UNIVERSITY Hill

SALES BROCHURE

售樓説明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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.

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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.

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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.

[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.

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts -

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

Sales of First-hand Residential Properties Authority
March 2023

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選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、或檢視及修訂。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

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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。

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

- 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	
電郵	：2826 0111
傳真	：2845 2521

一手住宅物業銷售監管局

2023年3月

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

INFORMATION ON THE PHASE
期數的資料

Name of the Phase of the Development Phase 2A ("the Phase") of Tai Po Town Lot No. 244 Development ("the Development") (Marina Tower 1, Marina Tower 2, Marina Tower 3, Marina Tower 5A & Marina Tower 5B of the residential development in the Phase are called "University Hill")	**發展項目期數名稱** 大埔市地段第244號發展項目（「發展項目」）的第2A期（「期數」）（期數中住宅發展項目的漾景閣第1座、漾景閣第2座、漾景閣第3座、漾景閣第5A座及漾景閣第5B座稱為 「University Hill」）
Name of the Street and the Street Number 63 Yau King Lane	**街道名稱及門牌號數** 優景里63號
Total Number of Storeys Marina Tower 1 : 12 Storeys Marina Tower 2 : 12 Storeys Marina Tower 3 : 12 Storeys Marina Tower 5A : 13 Storeys Marina Tower 5B : 13 Storeys The above excludes basement 1 floor (B1/F), transfer plate, roof and top roof.	**樓層總數** 漾景閣第1座：12層 漾景閣第2座：12層 漾景閣第3座：12層 漾景閣第5A座：13層 漾景閣第5B座：13層 以上不包括地庫1層、轉換層、天台及上層天台。
Floor numbering in the multi-unit building as provided in the approved building plans for the Phase Marina Tower 1 : B1/F, G/F, 1/F - 3/F, 5/F - 12/F, roof and top roof Marina Tower 2 : B1/F, G/F, 1/F - 3/F, 5/F - 12/F, roof and top roof Marina Tower 3 : B1/F, G/F, 1/F - 3/F, 5/F - 12/F, roof and top roof Marina Tower 5A : B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F, roof and top roof Marina Tower 5B : B1/F, G/F, 1/F - 3/F, 5/F - 12/F, 15/F, roof and top roof	**期數的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數** 漾景閣第1座：地庫1層、地下、1樓至3樓、5樓至12樓、天台及上層天台 漾景閣第2座：地庫1層、地下、1樓至3樓、5樓至12樓、天台及上層天台 漾景閣第3座：地庫1層、地下、1樓至3樓、5樓至12樓、天台及上層天台 漾景閣第5A座：地庫1層、地下、1樓至3樓、5樓至12樓、15樓、天台及上層天台 漾景閣第5B座：地庫1層、地下、1樓至3樓、5樓至12樓、15樓、天台及上層天台
Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order Marina Tower 1, Marina Tower 2 & Marina Tower 3: 4/F is omitted. Marina Tower 5A & Marina Tower 5B : 4/F, 13/F & 14/F are omitted.	**該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數** 漾景閣第1座、漾景閣第2座及漾景閣第3座：不設4樓。 漾景閣第5A座及漾景閣第5B座：不設4樓、13樓及14樓。
Refuge Floor (if any) of the multi-unit building Not Applicable	**該幢多單位建築物內的庇護層（如有的話）** 不適用

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
Channel First Limited

賣方
昌保有限公司

Holding companies of the Vendor
Elisford Limited
Time Effort Limited
Sun Hung Kai Properties Limited

賣方的控權公司
Elisford Limited
Time Effort Limited
新鴻基地產發展有限公司

Authorized Person for the Phase
Wong Min Hon Thomas

期數的認可人士
黃明康

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity
Wong Tung & Partners Limited

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

Building Contractor for the Phase
Teamfield Building Contractors Limited

期數的承建商
添輝建築有限公司

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase
Johnson Stokes & Master
Sit, Fung, Kwong & Shum
Woo Kwan Lee & Lo

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
孖士打律師行
薛馮鄺岑律師行
胡關李羅律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
The Hongkong and Shanghai Banking Corporation Limited
(Note: The relevant undertaking has been cancelled.)

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
香港上海滙豐銀行有限公司
（備註：有關承諾已經取消。）

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

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

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

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

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

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

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

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分的非結構的預製外牆。

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

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the 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)
MARINA TOWER 1 濠景閣第1座	1/F 1樓	A1	0.554
		A3	0.548
		A5	0.950
		A6	0.510
		B1	0.315
		B2	0.289
		B3	0.409
		B5	0.285
		B6	0.311
		B8	0.907
	2/F-3/F & 5/F-11/F 2樓至3樓及5樓至11樓	A1	0.273
		A2	0.281
		A3	0.548
		A5	0.950
		A6	0.510
		B1	0.315
		B2	0.289
		B3	0.409
		B5	0.285
		B6	0.311
		B8	0.907
	12/F 12樓	A1	0.273
		A2	0.281
		A3	0.274
		A6	0.950
		B1	0.315
		B2	0.289
		B5	0.285
		B6	0.311
		B8	0.907

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the 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)
MARINA TOWER 2 濠景閣第2座	1/F 1樓	A1	0.555
		A3	0.548
		A5	0.950
		A6	0.874
		B1	0.304
		B2	0.563
		B3	0.409
		B5	0.285
		B6	0.311
		B8	0.907
	2/F-3/F & 5/F-11/F 2樓至3樓及5樓至11樓	A1	0.274
		A2	0.281
		A3	0.548
		A5	0.950
		A6	0.874
		B1	0.304
		B2	0.563
		B3	0.409
		B5	0.285
		B6	0.311
		B8	0.907
	12/F 12樓	A1	0.274
		A2	0.281
		A3	0.274
		A6	0.950
		B1	0.304
		B2	0.563
		B5	0.285
		B6	0.311
		B8	0.907

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the 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）
MARINA TOWER 3 漾景閣第3座	1/F 1樓	A1	0.836
		A2	0.589
		A3	0.274
		A5	0.274
		A6	0.589
		A8	0.836
		B1	0.649
		B2	0.304
		B3	0.304
		B5	0.274
		B6	0.597
	2/F-3/F & 5/F-11/F 2樓至3樓及5樓至11樓	A1	0.836
		A2	0.589
		A3	0.274
		A5	0.274
		A6	0.589
		A8	0.836
		B1	0.649
		B2	0.304
		B3	0.304
		B5	0.274
		B6	0.597
	12/F 12樓	A1	0.562
		A3	0.274
		A5	0.274
		A8	0.562
		B1	0.649
		B2	0.304
		B3	0.304
		B5	0.274
		B6	0.597

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the 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）
MARINA TOWER 5A 漾景閣第5A座	1/F 1樓	A1	0.787
		A2	0.948
		A3	0.304
		A5	0.266
		A6	0.548
		B1	0.304
		B2	0.270
		B3	0.285
		B5	0.307
		B6	0.285
		B8	0.285
	2/F-3/F & 5/F-12/F 2樓至3樓及5樓至12樓	A1	0.900
		A2	0.948
		A3	0.304
		A5	0.266
		A6	0.548
		B1	0.304
		B2	0.270
		B3	0.285
		B5	0.307
		B6	0.285
		B8	0.285
	15/F 15樓	A1	0.900
		A2	0.948
		A3	0.304
		A5	0.266
		A6	0.548
		B1	0.304
		B2	0.270
		B3	0.285
		B5	0.307
		B6	0.285
		B8	0.285

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the 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）
MARINA TOWER 5B 漾景閣第5B座	1/F 1樓	A1	0.274
		A2	0.510
		A3	0.510
		A5	0.510
		A6	0.997
		B1	0.398
		B2	0.574
		B3	0.289
		B5	0.289
		B6	0.604
	2/F-3/F & 5/F-12/F 2樓至3樓及5樓至12樓	A1	0.274
		A2	0.510
		A3	0.510
		A5	0.510
		A6	0.997
		B1	0.518
		B2	0.574
		B3	0.289
		B5	0.289
		B6	0.604
	15/F 15樓	A1	0.274
		A2	0.510
		A3	0.510
		A5	0.510
		A6	0.997
		B1	0.518
		B2	0.574
		B3	0.289
		B5	0.289
		B6	0.604

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分的幕牆。

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

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
MARINA TOWER 1 漾景閣第1座	1/F 1樓	A1	0.720
		A3	0.000
		A5	1.175
		A6	0.709
		B1	0.425
		B2	0.425
		B3	1.315
		B5	0.425
		B6	0.425
		B8	0.000
	2/F-3/F & 5/F-11/F 2樓至3樓及 5樓至11樓	A1	0.720
		A2	0.000
		A3	0.000
		A5	1.175
		A6	0.709
		B1	0.425
		B2	0.425
		B3	1.315
		B5	0.425
		B6	0.425
		B8	0.000
	12/F 12樓	A1	0.720
		A2	0.000
		A3	0.000
		A6	2.456
		B1	0.425
		B2	0.425
		B5	1.364
		B6	0.425
		B8	0.000

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
MARINA TOWER 2 漾景閣第2座	1/F 1樓	A1	0.720
		A3	0.000
		A5	1.175
		A6	0.000
		B1	0.000
		B2	0.000
		B3	1.315
		B5	0.425
		B6	0.425
		B8	0.000
	2/F-3/F & 5/F-11/F 2樓至3樓及 5樓至11樓	A1	0.720
		A2	0.000
		A3	0.000
		A5	1.175
		A6	0.000
		B1	0.000
		B2	0.000
		B3	1.315
		B5	0.425
		B6	0.425
		B8	0.000
	12/F 12樓	A1	0.720
		A2	0.000
		A3	0.000
		A6	2.431
		B1	0.000
		B2	0.000
		B5	1.364
		B6	0.425
		B8	0.000

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
MARINA TOWER 3 濠景閣第3座	1/F 1樓	A1	0.700
		A2	0.000
		A3	0.405
		A5	0.405
		A6	0.000
		A8	0.700
		B1	0.000
		B2	0.417
		B3	0.417
		B5	0.000
		B6	0.700
	2/F-3/F & 5/F-11/F 2樓至3樓及5樓至11樓	A1	0.700
		A2	0.000
		A3	0.405
		A5	0.405
		A6	0.000
		A8	0.700
		B1	0.000
		B2	0.417
		B3	0.417
		B5	0.000
		B6	0.700
	12/F 12樓	A1	1.479
		A3	0.405
		A5	0.405
		A8	1.479
		B1	0.000
		B2	0.417
		B3	0.417
		B5	0.000
		B6	0.700

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積（平方米）
MARINA TOWER 5A 濠景閣第5A座	1/F 1樓	A1	0.605
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.000
		B1	0.000
		B2	0.425
		B3	0.425
		B5	1.199
		B6	0.425
		B8	0.425
	2/F-3/F & 5/F-12/F 2樓至3樓及5樓至12樓	A1	0.765
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.000
		B1	0.000
		B2	0.425
		B3	0.425
		B5	1.199
		B6	0.425
		B8	0.425
	15/F 15樓	A1	0.765
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.000
		B1	0.000
		B2	0.425
		B3	0.425
		B5	1.199
		B6	0.425
		B8	0.425

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
MARINA TOWER 5B 濠景閣第5B座	1/F 1樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.690
		B1	0.720
		B2	0.000
		B3	0.425
		B5	0.395
		B6	0.000
	2/F-3/F & 5/F-12/F 2樓至3樓及5樓至12樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.690
		B1	0.720
		B2	0.000
		B3	0.425
		B5	0.395
		B6	0.000
	15/F 15樓	A1	0.000
		A2	0.000
		A3	0.000
		A5	0.000
		A6	0.690
		B1	0.720
		B2	0.000
		B3	0.425
		B5	0.395
		B6	0.000

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

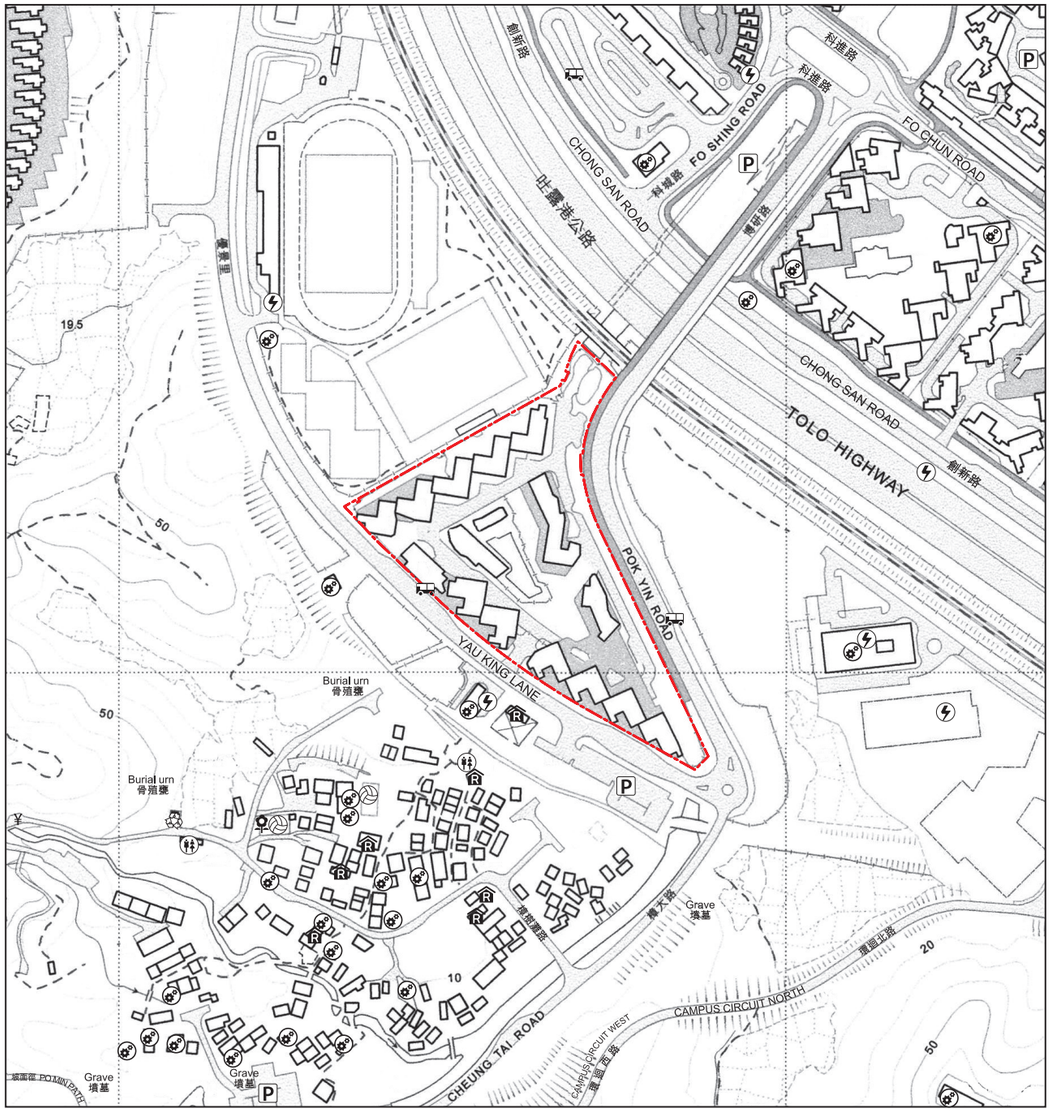
The Manager to be appointed under the executed deed of mutual covenant:

ROYAL ELITE SERVICE COMPANY LIMITED

根據有關已簽立的公契獲委任的管理人：

帝譽服務有限公司

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



Location of the Development
發展項目的位置

Street name 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：

¥ 樟樹灘路 CHEUNG SHUE TAN ROAD

The above Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 7-NE-C dated 26 February 2026 from Survey and Mapping Office of the Lands Department, with adjustments where neccessary.

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Notes:

1. 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.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

NOTATION 圖例

- Public Carpark (including Lorry Park)
  公眾停車場(包括貨車停泊處)
- Public Park
  公園
- Power Plant (including Electricity Sub-stations)
  發電廠(包括電力分站)
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施(包括運動場及游泳池)
- Public Convenience
  公廁
- Religious Institution
  (including Church, Temple and Tsz Tong)
  宗教場所(包括教堂、廟宇及祠堂)
- Public Transport Terminal (including Rail Station)
  公共交通總站(包括鐵路車站)
- Public Utility Installation
  公用事業設施裝置
- Refuse Collection Point
  垃圾收集站

此位置圖是參考日期為2026年2月26日之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號7-NE-C，並由賣方擬備，有需要處經修正處理。

地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號9/2025。

備註：

1. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
2. 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

AH

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E238051C, date of flight 24 October 2024.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E238051C，飛行日期：2024年10月24日。

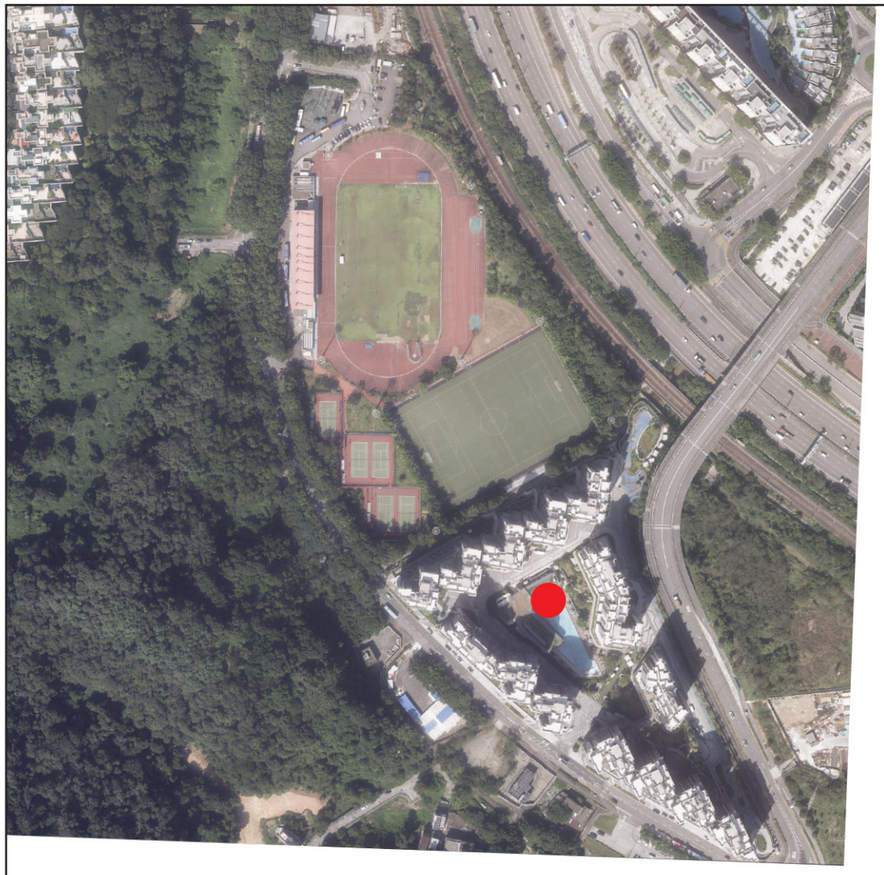
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Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E238052C, date of flight 24 October 2024.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E238052C，飛行日期：2024年10月24日。

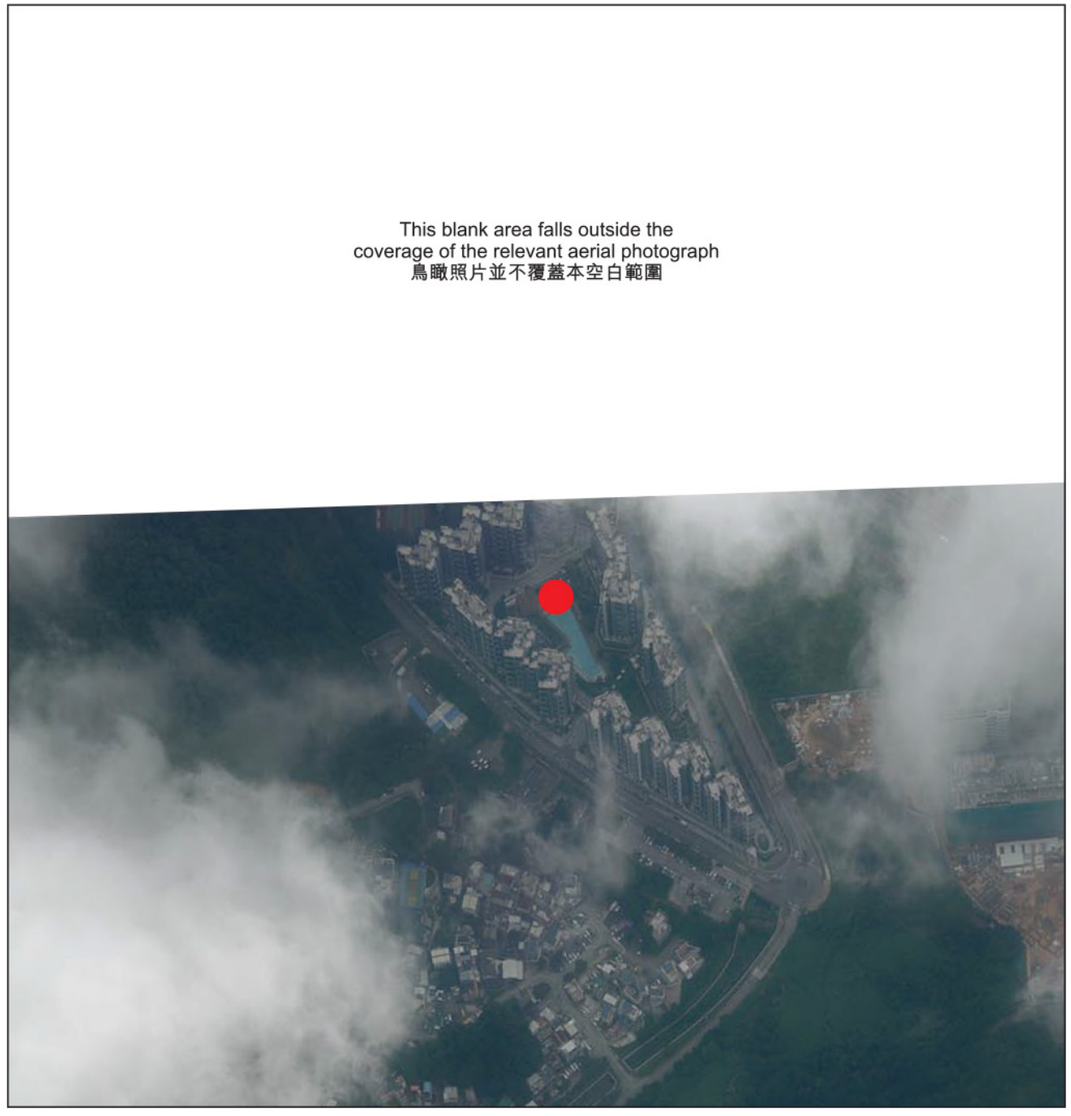
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Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E258534C, date of flight 24 June 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E258534C，飛行日期：2025年6月24日。

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

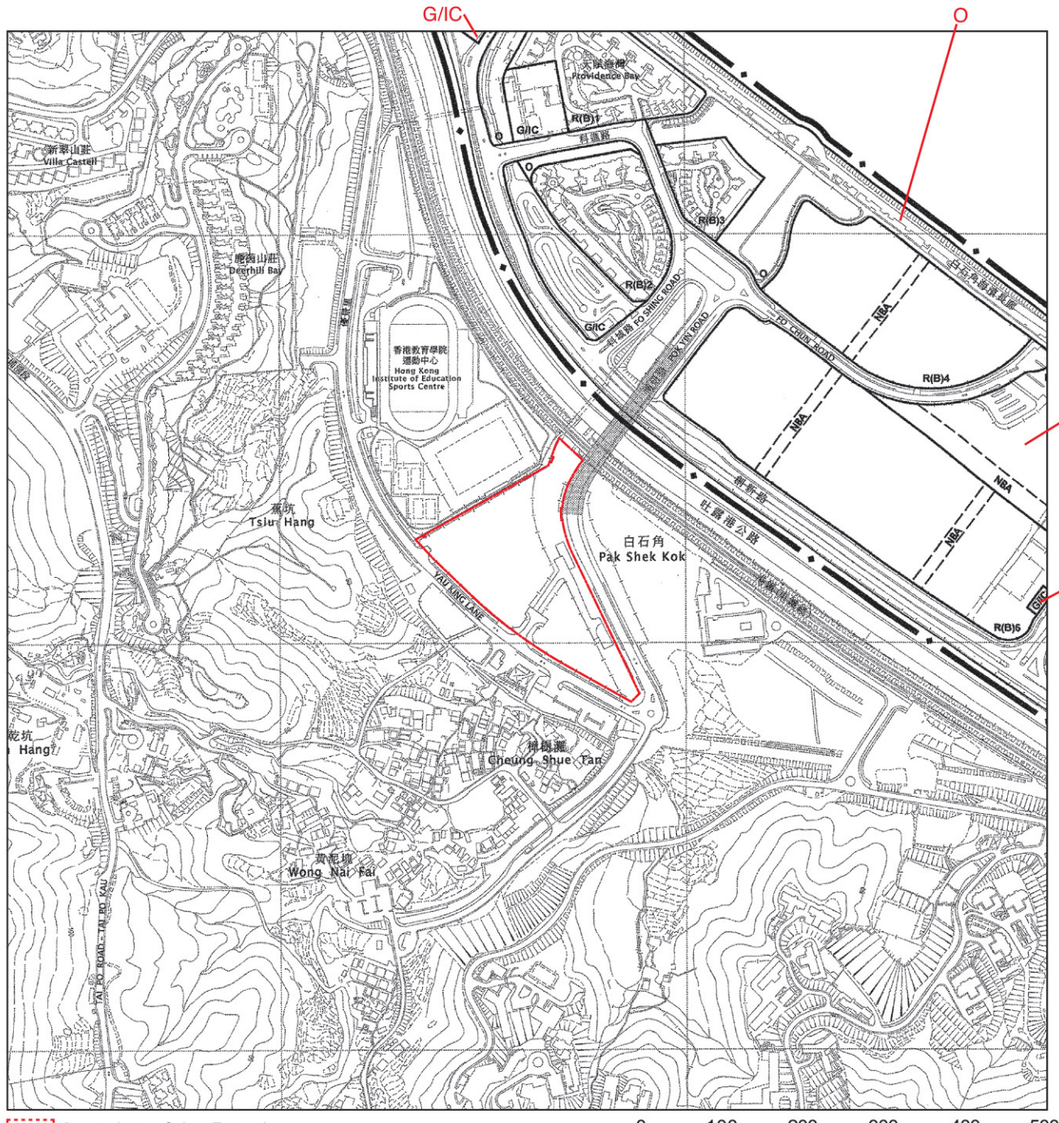
備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片

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



NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
NON-BUILDING AREA	NBA	非建築用地

Adopted from part of the Approved Pak Shek Kok (East) Outline Zoning Plan No. S/PSK/13, gazetted on 12 December 2014, with adjustments where necessary as shown in red.

