項：

…

(j) 所有按批地文件特別條件第 (5) 條下與黃色範圍及黃色間黑斜線範圍有關之開支；及」

附表 7 第 2 段

「保險

〔管理人有權：〕

(a) 除業主立案法團（如已成立）指示外，按管理人決定之條款作以下投保：

(i) 公用部分、斜坡構築物、黃色範圍(直至黃色範圍的管有權按照批地文件交回予政府)及黃色間黑斜線範圍(直至黃色間黑斜線範圍的管有權按照批地文件交回予政府)的火險或其他風險保險，保險金額為十足全新重置價值；及

(ii) 為業主和管理人投購公共責任保險、第三者責任保險及佔用人責任保險、為聘請專門管理該土地的僱員投購僱主責任保險、及其他風險和責任(包括黃色範圍而引起的風險和責任(直至黃色範圍的管有權按照批地文件交回予政府)或黃色間黑斜線範圍而引起的風險和責任(直至黃色間黑斜線範圍的管有權按照批地文件交回予政府))之保險，保險價值以管理人合理地認為合適，

上述保險須以管理人的名義代表業主按其各自的權益向信譽卓著的保險公司投購，保險亦須盡合理及商業上可能全面，管理人有權支付一切需要的保險費，以保持該等保險生效。該等保險可以是為整個發展項目(包括不屬於公用部分的區域)購買的集體保險。

(b) 除第 13.1 條另有規定外，用管理人對任何公用部分、斜坡構築物、黃色範圍或黃色間黑斜線範圍的損壞或損失追討得到的一切保險賠償金、補償或損害賠償用於維修、重建或修復該等公用部分、斜坡構築物、黃色範圍或(視屬何情況而定)黃色間黑斜線範圍。」

附表 7 第 12(d) 段

「與政府的往來

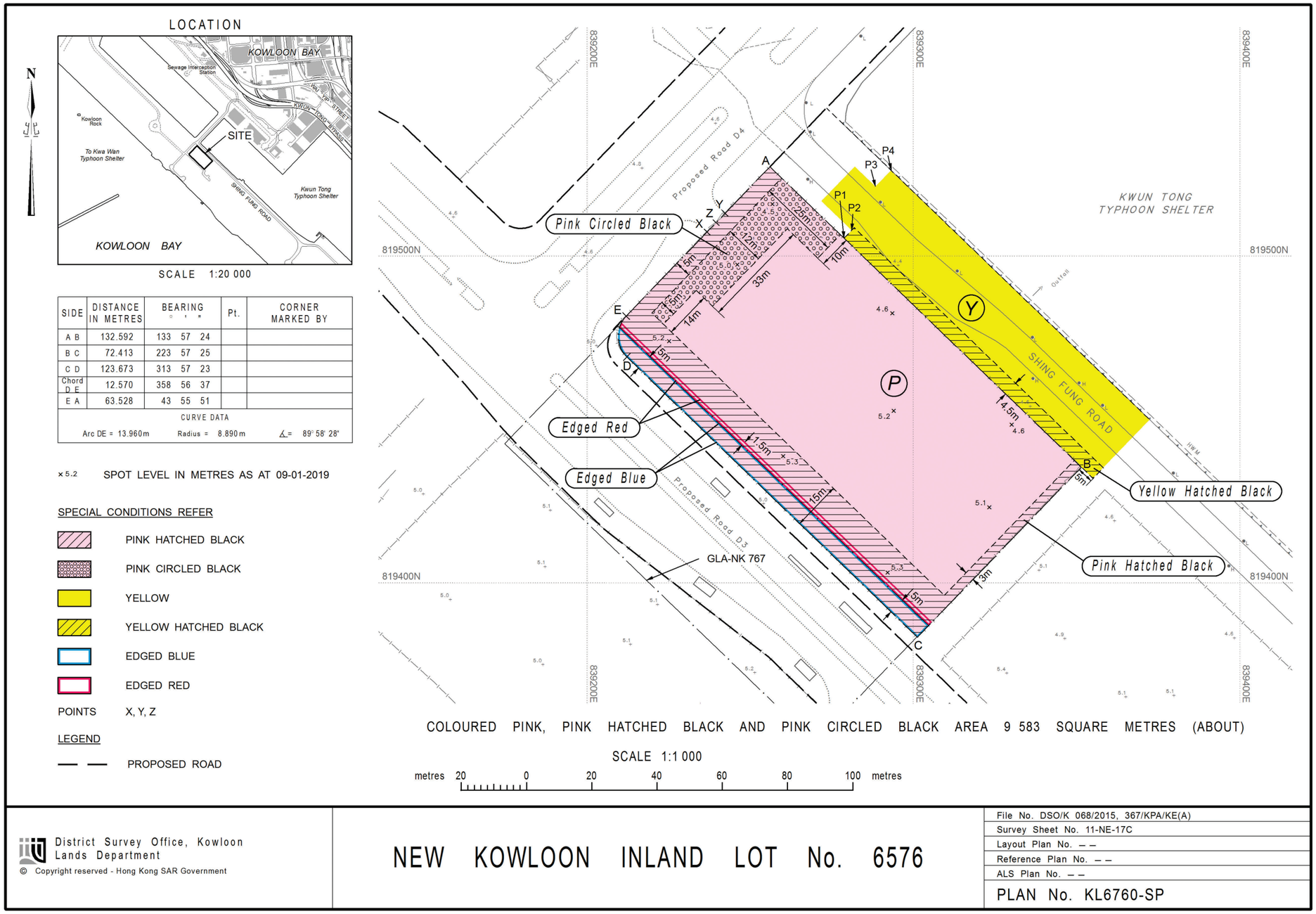
(d) 〔管理人有權〕遵行及採取管理人可決定的一切措施確保所有適用於該土地整體之批地文件條款及與黃色範圍或黃色間黑斜線範圍有關之批地文件特別條件第 (5) 條條款得以遵行。」

附表 7 第 27 段

「邊界外的事宜。〔管理人有權〕就黃色範圍(直至黃色範圍的管有權按照批地文件交回予政府)或黃色間黑斜線範圍(直至黃色間黑斜線範圍的管有權按照批地文件交回予政府)進行及履行批地文件特別條件第 (5) 條、法律或對其投購保險的保險公司要求或管理人認為就履行及遵守批地文件條款、法律或該等保險公司的規定而言屬適當的一切行為、活動及工程。」

撥出私人地方供公眾使用的契據

不適用。



Remark: The plan(s) is/are for showing the locations of the "Yellow Area" and the "Yellow Hatched Black Area" only. Other matters shown in these plans may not reflect their latest conditions. The promenade is located in the "Yellow Area" and the "Yellow Hatched Black Area".

註： 各圖僅顯示「黃色範圍」及「黃色間黑斜線範圍」的位置。圖中所示的其他事項未必能反映其最新狀況。海濱長廊位於「黃色範圍」及「黃色間黑斜線範圍」。

18 WARNING TO PURCHASERS
對買方的警告

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

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

  (i) that firm may not be able to protect the purchaser's interests; and

  (ii) the purchaser may have to instruct a separate firm of solicitors.

(d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見 。

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

  (i) 該律師事務所可能不能夠保障買方的利益；及

  (ii) 買方可能要聘用一間獨立的律師事務所。

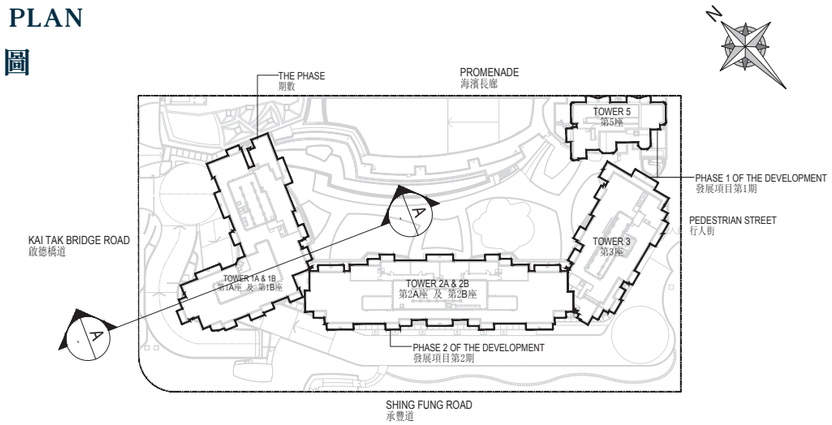
(d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 Cross-section plan of building in the phase
期數中的建築物的橫截面圖

Cross-section plan A-A
橫截面圖A-A

第1A座及第1B座
TOWER 1A AND TOWER 1B

Key plan
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度(米)。

––– Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

Remark : This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪畫。

The part of Landscape Deck adjacent to Tower 1A and Tower 1B is 12.99 metres to 13.06 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段園景平台為香港主水平基準以上12.99米至13.06米。

The part of Kai Tak Bridge Road adjacent to Tower 1A and Tower 1B is 4.35 metres to 4.96 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段啟德橋道為香港主水平基準以上4.35米至 4.96米。

The part of Emergency Vehicular Access adjacent to Tower 1A and Tower 1B is 4.60 metres to 5.66 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段緊急車輛通道為香港主水平基準以上4.60米至 5.66米。

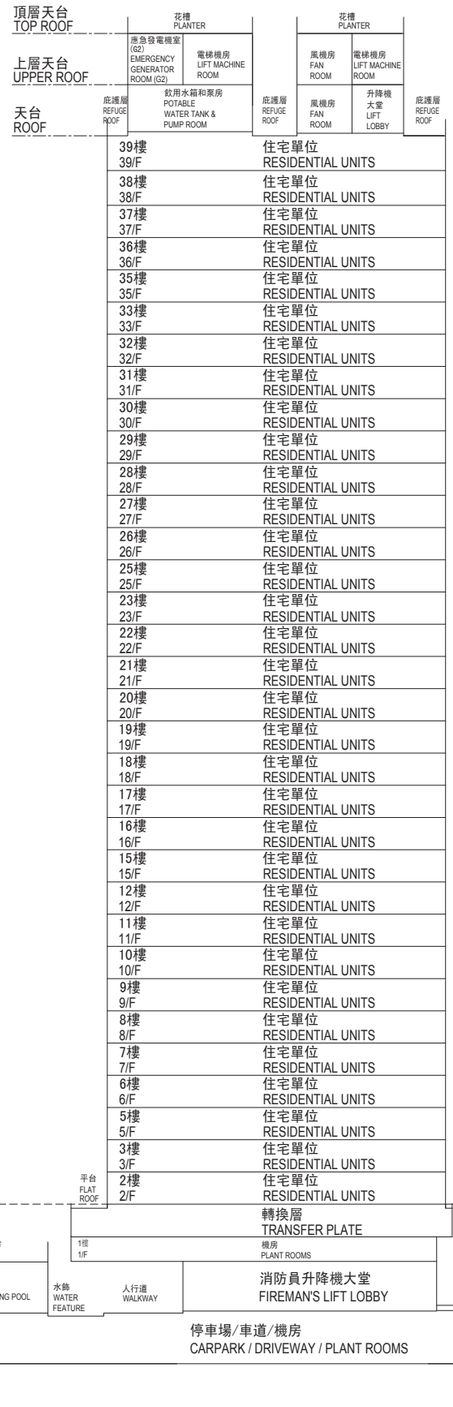
The part of walkway adjacent to Tower 1A and Tower 1B is 5.15 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段人行道為香港主水平基準以上5.15米。

The part of Driveway adjacent to Tower 1A and Tower 1B is 2.98 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段車道為香港主水平基準以上2.98米。

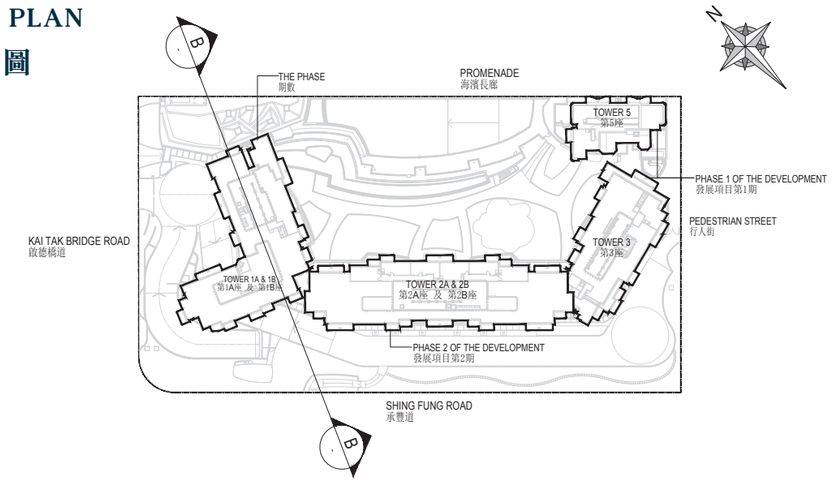
19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖B-B

第1A座及第1B座
TOWER 1A AND TOWER 1B



KEY PLAN
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度(米)。

– – – Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

Remark : This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪畫。

The part of Promenade adjacent to Tower 1A and Tower 1B is 5.02 metres to 6.11 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段海濱長廊為香港主水平基準以上5.02米至6.11米。

The part of Emergency Vehicular Access adjacent to Tower 1A and Tower 1B is 5.15 metres to 5.66 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段緊急車輛通道為香港主水平基準以上5.15米至5.66米。

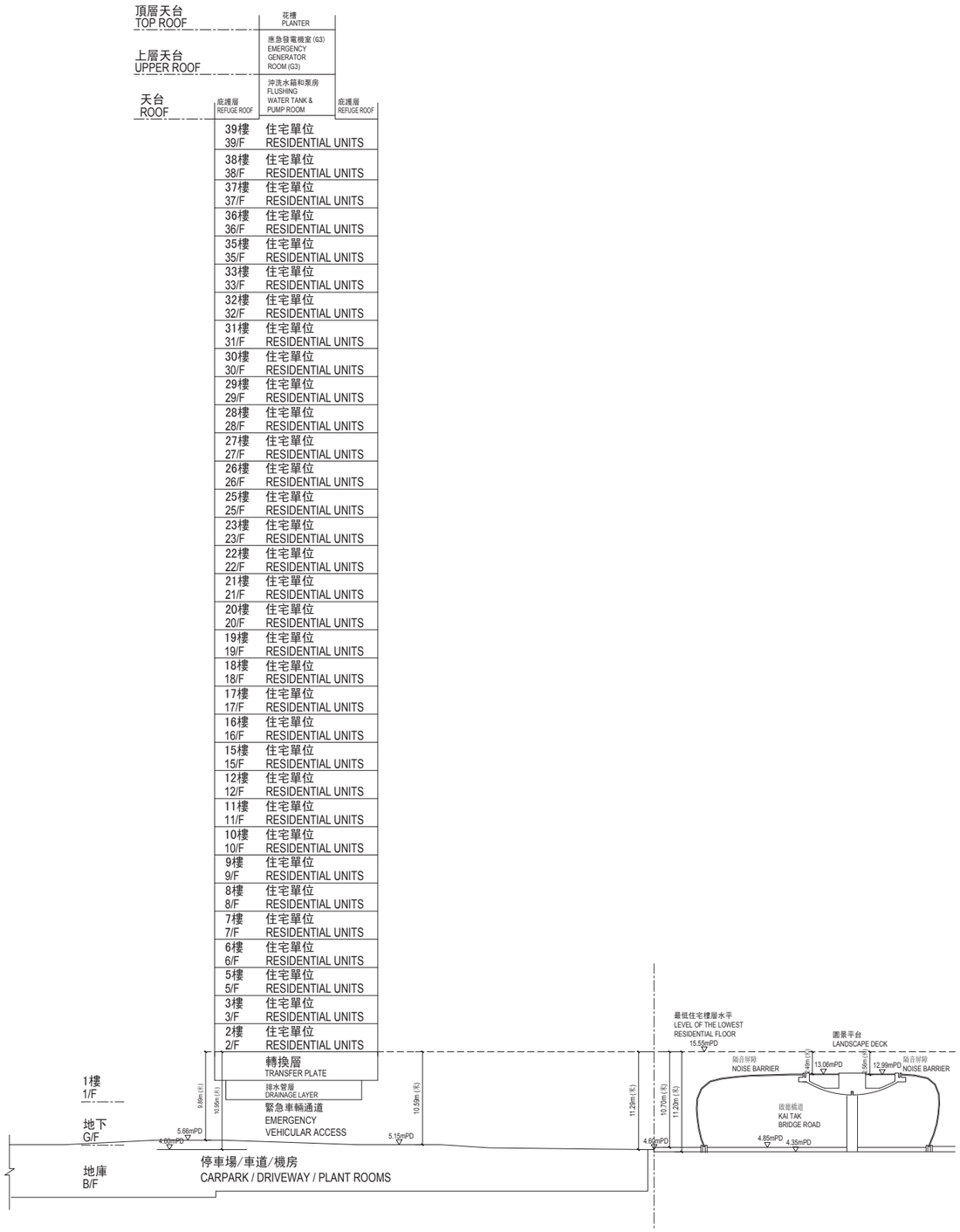
The part of Shing Fung Road adjacent to Tower 1A and Tower 1B is 5.23 metres to 5.66 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段承豐道為香港主水平基準以上5.23米至5.66米。

The part of Landscape Deck adjacent to Tower 1A and Tower 1B is 12.99 metres to 13.04 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段園景平台為香港主水平基準以上12.99米至13.04米。

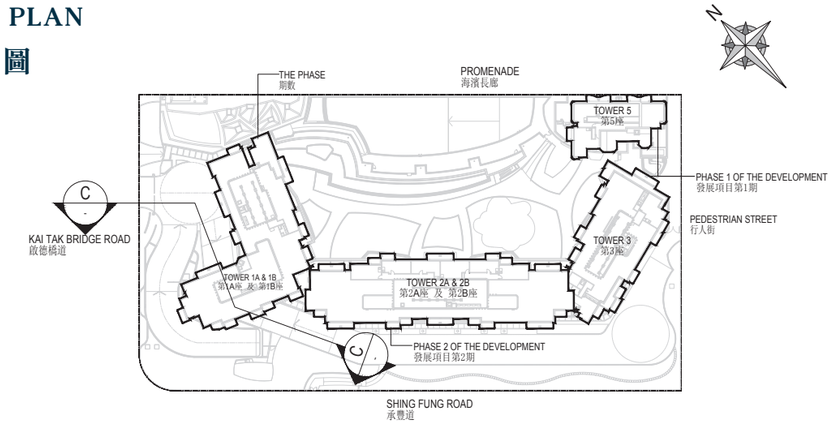
19 CROSS-SECTION PLAN OF BUILDING IN THE PHASE
期數中的建築物的橫截面圖

CROSS-SECTION PLAN C-C
橫截面圖C-C

第1A座及第1B座
TOWER 1A AND TOWER 1B



KEY PLAN
索引圖



Legend 圖例

▽ Height in metres above the Hong Kong Principal Datum (HKPD).
香港主水平基準以上高度(米)。

_ _ _ Dotted line denotes the level of the lowest residential floor of the building.
虛線為該建築物最低住宅樓層水平。

Remark : This cross-section plan is not drawn to scale.
備註：此橫截面圖並非按照比例繪畫。

The part of Landscape Deck adjacent to Tower 1A and Tower 1B is 12.99 metres to 13.06 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段園景平台為香港主水平基準以上12.99米至13.06米。

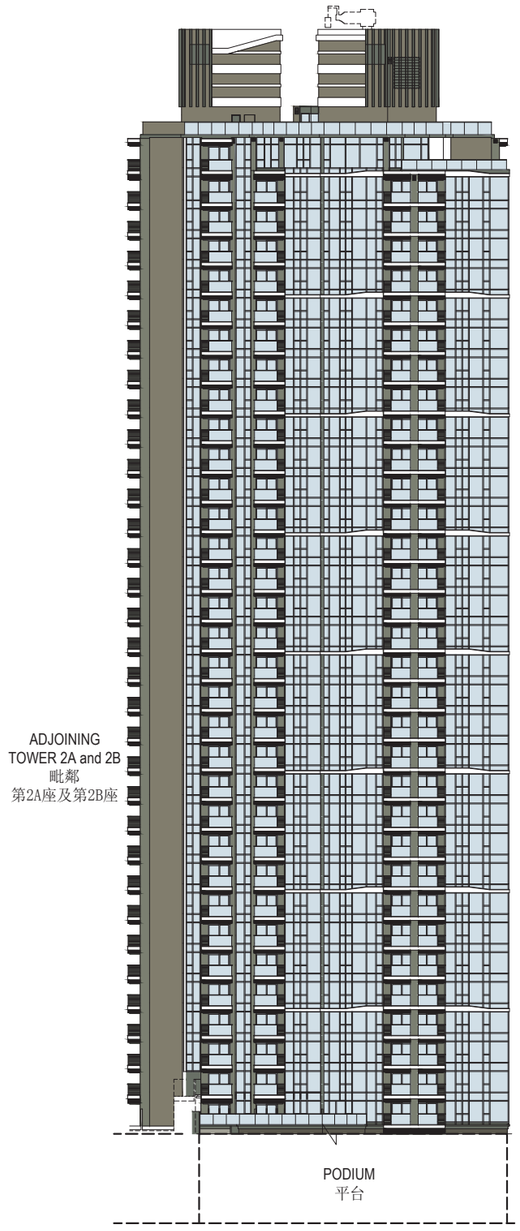
The part of Kai Tak Bridge Road adjacent to Tower 1A and Tower 1B is 4.35 metres to 4.85 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段啟德橋道為香港主水平基準以上4.35米至 4.85米。