摘錄自2014年12月12日刊憲之白石角（東部）分區計劃大綱核准圖，圖則編號為S/PSK/13，有需要處經修正處理，以紅色顯示。

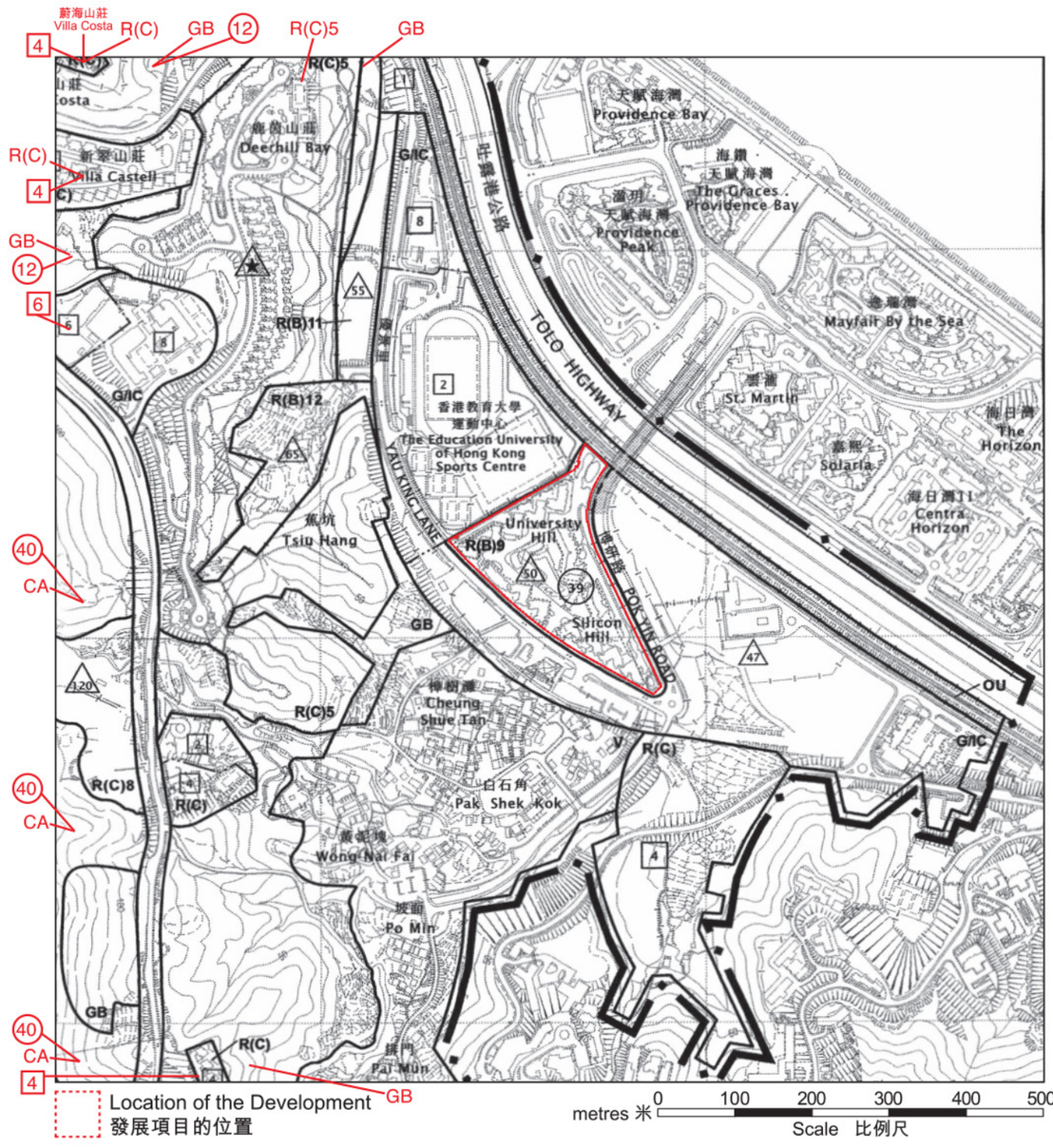
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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

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

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

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



N

NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	(1)	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	△55	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	△★	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

Adopted from part of the Approved Tai Po Outline Zoning Plan No. S/TP/32, gazetted on 23 January 2026, with adjustments where necessary as shown in red.

摘錄自2026年1月23日刊憲之大埔分區計劃大綱核准圖，圖則編號為S/TP/32，有需要處經修正處理，以紅色顯示。

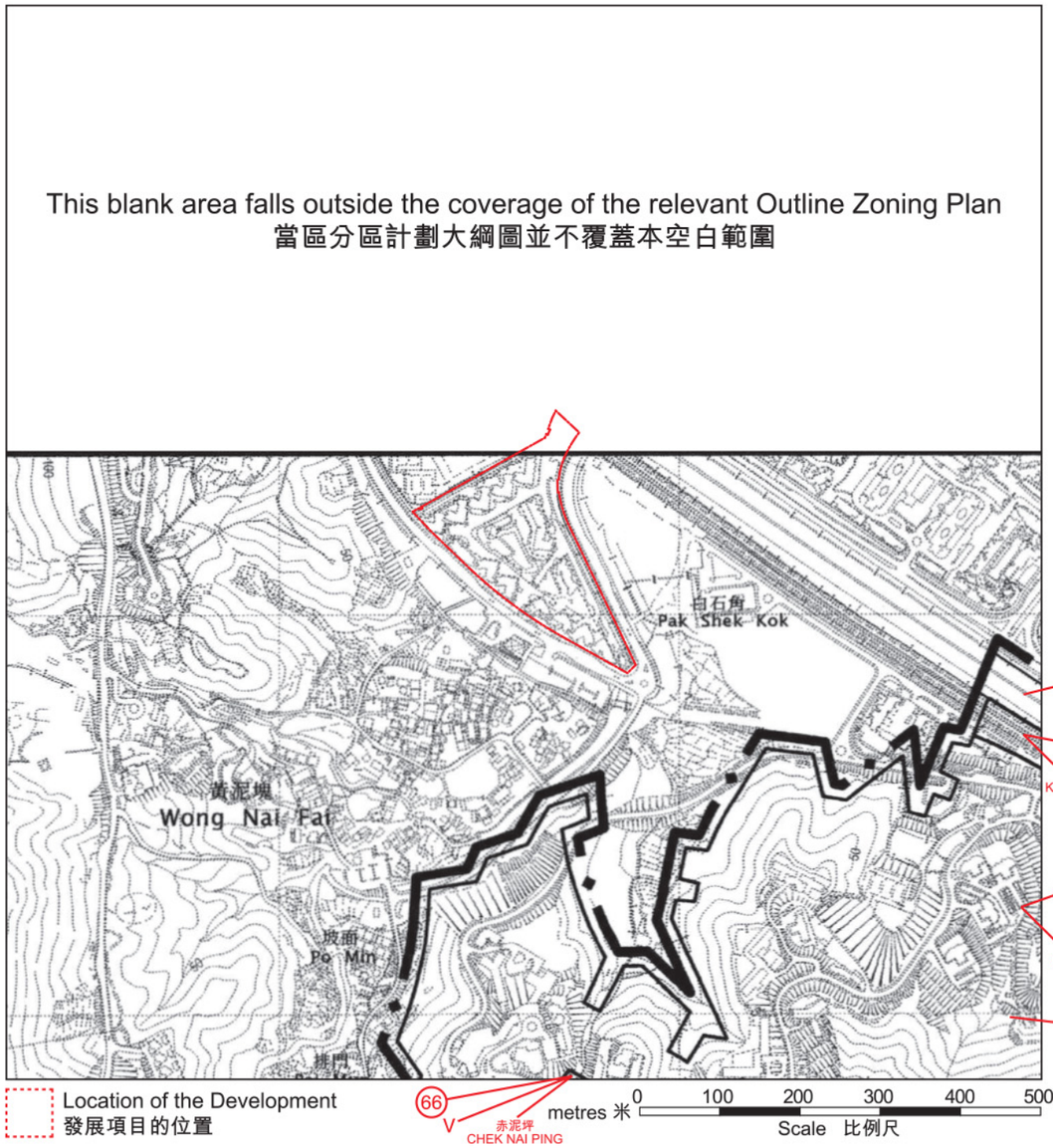
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Notes:
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The plan may show more than the area required under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

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

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



N

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	(1)	規劃區編號

Adopted from part of the Draft Sha Tin Outline Zoning Plan, Plan No. S/ST/39 gazetted on 16 January 2026, with adjustment where necessary as shown in red.

摘錄自2026年1月16日刊憲之沙田分區計劃大綱草圖，圖則編號為S/ST/39，有需要處經修正處理，以紅色顯示。

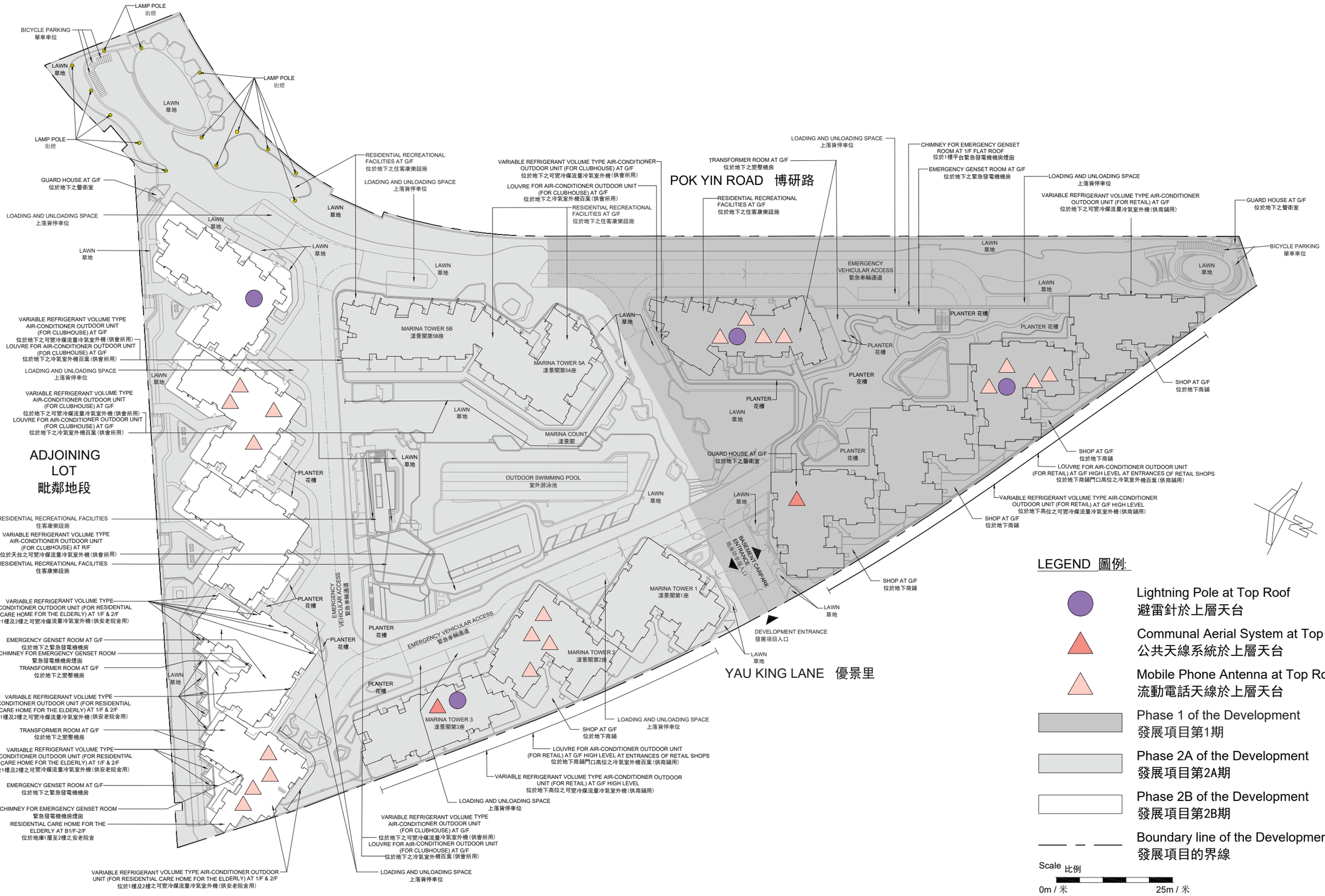
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大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

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

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

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



AK

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

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

A/C	= AIR-CONDITIONER	冷氣機
A/C PLATFORM	= AIR-CONDITIONER PLATFORM	冷氣機平台
A/C AT H/L	= AIR-CONDITIONER AT HIGH LEVEL	位於高位的冷氣機
A/C PLINTH	= AIR-CONDITIONER PLINTH	冷氣機台
AF	= ARCHITECTURAL FEATURE	建築裝飾
AF FIN	= ARCHITECTURAL FIN	建築鰭
AF FIN ABOVE	= ARCHITECTURAL FIN ABOVE	建築鰭置上
AF ABOVE	= ARCHITECTURAL FEATURE ABOVE	建築裝飾置上
AF AT H/L	= ARCHITECTURAL FEATURE AT HIGH LEVEL	位於高位的建築裝飾
AF PIPE ENCLOSURE	= ARCHITECTURAL FEATURE PIPE ENCLOSURE	封閉式建築裝飾管道
AF PIPE SCREEN	= ARCHITECTURAL FEATURE PIPE SCREEN	建築裝飾屏幕
ASP WITH ENHANCEMENTS	= ACOUSTIC SLIDING PANEL WITH ENHANCEMENTS	強效吸音物料減音趟板
AUTO-CLOSE DOOR	= AUTO-CLOSE DOOR	自動關閉式門
BAL	= BALCONY	露台
BAL ABOVE	= BALCONY ABOVE	露台置上
BATH	= BATHROOM	浴室
BATH 1	= BATHROOM 1	浴室 1
BR	= BEDROOM	睡房
BR2	= BEDROOM 2	睡房 2
BR3	= BEDROOM 3	睡房 3
BUILDING LINE BELOW	= BUILDING LINE BELOW	下層建築物界線
CAB(BT)	= COMBINED ACOUSTIC BALCONY (BAFFLE TYPE)	綜合式減音露台(擋音式)
CAW(BT)	= COMBINED ACOUSTIC WINDOW (BAFFLE TYPE)	綜合式減音窗(擋音式)
COMMON AREA	= COMMON AREA	公用範圍
COF	= COMMON FLAT ROOF	公用平台

NOTES:

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

備註:

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

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

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

D	= DOWN	落
DAVIT ARM SYSTEM	= DAVIT ARM SYSTEM	吊船吊臂架
DIN	= DINING ROOM	飯廳
DH	= DOG HOUSE	室外管道檢修井
ELV	= EXTRA LOW VOLTAGE	特低壓電線
E&M	= ELECTRICAL AND MECHANICAL ROOM	機電房
EMR	= ELECTRIC METER ROOM	電錶房
FLAT ROOF	= FLAT ROOF	平台
FLUSHING WATER TANK ROOM	= FLUSHING WATER TANK ROOM	沖廁水缸房
FRR WALL	= FIRE RESISTANCE RATED WALL	耐火牆
FW	= FIXED GLAZING WITH MAINTENANCE WINDOW (NOT FOR VENTILATION)	固定玻璃連維修窗（不用於通風）
HR	= HOSE REEL	消防喉轆
ICOF	= INACCESSIBLE COMMON FLAT ROOF (FOR MAINTENANCE ONLY)	不可進入之公用平台(僅供維修用)
KIT	= KITCHEN	廚房
LAV	= LAVATORY	洗手間
LIFT	= LIFT	升降機
LIFT LOBBY	= LIFT LOBBY	升降機大堂
LIV	= LIVING ROOM	客廳
M BATH	= MASTER BATHROOM	主人浴室
MBR	= MASTER BEDROOM	主人睡房
MC AT L/L	= METAL CLADDING AT LOW LEVEL	位於低位的金屬覆蓋層
ML AT H/L	= METAL LOUVRE AT HIGH LEVEL	位於高位的金屬百葉
O KIT	= OPEN KITCHEN	開放式廚房
PD	= PIPE DUCT	管槽
PLANTER	= PLANTER	花槽

NOTES:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/or garden and/ or roof and/ or utility platform and/ or air-conditioner platform and/ or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/ or false ceiling at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or M&E services. There are exposed pipes/ ductlings for air-conditioning system and/ or M&E services within some store rooms.
4. Balconies and utility platforms are non-enclosed areas.
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6. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the area of the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

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

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

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

POWDER ROOM	= POWDER ROOM	化妝室
PRIVATE GARDEN	= PRIVATE GARDEN	私人花園
PROJECTED ALUM AF ABOVE	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE ABOVE	伸出的鋁質建築裝飾置上
PROJECTED ALUM AF AT H/L OF 2/F, 5/F, 7/F, 9/F & 11/F ONLY	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE AT HIGH LEVEL OF 2/F, 5/F, 7/F, 9/F & 11/F ONLY	僅於2樓、5樓、7樓、9樓及11樓高位之伸出的鋁質建築裝飾
PROJECTED ALUM AF AT H/L OF 3/F, 6/F, 8/F & 10/F ONLY	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE AT HIGH LEVEL OF 3/F, 6/F, 8/F & 10/F ONLY	僅於3樓、6樓、8樓及10樓高位之伸出的鋁質建築裝飾
PROJECTED ALUM AF AT H/L OF 3/F, 6/F, 8/F, 10/F & 12/F ONLY	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE AT HIGH LEVEL OF 3/F, 6/F, 8/F, 10/F & 12/F ONLY	僅於3樓、6樓、8樓、10樓及12樓高位之伸出的鋁質建築裝飾
PROJECTED ALUM AF AT H/L OF 11/F ONLY	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE AT HIGH LEVEL OF 11/F ONLY	僅於11樓高位之伸出的鋁質建築裝飾
PROJECTED ALUM AF BELOW	= PROJECTED ALUMINIUM ARCHITECTURAL FEATURE BELOW	伸出的鋁質建築裝飾置下
RC AF	= REINFORCED CONCRETE ARCHITECTURAL FEATURE	鋼筋混凝土建築裝飾
RC COVER FOR BAL BELOW	= REINFORCED CONCRETE COVER FOR BALCONY BELOW	鋼筋混凝土露台上蓋置下
RC COVER FOR UP BELOW	= REINFORCED CONCRETE COVER FOR UTILITY PLATFORM BELOW	鋼筋混凝土工作平台上蓋置下
RC FIN	= REINFORCED CONCRETE FIN	鋼筋混凝土鰭
RC FIN ABOVE	= REINFORCED CONCRETE FIN ABOVE	鋼筋混凝土鰭置上
RC VERTICAL AF	= REINFORCED CONCRETE VERTICAL ARCHITECTURAL FEATURE	鋼筋混凝土垂直建築裝飾
ROOF	= ROOF	天台
ROOF (COMMON)	= ROOF (COMMON)	天台(公用)
RS&MRR	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收室
RS&MRR FAN ROOM	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM FAN ROOM	垃圾及物料回收室通風機房
SAM	= SOUND ABSORPTIVE MATERIAL	吸音物料
SWITCH ROOM FOR GARDEN	= SWITCH ROOM FOR GARDEN	配電房供花園用
STO	= STORE ROOM	儲物房
STUDY	= STUDY ROOM	書房
SW	= SOLID WALL	實心牆
TAB	= TYPICAL ACOUSTIC BALCONY	典型減音露台
TOP OF AF	= TOP OF ARCHITECTURAL FEATURE	建築裝飾上蓋

NOTES:

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

備註:

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

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

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

TOP OF AF PIPE ENCLOSURE	= TOP OF ARCHITECTURAL FEATURE PIPE ENCLOSURE	封閉式建築裝飾管道上蓋
TOP OF CW	= TOP OF CURTAIN WALL	玻璃幕牆上蓋
TOP OF SAM	= TOP OF SOUND ABSORPTIVE MATERIAL	吸音物料上蓋
TOP OF VF	= TOP OF VERTICAL FIN	垂直鰭上蓋
TOP VENT FOR STAIRCASE	= TOP VENT FOR STAIRCASE	樓梯頂部通風口
U	= UP	上
UP	= UTILITY PLATFORM	工作平台
UP ABOVE	= UTILITY PLATFORM ABOVE	工作平台置上
VD	= VENTILATION DUCT	通風槽
VF WITH SAM ON BOTH SIDES	= VERTICAL FIN WITH SOUND ABSORPTIVE MATERIAL ON BOTH SIDES	兩側設置吸音物料的垂直鰭
VF WITH SAM ON ONE SIDE ONLY	= VERTICAL FIN WITH SOUND ABSORPTIVE MATERIAL ON ONE SIDE ONLY	僅於單側設置吸音物料的垂直鰭
WMC	= WATER METER CABINET	水錶櫃
WMR	= WATER METER ROOM	水錶房
CS	= STOVE	煮食爐

NOTES:

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

備註：

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

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 1 漾景閣第1座	1/F 1樓	A1	3150, 3050, 2900, 2850	175, 125
		A3	3150, 3050, 2775	200, 125
		A5	3150, 3050, 2900, 2850, 2775	200, 175, 125
		A6	3150, 2900, 2850	200, 125
		B1	3150, 2900, 2850	175, 125
		B2	3150, 2900, 2850	175, 125
		B3	3150, 3050, 2850	200, 175, 125
		B5	3150, 2900, 2850	175, 125
		B6	3150, 2900, 2850	175, 125
		B8	3150, 3050, 2850, 2775	200, 175, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

NOTES:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL01-AL04頁。

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



MARINA TOWER 1 1/F FLOOR PLAN
漾景閣第1座 1樓平面圖

Scale 比例
0m / 米 5m / 米

AL06

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

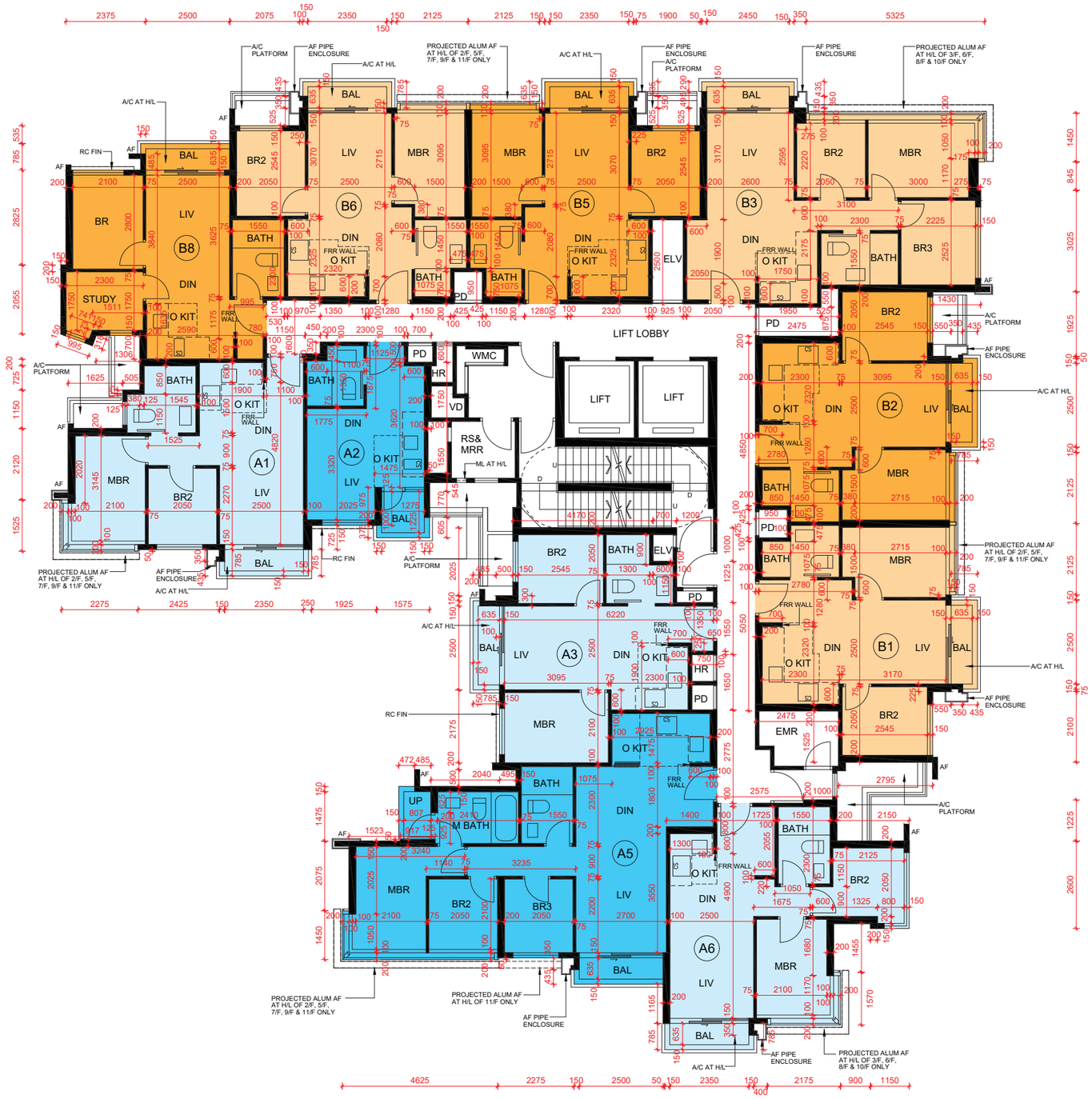
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 1 漾景閣第1座	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A1	3150, 3050, 2850	175, 125
		A2	3150, 2900, 2850	175, 125
		A3	3150, 3050, 2775	200, 125
		A5	3150, 3050, 2900, 2850, 2775	200, 175, 125
		A6	3150, 2900, 2850	200, 125
		B1	3150, 2900, 2850	175, 125
		B2	3150, 2900, 2850	175, 125
		B3	3150, 3050, 2850	200, 175, 125
		B5	3150, 2900, 2850	175, 125
		B6	3150, 2900, 2850	175, 125
		B8	3150, 3050, 2850, 2775	200, 175, 125
	11/F 11樓	A1	3325, 3225, 3025	175, 125
		A2	3325, 3075, 3025	175, 125
		A3	3325, 3225, 2950	175, 125
		A5	3325, 3225, 3075, 3025, 2950	175, 125
		A6	3325, 3075	200, 125
		B1	3325, 3075, 3025	175, 125
		B2	3325, 3075, 3025	175, 125
		B3	3325, 3225, 3075, 3025	200, 175, 125
		B5	3325, 3075, 3025	175, 125
		B6	3325, 3075, 3025	175, 125
		B8	3325, 3225, 2950	175, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

NOTES:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL01-AL04頁。

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



MARINA TOWER 1 2/F-3/F AND 5/F-11/F FLOOR PLAN
漾景閣第1座 2樓至3樓 及 5樓至11樓平面圖

Scale 比例

0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 1 濠景閣第1座	12/F 12樓	A1	3950	200, 125
		A2	3950	200, 125
		A3	3950	200, 125
		A6	3950	200, 125
		B1	3950	200, 125
		B2	3950	200, 125
		B5	3950	200, 125
		B6	3950	200, 125
		B8	3950	200, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

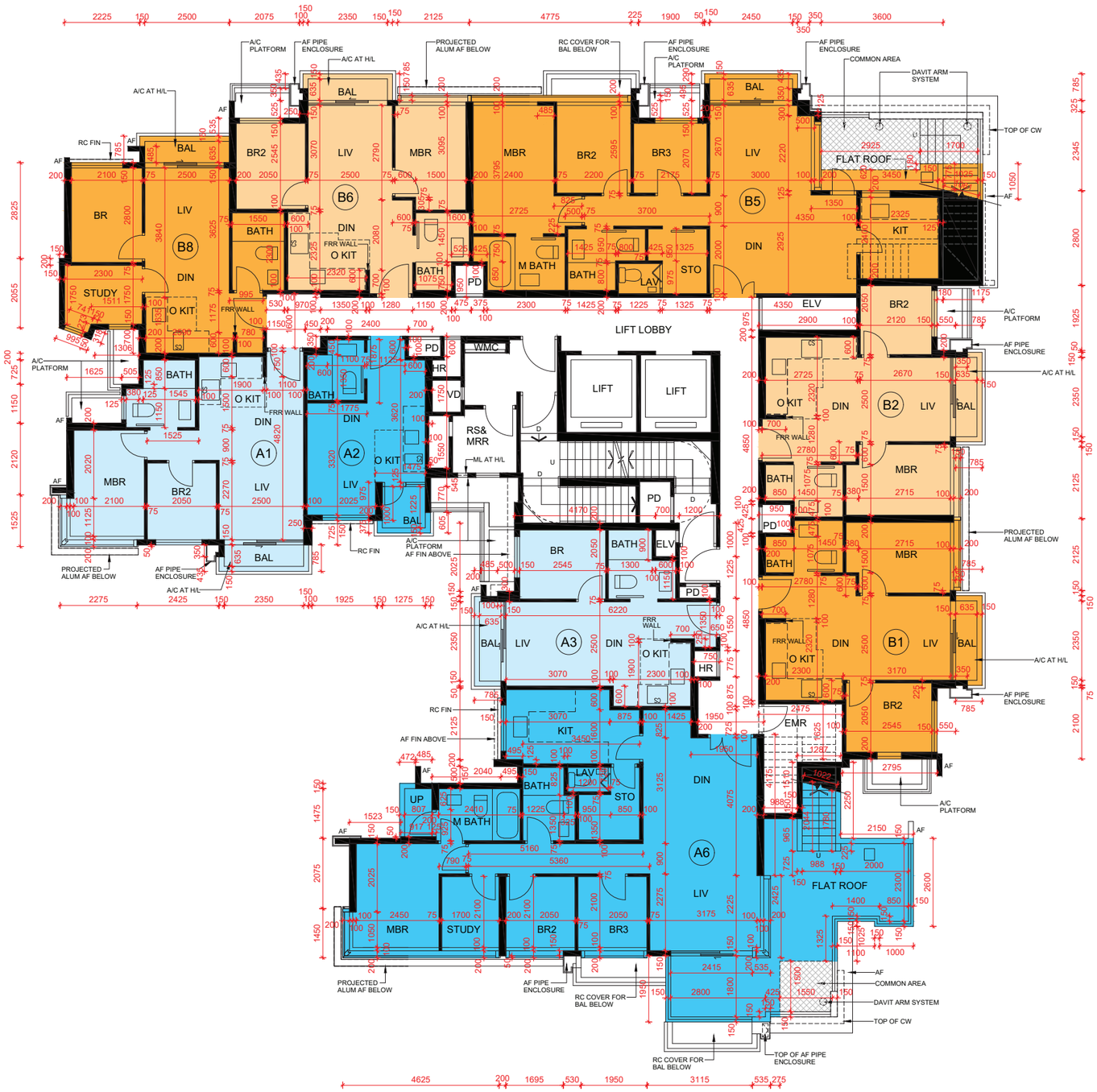
NOTES:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL01-AL04頁。

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



MARINA TOWER 1 12/F FLOOR PLAN
漾景閣第1座 12樓平面圖

Scale 比例
0m / 米 5m / 米

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

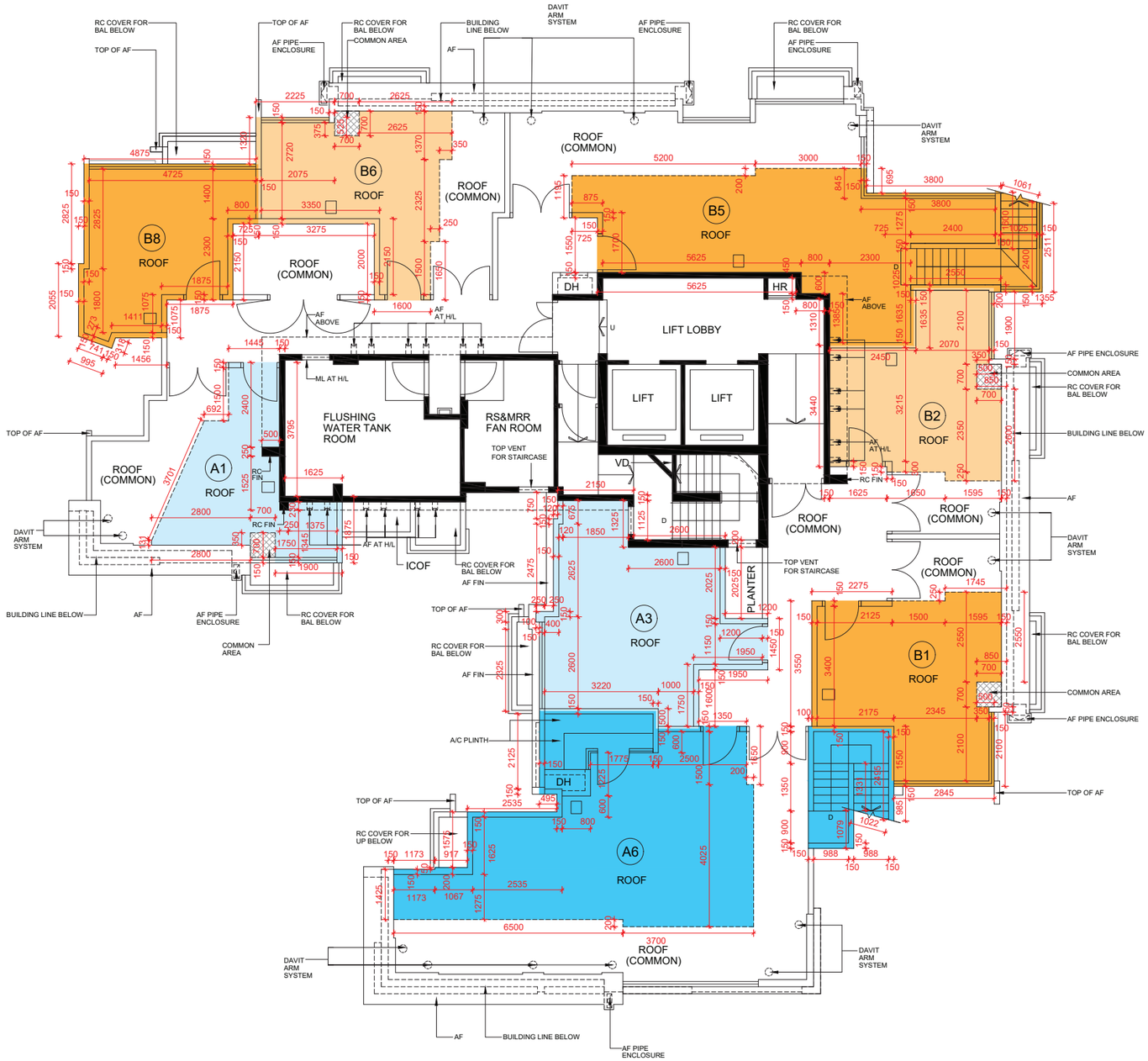
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 1 漾景閣第1座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A3		
		A6		
		B1		
		B2		
		B5		
		B6		
		B8		

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

NOTES:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
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備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖



MARINA TOWER 1 ROOF FLOOR PLAN
漾景閣第1座 天台平面圖

Scale 比例
0m / 米 5m / 米

AL12

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

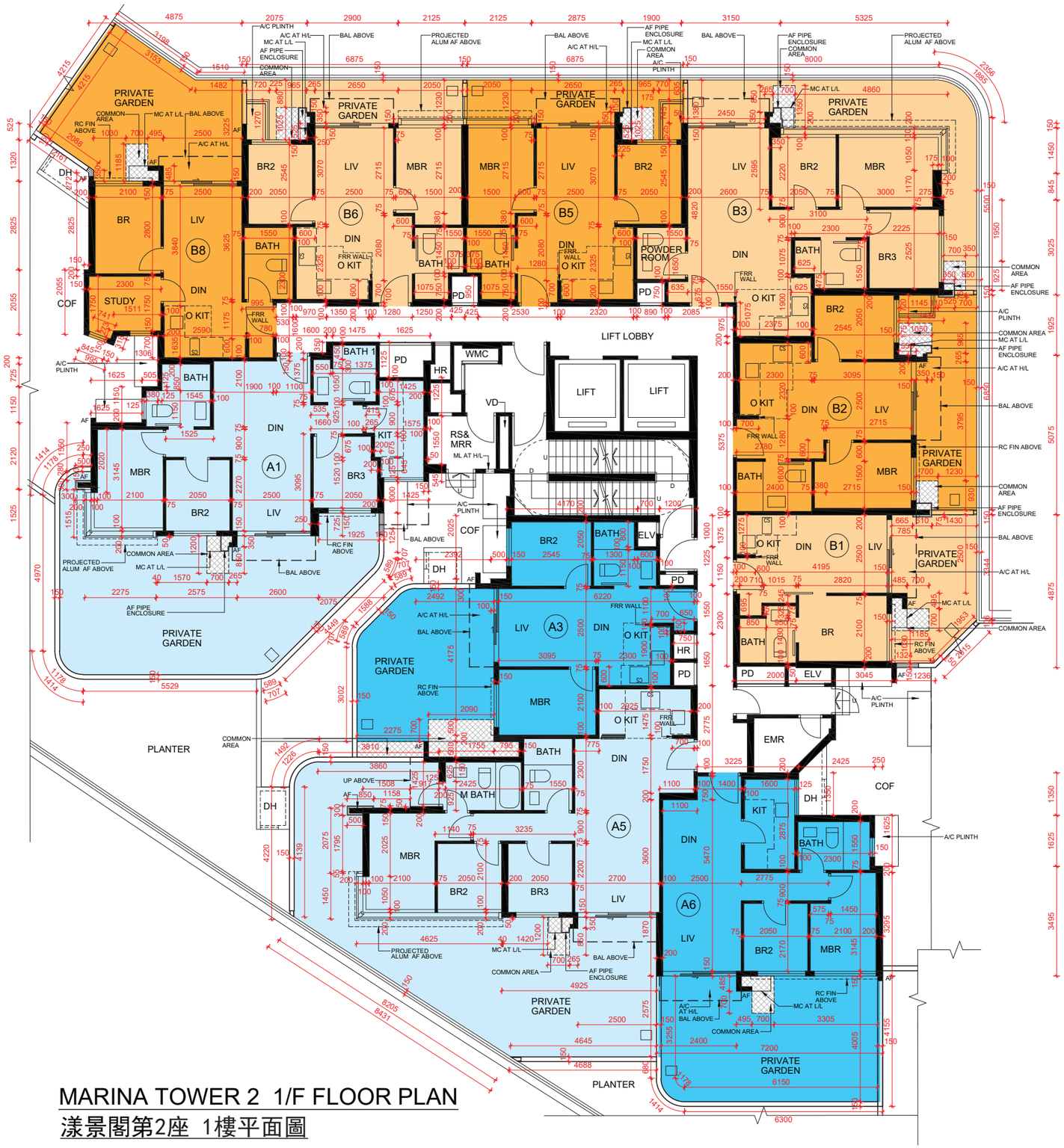
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 2 漾景閣第2座	1/F 1樓	A1	3150, 3050, 2900, 2850	175, 125
		A3	3150, 3050, 2775	200, 125
		A5	3150, 3050, 2900, 2850, 2775	200, 175, 125
		A6	3150, 3050, 2850	200, 125
		B1	3150, 3050, 2900, 2850	175, 125
		B2	3150, 3050, 2850, 2775	175, 125
		B3	3150, 3050, 2850, 2775	200, 175, 125
		B5	3150, 2900, 2850	175, 125
		B6	3150, 2900, 2850	175, 125
		B8	3150, 3050, 2850, 2775	175, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

NOTES:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL01-AL04頁。

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



MARINA TOWER 2 1/F FLOOR PLAN
溱景閣第2座 1樓平面圖

Scale 比例
0m / 米 5m / 米

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

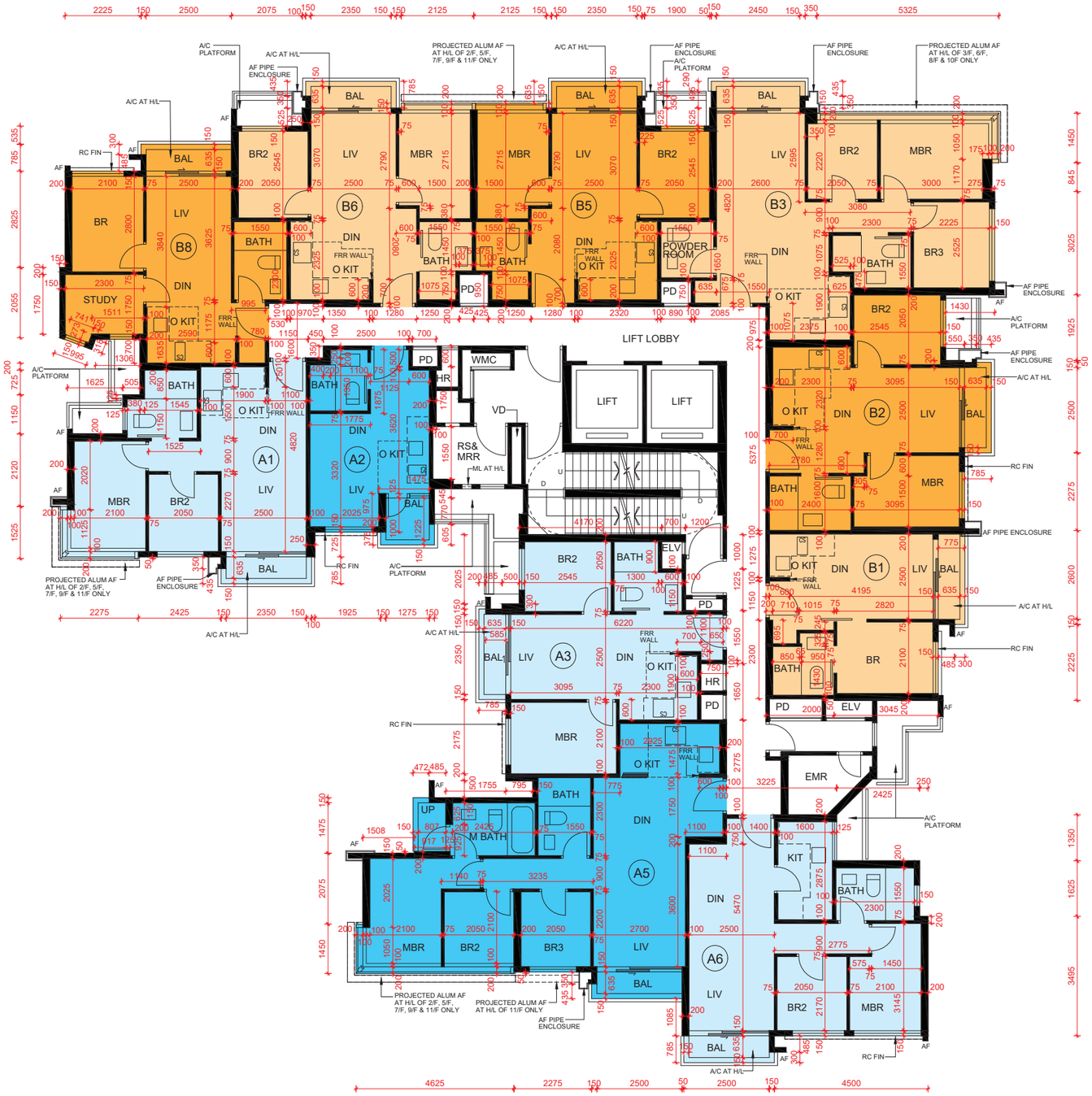
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 2 漾景閣第2座	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A1	3150, 3050, 2850	175, 125
		A2	3150, 2900, 2850	175, 125
		A3	3150, 3050, 2775	200, 125
		A5	3150, 3050, 2900, 2850, 2775	200, 175, 125
		A6	3150, 3050, 2850	200, 125
		B1	3150, 3050, 2900, 2850	175, 125
		B2	3150, 3050, 2850, 2775	175, 125
		B3	3150, 3050, 2850, 2775	200, 175, 125
		B5	3150, 2900, 2850	175, 125
		B6	3150, 2900, 2850	175, 125
		B8	3150, 3050, 2850, 2775	175, 125
	11/F 11樓	A1	3325, 3225, 3025	175, 125
		A2	3325, 3075, 3025	175, 125
		A3	3325, 3225, 2950	175, 125
		A5	3325, 3225, 3075, 3025, 2950	175, 125
		A6	3325, 3225, 3075, 3025	200, 125
		B1	3325, 3225, 3075, 3025	175, 125
		B2	3325, 3225, 3075, 3025, 2950	175, 125
		B3	3325, 3225, 3075, 3025, 2950	200, 175, 125
		B5	3325, 3075, 3025	175, 125
		B6	3325, 3075, 3025	175, 125
		B8	3325, 3225, 3025, 2950	200, 175, 125

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因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