The part of Emergency Vehicular Access adjacent to Tower 1A and Tower 1B is 4.60 metres to 5.66 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段緊急車輛通道為香港主水平基準以上4.60米至 5.66米。

The part of Emergency Vehicular Access adjacent to Tower 1A and Tower 1B is 4.60 metres to 5.15 metres above the Hong Kong Principal Datum.
毗連第1A座及第1B座的一段緊急車輛通道為香港主水平基準以上4.60米至 5.15米。

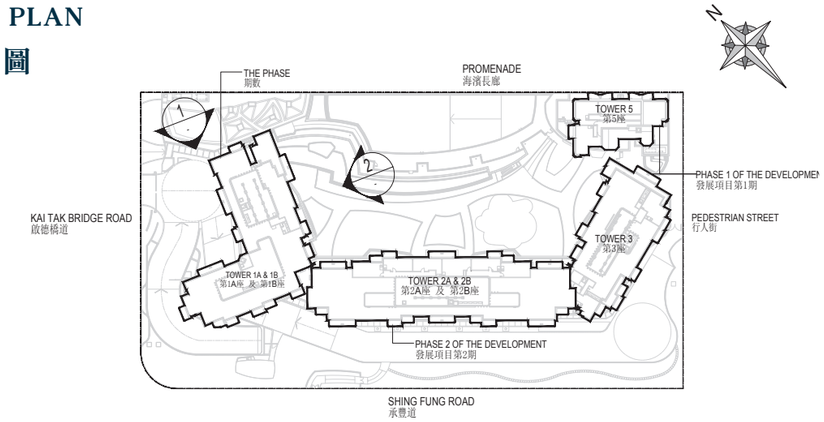
TOWER 1 ELEVATION PLAN 1 AND 2
第1座立面圖1及2

ELEVATION PLAN 1
立面圖 1



ELEVATION PLAN 2
立面圖 2

KEY PLAN
索引圖



Authorized Person for the Phase has certified that the elevations shown on these plans:

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 7 November 2023； and

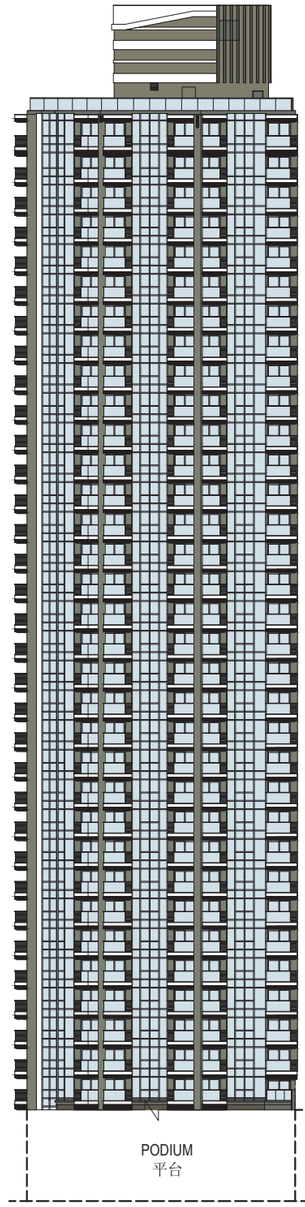
以2023年11月7日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

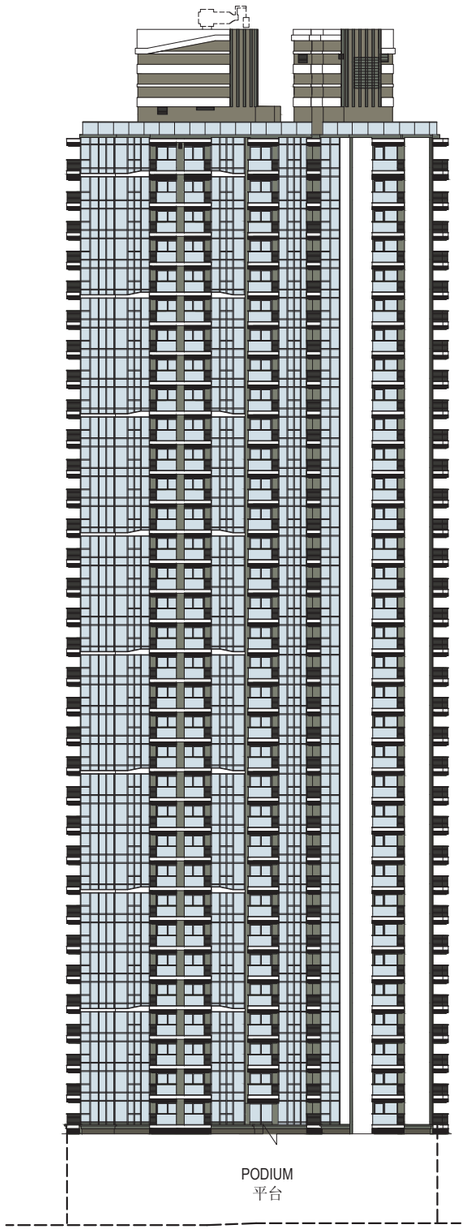
大致上與期數的外觀一致。

20 Elevation plan
立面圖

Tower 1 elevation plan 3 and 4
第1座立面圖3及4

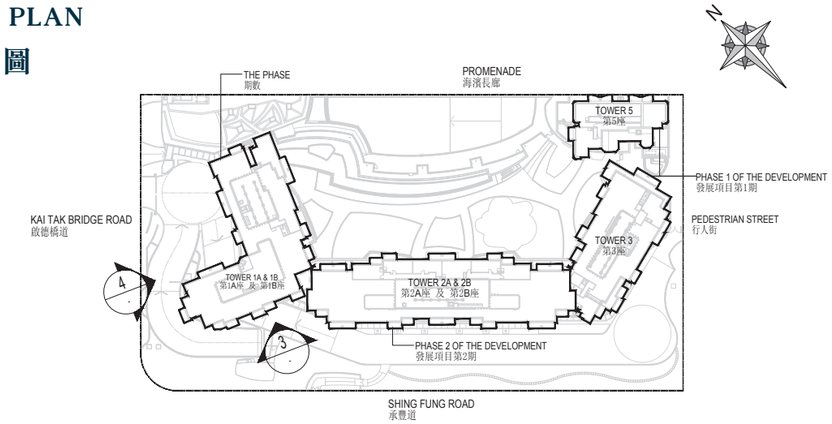


ELEVATION PLAN 3
立面圖 3



ELEVATION PLAN 4
立面圖 4

Key plan
索引圖



Authorized Person for the Phase has certified that the elevations shown on these plans:

期數的認可人士證明本圖所顯示的立面：

(1) are prepared on the basis of the approved building plans for the Phase as of 7 November 2023； and

以2023年11月7日的情況為準的期數的經批准的建築圖則為基礎擬備；及

(2) are in general accordance with the outward appearance of the Phase.

大致上與期數的外觀一致。

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

Category of common facilities 公用設施的類別	Covered Area 有上蓋面積		Uncovered Area 無上蓋面積		Total Area 總面積	
	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)	Area (sq.m.) 面積(平方米)	Area (sq.ft.) 面積(平方呎)
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Not Applicable 不適用					
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅之間的任何一層的、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)						
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)						

Note: The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer (Not applicable to the figures in the column of the "Total Area").
附註：上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數（不適用於「總面積」欄內的數字）。

22 Inspection of plans and deed of mutual covenant
閱覽圖則及公契

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available: www.ozp.tpb.gov.hk.

2. (a) A copy of every deed of mutual covenant in respect of the specified residential properties that has been executed is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

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

2. (a) 指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

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

1. Exterior finishes

Item	Description
(a) External wall	Towers finished with ceramic tile, aluminium cladding, glass cladding, metal grille, metal feature and curtain wall. Transfer plate finished with artificial granite tile, aluminium cladding and stone cladding.
(b) Window	Curtain wall aluminium frames finished with fluorocarbon coating fitting with Insulated Glass Unit (IGU) of clear glass and light grey low-e coating glass for Living Room, Dining Room, Master Bedroom and Bedroom of all units. Aluminium window frames finished with fluorocarbon coating fitting with clear glass for Kitchen of Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F of Tower 1A and Kitchen of Flats A of 39/F of Tower 1A. Aluminium window frames finished with fluorocarbon coating fitting with frosted glass for Master Bathroom of Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F of Tower 1A, Bathroom of Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F of Tower 1A and Bathroom 1 of Flats A of 39/F of Tower 1A.
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	**Balcony:** Wall finished with aluminium cladding. Ceiling finished with aluminium panels. Clear laminated tempered glass balustrade fitted with aluminium frame, aluminium top rail and vertical posts. Curb finished with stone cladding. Floor finished with porcelain tiles. Balcony is covered. There is no verandah in the Phase.
(f) Drying facilities for clothing	Not applicable.