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



MARINA TOWER 2 2/F-3/F AND 5/F-11/F FLOOR PLAN

漾景閣第2座 2樓至3樓 及 5樓至11樓平面圖

Scale 比例

0m / 米 5m / 米

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

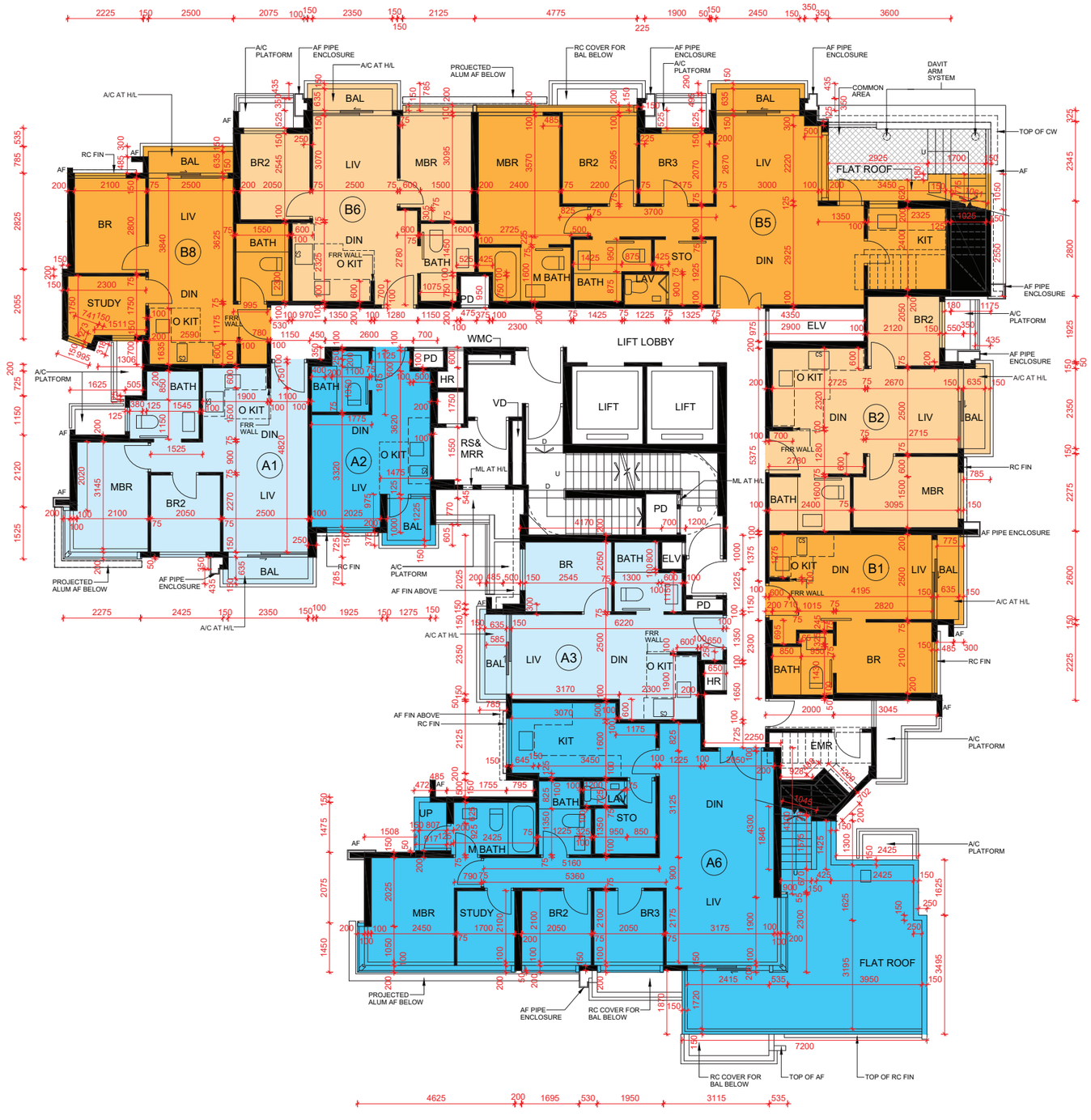
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 2 濠景閣第2座	12/F 12樓	A1	3950	200, 125
		A2	3950	200, 125
		A3	3950	200, 125
		A6	3950	200, 125
		B1	3950	200, 125
		B2	3950	200, 125
		B5	3950	200, 125
		B6	3950	200, 125
		B8	3950	200, 125

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



MARINA TOWER 2 12/F FLOOR PLAN
漾景閣第2座 12樓平面圖

Scale 比例
0m / 米 5m / 米

AL18

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

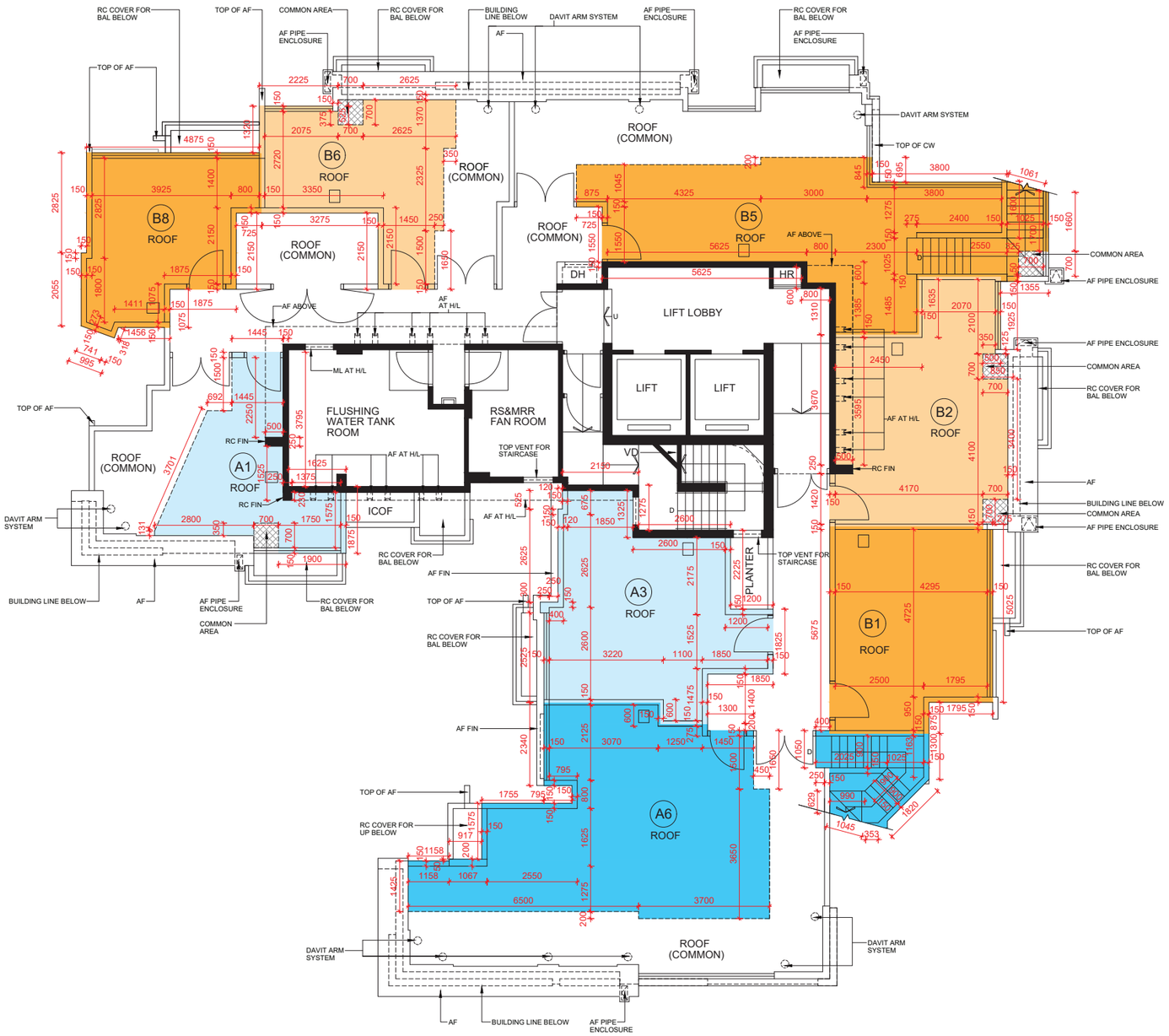
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 2 漾景閣第2座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A3		
		A6		
		B1		
		B2		
		B5		
		B6		
		B8		

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



MARINA TOWER 2 ROOF FLOOR PLAN
漾景閣第2座 天台平面圖

Scale 比例
0m / 米 5m / 米

AL20

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

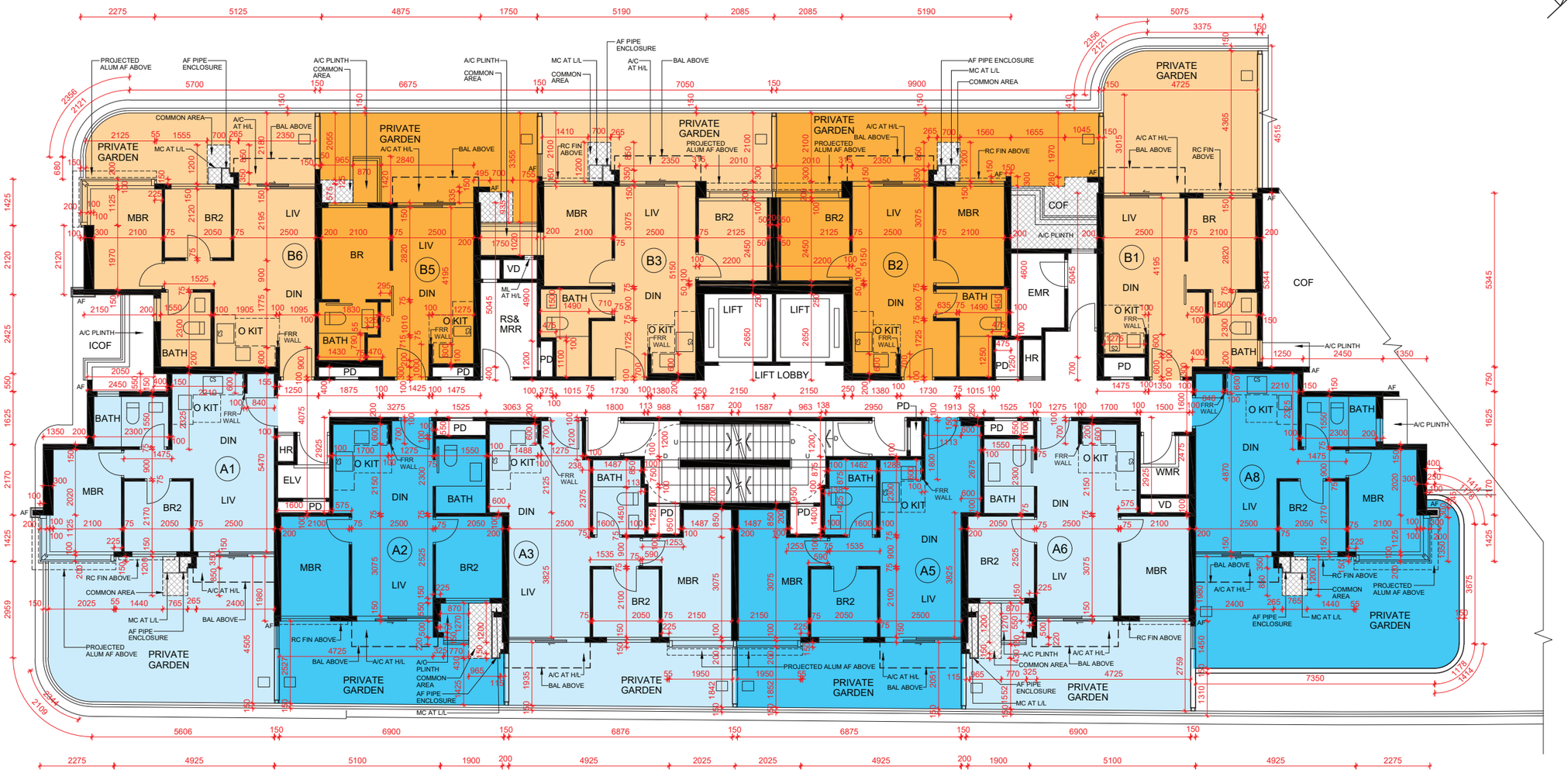
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 3 漾景閣第3座	1/F 1樓	A1	3150, 3050, 2850	175, 150, 125
		A2	3150, 3050, 2900, 2850	200, 125
		A3	3150, 3050, 2850	200, 175, 150, 125
		A5	3150, 3050, 2900, 2850	225, 175, 150, 125
		A6	3150, 3050, 2900, 2850	225, 125
		A8	3150, 3050, 2850	175, 150, 125
		B1	3150, 3050, 2850	175, 125
		B2	3150, 3050, 2900, 2850	200, 125
		B3	3150, 3050, 2900, 2850	200, 125
		B5	3150, 3050, 2850	200, 175, 125
		B6	3150, 2850, 2775	200, 125

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



MARINA TOWER 3 1/F FLOOR PLAN
漾景閣第3座 1樓平面圖

Scale 比例

0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 3 漾景閣第3座	2/F-3/F & 5/F-10/F 2樓至3樓及5樓至10樓	A1	3150, 3050, 2850	175, 150, 125
		A2	3150, 3050, 2900, 2850	200, 125
		A3	3150, 3050, 2850	200, 175, 150, 125
		A5	3150, 3050, 2900, 2850	225, 175, 150, 125
		A6	3150, 3050, 2900, 2850	225, 125
		A8	3150, 3050, 2850	175, 150, 125
		B1	3150, 3050, 2850	175, 125
		B2	3150, 3050, 2900, 2850	200, 125
		B3	3150, 3050, 2900, 2850	200, 125
		B5	3150, 3050, 2850	175, 125
		B6	3150, 2850, 2775	200, 125
	11/F 11樓	A1	3325, 3225, 3025	175, 125
		A2	3325, 3225, 3075, 3025	175, 125
		A3	3325, 3225, 3025	175, 150, 125
		A5	3325, 3225, 3075, 3025	175, 150, 125
		A6	3325, 3225, 3075, 3025	175, 125
		A8	3325, 3225, 3025	175, 125
		B1	3325, 3225, 3025	175, 125
		B2	3325, 3225, 3075, 3025	175, 125
		B3	3325, 3225, 3075, 3025	175, 125
		B5	3325, 3225, 3025	175, 125
		B6	3325, 3025, 2950	200, 175, 125

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



MARINA TOWER 3 2/F-3/F AND 5/F-11/F FLOOR PLAN
漾景閣第3座 2樓至3樓 及 5樓至11樓平面圖

Scale 比例

0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 3 濠景閣第3座	12/F 12樓	A1	3950	200, 125
		A3	3950	200, 125
		A5	3950	200, 125
		A8	3950	200, 125
		B1	3950	200, 125
		B2	3950	200, 125
		B3	3950	200, 125
		B5	3950	200, 125
		B6	3950	200, 125

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



MARINA TOWER 3 12/F FLOOR PLAN
漾景閣第3座 12樓平面圖

Scale 比例

0m / 米 5m / 米

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

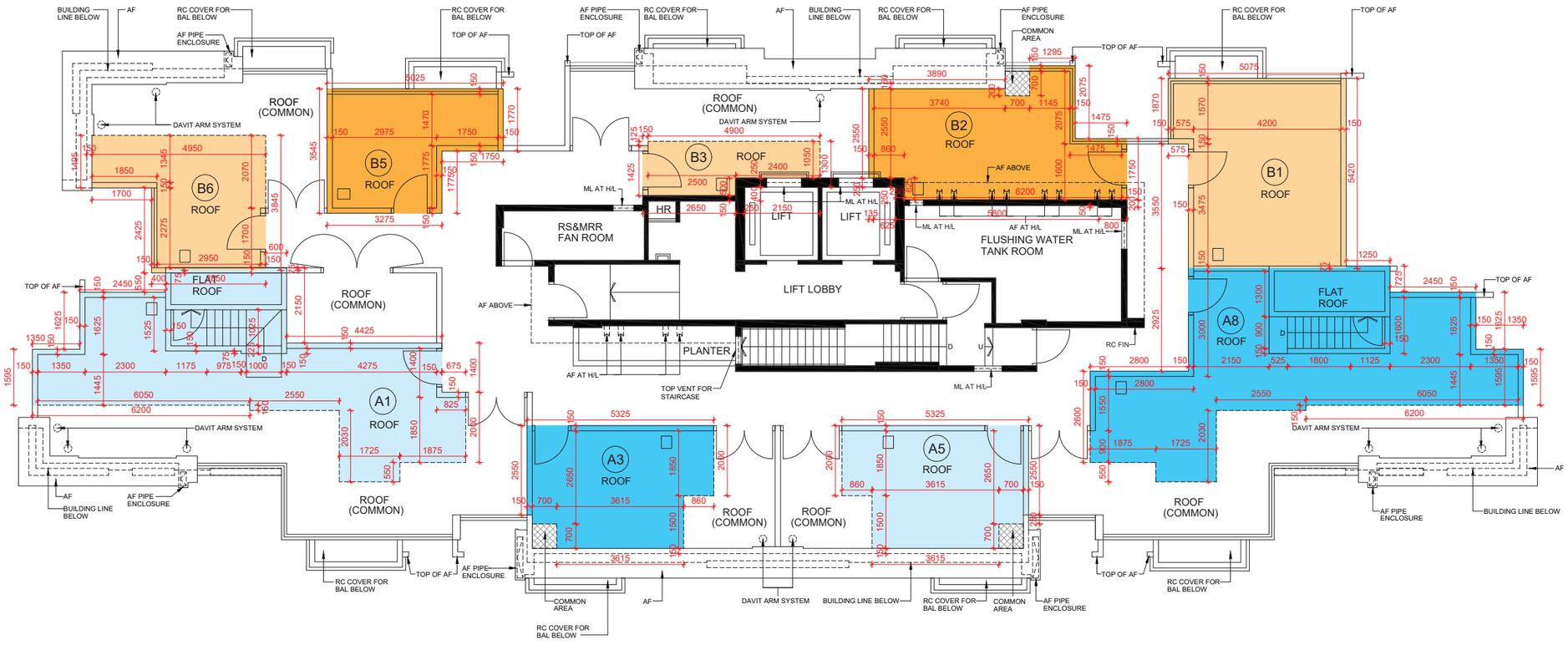
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 3 漾景閣第3座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A3		
		A5		
		A8		
		B1		
		B2		
		B3		
		B5		
		B6		

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



MARINA TOWER 3 ROOF FLOOR PLAN
漾景閣第3座 天台平面圖

Scale 比例

0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5A 漾景閣第5A座	1/F 1樓	A1	3150, 3050, 2850, 2775	225, 200, 150, 125
		A2	3150, 2850	225, 125
		A3	3150, 2900, 2850	175, 125
		A5	3150, 3050, 2900, 2850	175, 125
		A6	3150, 3050, 2850, 2775	200, 125
		B1	3150, 3050, 2900, 2850	175, 125
		B2	3150, 2900, 2850	200, 125
		B3	3150, 2900, 2850	200, 125
		B5	3150, 3050, 2850, 2775	175, 150, 125
		B6	3150, 2900, 2850	200, 125
		B8	3150, 2900, 2850	200, 125

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



MARINA TOWER 5A 1/F FLOOR PLAN
漾景閣第5A座 1樓平面圖

Scale 比例
0m / 米 5m / 米

AL30

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

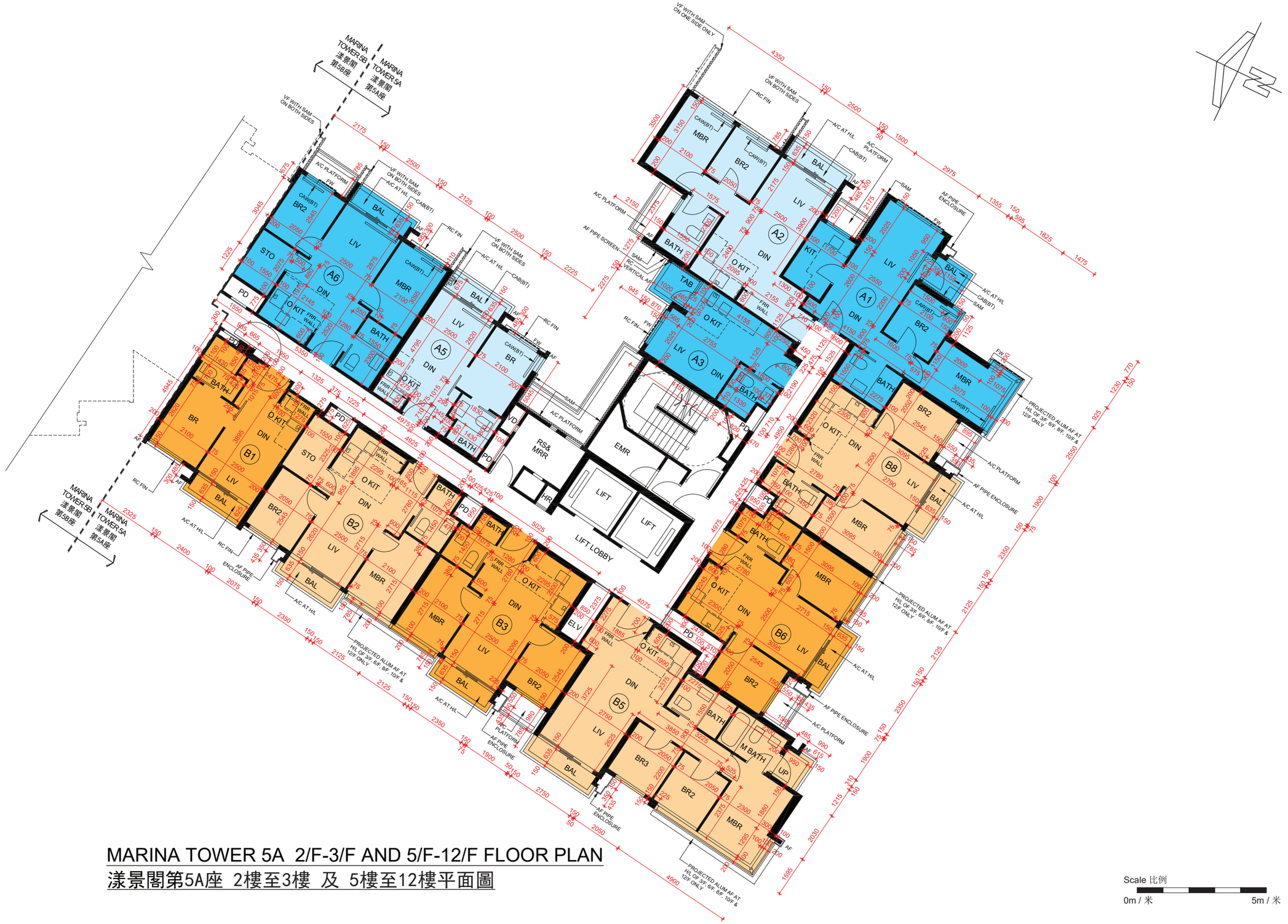
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 5A 漾景閣第5A座	2/F-3/F & 5/F-12/F 2樓至3樓及 5樓至12樓	A1	3150, 3050, 2850, 2775	225, 200, 150, 125
		A2	3150, 2850	225, 125
		A3	3150, 2900, 2850	175, 125
		A5	3150, 3050, 2900, 2850	175, 125
		A6	3150, 3050, 2850, 2775	200, 125
		B1	3150, 3050, 2900, 2850	175, 125
		B2	3150, 2900, 2850	200, 125
		B3	3150, 2900, 2850	200, 125
		B5	3150, 3050, 2850, 2775	175, 150, 125
		B6	3150, 2900, 2850	200, 125
		B8	3150, 2900, 2850	200, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

NOTES:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the floor plan and the explanatory notes that are applicable thereto.