1. 外部裝修物料

細項	描述
(a) 外牆	大樓鋪砌瓷磚、鋁質飾面板、玻璃飾面板、金屬欄柵、金屬裝飾及幕牆。 轉換層鋪砌仿花崗岩磚、鋁質飾面板及石材飾面板。
(b) 窗	裝設幕牆鋁框配有氟化碳噴塗層鑲清玻璃及淺灰色低輻射鍍膜中空玻璃(IGU)於所有單位之客廳、飯廳、主人睡房及睡房。 鋁窗框配有氟化碳噴塗層鑲清玻璃於第1A座2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓單位B之廚房及第1A座39樓單位A之廚房。 鋁窗框配有氟化碳噴塗層鑲磨砂玻璃於第1A座2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓單位B之主人浴室，第1A座2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓單位B之浴室及第1A座39樓單位A之浴室1。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	**露台：** 牆身以鋁質飾面板鋪砌。 天花裝設鋁板。 圍欄裝設鋁框鑲夾層鋼化清玻璃配以鋁質頂欄及企柱。 圍邊鋪砌石材飾面板。 地板鋪砌高溫瓷磚。 露台有蓋。 期數不設陽台。
(f) 乾衣設施	不適用。

2. Interior finishes

Item	Description
(a) Lobby	**Main Entrance Lobby** Wall finished with natural stone, vinyl wall covering and metal. Floor finished with natural stone. Gypsum board false ceiling finished with emulsion paint.
	Lift Lobby on Residential Floors Wall finished with vinyl wall covering, porcelain tiles, glass and metal. Floor finished with porcelain tiles and dividing strip. Gypsum board false ceiling finished with emulsion paint and metal.
	Basement Carpark Lift Lobby Wall finished with glass and porcelain tiles. Floor finished with porcelain tiles and metal dividing strip. Gypsum board false ceiling finished with emulsion paint and metal.
(b) Internal wall and ceiling	**Internal Wall** Wall of living room, master bedroom and bedrooms finished with emulsion paint. Wall of dining room finished with emulsion paint, high gloss painted panel and metal. (Except those flats set out below) Tower 1A Flats A of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Wall of living room, master bedroom and bedrooms finished with emulsion paint. Wall of dining room finished with emulsion paint, porcelain tiles, high gloss painted panel and metal (except those areas covered by washer cabinet and above false ceiling level). Tower 1A Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-27/F, 29/F-33/F, 35/F-38/F Flats C of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Wall of living room, dining room, master bedroom and bedrooms finished with emulsion paint. Tower 1A Flats B of 28/F Wall of living room, dining room, master bedroom and bedroom finished with wallpaper and emulsion paint. Tower 1B Flats A of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Wall of living room, master bedroom and bedrooms finished with emulsion paint. Wall of dining room finished with emulsion paint, high gloss painted panel, mirror and metal.

2. 室內裝修物料

細項	描述
(a) 大堂	**入口大堂** 牆身以天然石材、牆布及金屬鋪砌。 地板以天然石材鋪砌。 石膏板假天花髹上乳膠漆。
	住宅樓層升降機大堂 牆身以牆布、高溫瓷質磚、玻璃及金屬鋪砌。 地板以高溫瓷質磚及金屬分隔條鋪砌。 石膏板假天花髹上乳膠漆及裝設金屬。
	地庫停車場升降機大堂 牆身以玻璃及高溫瓷質磚鋪砌。 地板以高溫瓷質磚及金屬分隔條鋪砌。 石膏板假天花髹上乳膠漆及裝設金屬。
(b) 內牆及天花板	**內牆** 客廳、主人睡房及睡房牆身髹上乳膠漆。 飯廳牆身髹上乳膠漆、以高光油漆飾面板及金屬鋪砌。 (下述單位除外) 第1A座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓A單位 客廳、主人睡房及睡房牆身髹上乳膠漆。 飯廳牆身髹上乳膠漆、以高溫瓷質磚、高光油漆飾面板及金屬鋪砌(洗衣機櫃遮蓋的範圍及假天花以上除外)。 第1A座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至27樓、29樓至33樓、35樓至38樓B單位 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓C單位 客廳、飯廳、主人睡房及睡房牆身髹上乳膠漆。 第1A座 28樓B單位 客廳、飯廳、主人睡房及睡房牆身貼上牆紙及髹上乳膠漆。 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓A單位 客廳、主人睡房及睡房牆身髹上乳膠漆。 飯廳牆身髹上乳膠漆、以高光油漆飾面板、鏡及金屬鋪砌。

2. Interior finishes

Item	Description
(b) Internal wall and ceiling	Tower 1B Flats B of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Wall of living room, dining room, master bedroom and bedrooms finished with emulsion paint.
	Tower 1B Flats H of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Wall of living room and bedrooms finished with emulsion paint. Wall of dining room finished with emulsion paint, high gloss painted panel and metal (except those areas covered by kitchen cabinet and above false ceiling level).
	Tower 1B Flats G of 28/F Wall of living room and dining room finished with wallpaper and emulsion paint.
	Ceiling Ceiling of living room, dining room, master bedroom and bedrooms finished with emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint (if bulkhead is provided).
(c) Internal floor	Living room, dining room, master bedroom and bedrooms finished with engineered timber flooring and timber skirting with paint finish. Natural stone border and metal trim along edge of floor adjoining door to balcony and utility platform and door to flat roof. (except those flats set out below) Tower 1B Flats G of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Living room finished with engineered timber flooring and timber skirting with paint finish. Dining room finished with porcelain tile (except those areas covered by vanity counter), engineered timber floor and metal trim and timber skirting with paint finish. Natural stone border and metal trim along edge of floor adjoining door to balcony and utility platform and door to flat roof.

2. 室內裝修物料

細項	描述
(b) 內牆及天花板	第1B座 5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓B單位 客廳、飯廳、主人睡房及睡房牆身髹上乳膠漆。
	第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓H單位 客廳及睡房牆身髹上乳膠漆。 飯廳牆身髹上乳膠漆、高光油漆飾面板及金屬鋪砌(廚櫃遮蓋的範圍及假天花以上除外)。
	第1B座 28樓G單位 客廳及飯廳牆身貼上牆紙及髹上乳膠漆。
	天花板 客廳、飯廳、主人睡房及睡房天花的外露部分髹上乳膠漆及裝設髹上乳膠漆的石膏板假陣(如有假陣)。
(c) 內部地板	客廳、飯廳、主人睡房及睡房地板以複合木地板鋪砌，配以木牆腳線及油漆。通往露台及工作平台門及通往平台門之地板圍邊部分以天然石及金屬飾條鋪砌。 (下述單位除外) 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓G單位 客廳地板以複合木地板鋪砌，配以木牆腳線及油漆。 飯廳地板以高溫瓷質磚鋪砌(面盆櫃遮蓋的範圍除外)，及以複合木地板及金屬飾條鋪砌，配以木牆腳線及油漆。 通往露台及工作平台門及通往平台門之地板圍邊部分以天然石及金屬飾條鋪砌。

2. Interior finishes

Item	Description
(d) Bathroom	**Master Bathroom and Bathroom** Wall finished with porcelain tile and glass (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and shower finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint. Wall finishes run up to the false ceiling. (except those flats set out below) Tower 1A Flat A of 39/F Wall finished with porcelain tile and glass (except those areas covered by vanity counter and mirror cabinet and above false ceiling level). Floor finished with porcelain tile and shower finished with natural stone (except those areas under bathtub and areas covered by vanity counter). Gypsum board false ceiling finished with emulsion paint and metal. Wall finishes run up to the false ceiling. **Lavatory** Wall finished with porcelain tile. Floor finished with porcelain tile. False ceiling finished with aluminum panel. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(d) 浴室	主人浴室及浴室 牆身以高溫瓷質磚及玻璃鋪砌(面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外)。 地板以高溫瓷質磚鋪砌及淋浴間地板以天然石材鋪砌(浴缸底及面盆櫃遮蓋的範圍除外)。 石膏板假天花髹上乳膠漆。牆身裝修物料鋪砌至假天花。 (下述單位除外) 第1A座 39樓A單位 牆身以高溫瓷質磚及玻璃鋪砌(面盆櫃及鏡櫃遮蓋的範圍及假天花以上除外)。 地板以高溫瓷質磚鋪砌及淋浴間地板以天然石材鋪砌(浴缸底及面盆櫃遮蓋的範圍除外)。 石膏板假天花髹上乳膠漆及裝設金屬。牆身裝修物料鋪砌至假天花。 洗手間 牆身以高溫瓷質磚鋪砌。 地板以高溫瓷質磚鋪砌。 假天花裝設鋁板。牆身裝修物料鋪砌至假天花。

2. Interior finishes

Item	Description
(e) Kitchen	**Open kitchen** Wall finished with porcelain tiles, ceramic tiles, high gloss painted panel and metal. (Except those flats set out below) Tower 1B Flats G of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Wall finished with porcelain tiles, ceramic tiles and metal. Floor finished with engineered timber flooring. (Except those flats set out below) Tower 1B Flats G of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Floor finished with porcelain tiles. Gypsum board false ceiling finished with emulsion paint. All cooking bench counter top is fitted with solid surface material. Wall finishes run up to the false ceiling.
	Kitchen Wall finished with porcelain tiles and ceramic tiles. Floor finished with porcelain tiles (except those areas covered by kitchen cabinet). Gypsum board false ceiling finished with emulsion paint and metal. All cooking bench countertop is fitted with solid surface material. Wall finishes run up to the false ceiling.

2. 室內裝修物料

細項	描述
(e) 廚房	**開放式廚房** 牆身以高溫瓷質磚、瓷磚、高光油漆飾面板及金屬鋪砌。(下述單位除外) 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓G單位 牆身以高溫瓷質磚、瓷磚及金屬鋪砌。 地板以複合木地板鋪砌。(下述單位除外) 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓G單位 地板以高溫瓷質磚鋪砌。 石膏板假天花髹上乳膠漆。 所有灶台面以實心面料安裝。牆身裝修物料鋪砌至假天花。
	廚房 牆身以高溫瓷質磚及瓷磚鋪砌。 地板以高溫瓷質磚鋪砌(廚櫃遮蓋的範圍除外)。 石膏板假天花髹上乳膠漆及裝設金屬。 所有灶台面以實心面料安裝。牆身裝修物料鋪砌至假天花。

3. Interior fittings

Item	Description
(a) Doors	**Main entrance of residential property** Solid core fire rated timber door finished with metal and wood veneer, fitted with lockset, concealed door closer, concealed door hinge, smoke seal, door guard, door stopper and eye viewer. (Except those flats set out below) Tower 1A Flat A of 39/F Solid core fire rated double leaf timber door finished with wood veneer and metal, fitted with lockset, concealed door closer, concealed door hinge, smoke seal, door guard, door stopper and eye viewer.
	Master bedroom and bedrooms Hollow core timber door finished with wood veneer and metal, fitted with lockset, door hinge and door stopper.
	Master bathroom and bathrooms Hollow core timber door finished with wood veneer and metal, fitted with timber louver and lockset, door hinge and door stopper. (Except those flats set out below) No timber louver is provided for doors of the master bathroom and bathrooms of the following flats: Tower 1A Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F - Master Bathroom Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F - Bathroom Tower 1B Flats B of 2/F & 3/F - Bathroom
	Kitchen Solid core fire rated timber door finished with wood veneer and metal, fitted with fire rated glass vision panel, smoke seal, concealed door closer, door hinge and door stopper.