備註:
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL01-AL04頁。

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



MARINA TOWER 5A 2/F-3/F AND 5/F-12/F FLOOR PLAN
漾景閣第5A座 2樓至3樓 及 5樓至12樓平面圖

Scale 比例
0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5A 濠景閣第5A座	15/F 15樓	A1	3150	200, 125
		A2	3150	200, 125
		A3	3150	200, 125
		A5	3150	200, 125
		A6	3150	200, 125
		B1	3150	200, 125
		B2	3150	200, 125
		B3	3150	200, 125
		B5	3150	200, 125
		B6	3150	200, 125
		B8	3150	200, 125

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



MARINA TOWER 5A 15/F FLOOR PLAN
濠景閣第5A座 15樓平面圖

Scale 比例
0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5A 濠景閣第5A座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A2		
		A5		
		A6		
		B1		
		B2		
		B3		
		B5		
		B6		
		B8		

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖



MARINA TOWER 5A ROOF FLOOR PLAN
溱景閣第5A座 天台平面圖

Scale 比例
0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5B 濠景閣第5B座	1/F 1樓	A1	3150, 3050, 2900, 2850	175, 125
		A2	3150, 3050, 2850	200, 125
		A3	3150, 3050, 2850	200, 125
		A5	3150, 3050, 2850	200, 125
		A6	3150, 3050, 2850	200, 150, 125
		B1	3150, 3050, 2850	200, 175, 125
		B2	3150, 2900, 2850	200, 125
		B3	3150, 2900, 2850	200, 125
		B5	3150, 2900, 2850	200, 125
		B6	3150, 2900, 2850	200, 125

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 structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors.)
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於期數內的住宅物業，因期數的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

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



MARINA TOWER 5B 1/F FLOOR PLAN
濠景閣第5B座 1樓平面圖

Scale 比例
0m / 米 5m / 米

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5B 濠景閣第5B座	2/F-3/F & 5/F-12/F 2樓至3樓及 5樓至12樓	A1	3150, 3050, 2900, 2850	175, 125
		A2	3150, 3050, 2850	200, 125
		A3	3150, 3050, 2850	200, 125
		A5	3150, 3050, 2850	200, 125
		A6	3150, 3050, 2850	200, 150, 125
		B1	3150, 3050, 2850	200, 175, 125
		B2	3150, 2900, 2850	200, 125
		B3	3150, 2900, 2850	200, 125
		B5	3150, 2900, 2850	200, 125
		B6	3150, 2900, 2850	200, 125

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



MARINA TOWER 5B 2/F-3/F AND 5/F-12/F FLOOR PLAN
漾景閣第5B座 2樓至3樓 及 5樓至12樓平面圖

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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	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)
MARINA TOWER 5B 濠景閣第5B座	15/F 15樓	A1	3150	200, 125
		A2	3150	200, 125
		A3	3150	200, 125
		A5	3150	200, 125
		A6	3150	200, 125
		B1	3150	200, 125
		B2	3150	200, 125
		B3	3150	200, 125
		B5	3150	200, 125
		B6	3150	200, 125

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



MARINA TOWER 5B 15/F FLOOR PLAN
溱景閣第5B座 15樓平面圖

Scale 比例
0m / 米 5m / 米

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

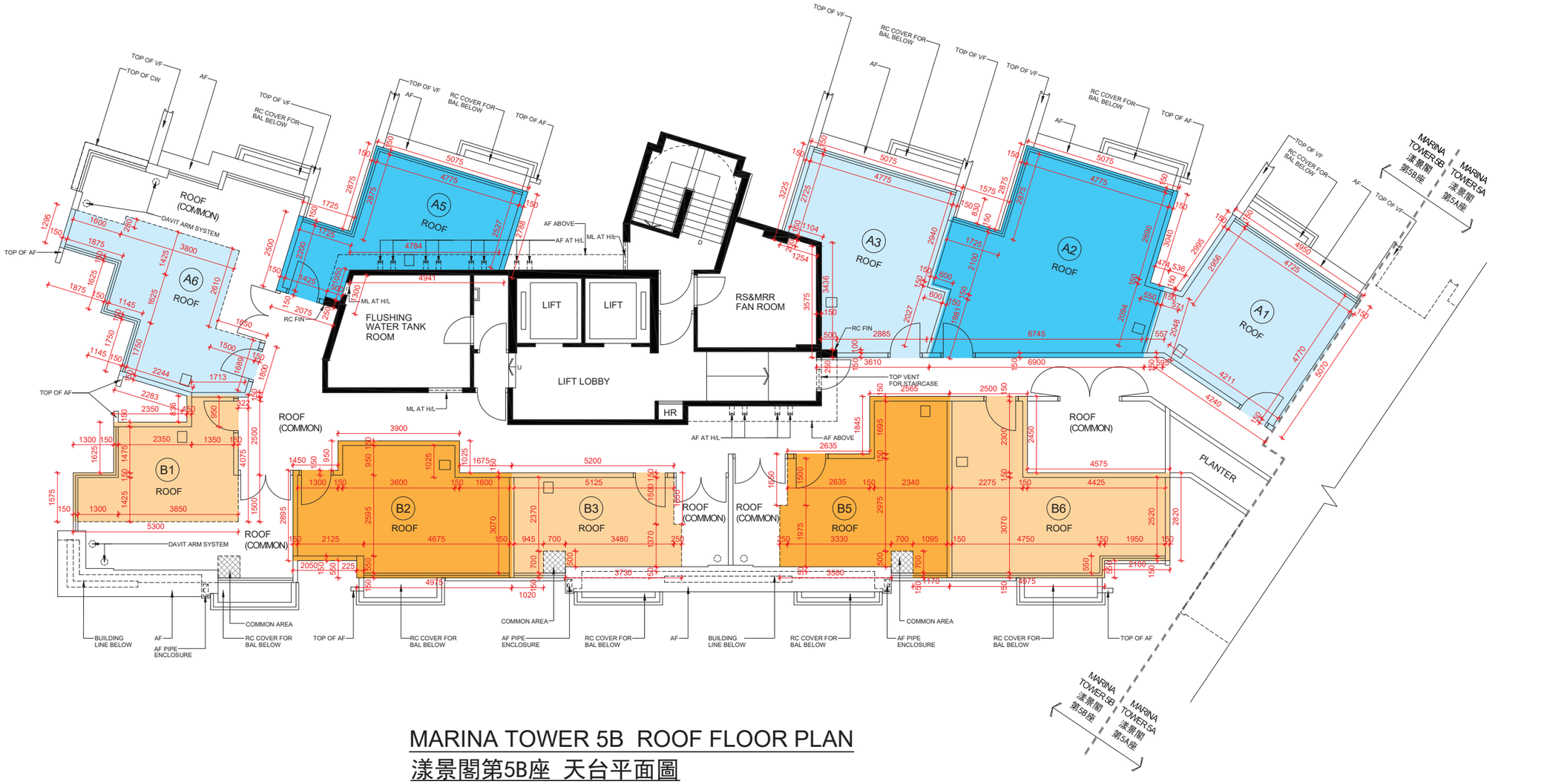
Block Name 大廈名稱	Floor 樓層	Flat 單位	Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)
MARINA TOWER 5B 漾景閣第5B座	Roof 天台	A1	Not Applicable 不適用	Not Applicable 不適用
		A2		
		A3		
		A5		
		A6		
		B1		
		B2		
		B3		
		B5		
		B6		

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



MARINA TOWER 5B ROOF FLOOR PLAN
濠景閣第5B座 天台平面圖

Scale 比例
0m / 米 5m / 米

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 1 漾景閣第1座	1/F 1樓	A1	**53.371 (574)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	42.738 (460)	-	-	-	-	-
		A3	**35.263 (380)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	16.629 (179)	-	-	-	-	-
		A5	**55.809 (601)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	30.637 (330)	-	-	-	-	-
		A6	**37.741 (406)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	18.270 (197)	-	-	-	-	-
		B1	**36.308 (391)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	10.975 (118)	-	-	-	-	-
		B2	**36.015 (388)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	10.094 (109)	-	-	-	-	-
		B3	**47.136 (507)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	8.538 (92)	-	-	-	-	-
		B5	**35.762 (385)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	6.459 (70)	-	-	-	-	-
		B6	**35.631 (384)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	6.523 (70)	-	-	-	-	-
		B8	**32.758 (353)** **露台 Balcony: - (-)** **工作平台 Utility Platform: - (-)**	-	-	-	-	11.473 (123)	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 1 漾景閣第1座	2/F-3/F & 5/F-11/F 2樓至3樓及5樓至11樓	A1	38.675 (416) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A2	20.200 (217) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A3	37.328 (402) 露台 Balcony: 2.065 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A5	59.474 (640) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: 1.507 (16)	-	-	-	-	-	-	-	-	-	-
		A6	39.743 (428) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B1	38.388 (413) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B2	38.095 (410) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B3	49.295 (531) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B5	37.842 (407) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B6	37.633 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B8	34.917 (376) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 1 漾景閣第1座	12/F 12樓	A1	**38.675 (416) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	13.480 (145)	-	-	-
		A2	**20.200 (217) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A3	**30.194 (325) 露台 Balcony: 2.065 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	24.173 (260)	-	-	-
		A6	**78.751 (848) 露台 Balcony: - (-) 工作平台 Utility Platform: 1.507 (16)**	-	-	-	17.965 (193)	-	-	40.402 (435)	-	-	-
		B1	**38.140 (411) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.024 (226)	-	-	-
		B2	**37.466 (403) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	18.664 (201)	-	-	-
		B5	**72.041 (775) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)**	-	-	-	2.569 (28)	-	-	35.688 (384)	-	-	-
		B6	**37.713 (406) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.885 (182)	-	-	-
		B8	**34.917 (376) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.677 (180)	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 2 漾景閣第2座	1/F 1樓	A1	**53.372 (574)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	36.744 (396)	-	-	-	-	-
		A3	**35.307 (380)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	16.860 (181)	-	-	-	-	-
		A5	**55.193 (594)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	43.886 (472)	-	-	-	-	-
		A6	**41.052 (442)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	24.096 (259)	-	-	-	-	-
		B1	**24.872 (268)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	9.094 (98)	-	-	-	-	-
		B2	**35.981 (387)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	9.715 (105)	-	-	-	-	-
		B3	**51.693 (556)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	13.557 (146)	-	-	-	-	-
		B5	**35.629 (384)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	6.333 (68)	-	-	-	-	-
		B6	**35.632 (384)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	6.371 (69)	-	-	-	-	-
		B8	**32.758 (353)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	18.318 (197)	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 2 漾景閣第2座	2/F-3/F & 5/F-11/F 2樓至3樓及 5樓至11樓	A1	**38.677 (416) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A2	**20.200 (217) 露台 Balcony: 2.016 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A3	**37.372 (402) 露台 Balcony: 2.065 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A5	**58.859 (634) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: 1.507 (16)**	-	-	-	-	-	-	-	-	-	-
		A6	**43.053 (463) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B1	**27.030 (291) 露台 Balcony: 2.158 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B2	**37.984 (409) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B3	**53.852 (580) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B5	**37.709 (406) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B6	**37.633 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B8	**34.917 (376) 露台 Balcony: 2.159 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 2 漾景閣第2座	12/F 12樓	A1	**38.677 (416)** **露台 Balcony: 2.080 (22)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	13.480 (145)	-	-	-
		A2	**20.200 (217)** **露台 Balcony: 2.016 (22)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A3	**30.271 (326)** **露台 Balcony: 2.065 (22)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	25.141 (271)	-	-	-
		A6	**79.034 (851)** **露台 Balcony: - (-)** **工作平台 Utility Platform: 1.507 (16)**	-	-	-	24.322 (262)	-	-	43.880 (472)	-	-	-
		B1	**27.030 (291)** **露台 Balcony: 2.158 (23)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.682 (233)	-	-	-
		B2	**37.679 (406)** **露台 Balcony: 2.080 (22)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	26.505 (285)	-	-	-
		B5	**72.042 (775)** **露台 Balcony: 2.159 (23)** **工作平台 Utility Platform: - (-)**	-	-	-	2.569 (28)	-	-	35.198 (379)	-	-	-
		B6	**37.713 (406)** **露台 Balcony: 2.080 (22)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.885 (182)	-	-	-
		B8	**34.917 (376)** **露台 Balcony: 2.159 (23)** **工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.677 (180)	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 3 漾景閣第3座	1/F 1樓	A1	**36.982 (398)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	26.974 (290)	-	-	-	-	-
		A2	**35.665 (384)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	13.821 (149)	-	-	-	-	-
		A3	**40.382 (435)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	11.472 (123)	-	-	-	-	-
		A5	**39.037 (420)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	11.862 (128)	-	-	-	-	-
		A6	**35.666 (384)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	14.996 (161)	-	-	-	-	-
		A8	**37.346 (402)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	24.768 (267)	-	-	-	-	-
		B1	**27.494 (296)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	18.511 (199)	-	-	-	-	-
		B2	**37.461 (403)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	17.830 (192)	-	-	-	-	-
		B3	**37.485 (403)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	12.385 (133)	-	-	-	-	-
		B5	**25.847 (278)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	14.215 (153)	-	-	-	-	-
		B6	**37.037 (399)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	11.728 (126)	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 3 漾景閣第3座	2/F-3/F & 5/F-11/F 2樓至3樓及 5樓至11樓	A1	39.062 (420) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A2	37.668 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A3	42.462 (457) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A5	41.117 (443) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A6	37.667 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		A8	39.426 (424) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B1	29.574 (318) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B2	39.541 (426) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B3	39.565 (426) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B5	27.927 (301) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-
		B6	39.117 (421) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 3 漾景閣第3座	12/F 12樓	A1	**74.660 (804) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	29.914 (322)	2.440 (26)	-	-
		A3	**40.865 (440) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	14.714 (158)	-	-	-
		A5	**41.090 (442) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	14.714 (158)	-	-	-
		A8	**74.536 (802) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	32.483 (350)	3.203 (34)	-	-
		B1	**28.906 (311) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.735 (234)	-	-	-
		B2	**39.541 (426) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	18.904 (203)	-	-	-
		B3	**39.565 (426) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	5.760 (62)	-	-	-
		B5	**27.909 (300) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	11.439 (123)	-	-	-
		B6	**38.553 (415) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	13.058 (141)	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設4樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5A 濠景閣第5A座	1/F 1樓	A1	**40.952 (441)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	10.160 (109)	-	-	-	-	-
		A2	**39.677 (427)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	12.616 (136)	-	-	-	-	-
		A3	**19.102 (206)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	5.451 (59)	-	-	-	-	-
		A5	**25.099 (270)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	12.536 (135)	-	-	-	-	-
		A6	**38.833 (418)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	7.869 (85)	-	-	-	-	-
		B1	**24.589 (265)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	15.413 (166)	-	-	-	-	-
		B2	**39.938 (430)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	19.000 (205)	-	-	-	-	-
		B3	**36.051 (388)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	19.094 (206)	-	-	-	-	-
		B5	**54.446 (586)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	36.326 (391)	-	-	-	-	-
		B6	**35.595 (383)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	31.128 (335)	-	-	-	-	-
		B8	**35.578 (383)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	29.763 (320)	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5A 漾景閣第5A座	2/F-3/F & 5/F-12/F 2樓至3樓及 5樓至12樓	A1	**43.029 (463) 露台 Balcony: 2.076 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A2	**41.760 (450) 露台 Balcony: 2.198 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A3	**21.263 (229) 露台 Balcony: 2.161 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A5	**27.246 (293) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A6	**40.963 (441) 露台 Balcony: 2.198 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B1	**26.669 (287) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B2	**41.990 (452) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B3	**38.131 (410) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B5	**58.340 (628) 露台 Balcony: 2.394 (26) 工作平台 Utility Platform: 1.500 (16)**	-	-	-	-	-	-	-	-	-	-
		B6	**37.675 (406) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B8	**37.658 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5A 漾景閣第5A座	15/F 15樓	A1	**43.029 (463) 露台 Balcony: 2.076 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.825 (181)	-	-	-
		A2	**41.760 (450) 露台 Balcony: 2.198 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	33.750 (363)	-	-	-
		A3	**21.263 (229) 露台 Balcony: 2.161 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A5	**27.246 (293) 露台 Balcony: 2.147 (23) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.460 (231)	-	-	-
		A6	**40.963 (441) 露台 Balcony: 2.198 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	27.423 (295)	-	-	-
		B1	**26.669 (287) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.599 (232)	-	-	-
		B2	**41.990 (452) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	20.004 (215)	-	-	-
		B3	**38.131 (410) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	12.692 (137)	-	-	-
		B5	**58.340 (628) 露台 Balcony: 2.394 (26) 工作平台 Utility Platform: 1.500 (16)**	-	-	-	-	-	-	17.036 (183)	-	-	-
		B6	**37.675 (406) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	14.423 (155)	-	-	-
		B8	**37.658 (405) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	16.052 (173)	-	-	-

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的;其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5B 漾景閣第5B座	1/F 1樓	A1	**25.343 (273)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	9.143 (98)	-	-	-	-	-
		A2	**36.084 (388)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	15.952 (172)	-	-	-	-	-
		A3	**35.564 (383)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	13.743 (148)	-	-	-	-	-
		A5	**36.470 (393)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	29.786 (321)	-	-	-	-	-
		A6	**41.621 (448)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	36.902 (397)	-	-	-	-	-
		B1	**40.241 (433)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	32.336 (348)	-	-	-	-	-
		B2	**35.422 (381)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	25.002 (269)	-	-	-	-	-
		B3	**39.785 (428)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	25.020 (269)	-	-	-	-	-
		B5	**39.763 (428)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	25.042 (270)	-	-	-	-	-
		B6	**35.710 (384)** 露台 **Balcony: - (-)** 工作平台 **Utility Platform: - (-)**	-	-	-	-	20.518 (221)	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5B 漾景閣第5B座	2/F-3/F & 5/F-12/F 2樓至3樓及 5樓至12樓	A1	**27.561 (297) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A2	**38.390 (413) 露台 Balcony: 2.306 (25) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A3	**37.782 (407) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A5	**38.559 (415) 露台 Balcony: 2.089 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		A6	**43.839 (472) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B1	**42.321 (456) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B2	**37.502 (404) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B3	**41.865 (451) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B5	**41.843 (450) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-
		B6	**37.790 (407) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	-	-	-	-

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

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

Notes:

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

備註:

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積（不計算入實用面積） sq. metre (sq.ft.) 平方米（平方呎）									
Tower Number 大廈名稱	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
MARINA TOWER 5B 漾景閣第5B座	15/F 15樓	A1	**27.561 (297) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	22.174 (239)	-	-	-
		A2	**38.390 (413) 露台 Balcony: 2.306 (25) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	34.505 (371)	-	-	-
		A3	**37.782 (407) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	22.781 (245)	-	-	-
		A5	**38.559 (415) 露台 Balcony: 2.089 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	18.431 (198)	-	-	-
		A6	**43.839 (472) 露台 Balcony: 2.218 (24) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	18.876 (203)	-	-	-
		B1	**42.321 (456) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	13.740 (148)	-	-	-
		B2	**37.502 (404) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	22.427 (241)	-	-	-
		B3	**41.865 (451) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	14.006 (151)	-	-	-
		B5	**41.843 (450) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	21.360 (230)	-	-	-
		B6	**37.790 (407) 露台 Balcony: 2.080 (22) 工作平台 Utility Platform: - (-)**	-	-	-	-	-	-	24.221 (261)	-	-	-

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

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

Notes:

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

備註：

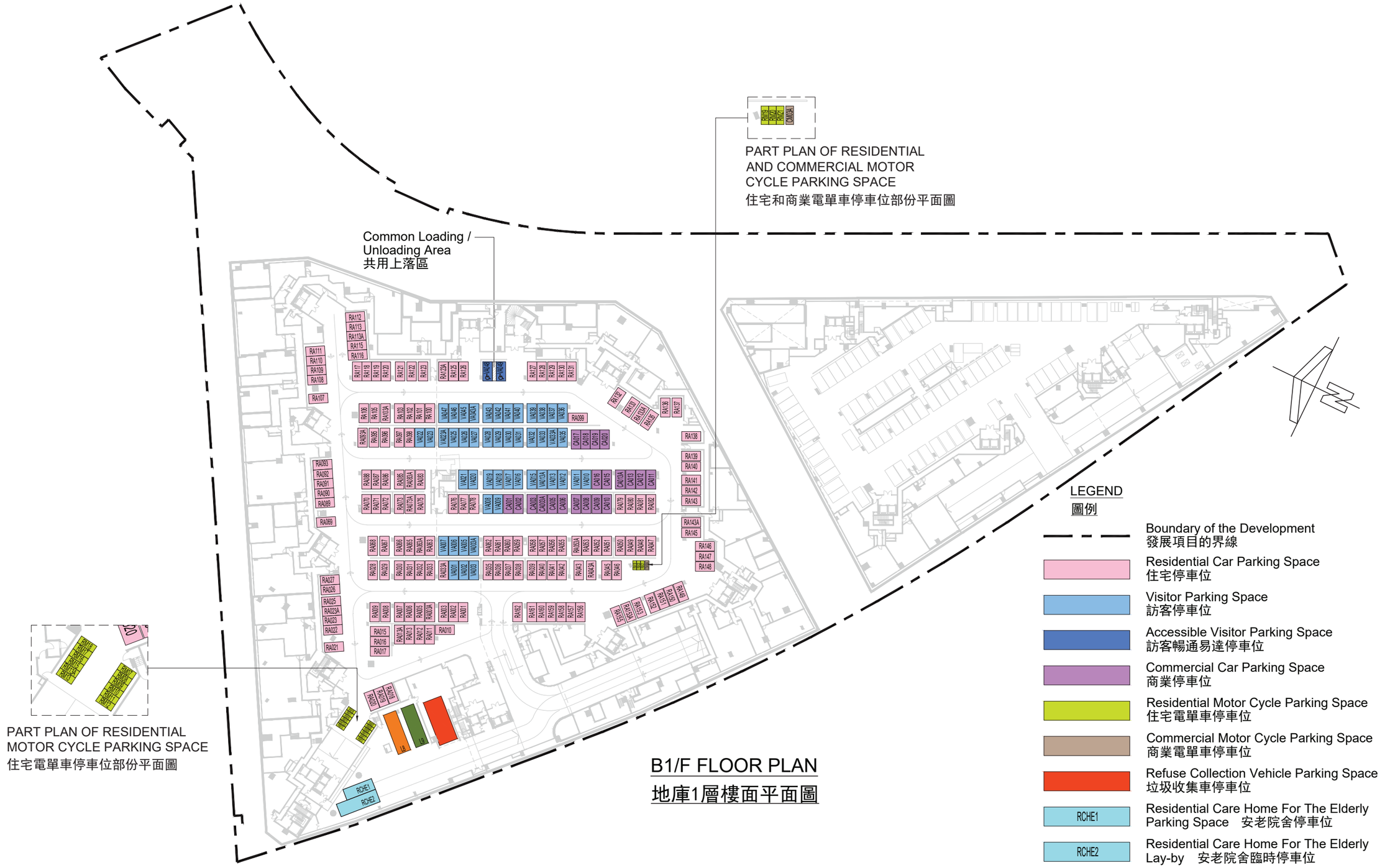
1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10. 764平方呎換算，並以四捨五入至整數平方呎，與以平方米顯示之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座不設4樓、13樓及14樓。