3. 室內裝置

細項	描述
(a) 門	**住宅物業大門** 實心防火木門配金屬及木皮飾面，配以門鎖、隱藏式氣鼓、隱藏式門鉸、煙封、防盜扣、門擋及防盜眼。 （下述單位除外） 第1A座 39樓A單位 實心防火雙門扇木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、隱藏式門鉸、煙封、防盜扣、門擋及防盜眼。
	主人睡房及睡房 空心木門配木皮飾面及金屬，配以門鎖、門鉸及門擋。
	主人浴室及浴室 空心木門配木皮飾面及金屬，配以木製百葉及門鎖、門鉸及門擋。 （下述單位除外） 以下單位的主人浴室及浴室門無配以木製百葉： 第1A座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓單位B - 主人浴室 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓單位B - 浴室 第1B座 2樓和3樓B單位 - 浴室
	廚房 實心防火木門配木皮飾面及金屬，裝設防火玻璃小窗、煙封、隱藏式氣鼓、門鉸及門擋。

3. Interior fittings

Item	Description
(a) Doors	**Utility Room** Solid core fire rated double leaf timber door finished with wood veneer and metal, fitted with lockset, concealed door closer, concealed door hinge, smoke seal, door guard, door stopper.
	Lavatory inside Utility Room Metal framed folding door finished with paint and fitted with lockset.
	Store Room Tower 1A Flats B of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Flats C of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Hollow core double leaf timber door finished with wood veneer and metal, fitted with lockset, door hinge and door stopper. Flat A of 39/F Hollow core timber door finished with wood veneer and metal, fitted with lockset, door hinge and door stopper. Tower 1B Flats A of of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-38/F Hollow core double leaf timber door finished with wood veneer and metal, fitted with lockset, door hinge and door stopper. Flats B of 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Hollow core timber sliding door finished with wood veneer and metal, fitted with lockset and concealed pull handle.

3. 室內裝置

細項	描述
(a) 門	**工作間** 實心雙門扇木門配木皮飾面及金屬，配以門鎖、隱藏式氣鼓、隱藏式門鉸、煙封及門擋。
	工作間內之洗手間 油漆金屬框折疊門，配以門鎖。
	儲物房 第1A座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓B單位 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓C單位 空心雙門扇木門配木皮飾面及金屬，配以門鎖、門鉸及門擋。 39樓A單位 空心木門配木皮飾面及金屬，配以門鎖、門鉸及門擋。 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至38樓A單位 空心雙門扇木門配木皮飾面及金屬，配以門鎖、門鉸及門擋。 5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓B單位 空心木趟門配木皮飾面及金屬，配以門鎖及隱藏式拉手。

3. Interior fittings

Item	Description
(a) Doors	**Balcony and utility platform** Aluminium framed sliding door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle and lockset. (Except those flats set out below) Tower 1B Flats H of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Aluminium framed swinging door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle, lockset and concealed door closer.
	Stairhood Tower 1A Flat A of 39/F Aluminium framed swinging door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle and lockset.
	Flat roof Tower 1A Flat A of 2/F Aluminium framed swinging door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle and lockset. Tower 1B Flats A, B and C of 2/F Aluminium framed sliding door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle and lockset. Tower 1A Flat A of 39/F Aluminium framed swinging door finished with fluorocarbon coating fitted with light grey tinted tempered glass, handle and lockset.
	Roof Tower 1A Flat A of 39/F Metal gate finished with fluorocarbon coating, handle and lockset.

3. 室內裝置

細項	描述
(a) 門	**露台及工作平台** 氟化碳塗層鋁框趟門，配以淺灰色鋼化玻璃、把手及門鎖。 （下述單位除外） 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓H單位 氟化碳塗層鋁框掩門，配以淺灰色鋼化玻璃、把手、門鎖及隱藏式氣鼓。
	梯屋 第1A座 39 樓A單位 氟化碳塗層鋁框掩門，配以淺灰色鋼化玻璃、把手及門鎖。
	平台 第1A座 2樓A單位 氟化碳塗層鋁框掩門，配以淺灰色鋼化玻璃、把手及門鎖。 第1B座 2樓A、B及C單位 氟化碳塗層鋁框趟門，配以淺灰色鋼化玻璃、把手及門鎖。 第1A座 39樓A單位 氟化碳塗層鋁框掩門，配以淺灰色鋼化玻璃、把手及門鎖。
	天台 第1A座 39樓A單位 金屬閘配有氟化碳塗層、把手及門鎖。

3. Interior fittings

Item	Description
(b) Bathroom	Type and material of fittings and equipment: Wooden mirror cabinet and wooden vanity counter with natural stone countertop. Bathroom fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated hook and colour electro-plated toilet paper holder. Master bathroom fittings include vitreous china wash basin with colour electro-plated basin mixer, vitreous china water closet, colour electro-plated towel bar and colour electro-plated toilet paper holder. High mirror cabinet is provided in bathrooms of the following flats: Tower 1B Flats C,D,E &F of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F Metal shelf with glass is provided in bathrooms of the following flats: Tower 1B Flat H of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F
	Type and material of water supply system: Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water supply system.

3. 室內裝置

細項	描述
(b) 浴室	裝置及設備的類型及用料： 木鏡櫃及木面盆櫃連天然石檯面。浴室裝置包括：搪瓷洗手盆配有色電鍍水龍頭、搪瓷坐廁、有色電鍍掛勾及有色電鍍廁紙架。主人浴室裝置包括：搪瓷洗手盆配有色電鍍水龍頭、搪瓷坐廁、有色電鍍毛巾架及有色電鍍廁紙架。 以下單位的浴室配以高身鏡櫃： 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓C、D、E及F單位 以下單位的浴室配以玻璃及金屬層架 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓H單位
	供水系統的類型及用料： 冷熱水供水系統採用銅喉管。 沖廁水供水系統採用UPVC膠喉管。

3. Interior fittings

Item	Description
(b) Bathroom	Type and material of bathing facilities (including shower or bath tub, if applicable) and size of bath tub, if applicable: **Bathroom** Tempered glass shower cubicle with colour electro-plated shower and colour electro-plated shower mixer. **Master Bathroom** Fitted with press steel bathtub (1500mm L X 700mm W X 420mm D), metal shower curtain rod with colour electro-plated shower bath mixer. (Except those flats set out below) Tower 1A Flat A of 39/F Bathroom 1 - Fitted with press steel bathtub (1500mm L x 700mm W x 420mm D), metal shower curtain rod with colour electro-plated shower bath mixer. Bathroom 2 - Tempered glass shower cubicle with colour electro-plated shower and colour electro-plated shower mixer. Master bathroom - Tempered glass shower cubicle with colour electro-plated shower, colour electro-plated shower mixer and press steel bathtub (1500mm L X 700mm W X 420mm D), metal shower curtain rod with colour electro-plated shower bath mixer.

3. 室內裝置

細項	描述
(b) 浴室	沐浴設施(包括花灑或浴缸(如適用的話))及浴缸大小(如適用的話): **浴室** 鋼化玻璃沐浴間配備有色電鍍花灑及有色電鍍花灑龍頭。 **主人浴室** 配備有鋼板浴缸(1500毫米長 X 700毫米闊 X 420毫米深)、金屬浴簾杆及有色電鍍浴缸花灑龍頭。 (下述單位除外) 第1A座 39樓A單位 浴室1 - 配備有鋼板浴缸(1500毫米長 X 700毫米闊 X 420毫米深)、金屬浴簾杆及有色電鍍浴缸花灑龍頭。 浴室2 - 鋼化玻璃沐浴間配備有色電鍍花灑及有色電鍍花灑龍頭。 主人浴室 - 鋼化玻璃沐浴間配備有色電鍍花灑、有色電鍍花灑龍頭，及配備有鋼板浴缸(1500毫米長 X 700毫米闊 X 420毫米深)、金屬浴簾杆及有色電鍍浴缸花灑龍頭。

3. Interior fittings

Item	Description
(c) Kitchen	Material of sink unit: Fitted with stainless steel sink with chrome-plated mixer. Material of water supply system: Copper pipes are used for cold and hot water supply system. Material and finishes of kitchen cabinet: **Open kitchen** Timber kitchen cabinet in Plywood board door panels finished with high gloss lacquer, plastic laminate and metal. **Kitchen** Timber kitchen cabinet in Plywood board door panels finished with wooden fiber plastic laminate, high gloss lacquer, plastic laminate and metal. (Except those flats set out below) Tower 1A Flat A of 39/F Timber kitchen cabinet in plywood board door panels finished with wooden fiber plastic laminate and matt lacquer.
	Type of all other fittings and equipment: Fire service installations and equipment fitted in or near open kitchen (if applicable) - please refer to the following items of "Schedule of Mechanical & Electrical Provisions of Residential Units": Smoke Detector & Sprinkler Head.
(d) Bedroom	No fittings (Except those flats set out below) Tower 1A Flat B of 28/F Master Bedroom: Timber wardrobe finished with wooden veneer, metal and glass shelf, fitted with fabric curtain and metal track. Bedroom 1: Fabric curtain and metal track. Bedroom 2: Timber wardrobe with shelf finished with wooden veneer and metal, fitted with fabric curtain and metal track.
(e) Telephone	Telephone connection points are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"
(f) Aerials	TV/FM outlets for local TV/FM radio programmes are provided. For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units"

3. 室內裝置

細項	描述
(c) 廚房	洗滌盆的用料： 裝設不銹鋼洗滌盆連鍍鉻水龍頭。 供水系統的用料： 冷熱水供水系統採用銅喉管。 廚櫃的用料及裝修物料： **開放式廚房** 木製廚櫃以木夾板及高光度油漆門板、膠板及金屬組成。 **廚房** 木製廚櫃以複合膠板飾面木夾板、高光度油漆門板、膠板及金屬組成。 (下述單位除外) 第1A座 39樓A單位 木製廚櫃以複合膠板飾面木夾板及啞光油漆門板組成。
	所有其他裝置及設備的類型： 安裝在開放式廚房(如適用)內或附近的消防裝置及設備 - 請參閱「住宅單位機電裝置數量說明表」：煙霧探測器及消防花灑頭。
(d) 睡房	沒有任何裝置(下述單位除外) 第1A座 28樓B單位 主人睡房：木製衣櫃配以木皮飾面、金屬及玻璃層板，設有布窗簾及金屬軌。 睡房1：布窗簾及金屬軌。 睡房2：木製衣櫃配以木皮飾面層板及金屬，設有布窗簾及金屬軌。
(e) 電話	裝設有電話接駁點。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(f) 天線	裝設電視及電台插座，可接收本地電視及電台節目。 有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」。

3. Interior fittings

Item	Description
(g) Electrical Installations	Single-phase electricity supply with miniature circuit breaker distribution board is provided at the following units: Tower 1B Flats B of 2/F to 3/F Flats C, D, E, F, G & H of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-39/F
	Three-phase electricity supply with miniature circuit breaker distribution board is provided at the following units: Tower 1A Flats A, B, C, D & E of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F Flats F of 3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F Flat A of 39/F and R/F Flats C, D, E & F of 39/F Tower 1B Flats A of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-38/F Flats B of 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-39/F Flats J & K of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-39/F
	Conduits are concealed in part and exposed in part. Other than those parts of the conduits concealed within concrete or block wall, all exposed conduits are hidden in false ceilings, bulkheads or kitchen cabinets.
	For the number and location of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Units".

3. 室內裝置

細項	描述
(g) 電力裝置	以下單位提供單相電力配電箱連微型斷路器： 第1B座 2樓至3樓 B單位 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至39樓C、D、E、F、G及H單位
	以下單位提供三相電力配電箱連微型斷路器： 第1A座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓A、B、C、D及E單位 3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓F單位 39樓及天台A單位 39樓C、D、E及F單位 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓A單位 5樓至12樓、15樓至23樓、25樓至33樓及35樓至39樓B單位 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至39樓J及K單位
	導管部份隱藏及部份外露。除部份導管隱藏於混凝土或磚牆內，所有外露導管均隱藏於假天花、假陣或廚櫃內。
	有關電插座及空調機接駁點之數目及位置，請參考「住宅單位機電裝置數量說明表」。

3. Interior fittings

Item	Description
(h) Gas Supply	Type, system and location: Towngas pipes are installed and connected to gas water heater and gas supply point in the following units:- Tower 1B Flats C, D, E, F & H of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-39/F Flat B of 2/F-3/F Towngas pipes are installed and only connected to gas water heater in the following units: Tower 1B Flats G of 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F and 35/F-39/F Towngas pipes are installed and connected to gas water heater(s) and gas cooking appliance(s) in the remaining units of the phase.
(i) Washing Machine Connection Point	Location and design: Water inlet connection point of a design of 22mm in diameter and water outlet connection point of a design of 40mm in diameter are provided for washing machine inside kitchen cabinet.
(j) Water Supply	Material of water pipes: Copper pipes are used for cold and hot water supply system. UPVC pipes are used for flushing water system. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes pierce through beams and structural walls, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by false ceiling, bulkheads, cabinets, block wall, plastering, designated pipe ducts or other materials. Hot water is available upon operation of water heater.

3. 室內裝置

細項	描述
(h) 氣體供應	類型、系統及位置： 以下單位均裝置煤氣喉管及接駁至煤氣熱水爐及煤氣供氣點： 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至39樓 C、D、E、F及H單位 2樓至3樓B單位 以下單位均裝置煤氣喉管及接駁至煤氣熱水爐： 第1B座 2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓及35樓至39樓G單位 期數內其他單位均裝置煤氣喉管及接駁至煤氣熱水爐及煤氣煮食爐具。
(i) 洗衣機接駁點	位置及設計： 廚櫃內設有洗衣機來水接喉位(其設計為直徑22毫米)及去水接喉位(其設計為直徑40毫米)。
(j) 供水	水管的用料： 冷熱水供水系統採用銅喉管。沖廁水供水系統採用UPVC膠喉管。 水管部份隱藏及部份外露。除部份水管穿過橫樑及結構牆外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、儲物櫃、磚牆、灰泥、指定之管道槽或其他物料遮蓋或掩藏。 當熱水爐運作時有熱水供應。

4. Miscellaneous

Item	Description

(a) Lifts

Residential Towers

6 nos. of "Hitachi" passenger lifts are provided.

Floors served by residential tower lifts:

Tower	Model No.	Lift No.	Floors Served by the Lift(s)
Tower 1A	MCA-925-CO180	T1AL1	B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F
		T1AL2	B/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F
		T1AL3	
Tower 1B	MCA-925-CO180	T1BL1	B/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F, R/F
		T1BL2	B/F, G/F, 2/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-33/F, 35/F-39/F
		T1BL3	

4. 雜項

細項	描述

(a) 升降機

住宅大廈

設有6部「日立」牌載客升降機。

住宅大廈升降機到達的樓層：

座數	型號	升降機編號	升降機到達的樓層
第1A座	MCA-925-CO180	T1AL1	地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓
		T1AL2	地庫、地下、2樓至3樓、5樓至12樓、15樓至23樓、 25樓至33樓、 35樓至39樓
		T1AL3	
第1B座	MCA-925-CO180	T1BL1	地庫、地下、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓、天台
		T1BL2	地庫、地下、2樓至3樓、5樓至12樓、15樓至23樓、25樓至33樓、35樓至39樓
		T1BL3	

4. Miscellaneous

Item	Description
(b) Letter Box	Material: Stainless steel letter box.
(c) Refuse Collection	Means of refuse collection and location of refuse room: Refuse storage and material recovery room is located at the common area of each residential floor (excluding R/F). Refuse storage and material recovery chamber is located at B/F for collection and removal of refuse by cleaners.
(d) Water Meter, Electricity Meter and Gas Meter	Separate water meter for individual residential unit is provided in the water meter cabinet on each residential floor (excluding R/F). Separate electricity meter for individual residential unit is provided in the electrical meter room on each residential floor (excluding R/F). Separate gas meter for individual residential unit is located at Balcony & Utilitiy Platform except: Tower 1A Flat A of 39/F - Separate gas meter is located in gas meter cabinet on Roof. Tower 1B Flats A, B & C of 2/F - Separate gas meter is located at Flat Roof.

4. 雜項

細項	描述
(b) 信箱	用料： 不銹鋼信箱。
(c) 垃圾收集	垃圾收集的方法及垃圾房的位置: 垃圾及物料回收室位於每層住宅樓層之公用地方(不包括天台)。 垃圾收集及物料回收房設於地庫。垃圾由清潔工人收集及運走。
(d) 水錶、電錶及氣體錶	每戶住宅單位之獨立水錶安裝於每層住宅樓層(不包括天台)之水錶櫃內。 每戶住宅單位之獨立電錶安裝於大廈每層住宅樓層(不包括天台)之電錶房內。 除以下單位外，每戶住宅單位之獨立煤氣錶均安置於露台及工作平台內。 第1A座 39樓A單位-獨立煤氣錶安置於單位之天台煤氣錶櫃內。 第1B座 2樓A、B及C單位-獨立煤氣錶安置於單位之平台內。

5. Security facilities

Security system and equipment (including details of built-in provisions and their locations):

CCTV cameras are provided at entrances of the Development, main entrance lobbies of each residential tower, external area, fence wall, Temporary Refuge Space (T.R.S.), clubhouse, carpark, lift lobbies and lift cars and connected to the caretaker office for watchman and caretaker.

Each residential unit is equipped with a video door-phone adjacent to main entrance door.

Motion detectors are provided at portion of the fence wall and connected to the caretaker office for watchman and caretaker.

Smart card readers and QR code scanners for access control are provided at entrances of the Development, main entrance lobbies of each residential tower, carpark lift lobbies, clubhouse entrance and inside lift cars.

6. Appliances

For brand name and model number of appliances, please refer to the "Appliances Schedule".

In relation to item 4(a) and 6 specified in the above table, 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

保安系統及設備(包括嵌入式的裝備的細節及其位置)：

發展項目之入口、每座住宅大廈之入口大堂、室外位置、圍牆、臨時避難空間、會所、停車場，升降機大堂及升降機內均裝設閉路電視接駁到保安人員辦事處。

每個住宅單位大門旁均裝設視像對講機。

部分圍牆上裝設移動感應器接駁到保安人員辦事處。

發展項目之入口、每座住宅大廈之入口大堂、停車場升降機大堂，會所入口及升降機內均裝有智能卡讀卡器及二維碼掃描器作出入管理之用途。

6. 設備

有關設備的品牌名稱及產品型號，請參閱「設備說明表」。

有關上述列表所指明之第4(a)及第6細項，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。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1A 第1A座																						
				2/F 2樓					3/F 3樓						5-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
				A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Living Room, Dining Room, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3, Utility Room & Store Room 客廳、飯廳、主人睡房、睡房1、睡房2、睡房3、工作間及儲物房	Variable Refrigerant Volume Air-conditioner Indoor Unit 可變冷媒流量空調機(室內機)	Daikin 大金	FXAQ25AVM	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
			FXAQ32AVM	√	√	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-
			FXAQ50AVM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
			FXAQ63AVM	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Video Door Phone 視像對講機	Akuvox	C315S	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Air-conditioner Platform 空調機平台	Variable Refrigerant Volume Air-conditioner Outdoor Unit 可變冷媒流量空調機(室外機)	Daikin 大金	RJZQ4BAV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
			RJZQ5BAV	-	-	-	√	√	-	-	-	√	√	√	-	-	-	√	√	√	√	-	√	√	√
			RJLQ6BAV	√	√	√	-	-	√	√	√	-	-	-	√	√	√	-	-	-	-	√	-	-	-

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. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1A 第1A座																						
				2/F 2樓					3/F 3樓						5-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
				A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Kitchen / Open Kitchen 廚房/開放式廚房	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT15-42B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Induction Hob (2 Zones) 雙頭電磁爐	Miele	CS 1212-1i	√	-	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	-	√	√	√	√
	Gas Hob (Wok Burner) 炒鑊氣體煮食爐		CS 1018 G	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Gas Hob (2-burners) 雙頭氣體煮食爐		CS 1013-1	-	√	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	√	-	-	-	-
	Barbecue Grill 燒烤爐		CS 1312 BG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Cooker Hood 抽油煙機		DAS 2620	√	-	√	√	√	√	-	√	√	√	√	√	-	√	√	√	√	-	√	√	√	√
			DAS 2920	-	√	-	-	-	-	√	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-
			DA 4298W	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Steam Combination Oven 嵌入式蒸焗爐		DGC 7440	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Microwave Oven 嵌入式微波爐		M2234 SC	√	√	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-
			H7240 BM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√

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.