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

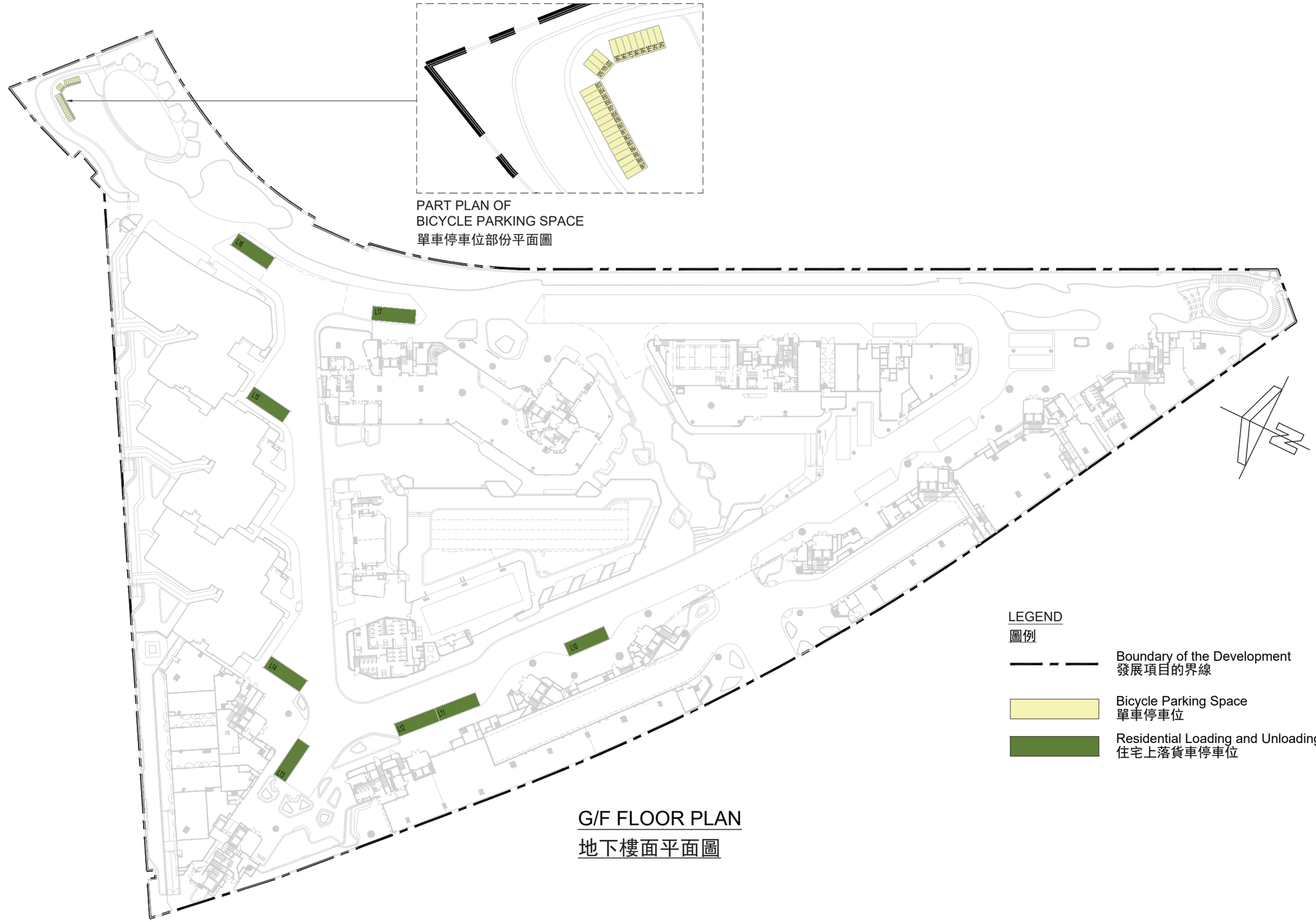
LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES
停車位位置、數目、 尺寸及面積

	Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (LxW) (m) 尺寸(長x闊)(米)	Area of each Parking Space (sq.m) 每個停車位面積(平方米)
	Residential Car Parking Space 住宅停車位	B1/F 地庫1層	162	5.0 x 2.5	12.5
	Visitor Parking Space 訪客停車位	B1/F 地庫1層	47	5.0 x 2.5	12.5
	Accessible Visitor Parking Space 訪客暢通易達停車位	B1/F 地庫1層	2	5.0 x 2.5	12.5
	Residential Motor Cycle Parking Space 住宅電單車停車位	B1/F 地庫1層	15	2.4 x 1.0	2.4
	Commercial Car Parking Space 商業停車位	B1/F 地庫1層	20	5.0 x 2.5	12.5
	Commercial Motor Cycle Parking Space 商業電單車停車位	B1/F 地庫1層	1	2.4 x 1.0	2.4
	Bicycle Parking Space 單車停車位	G/F 地下	26	1.8 x 0.5	0.9
	Residential Loading and Unloading Space 住宅上落貨車停車位	B1/F 地庫1層	1	11.0 x 3.5	38.5
		G/F 地下	8		
	Commercial Loading and Unloading Space 商業上落貨車停車位	B1/F 地庫1層	1	11.0 x 3.5	38.5
	Residential Care Home For The Elderly Parking Space 安老院舍停車位	B1/F 地庫1層	1	8.0 x 3.0	24.0
	Residential Care Home For The Elderly Lay-by 安老院舍臨時停車位		1	11.0 x 3.5	38.5
	Refuse Collection Vehicle Parking Space 垃圾收集車停車位	B1/F 地庫1層	1	12.0 x 5.0	60.0

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



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



G/F FLOOR PLAN
地下樓面平面圖

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

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

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

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

1. 在簽署臨時買賣合約(該"臨時合約")時須支付款額為5%的臨時訂金；

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

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

According to the executed Deed of Mutual Covenant and Management Agreement of the Development ("DMC") and Sub-Deed of Mutual Covenant and Management Agreement of the Phase (the "Sub-Deed")

Note: Unless otherwise defined, capitalised terms below have the meaning given to them under the DMC and Sub-Deed.

1. The common parts of the Phase

"Common Areas and Facilities within Phase 2A"
means collectively the Development Common Areas and Facilities within Phase 2A, the Residential Common Areas and Facilities within Phase 2A, the Carpark Common Areas and Facilities within Phase 2A and all those parts and such of the facilities of Phase 2A designated as common areas and facilities in any other Sub-Deed(s) or Sub-Sub-Deed(s);

"Common Areas and Facilities"
means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s).

"Development Common Areas and Facilities within Phase 2A"
means and includes,

(a) in so far as they are within Phase 2A:-

(i) other parts of Phase 2A which are intended for common use and benefit of the Development including but not limited to the external walls (excluding (A) the external walls forming parts of the Residential Common Areas and Facilities within Phase 2A; and (B) external walls forming part of the Commercial Accommodation within Phase 2A), the emergency vehicular access, passages, entrances, walkways, stairways, landings, lift, lift lobbies, platforms, boundary fence walls, lobbies, Greenery Areas within Phase 2A (in so far as the same are within the Development Common Areas and Facilities within Phase 2A, which for identification purpose shown coloured Green Hatched Black for the greenery areas on the Sub-Deed Plans and/or the plans(s) annexed to any Sub-Sub-Deed(s)), the Accessible Visitor Parking Spaces within Phase 2A, the parking space for refuse collection operation, service areas, driveways, roadways and pavements, ramps, drainage connection, electrical rooms, extra low voltage rooms, fire services (fs) control rooms, fan rooms, fuel tank rooms, emergency genset rooms, intake shafts, main switch rooms, master water meter rooms, P.D. & sump pump panel, pipe ducts, guard house, refuse collection & material recovery chamber, refuse room, telecommunication broadcasting equipment room, transformer (tx) room, landscaped areas, covered landscaped areas, smoke vent (SV), water features, planters and such of the drains, channels, water mains, sewers, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development;

(ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 2A :-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

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

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Green on the Sub-Deed Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in Phase 2A as may from time to time be designated as the Development Common Areas and Facilities within Phase 2A in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

(i) the Residential Common Areas and Facilities within Phase 2A and the Carpark Common Areas and Facilities within Phase 2A; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Development Common Areas and Facilities"

(a) in so far as they are within Phase 1:-

(i) other parts of Phase 1 which are intended for common use and benefit of the Development including but not limited to the external walls (excluding (A) the external walls forming parts of the Residential Common Areas and Facilities; and (B) external walls forming part of the Commercial Accommodation), the emergency vehicular access, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, Greenery Areas (in so far as the same are within the Development Common Areas and Facilities, which for identification purpose shown coloured Green Hatched Black for the greenery areas on the DMC Plans), the Accessible Visitor Parking Spaces, the space for the loading and unloading of refuse collection vehicles, service areas, driveways, roadways and pavements, ramps, drainage connection, electric (EL) rooms, extra low voltage (ELV) rooms, emergency generator room, fire services control centre, sprinkler control valve room, smoke vent (SV), duct space for smoke vent, shuttle lift lobby, lift, lift shaft, fan rooms, fuel tank rooms, generator rooms, main switch room, switch rooms, master water meter room, water meter rooms, hose reel (HR), air ducts, pipe ducts (PD), electric (EL) duct, fire services (FS) pipe duct, refuse collection & material recovery chamber, street fire hydrant, fire services & sprinkler pump room, street fire hydrant water tank, sprinkler water tank, town gas vent duct (T.G.V.D.) , transformer (TX) rooms, landscaped areas, covered landscape areas, water features, planters and such of the drains, channels, water mains, sewers, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Land through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development;

(ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of Phase 1 :-

(A) covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance; and/or

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

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Green on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Development Common Areas and Facilities in accordance with this Deed or any Sub-Deed(s)

but excluding:-

(i) the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

"Residential Common Areas and Facilities within Phase 2A"
means and includes :-

(a) in so far as they are within Phase 2A:-

(i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (including non-structural prefabricated external walls which are for the purposes of identification only shown edged by Blue Dotted Line on the Sub-Deed Plans but excluding (A) the external walls forming parts of the Development Common Areas and Facilities within Phase 2A; and (B) external walls forming part of the Commercial Accommodation within Phase 2A); vertical fin (which are for the purpose of identification only shown and marked "VF" and coloured (I) yellow solid hatched yellow; or (II) yellow solid hatched black, on the Sub-Deed Plans); solid wall (which are for the purpose of identification only shown and coloured yellow hatched black on the Sub-Deed Plans), sound absorptive material (which are for the purpose of identification only shown and coloured yellow hatched zigzag black on the Sub-Deed Plans) acting as noise barrier and surfaces of the Residential Accommodation;

(ii) the Bicycle Parking Spaces within Phase 2A, the Greenery Areas within Phase 2A (in so far as the same are within the Residential Common Areas and Facilities within Phase 2A, which for identification purpose shown coloured Green Crossed Hatched Black for the greenery areas on the Sub-Deed Plans and/or the plans(s) annexed to any Sub-Sub-Deed(s)), the Recreational Areas and Facilities, the Residential Loading and Unloading Spaces within Phase 2A, the Visitor Parking Spaces within Phase 2A, air-conditioning plant rooms (A/C plant room), covered landscape areas, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, covered landscape, caretakers' offices, caretaker counter, counter for watchmen, structural walls, stairways, air conditioning platforms (excluding the supporting frames and anchors of air conditioning units), cast-in anchors, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, electrical cabinet, electrical ducts, electrical rooms, electrical meter cabinet, electrical meter room (EMR), electrical rooms, extra low voltage (ELV), extra low voltage ducts, fire services & sprinkler pump room, fire services pump rooms, fire services riser ducts, fire services water pump and tank rooms, fireman's lift lobbies, fan rooms, filtration plants rooms, flush water pump room, flushing water pump rooms, pipe ducts (P.D.), refuse storage and material recovery rooms (RS&MRR), fire services sprinkler control valve rooms, fire services sprinkler and water tank rooms, water tanks, potable & flushing water pump rooms, switch rooms, telecommunication broadcasting equipment rooms, lift machine rooms, maintenance catwalk, telecommunication ducts, water meter cabinet (WMC), store rooms, common flat roofs, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system; and

(iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the Sub-Deed Plans,

(b) such other areas, apparatus, devices, systems and facilities of and in Phase 2A as may from time to time be designated as the Residential Common Areas and Facilities within Phase 2A in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities within Phase 2A and the Carpark Common Areas and Facilities within Phase 2A; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Residential Common Areas and Facilities"
means and includes:-

(a) in so far as they are within Phase 1 :-

(i) the Curtain Wall (excluding all windows forming part of the Residential Units), external walls (including non-structural prefabricated external walls which are for the purposes of identification only shown edged by Blue Dotted Line on the DMC Plans but excluding (A) the external walls forming parts of the Development Common Areas and Facilities; and (B) external walls forming part of the Commercial Accommodation); vertical fin (which are for the purpose of identification only shown and marked "VF" and coloured yellow solid hatched yellow on the DMC Plans); solid wall (which are for the purpose of identification only shown and coloured yellow hatched black on the DMC Plans), sound absorptive material (which are for the purpose of identification only shown and coloured yellow hatched zigzag black on the DMC Plans) acting as noise barrier and surfaces of the Residential Accommodation;

(ii) the Bicycle Parking Spaces, the Greenery Areas (in so far as the same are within the Residential Common Areas and Facilities, which for identification purpose shown coloured Green Crossed Hatched Black for the greenery areas on the DMC Plans), the Recreational Areas and Facilities, the Residential Loading and Unloading Spaces, the Visitor Parking Spaces, air-conditioning plant rooms (AC plant room), covered landscape areas, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, sunshade and trellis, covered landscape, caretakers' offices, guard house, caretakers' quarter, caretaker counter, counter for watchmen, structural walls, stairways, air conditioning (A/C) platforms (excluding the supporting frames and anchors of air conditioning units), air conditioning (A/C) plinth, dog house (DH), cast-in anchors, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, telecommunication and broadcasting equipment (T.B.E.) room, electric (EL) cabinet, electric (EL) ducts, electric (EL) rooms, electric (EL) meter cabinet (EMR), extra low voltage (ELV) ducts, fire services (F.S.) & sprinkler pump room, sprinkler water tanks, fire service (F.S.) water tank, fireman's lift lobbies, fan rooms, potable & flushing water pump room, potable water tank, potable, flushing & irrigation water pump room, flushing water tank room, refuse chute, air duct (AD), office for Owners' Committee or Owners' Corporation (when formed), pipe ducts (PD), vent duct (VD), refuse storage and material recovery rooms (RS&MRR) or (RSMRR), refuse storage and material recovery rooms (RS&MRR) fan room, sprinkler control valve rooms, sprinkler pump rooms, sprinkler pump and water tank rooms, hose reel (HR), switch rooms, lift machine rooms, maintenance catwalk, telecommunication ducts, transformer rooms, water meter cabinet (WMC), store rooms, common flat roofs, inaccessible flat roofs, roofs and flat roofs not forming parts of Residential Units, meter rooms and meter spaces and roof thereof and such of the lifts, lift shafts, firemen's lifts, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system, permanent artificial lighting at staircases and the backup automatic activated emergency lighting system; and

(iii) such other areas, apparatus, devices, systems and facilities of and in the Residential Accommodation within Phase 1 intended for the common use and benefit of the Owners, residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Residential Common Areas and Facilities in accordance with this Deed or any Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Carpark Common Areas and Facilities within Phase 2A"
means and includes :-

(a) in so far as they are within Phase 2A :-

(i) the Common EV Facilities, all the driveways, passages, corridors, ramps, staircases, lifts, lift shafts, carpark fan room, electric meter room (E.M.R.) and water meter room (W.M.C); and

(ii) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Owners, occupiers or licensees of the Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown on the Sub-Deed Plans,

(b) such other areas, apparatus, devices, systems and facilities of and in Phase 2A as may from time to time be designated as the Carpark Common Areas and Facilities in accordance with this Sub-Deed or any Sub-Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities within Phase 2A and the Residential Common Areas and Facilities within Phase 2A; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

"Carpark Common Areas and Facilities"
means and includes:-

(a) in so far as they are within Phase 1:-

(i) the Common EV Facilities, all the driveways, passages, corridors, ramps, staircases, lifts, lift shafts, carpark fan room, pipe duct (PD), sump pump panel, electric meter room (EMR), electric (ELE) duct, extra low voltage (ELV), air duct, space for grease trap; and

(ii) such other areas, apparatus, devices, systems and facilities of and in the Development intended for the common use and benefit of the Owners, occupiers or licensees of the Parking Spaces and their bona fide guests, visitors, tenants, servants, agents, licensees or invitees,

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown on the DMC Plans; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Land and the Development as may from time to time be designated as the Carpark Common Areas and Facilities in accordance with this Deed or any Sub-Deed(s)

but excluding:-

(i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and

(ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

"Common EV Facilities"
means all such facilities installed or to be installed within the Carpark for the purpose of or in relation to the charging of electric motor vehicles and/or electric motor cycles licensed under the Road Traffic Ordinance (Cap. 374 of the Laws of Hong Kong) and such facilities shall include but not limited to such wires, cables, ducts, trunking, electric meters, base boxes, socket outlet, locks, covers and other security and/or protective devices, charging station, payment devices, equipment, apparatus and such other electrical or other installations or otherwise for or in relation to such purpose.

2. The number of undivided shares assigned to each residential property in the Phase;

Please refer to the "Allocation of Undivided Shares" in this section below for the number of undivided shares assigned to each residential property.

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

Royal Elite Service Company Limited will be appointed the manager of the Phase initially for a term of not exceeding 2 years commencing from the date of the DMC and to be continued thereafter unless and until terminated in accordance with the DMC.

4. The basis on which the management expenses are shared among the owners of the residential properties in the Phase

The Manager shall fix the amount to be contributed to the annual budget by each Owner (excluding FSI) in accordance with the following principles:-

(a) The amount of the monthly or other contributions payable by each Owner (excluding FSI) shall be specified and demanded by the Manager from time to time by notice in writing PROVIDED THAT for the avoidance of doubt, no contributions shall be payable in respect of the Undivided Shares allocated to the Common Areas and Facilities.

(b) Each Owner (excluding FSI) of a Unit shall in respect of each Undivided Share allocated to his Unit pay a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Units (excluding the Government Accommodation).

(c) Each Owner of a Residential Unit shall in respect of each Undivided Share allocated to his Residential Unit further pay a fraction of the total amount assessed under the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Residential Units.

5. The basis on which the management fee deposit is fixed

The amount of management fee deposit shall be a sum equal to 3/12th of the first year's budgeted management expenses payable in respect of a Unit.

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

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

Allocation of Undivided Share

Marina Tower 1

Tower	Floor	Flat	Undivided Shares
			Each
Marina Tower 1	1/F (1 Storey)	A1	1,153
		A3	739
		A5	1,177
		A6	791
		B1	748
		B2	740
		B3	960
		B5	728
		B6	726
		B8	678
	2/F – 11/F (9 Storeys)	A1	736
		A2	368
		A3	709
		A5	1,123
		A6	757
		B1	730
		B2	724
		B3	947
		B5	719
		B6	715
		B8	659
	12/F (1 Storey)	A1	763
		A2	368
		A3	615
		A6	1,665
		B1	767
		B2	749
		B5	1,478
		B6	751
		B8	693

Note:
1. There is no designation of 4th Floor in Marina Tower 1.

Marina Tower 2

Tower	Floor	Flat	Undivided Shares
			Each
Marina Tower 2	1/F (1 Storey)	A1	1,141
		A3	740
		A5	1,192
		A6	869
		B1	516
		B2	739
		B3	1,061
		B5	725
		B6	725
		B8	692
	2/F – 11/F (9 Storeys)	A1	736
		A2	368
		A3	710
		A5	1,111
		A6	824
		B1	502
		B2	722
		B3	1,038
		B5	717
		B6	715
		B8	659
	12/F (1 Storey)	A1	763
		A2	368
		A3	619
		A6	1,690
		B1	545
		B2	769
		B5	1,478
		B6	751
		B8	693

Note:
1. There is no designation of 4th Floor in Marina Tower 2.

Marina Tower 3

Tower	Floor	Flat	Undivided Shares
			Each
Marina Tower 3	1/F (1 Storey)	A1	794
		A2	741
		A3	831
		A5	804
		A6	743
		A8	796
		B1	587
		B2	785
		B3	774
		B5	545
		B6	764
	2/F – 11/F (9 Storeys)	A1	744
		A2	716
		A3	812
		A5	785
		A6	716
		A8	751
		B1	554
		B2	753
		B3	754
		B5	521
		B6	745
	12/F (1 Storey)	A1	1,520
		A3	809
		A5	814
		A8	1,525
		B1	584
		B2	791
		B3	765
		B5	544
		B6	760

Note:
1. There is no designation of 4th Floor in Marina Tower 3.

Marina Tower 5A

Tower	Floor	Flat	Undivided Shares
			Each
Marina Tower 5A	1/F (1 Storey)	A1	839
		A2	819
		A3	393
		A5	527
		A6	792
		B1	523
		B2	837
		B3	759
		B5	1,162
		B6	774
		B8	771
	2/F – 12/F (10 Storeys)	A1	823
		A2	796
		A3	386
		A5	506
		A6	780
		B1	496
		B2	802
		B3	725
		B5	1,097
		B6	716
		B8	716
	15/F (1 Storey)	A1	857
		A2	863
		A3	386
		A5	549
		A6	835
		B1	539
		B2	842
		B3	751
		B5	1,131
		B6	745
		B8	748

Note:
1. There is no designation of 4th, 13th and 14th Floor in Marina Tower 5A.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

Marina Tower 5B

Tower	Floor	Flat	Undivided Shares
			Each
Marina Tower 5B	1/F (1 Storey)	A1	525
		A2	754
		A3	739
		A5	789
		A6	906
		B1	869
		B2	758
		B3	846
		B5	845
		B6	755
	2/F – 12/F (10 Storeys)	A1	511
		A2	726
		A3	716
		A5	734
		A6	837
		B1	809
		B2	713
		B3	800
		B5	799
		B6	718
	15/F (1 Storey)	A1	556
		A2	795
		A3	761
		A5	770
		A6	875
		B1	836
		B2	757
		B3	828
		B5	842
		B6	767

Note:
1. There is no designation of 4th, 13th and 14th Floor in Marina Tower 5B.