Notes:

1. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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。

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1A 第1A座																					
				2/F 2樓					3/F 3樓						5-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
				A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Kitchen / Open Kitchen 廚房/開放式廚房	Built-in Washer 嵌入式洗衣機	Miele	WED 325	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Dryer 嵌入式乾衣機		TEF 645 WP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Refrigerator 嵌入式雪櫃連冰箱	Siemens 西門子	KI86NAF31K	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√
		Sub-Zero	ICBCL4850S/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Wine Cellar 嵌入式酒櫃	Miele	KWT 6321 UG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Coffee Machine 嵌入式咖啡機		CVA 7440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-In Gourmet Warming Drawer 嵌入式食物保溫機		ESW 7010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Built-in Dishwasher 嵌入式洗碗碟機		G 7960 C SCVi K2O	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Instantaneous Electric Water Heater 即熱式電熱水爐	Stiebel Eltron 斯寶亞創	DMH 6	√	√	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-	-	-	-	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-

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. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1A 第1A座																					
				2/F 2樓					3/F 3樓						5-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
				A	B	C	D	E	A	B	C	D	E	F	A	B	C	D	E	F	A	C	D	E	F
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	√	√	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-	√	-	-	-	-
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT15-45H	√	√	-	-	-	√	√	-	-	-	-	√	√	-	-	-	-	√	-	-	-	-
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT10-24H	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT10-24H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT10-24H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
Lavatory 洗手間	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT10-24H	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-
Balcony & Utility Platform 露台及工作平台	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/ RBOX16QR	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√

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. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1B 第1B座																																				
				2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓										39/F 39樓									
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Living Room, Dining Room, Master Bedroom, Bedroom 1 & Store Room 客廳、飯廳、主人睡房、睡房1及儲物房	Variable Refrigerant Volume Air-conditioner Indoor Unit 可變冷媒流量空調機(室內機)	Daikin 大金	FXAQ25AVM	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√	√	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√
			FXAQ63AVM	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√	√	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√
	Split Type Air-conditioner Indoor Unit 分體式空調機(室內機)		FTXS50LVMN	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	√	-	-	-
			FTXS25KVMN	-	√	√	√	√	√	-	√	-	-	-	√	√	√	√	√	-	√	-	-	-	-	√	√	√	√	-	√	-	-	-	√	√	√	√	-	√	-	-
			FTXS50KAVMN	-	√	√	√	√	√	-	√	-	-	-	√	√	√	√	√	-	√	-	-	-	-	√	√	√	√	-	√	-	-	-	√	√	√	√	-	√	-	-
	Video Door Phone 視像對講機	Akuvox	C315S	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Air-conditioner Platform 空調機平台	Variable Refrigerant Volume Air-conditioner Outdoor Unit 可變冷媒流量空調機(室外機)	Daikin 大金	RJZQ5BAV	-	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	√	√
			RJLQ6BAV	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	√	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-
	Split Type Air-conditioner Outdoor Unit 分體式空調機(室外機)		RXS50LVMN	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	√	-	-	-
			3MXS80AA	-	√	√	√	√	√	-	√	-	-	-	√	√	√	√	√	-	√	-	-	-	-	√	√	√	√	-	√	-	-	-	√	√	√	√	-	√	-	-

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.

Notes:

1. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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。

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1B 第1B座																																						
				2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓										39/F 39樓									
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Open Kitchen 開放式廚房	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT15-42B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Induction Hob (2 Zones) 雙頭電磁爐	Miele	CS 1212-1i	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Gas Hob (Wok Burner) 炒鑊氣體煮食爐		CS 1018 G	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√	√	√	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	√	√
	Cooker Hood 抽油煙機		DAS 2620	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Steam Combination Oven 嵌入式蒸焗爐		DGC 7440	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Built-in Refrigerator 嵌入式雪櫃連冰箱		KI42LAFF0K	-	√	-	√	√	√	√	√	-	-	-	√	√	√	√	√	√	-	-	-	-	-	√	√	√	√	√	√	-	-	-	√	√	√	√	√	√	-	-
			KI86NAF31K	√	-	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	-	√	√	√	√	-	-	-	-	-	-	√	√	√	-	-	-	-	-	-	√	√
Dining Room 飯廳	Built-in Refrigerator 嵌入式雪櫃連冰箱	Siemens 西門子	KI42LAFF0K	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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.

Notes:

1. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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。

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

23 Fittings, finishes and appliances
裝置、裝修物料及設備

Appliances Schedule
設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Tower 1B 第1B座																																						
				2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓										39/F 39樓									
				A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic	FV-40BE3H2	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Duct Type Ventilation Fan 風喉式抽氣扇	Gelec	DPT10-24H	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Balcony & Utility Platform 露台及工作平台	Gas Water Heater 煤氣熱水爐	TGC	RBOX16QL/ RBOX16QR	-	-	-	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Flat Roof 平台	Gas Water Heater 煤氣熱水爐		RBOX16QL/ RBOX16QR	√	√	√	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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.

Notes:

1. "√" means such appliance(s) is/are provided and/or installed in the residential unit.
2. The symbol "-" as shown in the above table denotes "Not applicable".
3. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

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。

備註：

1. "√" 表示此設備於該住宅單位內提供及/或安裝。
2. 上表 "-" 代表不適用。
3. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Dining Room / Living Room / Corridor 飯廳/客廳/走廊	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV / FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fibre Outlet 光纖插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	7	7	7	7	7	7	7	7	7	7	7	10	7	7	7	7
	Lighting Point 燈位	5	5	5	4	4	5	5	5	4	4	4	5	5	4	4	4
	Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Switch for Kitchen Exhaust Fan & Gas Water Heater 廚房抽氣扇及煤氣熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Bathroom Exhaust Fan & Gas Water Heater 浴室抽氣扇及煤氣熱水爐開關掣	1	1	1	1	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	1	1	1	1

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Dining Room / Living Room / Corridor 飯廳/客廳/走廊	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1
	Fused Spur Unit 接線位連保險絲	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Cable Connection Unit 電線接駁點	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	13A Single Socket Outlet 13A單位電插座	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	2	1	1	1	1	2	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1
	Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣	1	1	-	-	-	1	1	-	-	-	-	-	-	-	-	-
	Switch for Bathroom Exhaust Fan & Gas Water Heater 浴室抽氣扇 及 煤氣熱水爐開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV / FM Outlet 電視及電台插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Bathroom Exhaust Fan 浴室抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Bedroom 2 睡房 2	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	2	2	-	-	-	2	2	-	-	-	-	2	-	-	-	-
	TV / FM Outlet 電視及電台插座	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Bedroom 3 睡房 3	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	TV / FM Outlet 電視及電台插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Telephone Outlet 電話插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Master Bathroom 主人浴室	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB 插座	1	1	-	-	-	1	1	-	-	-	-	2	-	-	-	-
	Fused Spur Unit 接線位連保險絲	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Cable Connection Unit 電線接駁點	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	4	4	-	-	-	4	4	-	-	-	-	10	-	-	-	-
Bathroom 浴室	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Fused Spur Unit 接線位連保險絲	-	1	1	1	1	-	1	1	1	1	1	-	1	1	1	1
	Cable Connection Unit 電線接駁點	-	1	1	1	1	-	1	1	1	1	1	-	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	-	4	4	4	4

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座																
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Bathroom 1 浴室 1	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Cable Connection Unit 電線接駁點	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Bathroom 2 浴室 2	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Cable Connection Unit 電線接駁點	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Kitchen 廚房	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB 插座	-	1	-	-	-	-	1	-	-	-	-	2	-	-	-	-
	13A Single Socket Outlet connected with Kitchen Appliance 13A單位電插座(已接駁廚房設備)	-	4	-	-	-	-	4	-	-	-	-	9	-	-	-	-
	Fused Spur Unit connected with Appliance 接線位連保險絲(已接駁設備)	-	3	-	-	-	-	3	-	-	-	-	5	-	-	-	-
	Double Pole Switch for Instantaneous Water Heater 雙極開關掣供即熱式電熱水爐	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Double Pole Switch for Kitchen Appliance 雙極開關掣(已接駁廚房設備)	-	1	-	-	-	-	1	-	-	-	-	2	-	-	-	-
	Cable Connection Unit 電線接駁點	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Door Bell 門鈴	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	4	-	-	-	-	4	-	-	-	-	9	-	-	-	-
	Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-
	Gas Supply Point 煤氣供氣點	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座																
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓					
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Open Kitchen 開放式廚房	Sprinkler Head 消防花灑頭	2	-	3	2	2	2	-	3	2	2	2	-	3	2	2	2
	Miniature Circuit Breaker Board 電力配電箱	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1
	13A Single Socket Outlet connected with Kitchen Appliance 13A單位電插座(已接駁廚房設備)	3	-	3	3	3	3	-	3	3	3	3	-	3	3	3	3
	Fused Spur Unit connected with Appliance 接線位連保險絲(已接駁設備)	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2
	Double Pole Switch for Instantaneous Water Heater 雙極開關掣供即熱式電熱水爐	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
	Double Pole Switch for Kitchen Appliance 雙極開關掣(已接駁廚房設備)	2	-	2	2	2	2	-	2	2	2	2	-	2	2	2	2
	Cable Connection Unit 電線接駁點	3	-	2	2	2	3	-	2	2	2	2	-	2	2	2	2
	Door Bell 門鈴	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1
	Lighting Point 燈位	4	-	3	3	3	4	-	3	3	3	3	-	3	3	3	3
	Gas Supply Point 煤氣供氣點	1	-	1	1	1	1	-	1	1	1	1	-	1	1	1	1

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Utility Room 工作間	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Switch for Lavatory Exhaust Fan 洗手間抽氣扇開關掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Miniature Circuit Breaker Board 電力配電箱	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Lavatory 洗手間	Fused Spur Unit 接線位連保險絲	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
Store Room 儲物房	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	-	1	1	-	-	-	1	1	-	-	-	-	1	-	-	-
	Miniature Circuit Breaker Board 電力配電箱	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-
	Lighting Switch 燈掣	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-
	Lighting Point 燈位	-	1	1	-	-	-	1	1	-	-	-	1	1	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1A 第1A座															
		2/F 2樓					3/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 3樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓						39/F 39樓				
		A	B	C	D	E	A	B	C	D	E	F	A	C	D	E	F
Balcony & Utility Platform 露台及工作平台	Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
Air-Conditioner Platform 空調機平台	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1
Internal Staircase 室內樓梯	Lighting Switch 燈掣	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-
Flat Roof 平台	Lighting Point 燈位	4	-	-	-	-	-	-	-	-	-	-	14	-	-	-	-
	13A Outdoor Socket Outlet 13A室外電插座	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof 天台	Lighting Point 燈位	-	-	-	-	-	-	-	-	-	-	-	27	-	-	-	-
	13A Outdoor Socket Outlet 13A室外電插座	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-
	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	-	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1B 第1B座																																					
		2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓										39/F 39樓									
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Dining Room / Living Room / Corridor 飯廳/客廳/走廊	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	TV / FM Outlet 電視及電台插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Fibre Outlet 光纖插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈掣	7	5	5	5	5	5	5	4	7	7	7	5	5	5	5	5	5	4	7	7	7	7	5	5	5	5	5	4	7	7	7	5	5	5	5	5	4	7	7
	Lighting Point 燈位	4	3	3	3	3	3	4	3	4	4	4	3	3	3	3	3	4	3	4	4	4	4	3	3	3	3	4	3	4	4	4	3	3	3	3	4	3	4	4
	Switch for Kitchen Exhaust Fan 廚房抽氣扇開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Bathroom Exhaust Fan & Gas Water Heater 浴室抽氣扇及煤氣熱水爐開關掣	1	-	-	-	-	-	1	-	1	1	1	-	-	-	-	-	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	1	1	-	-	-	-	1	-	1	1
	Video Door Phone 視像對講機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fsued Spur Unit 接線位連保險絲	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-
	Cable Connection Unit 電線接駁點	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	1	1	-	-
	13A Single Socket Outlet 13A單位電插座	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1B 第1B座																																			
		2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓										39/F 39樓									
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Master Bedroom 主人睡房	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	-	-	-	-	-	-	-	2	2	2	-	-	-	-	-	-	-	2	2	2	2	-	-	-	-	-	-	2	2	2	-	-	-	-	-	-	2	2
	TV / FM Outlet 電視及電台插座	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1
	Telephone Outlet 電話插座	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	1	1
	Lighting Point 燈位	1	-	-	-	-	-	-	-	2	2	1	-	-	-	-	-	-	-	2	2	1	1	-	-	-	-	-	-	2	2	1	-	-	-	-	-	-	2	2
Bedroom 1 睡房 1	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	13A Twin Socket Outlet 13A雙位電插座	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	-	2	2	2
	TV / FM Outlet 電視及電台插座	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	Lighting Switch 燈掣	1	2	2	2	2	2	-	2	1	1	1	2	2	2	2	2	-	2	1	1	1	1	2	2	2	2	-	2	1	1	1	2	2	2	2	-	2	1	1
	Lighting Point 燈位	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1
	Switch for Bathroom Exhaust Fan & Gas Water Heater 浴室抽氣扇 及 煤氣熱水爐開關掣	-	1	1	1	1	1	-	1	-	-	-	1	1	1	1	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	-	-	-	-	1	1	1	1	-	1	-	-	-	1	1	1	1	-	1	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1B 第1B座																																				
		2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、25樓至33樓及35樓至38樓										39/F 39樓									
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Bathroom 浴室	13A Single Socket Outlet with USB Outlet 13A單位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit 接線位連保險絲	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1
	Cable Connection Unit 電線接駁點	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1
	Gas Water Heater Remote Control 煤氣熱水爐溫度遙控	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Open Kitchen 開放式廚房	Sprinkler Head 消防花灑頭	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	3	2	2	2
	Miniature Circuit Breaker Board 電力配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet with USB Outlet 13A雙位電插座連USB插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet connected with Kitchen Appliance 13A單位電插座(已接駁廚房設備)	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	2	3	3
	Fused Spur Unit connected with Appliance 接線位連保險絲(已接駁設備)	2	1	1	1	1	1	1	1	2	2	2	1	1	1	1	1	1	1	2	2	2	2	1	1	1	1	1	1	2	2	2	1	1	1	1	1	1	2	2
	Double Pole Switch for Kitchen Appliance 雙極開關掣(已接駁廚房設備)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Cable Connection Unit 電線接駁點	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	1	2	2
	Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	2	3	3	3
	Gas Supply Point 煤氣供氣點	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

Schedule of Mechanical & Electrical Provisions of Residential Units
住宅單位機電裝置數量說明表

Location 位置	Description 描述	Tower 1B 第1B座																																				
		2/F 2樓										3/F 3樓										5/F-12/F, 15/F-23/F, 25/F-33/F & 35/F-38/F 5樓至12樓、15樓至23樓、 25樓至33樓及35樓至38樓										39/F 39樓								
		A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	B	C	D	E	F	G	H	J	K
Store Room 儲物房	Switch for Indoor Air-conditioner Unit 室內空調機開關掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Switch 燈掣	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
	Lighting Point 燈位	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
Balcony & Utility Platform 露台及 工作平台	Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Air-Conditioner Platform 空調機平台	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位	6	7	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Outdoor Socket Outlet 13A室外電插座	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Gas Meter & Gas Supply Point 煤氣錶及供氣點	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comment Flat Roof 公眾平台	Isolator for Outdoor Air-Conditioner 室外空調機開關掣	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

1. "1, 2, ..." as shown in the schedule above denotes the quantity of such provision(s) provided in the residential unit.
2. The symbol "-" as shown in the schedule above denotes "not applicable".
3. The quantity of the lighting switch(es) shown in the schedule denotes the quantity of switch faceplates(s).
4. 4/F, 13/F, 14/F, 24/F and 34/F are omitted.

備註：

1. 以上說明表所顯示的“1, 2, ...”表示提供於該住宅單位內的裝置數量。
2. 上表"-"代表不適用。
3. 說明表所顯示的燈掣數量是表示燈掣面板的數量。
4. 不設4樓、13樓、14樓、24樓及34樓。

24 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。

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

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT
地税

The owner is liable for the Government rent payable for the specified residential property up to and including the date of the respective assignment of the specified residential property to the purchasers.

擁有人有法律責任就指明住宅物業繳付直至並包括有關個別指明住宅物業之買方簽署轉讓契之日期為止的地税。

26 Miscellaneous payments by purchaser
買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas, and on that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark: On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) of the Phase under the deed of mutual covenant, and where the owner has paid the debris removal fee, the purchaser shall reimburse the owner for the same.

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；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：在交付時，買方須根據公契向期數的管理人(而非擁有人)支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

27 Defect liability warranty period
欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects in the residential property, or the fittings, finishes or appliances in the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

28 MAINTENANCE OF SLOPES
斜坡維修

Not Applicable.

不適用。

29 MODIFICATION
修訂

There is no on-going application to the Government for a modification of the land grant by the owner.

擁有人現時並沒有向政府提出申請修訂批地文件。

GONDOLA SYSTEMS AND BUILDING MAINTENANCE UNIT (BMU) SYSTEMS

Gondola systems or building maintenance unit (BMU) systems or similar systems in the Phase may operate in the airspace above any balcony, utility platform, garden, yard, stairhood (and the top of stairhood), flat roof or roof forming part of a residential property.

吊船系統及外牆清潔裝置(BMU)系統

期數之吊船系統或外牆清潔裝置(BMU)系統或類似系統可能會在屬於住宅物業一部分之露台、工作平台、花園、庭院、梯屋(及梯屋頂部)、平台或天台上空操作。

RESERVED AREA AND UNDERGROUND DISTRICT COOLING SYSTEM (DCS) FACILITIES

For operation and maintenance works of the Underground DCS Facilities (as defined in the "Summary of Land Grant" Section in this Sales Brochure), equipment such as cranes trucks, mechanical plants, pumps etc. may be stationed within the Reserved Area (as defined in the "Summary of Land Grant" Section in this Sales Brochure) or the Development which may obstruct the views of the residential properties in the Phase. Such works may also generate noise and odour, and may affect the quiet enjoyment of the residential properties and parking spaces in the Phase by the occupiers thereof.

保留範圍及地下區域供冷系統(DCS)設施

就地下DCS設施(定義按本售樓說明書「批地文件的摘要」部分)的運作及保養工作，保留範圍(定義按本售樓說明書「批地文件的摘要」部分)或發展項目內可能會停駐設備例如貨車式起重機、機械裝置、泵等，該等設備可能會阻擋期數住宅物業的景觀。另外，該等工作可能產生噪音與氣味，亦可能影響期數住宅物業及停車位佔用人對住宅物業及停車位的安靜享用權。

31 Address of the website designated by the Vendor for the Phase
賣方就期數指定的互聯網網站的網址

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

www.doublecoast3.hk

賣方為施行《一手住宅物業銷售條例》第2部而就期數指定的互聯網網站的網址：

www.doublecoast3.hk

BREAKDOWN OF GFA CONCESSIONS OBTAINED FOR ALL FEATURES
獲寬免總樓面面積的設施分項

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

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期數佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		Area (m^2) 面積（平方米）
	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	-
2.	**Plant rooms and similar services 機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	199.480
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	811.227
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房， 例如空調機房、送風櫃房等	-
	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	
3.	Balcony 露台	526.713
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	35.543
9.	Utility platform 工作平台	395.250
10.	Noise barrier 隔音屏障	-
	Amenity Features 適意設施	
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	6.581
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	-
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	-

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申請建築物總樓面面積寬免的資料

14.	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	-
15.	Larger lift shaft 擴大升降機槽	379.573
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	696.075
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	-
22.	Sunshade and reflector 遮陽篷及反光罩	-
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	412.157
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	-
	Other Exempted Items **其他項目**	
25.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
26.	Covered area under large projecting/ overhanging feature 大型伸出/外懸設施下的有蓋地方	-
27.	Public transport terminus 公共交通總站	-
28.(#)	Party structure and common staircase 共用構築物及公用樓梯	-
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	143.536
30.	Public passage 公眾通道	-
31.	Covered set back area 有蓋的後移部分	-
	Bonus GFA **額外總樓面面積**	
32.	Bonus GFA 額外總樓面面積	-
	Additional Green Features under Joint Practice Note (No. 8) **根據聯合作業備考(第8號)提供的額外環保設施**	
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	-

Note:

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

註：

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

32 Information in application for concession on gross floor area of building
申請建築物總樓面面積寬免的資料

Environmental assessment of the building and estimated energy performance or consumption for the common parts of the phase
建築物的環境評估及期數的公用部分的預計能量表現或消耗

Estimated energy performance or consumption for the common parts of the phase
期數的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	Yes 是
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features proposed: 擬安裝的具能源效益的設施：-	Variable refrigerant volume (VRV) AC system 變冷媒流量多聯(VRV)空調系統 Light-emitting diode (LED) light fittings 發光二極管(LED)燈具

Part II : The predicted annual energy use of the proposed building / part of building (Note 1)
第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(註腳1)：-

Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積(平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇(註腳2)每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh / m^2 / annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit / m^2 / annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部份	6390.114	56.3	0	40.7	0

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申請建築物總樓面面積寬免的資料

Part III : The following installation(s) is/are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)
第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the Phase by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算，指將期數的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量"與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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。

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DOUBLE COAST III Sales Brochure
DOUBLE COAST III 售樓說明書

Examination record 檢視記錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
27 January 2026 2026年1月27日	16	Location Plan of the Development is updated 更新發展項目的所在位置圖
27 April 2026 2026年4月27日	16	Location Plan of the Development is updated 更新發展項目的所在位置圖
	17, 17A	Aerial photograph of the Phase are updated 更新期數的鳥瞰照片
	17B	Aerial photograph of the Phase is deleted 刪除期數的鳥瞰照片