Note:
For full details, please refer to the executed DMC and the Sub-Deed which are free for inspection during open hours at the sales office. Copies of the executed DMC and the Sub-Deed are available upon request and payment of the necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

根據「發展項目」的已簽立《公契及管理協議》(「主公契」)及「期數」的《副公契及管理協議》(「副公契」)

註：除非另行訂明，否則下文加上括號的詞語，其定義與「公契」及「副公契」所載相同。

1. 期數的公用部分

「第2A期內公用地方與設施」

統指「第2A期內發展項目公用地方與設施」、「第2A期內住宅公用地方與設施」、「第2A期內停車場公用地方與設施」和任何其他「副公契」或「分副公契」指定為公用地方與設施的所有「第2A期」部分及設施。

「公用地方與設施」

統指「發展項目公用地方與設施」、「住宅公用地方與設施」、「停車場公用地方與設施」和任何「副公契」指定為公用地方與設施的所有「發展項目」部分及設施。

「第2A期內發展項目公用地方與設施」

指及包括：

(a) 只要是位於「第2A期」內：

(i) 擬供「發展項目」公用與共享的「第2A期」其他部分，包括但不限於外牆((A)構成「第2A期內住宅公用地方與設施」一部分的外牆；及(B)構成「第2A期內商業樓宇」一部分的外牆除外)、緊急救援車輛通道、通道、入口、行人道、樓梯、樓梯平台、電梯、電梯大堂、平台、邊界圍牆、大堂、「第2A期內綠化地方」(只要是位於「第2A期內發展項目公用地方與設施」內，現於「副公契圖則」及／或附於任何「分副公契」圖則以綠色間黑斜線顯示僅供識別的綠化地方)、「第2A期內暢通易達訪客車位」、垃圾收集作業車位、服務設施用地、行車道、道路及行人路、斜路、排水渠道接駁管、電氣房、超低電壓房、消防控制室、風機房、燃料缸房、緊急發電機房、進氣槽、總電掣房、總水錶房、管槽及集水泵控制板、管槽、保安護衛亭、垃圾及物料回收房、垃圾房、電訊廣播設備室、變壓器房、園景區、有蓋園景區、排煙口、水池、花槽及現時或於任何時間位於「該土地」之內、其下、其上或跨越其上為「發展項目」供應食水或鹹水、污水排放、煤氣、電話、電力及其他服務的排水渠、渠道、總喉、污水渠、電線、電纜和其他鋪管或非鋪管設施、樹木、灌叢及其他植物和植被、電燈柱和其他照明設施、防火及滅火設備和器具、保安系統及器具、通風系統，以及在「發展項目」內提供或安裝擬供「發展項目」公用與共享的任何其他機械系統、裝置或設施；

(ii) 於以上(i)分段並未具體列明的情況下，則指及包括下列「第2A期」其他部分：

(A) 符合《建築物管理條例》第2條中「公用部分」第(a)段的定義；及／或

(B) 《建築物管理條例》附表1訂明類別而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義；

現於「副公契圖則」以綠色顯示(只要可在圖則辨識及顯示)，僅供識別；及

(b) 不時按照「本副契約」或任何「分副公契」規定指定為「第2A期內發展項目公用地方與設施」的「第2A期」內其他地方、器具、裝置、系統及設施

但不包括：

(i) 「第2A期內住宅公用地方與設施」和「第2A期內停車場公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「發展項目公用地方與設施」

指及包括：

(a) 只要是位於「第1期」內：

(i) 擬供「發展項目」公用與共享的「第1期」其他部分，包括但不限於外牆((A)構成「住宅公用地方與設施」一部分的外牆；及(B)構成「商業樓宇」一部分的外牆除外)、緊急救援車輛通道、通道、入口、行人道、樓梯、樓梯平台、平台、邊界圍牆、大堂、「綠化地方」(只要是位於「發展項目公用地方與設施」內，現於「公契圖則」以綠色間黑斜線顯示僅供識別的綠化地方)、「暢通易達訪客車位」、垃圾車裝卸車位、服務設施用地、行車道、道路及行人路、斜路、排水渠道接駁管、電氣房、超低電壓房、緊急發電機房、消防控制中心、消防花灑控制閥房、排煙口、排煙口槽位、穿梭電梯大堂、電梯、電梯槽、風機房、燃料缸房、發電機房、總電掣房、電掣房、總水錶房、水錶房、消防喉轆、風槽、管槽、電氣管道、消防管槽、垃圾及物料回收房、街道消防栓、消防及花灑泵房、街道消防栓水箱、消防花灑水箱、煤氣通風口槽、變壓器房、園景區、有蓋園景區、水池、花槽及現時或於任何時間位於「該土地」之內、其下、其上或跨越其上為「發展項目」供應食水或鹹水、污水排放、煤氣、電話、電力及其他服務的排水渠、渠道、總喉、污水渠、電線、電纜和其他鋪管或非鋪管設施、樹木、灌叢及其他植物和植被、電燈柱和其他照明設施、防火及滅火設備和器具、保安系統及器具、通風系統，以及在「發展項目」內提供或安裝擬供「發展項目」公用與共享的任何其他機械系統、裝置或設施；

(ii) 於以上(i)分段並未具體列明的情況下，則指及包括下列「第1期」其他部分：

(A) 符合《建築物管理條例》第2條中「公用部分」第(a)段的定義；及／或

(B) 《建築物管理條例》附表1訂明類別而符合《建築物管理條例》第2條中「公用部分」第(b)段的定義；

現於「公契圖則」以綠色顯示(只要可在圖則辨識及顯示)，僅供識別；及

(b) 不時按照「本契約」或任何「副公契」規定指定為「發展項目公用地方與設施」的「該土地」及「發展項目」內其他地方、器具、裝置、系統及設施

但不包括：

(i) 「住宅公用地方與設施」和「停車場公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「第2A期內住宅公用地方與設施」

指及包括：

(a) 只要是位於「第2A期」內：

(i) 「幕牆」(所有構成「住宅單位」一部分的窗除外)、外牆(包括非結構性預製外牆)，現於「副公契圖則」以藍色虛線顯示僅供識別，但不包括(A)構成「第2A期內發展項目公用地方與設施」一部分的外牆；及(B)構成「第2A期內商業樓宇」一部分的外牆、垂直鰭板(現於「副公契圖則」顯示及標示為「VF」並以(I)黃色間黃色實斜線或(II)黃色間黑色實斜線顯示，僅供識別)、實心牆(現於「副公契圖則」以黃色間黑斜線顯示，僅供識別)、用作隔音屏障和「住宅樓宇」各表面的吸音物料(現於「副公契圖則」以黃色間黑曲折線顯示，僅供識別)；

(ii) 「第2A期內單車車位」、「第2A期內綠化地方」(只要是位於「第2A期內住宅公用地方與設施」內，現於「副公契圖則」及／或附於任何「分副公契」圖則以綠色間黑十字線顯示，僅供識別)、「康樂地方與設施」、「第2A期內住宅上落貨車位」、「第2A期內訪客車位」、冷氣機房、有蓋園景區，以及通道、公共走廊及電梯大堂、入口、樓梯平台、大廳、入口大堂、有蓋園景地方、管理員辦事處、管理員櫃檯、看守人櫃檯、結構牆、梯間、冷氣機平台(不包括冷氣機支承框架及錨定件)、澆注錨固件、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播分導網絡、電櫃、電氣管道、電氣房、電錶櫃、電錶房、電氣房、超低電壓、超低電壓管道、消防及花灑泵房、消防泵房、消防上水管道、消防水泵及水箱房、消防電梯大堂、風機房、濾水機房、沖廁水泵房、沖廁水泵房、水管槽、垃圾及物料回收房、消防花灑控制閥房、消防花灑及水箱房、水箱、食水及沖廁水泵房、電掣房、電訊廣播設備室、電梯機房、維修工作走道、電訊管線槽、水錶櫃、儲物室、公共平台、天台及不屬於「住宅單位」一部分的平台、儀錶房及儀錶位和相關天台，以及電梯、電梯槽、消防電梯、照明裝置、排水渠、渠道、污水渠、鹹水及食水入水掣和總喉、電線、電纜、冷氣及通風系統，以及為「住宅樓宇」供應食水或鹹水、污水排放、煤氣、電力和其他服務的其他鋪管或非鋪管設施、泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備和器具、保安系統及器具、通風系統、樓梯間常設人工照明裝置及後備自動啟動緊急照明系統；及

(iii) 位於及屬於「住宅樓宇」擬供「住宅樓宇」各「業主」、住戶或租戶及彼等各真正賓客、訪客或獲邀人士公用與共享的其他地方、器具、裝置、系統及設施，

現於「副公契圖則」以黃色顯示(只要可在圖則顯示)僅供識別；

(b) 不時按照「本副契約」或任何「分副公契」規定指定為「第2A期內住宅公用地方與設施」的「第2A期」內其他地方、器具、裝置、系統及設施，

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但不包括：

(i) 「第2A期內發展項目公用地方與設施」和「第2A期內停車場公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「住宅公用地方與設施」

指及包括：

(a) 只要是位於「第1期」內：

(i) 「幕牆」(所有構成「住宅單位」一部分的窗除外)、外牆(包括非結構性預製外牆)，現於「公契圖則」以藍色虛線顯示僅供識別，但不包括(A)構成「發展項目公用地方與設施」一部分的外牆；及(B)構成「商業樓宇」一部分的外牆、垂直鰭板(現於「公契圖則」顯示及標示為「VF」並以黃色間黃色實斜線顯示，僅供識別)、實心牆(現於「公契圖則」以黃色間黑斜線顯示，僅供識別)、用作隔音屏障和「住宅樓宇」各表面的吸音物料(現於「公契圖則」以黃色間黑曲折線顯示，僅供識別)；

(ii) 「單車車位」、「綠化地方」(只要是位於「住宅公用地方與設施」內，現於「公契圖則」以綠色間黑十字線顯示，僅供識別)、「康樂地方與設施」、「住宅上落貨車位」、「訪客車位」、冷氣機房、有蓋園景區，以及通道、公共走廊及電梯大堂、入口、樓梯平台、大廳、入口大堂、遮陽篷及花棚、有蓋園景地方、管理員辦事處、保安護衛亭、管理員宿舍、管理員櫃檯、看守人櫃檯、結構牆、梯間、冷氣機平台(不包括冷氣機支承框架及錨定件)、冷氣機底座、罩屋、澆注錨固件、接收電視及電台廣播的公共電視及電台天線系統、電訊及廣播分導網絡、電訊廣播設備室、電櫃、電氣管道、電氣房、電錶櫃、超低電壓管道、消防及花灑泵房、消防花灑水箱、消防水箱、消防電梯大堂、風機房、食水及沖廁水泵房、食水水箱、食水、沖廁及灌溉水泵房、沖廁水箱房、垃圾槽、風槽、「業主委員會」或「業主立案法團」(如已成立)辦事處、水管槽、通風口槽、垃圾及物料回收房、垃圾及物料回收房風機房、消防花灑控制閥房、消防花灑泵房、消防花灑水泵及水箱房、消防喉轆、電掣房、電梯機房、維修工作走道、電訊管線槽、變壓器房、水錶櫃、儲物室、公共平台、不可到達的平台、天台及不屬於「住宅單位」一部分的平台、儀錶房及儀錶位和相關天台，以及電梯、電梯槽、消防電梯、照明裝置、排水渠、渠道、污水渠、鹹水及食水入水掣和總喉、電線、電纜、冷氣及通風系統，以及為「住宅樓宇」供應食水或鹹水、污水排放、煤氣、電力和其他服務的其他鋪管或非鋪管設施、泵、水箱、衛生配件、電力裝置、配件、設備及器具、防火及滅火設備和器具、保安系統及器具、通風系統、樓梯間常設人工照明裝置及後備自動啟動緊急照明系統；及

(iii) 位於及屬於「第1期」內「住宅樓宇」擬供「住宅樓宇」各「業主」、住戶或租戶及彼等各真正賓客、訪客或獲邀人士公用與共享的其他地方、器具、裝置、系統及設施

現於「公契圖則」以黃色顯示(只要可在圖則顯示)僅供識別；及

(b) 不時按照「本契約」或任何「副公契」規定指定為「住宅公用地方與設施」的「該土地」及「發展項目」內其他地方、器具、裝置、系統及設施，

但不包括：

(i) 「發展項目公用地方與設施」和「停車場公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「第2A期內停車場公用地方與設施」

指及包括：

(a) 只要是位於「第2A期」內：

(i) 「公共電動車設施」、所有行車道、通道、走廊、斜路、樓梯、電梯、電梯槽、停車場風機房、電錶房及水錶房；及

(ii) 位於及屬於「發展項目」擬供「車位」「業主」、佔用人或受許可人及彼等各真正賓客、訪客、租客、傭工、代理、受許可人或獲邀人士公用與共享的其他地方、器具、裝置、系統及設施，

現於「副公契圖則」以棕色顯示(只要可在圖則顯示)僅供識別；

(b) 不時按照「本副契約」或任何「分副公契」規定指定為「停車場公用地方與設施」的「第2A期」內其他地方、器具、裝置、系統及設施

但不包括：

(i) 「第2A期內發展項目公用地方與設施」和「第2A期內住宅公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「停車場公用地方與設施」

指及包括：

(a) 只要是位於「第1期」內：

(i) 「公共電動車設施」、所有行車道、通道、走廊、斜路、樓梯、電梯、電梯槽、停車場風機房、管槽、集水泵控制板、電錶房、電氣管道、超低電壓、風槽、用作隔油池的空間；及

(ii) 位於及屬於「發展項目」擬供「車位」「業主」、佔用人或受許可人及彼等各真正賓客、訪客、租客、傭工、代理、受許可人或獲邀人士公用與共享的其他地方、器具、裝置、系統及設施，

現於「公契圖則」以棕色顯示(只要可在圖則顯示)僅供識別；及

(b) 不時按照「本契約」或任何「副公契」規定指定為「停車場公用地方與設施」的「該土地」及「發展項目」內其他地方、器具、裝置、系統及設施，

但不包括：

(i) 「發展項目公用地方與設施」和「住宅公用地方與設施」；及

(ii) 「發展項目」內由任何個別「業主」以專有權及特權持有、使用、佔用與享用的地方和「發展項目」內供任何個別「業主」專用的設施。

「公共電動車設施」

指現已或將會在「停車場」內裝設供根據《道路交通條例》(香港法例第374章)持牌電動車及／或電動電單車充電和作相關用途的所有設施，此等設施包括但不限於電線、電纜、管槽、線槽、電錶、底座盒、插座、鎖、蓋及其他保安及／或防護裝置、充電站、付款裝置、設備、器具和其他相關的電力或其他裝置等。

2. 分配予期數中每個住宅物業的不分割份數數額

分配予每個住宅物業的不分割份數數額請參閱本節下文的「不分割份數分配方式」。

3. 期數管理人的委任年期

帝譽服務有限公司將獲委任為「期數」的管理人，首屆任期為主公契生效日起不超過兩(2)年，其後一直延續，直至及除非依照「主公契」條款終止委任為止。

4. 期數中住宅物業的擁有人之間分擔管理開支的計算基準

每名「業主」(不包括「財政司司長法團」)應按下列「管理人」釐定的方式分擔年度預算案的管理開支：

(a) 「管理人」將不時向每名「業主」(不包括「財政司司長法團」)發出書面通知，指定其每月攤付管理開支或其他分擔款項的金額和要求付款。為免存疑，「公用地方與設施」的「不分割份數」毋須攤付任何分擔款項。

(b) 每名「單位」「業主」(不包括「財政司司長法團」)應就其「單位」每份「不分割份數」分擔經採納年度預算案第一部分評定總額的指定比例，計算程式的分子為一，分母為所有「單位」(不包括「政府樓宇」)的「不分割份數」總額。

(c) 每名「住宅單位」「業主」應就其「住宅單位」每份「不分割份數」分擔經採納年度預算案第二部分評定總額的指定比例，計算程式的分子為一，分母為所有「住宅單位」的「不分割份數」總額。

5. 計算管理費按金的基準

管理費按金的金額為每個「單位」應分擔首年預算管理開支總額的十二分之三。

6. 擁有人在期數保留作自用的範圍(如有)

擁有人並無在「期數」保留任何地方以按照《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所載作自用。

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「不分割份數」分配方式

漾景閣第1座

座數	樓層	單位	「不分割份數」
			每個單位
漾景閣第1座	1樓（共1層）	A1	1,153
		A3	739
		A5	1,177
		A6	791
		B1	748
		B2	740
		B3	960
		B5	728
		B6	726
		B8	678
	2樓-11樓（共9層）	A1	736
		A2	368
		A3	709
		A5	1,123
		A6	757
		B1	730
		B2	724
		B3	947
		B5	719
		B6	715
		B8	659
	12樓（共1層）	A1	763
		A2	368
		A3	615
		A6	1,665
		B1	767
		B2	749
		B5	1,478
		B6	751
		B8	693

註：

1. 漾景閣第1座的樓層編號不設4樓。

漾景閣第2座

座數	樓層	單位	「不分割份數」
			每個單位
漾景閣第2座	1樓（共1層）	A1	1,141
		A3	740
		A5	1,192
		A6	869
		B1	516
		B2	739
		B3	1,061
		B5	725
		B6	725
		B8	692
	2樓-11樓（共9層）	A1	736
		A2	368
		A3	710
		A5	1,111
		A6	824
		B1	502
		B2	722
		B3	1,038
		B5	717
		B6	715
		B8	659
	12樓（共1層）	A1	763
		A2	368
		A3	619
		A6	1,690
		B1	545
		B2	769
		B5	1,478
		B6	751
		B8	693

註：

1. 漾景閣第2座的樓層編號不設4樓。

漾景閣第3座

座數	樓層	單位	「不分割份數」
			每個單位
漾景閣第3座	1樓（共1層）	A1	794
		A2	741
		A3	831
		A5	804
		A6	743
		A8	796
		B1	587
		B2	785
		B3	774
		B5	545
		B6	764
	2樓-11樓（共9層）	A1	744
		A2	716
		A3	812
		A5	785
		A6	716
		A8	751
		B1	554
		B2	753
		B3	754
		B5	521
		B6	745
	12樓（共1層）	A1	1,520
		A3	809
		A5	814
		A8	1,525
		B1	584
		B2	791
		B3	765
		B5	544
		B6	760

註：

1. 漾景閣第3座的樓層編號不設4樓。

漾景閣第5A座

座數	樓層	單位	「不分割份數」
			每個單位
漾景閣第5A座	1樓（共1層）	A1	839
		A2	819
		A3	393
		A5	527
		A6	792
		B1	523
		B2	837
		B3	759
		B5	1,162
		B6	774
		B8	771
	2樓-12樓（共10層）	A1	823
		A2	796
		A3	386
		A5	506
		A6	780
		B1	496
		B2	802
		B3	725
		B5	1,097
		B6	716
		B8	716
	15樓（共1層）	A1	857
		A2	863
		A3	386
		A5	549
		A6	835
		B1	539
		B2	842
		B3	751
		B5	1,131
		B6	745
		B8	748

註：

1. 漾景閣第5A座的樓層編號不設4樓、13樓及14樓。

SUMMARY OF DEED OF MUTUAL COVENANT
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漾景閣第5B座

座數	樓層	單位	「不分割份數」 每個單位
漾景閣 第5B座	1樓 （共1層）	A1	525
		A2	754
		A3	739
		A5	789
		A6	906
		B1	869
		B2	758
		B3	846
		B5	845
		B6	755
	2樓-12樓 (共10層)	A1	511
		A2	726
		A3	716
		A5	734
		A6	837
		B1	809
		B2	713
		B3	800
		B5	799
		B6	718
	15樓 (共1層)	A1	556
		A2	795
		A3	761
		A5	770
		A6	875
		B1	836
		B2	757
		B3	828
		B5	842
		B6	767

註：

1. 漾景閣第5B座的樓層編號不設4樓、13樓及14樓。

註：

請查閱已簽立主公契及副公契以了解全部詳情。已簽立主公契及副公契可於售樓處開放時間內免費查覽，而且可支付所需影印費用後取得已簽立主公契及副公契的副本。

SUMMARY OF LAND GRANT
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A. Lot number of the land on which the Phase is situated

1. The Phase is constructed on the Tai Po Town Lot No.244 (the "**Lot**").

B. Term of years

2. The Lot is granted under New Grant No.22765 (the "**Land Grant**") for a term of 50 years commencing from 14 March 2019.

C. User restrictions applicable to the Land

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

"(a) Subject to sub-clause (b) of this Special Condition and Special Condition No. (15) hereof, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-

(i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

(ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes and for the purposes of the Residential Care Home for the Elderly referred to in Special Condition No. (15)(a)(i) hereof; and

(iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

(c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance-with. Special Condition No. (40) hereof (as may be varied under Special Condition No. (42) hereof) and Special Condition No. (41) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.

(d) For the purpose of these Conditions, the decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement level or basement levels or whether the use or uses to which a floor is to be put is a use in compliance with the purposes permitted under sub-clause (b) above shall be final and binding on the Purchaser."

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

4. <u>Formation of the Green Area (time limit, manner and purpose)</u>

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

"(a) The Purchaser shall:

(i) on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

(II) provide and construct within the Green Area such lay-bys, bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pedestrian crossings, pavements, footpaths, carriageways, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

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

(ii) on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire . hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at the Purchaser's own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to. the Government in accordance with Special Condition No. (3) hereof.

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

(c) The Government shall have no 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 sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

Remark: The due date in Special Condition No. (2) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/TPA/61 (IV)).

5. <u>Possession of the Green Area</u>

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

"For the purpose only of carrying out the works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise."

6. <u>Restriction on use of the Green Area</u>

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area for 'the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof."

7. <u>Access to the Green Area for inspection</u>

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

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

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, 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 neighboring land or premises, and the Purchaser shall co-operate fully with the Government 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 Green Area; 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 and the Green Area as the officers of the Water Authority or such authorized persons may require for the. purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no 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 and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

8. <u>Paving of Yellow Area</u>

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

"(a) The Purchaser shall on or before the, 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense pave the area shown coloured yellow on the: plan annexed hereto (hereinafter referred as "the Yellow Area") in all respects to the satisfaction of the Director.

(b) (i) The Purchaser acknowledges that as at the date of this Agreement, there are existing bridge, retaining wall, foundation, parapets, drainage channels and other structures and facilities within the Yellow Area (hereinafter collectively referred to as "the Highways Structures");

(ii) Prior to the commencement of any works on the lot or the Yellow Area, the Purchaser shall demonstrate in all respects to the satisfaction of the Director that any such works will not damage, interfere with or endanger any of the Highways Structures and if required by the Director, the Purchaser shall at his own expense take such precautions and measures as may be required by the Director to ensure the safety of the Highways Structures. The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director make good any damage to the Highways Structures in all respects to the satisfaction of the Director. For the purpose of this sub-clause (b)(ii), "works" shall include but not be limited to site investigation works, piling or other foundation works and other civil engineering and building works.

For the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) The Purchaser shall, while he is in possession of the Yellow Area or any part or parts thereof, at his own expense clean and maintain all pavements and drainage channels within the Yellow Area or such part or parts thereof in all respects to the satisfaction of the Director until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (f) of this Special Condition.

(d) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (a), (b)(ii) and (c) 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 thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(e) The Government shall have no 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 sub-clauses (a), (b)(ii) and (c) of this Special Condition or the exercise of the rights of the Government under sub-clause (d) 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. 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 anything done or omitted to be done by the Purchaser, his servants, workmen and contractors arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a), (b)(ii) and (c) of this Special Condition.

(f) For the purpose only of carrying out the works specified in sub-clauses (a), (b)(ii) and (c) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered to the Government on demand at any time or times and the Yellow Area and such part or parts thereof shall be deemed to have been re-delivered to the Government by the Purchaser on the date or dates as specified by the Director in a letter or letters from the Director to the Purchaser provided always that the Government shall be under no obligation to demand the re-delivery of possession of the Yellow Area or any part or parts thereof but may do so as and when the Government in its sole discretion sees fit.

(g) The Purchaser shall, as and when required by the Director, at the Purchaser's own expense fence the Yellow Area or such part thereof to the satisfaction of the Director.

(h) The Purchaser shall not without the prior written consent of the Director use the Yellow Area for the purpose of storage or for the parking of vehicles or for the erection of any structure or for the provision of any landscaping works or for any purposes other than the carrying out of the works specified in sub-clauses (a), (b)(ii) and (c) of this Special Condition.

(i) The Purchaser shall at all reasonable times while he is in possession of the Yellow Area:

(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 and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (b)(ii) and (c) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area; and

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises and the Highways Structures, and the Purchaser shall co-operate fully with the Government 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.

(j) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i) of this Special Condition shall have no 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 and his

officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i) of this Special Condition."

Remark: The due date in Special Condition No. (6) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/ TPA/61 (IV)).

9. Provision of the Government Accommodation

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

"(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (16)(a) hereof at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following accommodations:

(i) one residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation, with a net operational floor area of not less than 1,354 square metres (hereinafter referred to as "the Residential Care Home for the Elderly");

(ii) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the Residential Care Home for the Elderly for the parking of private light buses with tail-lift licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the operator of the Residential Care Home for the Elderly and their bona fide guests, visitors or invitees; and

(iii) one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the Residential Care Home for the Elderly for the picking up and setting down of passengers from ambulances and private light buses in connection with the operation of the Residential Care Home for the Elderly and at such location, in such form and to such standards as the Director may require or approve

to be completed and made fit for occupation and operation on or before the 30th day of September 2024 (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) is hereinafter referred to as "the Government Accommodation").

(b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.

(c) (i) For the purpose of determining the net operational floor area of any part of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Government Accommodation as detailed in the Technical Schedule excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet and shower facilities, mechanical and electrical services such as lifts and air-conditioning systems.

(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

Remark: The due date in Special Condition No. (15) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/ TPA/61 (IV))

10. Plans of the Government Accommodation

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

"(a) (i) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Government Accommodation which shall include details as to the level, position and design of the Government Accommodation and any other details as the Director may require.

(ii) Upon approval being given to the plans of the Government Accommodation, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Government Accommodation approved under this sub-clause (a) shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(b) No building works (other than site formation works) shall be commenced on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition."

11. Amendment of the Technical Schedule

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

"(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) In the event of any inconsistency or variation between the Technical Schedule and these Conditions, these Conditions shall prevail."

12. No gross floor area exemption

Special Condition No.(18) of the Land Grant stipulates that:-

"The gross floor area of the Government Accommodation to be erected, constructed and provided under Special Condition No. (15)(a) hereof shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof. For the purpose of these Conditions, the determination of the Director as to:

(a) the gross floor area of the Government Accommodation; and

(b) whether the Residential Care Home for the Elderly or any part or parts thereof shall be taken into account for the calculation of the GFA Limit under Special Condition No. (11)(d) hereof shall be final and binding on the Purchaser."

13. Monitoring of construction of the Government Accommodation

Special Condition No.(19) of the Land Grant stipulates that:-

"(a) The Director shall have the right in his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Officers") who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as "the Construction Works") of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.

(b) The Purchaser shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the Purchaser, his servants, agents, contractors and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.

(c) The Purchaser shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant Occupation Permit or Temporary Occupation

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Permit from the Building Authority in respect of the Government Accommodation or any part thereof.

(d) The Government and the Director accept no responsibility or liability for any claims, damages, expenses, charges, costs, demands, actions or proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.

(e) The Purchaser shall indemnify and keep indemnified the Government and the Director 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 Construction Works of the Government Accommodation or any part thereof."

14. Liquidation damages

Special Condition No.(20) of the Land Grant stipulates that:-

"(a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the Purchaser shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the Government Accommodation by the date specified in Special Condition No. (15)(a) hereof, a sum calculated at the rate of HK$12,260.00 per day from the date immediately following the date specified in Special Condition No. (15)(a) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (21)(b) hereof provided that in case of default of payment of the whole or any part of liquidated damages by the Purchaser, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the Purchaser under Special Condition No. (23) (a) hereof the said sum of liquidated damages.

(b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages referred to in sub-clause (a) of this Special Condition shall not discharge the Purchaser from any of his obligations remaining to be observed and performed."

15. Certificate of compliance in respect of the Government Accommodation

Special Condition No.(21) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the Government Accommodation, the Purchaser shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation and appointed by the Purchaser for the development of the lot) that the Government Accommodation has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose decision in this respect shall be final and binding on the Purchaser) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Purchaser a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Purchaser shall not be absolved from any of his liabilities under Special Conditions Nos. (19)(e) and (26) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

16. Assignment of the Government Accommodation

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

"(a) The Purchaser shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Purchaser, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Purchaser shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. (21) (b) hereof within such time as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to F.S.I. in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Purchaser.

(c) When called upon to do so by the Director (irrespective of whether the Purchaser shall have been called upon to assign under sub-clause (a) of this Special Condition), the Purchaser shall submit or cause to be submitted to the Director for his approval in writing an Assignment in respect of the Government Accommodation, which Assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the Government Accommodation, the Purchaser shall deliver to F.S.I at the expense of the Purchaser one set of the original or certified copies of deeds and documents of title relating to the lot and the Memorial of the Assignment in respect of the Government Accommodation duly completed and verified by the certificate of the solicitor for the Purchaser. All Land Registry fees payable on registration of the Assignment shall be borne by the Purchaser solely."

17. Consideration of the Government Accommodation

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

"(a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. (22) hereof and subject to Special Condition No. (20)(a) hereof, F.S.I. shall pay to the Purchaser in one lump sum a sum of HK$75,270,000.00 or .a sum equal to the actual cost of construction of the same to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.

(b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the Purchaser shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as "the Statement"), duly certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation and appointed by the Purchaser for the development of the lot), specifying the monies expended by the Purchaser solely towards the erection, construction and provision in accordance with these Conditions of the Government Accommodation (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the Purchaser arising out of or in connection with the execution of works and the supply of materials relating solely thereto).

(c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the Purchaser to amplify in writing any details contained in the Statement and to require the Purchaser to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction shall be final and binding on the Purchaser."

18. Possession of the Government Accommodation

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

"The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (22) hereof, delivery of vacant possession of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. (21)(b) hereof and the Purchaser shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

19. Maintenance of the Government Accommodation

Special Condition No.(25) of the Land Grant

stipulates that:-

"(a) Without prejudice to the provisions of Special Condition No. (26) hereof, the Purchaser shall; at all times until expiry of the Defects Liability Period referred to in Special Condition No. (26)(a)(ii) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

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

20. Defects liability

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

"(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. 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) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the date of delivery of possession by the Purchaser of the Government Accommodation; and

(ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Purchaser of the Government Accommodation (hereinafter referred to as "Defects Liability Period").

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

(c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of the Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(d) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding on the Purchaser) together with a sum equivalent to 20% of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser provided that the Government or F.S.I. or both shall be entitled to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the Purchaser to the Government or F.S.I. or both under this sub-clause (d) and in the event of the security money referred to in sub-clause (e) of this Special Condition being insufficient to cover all costs, charges and fees due and owing by the Purchaser the deficit shall be paid by the Purchaser on demand.

(e) The Purchaser shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. (22) hereof, deposit with the Government a sum of HK$7,527,000.00 (hereinafter referred to as "the security money"). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the Purchaser upon the expiry of the Defects Liability Period as relating to the Government Accommodation and the Purchaser satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

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

21. Supply of documents, etc.

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

"The Purchaser shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of delivery of possession by the Purchaser of the Government Accommodation, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule."

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

22. Maintenance

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

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

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

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

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

23. Building covenant

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

"The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong. Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2024."

Remark: The building covenant expiry date in Special Condition No. (7) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/TPA/61 (IV)).

24. Landscaping

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

"(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 lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation works shall be commenced on the lot or any part thereof 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. (9) hereof. For the purpose of these Conditions, "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(b) (i) The landscape master plan shall be at a scale of 1:500 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.

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

(iii) Not less than 50% of the 30% referred to in sub-clause (b)(ii) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such, location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iv) The decision of the Director on which landscaping works proposed by the Purchaser constitutes the 30% referred to in sub-clause (b)(ii) of this Special Condition and whether the provision of the Greenery Area has been complied with in accordance with sub-clause (b)(iii) of this Special Condition shall be final and binding on the Purchaser.

(v) 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.

(c) The Purchaser shall at his own expense landscape the lot 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.

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (37)(a)(vi) hereof."

25. Development conditions

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

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

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

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

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 52,920 square metres and shall not exceed 88,200 square metres;

(d) of the total gross floor area stipulated in sub-clause (c) of this Special Condition, the total gross floor area of any building or buildings or part or parts of the building or buildings erected or to be erected on the lot designed and intended to be used. for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes shall not exceed 7,500 square metres (referred to in this sub-clause (d) as "the GFA Limit"). For the purpose of this sub-clause (d), in the event that the Residential Care Home for the Elderly (referred to in Special Condition No. (15)(a)(i) hereof) is erected or to be erected within any building or buildings or part or parts of the building or buildings erected or to be erected on the lot with other non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes, the gross floor area of the Residential Care Home for the Elderly shall be counted for the GFA Limit;

Provided that the total gross floor areas stipulated in' sub-clause (c) of this Special Condition shall not be affected in any event. For the purpose of this sub-clause (d), the decision of the Director as to whether the GFA Limit has been complied with shall be final and binding on the Purchaser;

(e) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 50 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

(i) machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the. design, size and disposition of the said roof-top structures are to the satisfaction of the Director; and

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.(61)(b)(i)(II) hereof;

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

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

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

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

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

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

(g) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained."

26. Maintenance of external finishes and structure of walls, etc.

Special Condition No.(28) of the Land Grant stipulates that:-

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (37)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

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

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

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

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

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

(b) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. 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 as a consequence of the failure of the Purchaser to maintain the Items.

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

27. Recreational facilities

Special Condition No.(30) of the Land Grant stipulates that:-

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to Special Condition No. (61)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

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

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (37)(a)(vi) hereof;

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

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

28. Office accommodation for watchmen and caretakers

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

"(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

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

(b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to Special Condition No. (61)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

(I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot for private residential purposes;

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

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

(ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.

(c) For the purposes of sub-clause (b) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be shall be final and binding on the Purchaser.

(d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (37)(a)(vi) hereof."

29. Quarters for watchmen and caretakers

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

"(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

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

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (37)(a)(vi) hereof."

30. Owners' Corporation or Owners' Committee office

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

"(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to. Special Condition No. (61)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

(c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (37)(a)(vi) hereof."

31. Parking requirements

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

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

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

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.6 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 7.8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.6 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 0.7 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

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

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

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres

provided that if the respective number of spaces to be provided under these sub-clauses (a)(i)(I) and (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

(I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (11)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (11)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building or buildings erected or to be erected on the lot (hereinafter referred to as "the Visitors' Parking Spaces") shall be provided within the lot to the satisfaction of the Director at the following rates:

Number of residential units per block of residential units	Required number of the Visitors' Parking Spaces per block of residential units
30 or below	1
31 — 45	2
46 — 60	3
61- 75	4
Above 75	5

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

family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

(II) one space for every 40 square metres or part thereof of the first 2,000 square metres of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes and one space for every 150 square metres or part thereof of the remaining gross floor area to be used for such purposes.

provided that if the number of spaces to be provided under this sub-clause (b)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be varied under Special Condition No. (42) hereof), any floor area to be used for parking, loading and unloading purposes and lay-by for the picking up and setting down of passengers from motor vehicles shall be excluded.

(iii) The spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require or approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (42) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (42) hereof) to become the Parking Spaces for Disabled Persons.

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

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

(I) one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot (hereinafter referred to as "the Residential Motor Cycle Parking Spaces");

(II) 5% of the total number of spaces required to be provided under sub-clause (b)(i)(I) of this Special Condition; and

(III) 5% of the total number of spaces required to be provided under sub-clause (b)(i)(II) of this Special Condition

provided that if the respective number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of sub-clause (d)(i)(I) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semidetached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (42) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(e) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 30 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director. If the number of spaces to be provided under this sub-clause (e) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (e), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser. Such spaces (as may be varied under Special Condition No. (42) hereof) shall not be used for any purpose other than for the purpose set out in this sub-clause (e).

(f) (i) Except for the Parking Spaces for Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be respectively varied under Special Condition No. (42) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be varied under Special Condition No. (42) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

(iv) Each of the spaces provided under sub-clause (e) of this Special Condition (as may be varied under Special Condition No. (42) hereof) shall be of such dimensions as may be approved in writing by the Director."

32. Loading and unloading requirements

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

"(a) Spaces shall be provided within the lot to the satisfaction of the Director:

(i) for the loading and unloading of goods vehicles at the following rates:

(I) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(II) one space for every 2000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for office purpose; and

(III) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes;

for the purpose of sub-clause (a)(i)(I) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit, and the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser; and

(ii) as lay-bys for the picking up and setting down of passengers from motor vehicles (including taxis) at a rate of one space for every 20,000 square metres or part thereof of the gross floor area of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for office purpose.

(b) (i) Each of the spaces provided under sub-clauses (a)(i) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

(ii) Each of the spaces provided under sub-clause (a)(ii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. Such spaces shall not be used for any purpose other than for the picking up and setting down of passengers from motor vehicles (including taxis) in connection with the building or buildings or part or parts of the building or buildings erected or to be erected on the lot to be used for office purpose.

(c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(i)(II), (a)(i)(III) and (a)(ii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes and lay-by for the picking up and setting down of passengers from motor vehicles shall be excluded."

33. Anchor maintenance

Special Condition No.(50) of the Land Grant stipulates that:-

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

34. Construction of drains and channels

Special Condition No.(53) of the Land Grant stipulates that:-

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government and its officers 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.

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

35. Noise barrier

Special Condition No.(55) of the Land Grant stipulates that:-

"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 (hereinafter referred to as "the Noise Barrier"), the following conditions shall apply:

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

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

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

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any addition, replacement or attachment 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 sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;

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

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewal, alteration, addition, replacement, attachment, demolition or removal of the part or parts of the Noise Barrier projecting over the Government land;

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

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

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

(j) the Purchaser shall at all times permit the Government and the Relevant Persons 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 sub-clauses (a), (d) and (h) of this Special Condition and carrying out any works in accordance with sub-clause (i) of this Special Condition or any other works which the Director may consider necessary;

(k) the Government and the Relevant Persons 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 this Special Condition, the exercise by the Director of the rights conferred under sub-clause (j) of this Special Condition or the carrying out of any works under sub-clause (i) of this Special Condition or otherwise and no claim whatsoever shall be made against the Government or the Relevant Persons in respect of any such loss, damage, nuisance or disturbance; and

(l) the Purchaser shall indemnify and keep indemnified the Government and the Relevant Persons from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, inspection, repair, maintenance, cleaning, renewal, alteration, addition, replacement, attachment, use, demolition or removal of the Noise Barrier or in connection with the carrying out of any other works under this Special Condition."

F. Lease conditions that are onerous to a purchaser

36. Indemnity to the Government

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

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

37. Preservation of trees

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

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

38. Non-building Area 1 (for maintenance of Highways Structures)

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

"(a) Save and except as provided in sub-clause (b) of this Special Condition:

(i) no building, structure or support for any building or structure shall be erected, constructed or placed on, over, or above that portion of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Stippled Black Area");

(ii) no building, structure, support for any building or structure, or foundation shall be erected, constructed or placed on, over, under, above, below or within the ground level of that portion of the lot shown coloured pink hatched blue stippled black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Blue Stippled Black Area"); and

(iii) no building, structure, support for any building or structure, foundation or landscaping works shall be erected, constructed, placed or provided on, over, under,. above, below or within the ground level of those portions of the lot shown coloured pink cross-hatched black stippled black and pink cross-hatched black hatched red stippled black on the plan annexed hereto (hereinafter respectively referred to as "the Pink Crosshatched Black Stippled Black Area" and "the Pink Cross-hatched Black Hatched Red Stippled Black Area");

(the Pink Stippled Black Area, the Pink Hatched Blue Stippled Black Area, the Pink Cross-hatched Black Stippled Black Area and: the Pink Cross-hatched Black Hatched Red Stippled Black Area are hereinafter collectively referred to as "the Non-building Area 1").

(b) The following structures and works are permitted within the Non-building Area 1:

(i) fences on the Non-building Area 1;

(ii) the paving work constructed in accordance with Special Condition No. (57)(b)(iii)(I) hereof on the Pink Cross-hatched Black Stippled Black Area and the Pink Crosshatched Black Hatched Red Stippled Black Area; and

(iii) the structure or structures erected in accordance with Special Condition No. (57)(b)(iii)(10 hereof under or below the ground level of the Pink Cross-hatched Black Stippled Black Area and the Pink Cross-hatched Black Hatched Red Stippled Black Area.

(c) The Government, the Director and his duly authorized officers, contractors, his or their workmen (the Director and such, authorized officers, contractors, his or their workmen are hereinafter collectively referred to as "the Relevant Persons") with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the Non-building Area 1 for the purposes of inspecting, repairing, maintaining, replacing and renewing the Highways Structures, or the carrying out of any works in connection with the Highways Structures.

(d) The Government and the Relevant Persons 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 by the Government or the Relevant Persons of the right of free and unrestricted ingress, egress and regress and in inspecting, repairing, maintaining, replacing and renewing the Highways Structures or the carrying out of any works in connection with the Highways Structures conferred under sub-clause (c) of this Special Condition and no claim whatsoever shall be made against the Government or the Relevant Persons by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) For the purpose of these Conditions, the decision of the Director as to what constitutes the ground level of the Pink Stippled Black Area, the Pink Hatched Blue Stippled Black Area, the Pink Cross-hatched Black Stippled Black Area and the Pink Cross-hatched. Black Hatched Red Stippled Black Area shall be final and binding on the Purchaser."

39. Non-building Area 2

Special Condition No.(13) of the Land Grant stipulates that:-

"(a) Save and except as provided in sub-clause (b) of this Special Condition:

(i) no building, structure, support for any building or structure, or foundation shall be erected, constructed or placed on, over, under, above, below or within the ground level of those portions of the lot shown coloured pink hatched blue and pink cross-hatched black hatched blue on the plan annexed hereto (hereinafter respectively referred to as "the Pink Hatched Blue Area" and "the Pink Cross-hatched Black Hatched Blue Area") and the Pink Hatched Blue Stippled Black Area (the Pink Hatched Blue Area, the Pink Cross-hatched Black Hatched Blue Area and the Pink Hatched Blue Stippled Black Area are hereinafter collectively referred to as "the Non-building Area 2"); and

(ii) no landscaping works shall be provided on, over, under, above, below or within the ground level of the Pink Cross-hatched Black Hatched Blue Area.

(b) The following structures and works are permitted within the Non-building Area 2:

(i) boundary walls or fences or both on, over or above the Pink Hatched Blue Area and the Pink Cross-hatched Black Hatched Blue Area;

(ii) fences on the Pink Hatched Blue Stippled Black Area;

(iii) a minor structure or structures as may be approved by the Director may be erected or constructed on, over or above the Pink Hatched Blue Area;

(iv) the paving work constructed in accordance with Special Condition No. (57)(b)(iii)(I) hereof on the Pink Cross-hatched Black Hatched Blue Area; and

(v) the structure or structures erected in accordance with Special Condition No. (57)(b)(iii)(II) hereof under or below the ground level of the Pink Cross-hatched Black Hatched Blue Area.

(c) For the purpose of these Conditions, the decision of the Director as to what constitutes the ground level of the Pink Hatched Area and the. Pink Cross-hatched Black Hatched Blue Area shall be final and binding on the Purchaser."

40. Non-building Area 3 (for air ventilation purpose)

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

"(a) Save and except as provided in sub-clauses (b) of this Special Condition, no building, structure, support for any building or structure, foundation or landscaping works shall be erected, constructed, placed or provided on, over, under, above, below or within the ground level of those portions of the lot shown coloured pink hatched red and pink crosshatched black hatched red on the plan annexed hereto (hereinafter respectively referred to as "the Pink Hatched Red Area" and "the Pink Cross-hatched Black Hatched Red Area") and the Pink Cross-hatched Black Hatched Red Stippled Black Area (the Pink Hatched Red Area, the Pink Cross-hatched Black Hatched Red Area and the Pink Cross-hatched Black Hatched Red Stippled Black Area are hereinafter collectively referred to as "the Non-building Area 3").

(b) The following structures and works are permitted within the Non-building Area 3:

(i) boundary walls or fences or both on, over or above the Pink Hatched Red Area and the Pink Cross-hatched Black Hatched Red Area;

(ii) fences on the Pink Cross-hatched Black Hatched Red Stippled Black Area;

(iii) the landscaping works provided in accordance with Special Condition No. (10) hereof on, over or above the Pink Hatched Red Area;

(iv) the paving work constructed in accordance with Special Condition No. (57)(b)(iii)(I) hereof on the Pink Crosshatched Black Hatched Red Area and the Pink Cross-hatched Black Hatched Red Stippled Black Area;

(v) building, structure, support for any building or structure, or foundation under or below the ground level of the Pink Hatched Red Area; and

(vi) the structure or structures erected in accordance with Special Condition No. (57)(b)(iii)(II) hereof under or below the ground level of the Pink Cross-hatched Black Hatched Red Area.

(c) For the purpose of these Conditions, the decision of the Director as to what constitutes the ground level of the Pink Hatched Red Area and the Pink Cross-hatched Black Hatched Red Area shall be final and binding on the Purchaser."

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

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

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

(i) assigned except:

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

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

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

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

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

(c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

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

42. Cutting away

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (47) hereof.

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

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

43. Spoil or debris

Special Condition No.(51) of the Land Grant stipulates that:-

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

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

44. Damage to Services

Special Condition No.(52) of the Land Grant stipulates that:-

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

45. Drainage Reserve Area

Special Condition No.(57) of the Land Grant stipulates that:-

"(a) Save and except as provided in sub-clause (b) of this Special Condition, no building, structure, support for any building or structure, foundation or landscaping works shall be erected, constructed, placed or provided on, over, under, above, below or within the ground level of those portions of the lot shown coloured pink cross-hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Cross-hatched Black Area"), the Pink Cross-hatched Black Hatched Blue Area, the Pink Cross-hatched Black

Hatched Red Area, the Pink Crosshatched Black Hatched Red Stippled Black Area and the Pink Crosshatched Black Stippled Black Area (the Pink Cross-hatched Black Area, the Pink Cross-hatched Black Hatched Blue Area, the Pink Cross-hatched Black Hatched Red Area, the Pink Cross-hatched Black Hatched Red Stippled Black Area and the Pink Cross-hatched Black Stippled Black Area marked "D.R." on the plan annexed hereto are hereinafter collectively referred to as "the Drainage Reserve Area").

(b) The following structures and works are permitted within the Drainage Reserve Area:

(i) boundary walls or fences or both on, over or above the Pink Cross-hatched Black Area, the Pink Cross-hatched Black Hatched Blue Area and the Pink Cross-hatched Black Hatched Red Area;

(ii) fences on the Pink Cross-hatched Black Hatched Red Stippled Black Area and the Pink Cross-hatched Black Stippled Black Area; and

(iii) with the prior written consent of the Director and subject to such terms and conditions as he may impose:

(I) paving work may be constructed on the Drainage Reserve Area provided that if and when required by the Director, the Purchaser shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director remove such paving work and reinstate the Drainage Reserve Area, and if the Purchaser fails to carry out such removal or reinstatement works within the period specified by the Director or as required in an emergency, the Director may carry out such works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works, such cost to be determined by the Director whose determination shall be final and binding on the Purchaser; and

(II) a structure or structures may be erected under or below the ground level of the Drainage Reserve Area provided that the design and construction of any such structure or structures shall not damage, interfere with or affect any drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area (hereinafter referred to as "the Utilities") and are in all respects to the satisfaction of the Director of Drainage Services and the Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the erection of such structure or structures, and for the purpose of these Conditions, the decision of the Director as to what constitutes the ground level of the Drainage Reserve Area shall be final and binding on the Purchaser.

(c) The Government and the Relevant Persons with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing the Utilities which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed nor vehicles (except those which can be readily driven away) parked on or within the Drainage Reserve Area. The decision of the Director as to whether the vehicles can be readily driven away shall be final and binding on the Purchaser. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works, such cost to be determined by the Director whose determination shall be final and binding on the Purchaser.

(d) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clause (c) of this Special Condition, the Government and the Relevant Persons 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 by the Government or the Relevant Persons of the right of free and unrestricted ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities conferred under sub-clause (c) of this Special Condition and no claim whatsoever shall be made against the Government or the Relevant Persons by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) Notwithstanding sub-clauses (a) and (b) of this Special Condition and without prejudice to other obligations (if any) on the part of the Purchaser in respect of the Drainage Reserve Area, in the event that the recommendations contained in the DIA as approved by the Director of Drainage Services comprise any amendment, variation, alteration, modification, substitution or relocation of the Drainage Reserve Area or any part thereof, the Purchaser shall prior to commencement of any building works on the lot, at his own expense and in all respects to the satisfaction of the Director of Planning submit or cause to be submitted to the Director of Planning a quantitative air ventilation assessment on the development of the lot resulting from such amendment, variation, alteration, modification, substitution or relocation of the Drainage Reserve Area or any part thereof and obtain his approval in writing."

46. <u>Railway protection</u>

Special Condition No.(59) of the Land Grant stipulates that:-

"(a) Prior to the commencement of any works whatsoever on the lot, the Purchaser shall consult MTR Corporation Limited (hereinafter referred to as "the Corporation") so as to ensure that any such works do not damage, interfere with or endanger any railway works, structures, facilities or installations or the safe operation of the railway as defined under section 2 of the Mass Transit Railway Ordinance (hereinafter referred to as "the Railway" and "the MTR Ordinance" respectively) (as to which the decision of the Director shall be conclusive), and if required by the Director the Purchaser shall, at his own expense, take such precautions as may be required by the Corporation to ensure the safety of any railway works, structures, facilities or installations and the safe operation of the Railway. For the purpose of this sub-clause (a), "works" shall include but not be limited to site investigation works, piling or other foundation works and other civil engineering and building works.

(b) The Purchaser shall observe and comply with all Ordinances, including but not be limited to the MTR Ordinance and the Kowloon-Canton Railway Corporation Ordinance, by-laws and regulations for the time being in force and relating to the Railway and any amendments thereto.

(c) The Purchaser shall at his own expense comply with all requirements of the Building Authority, the Director of Fire Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or buildings connected or in close proximity to the Railway.

(d) The Purchaser shall permit the Director and the Corporation and their duly authorized officers, servants and contractors the right of ingress, egress and regress to, from and through the lot or any part thereof and any building or buildings erected thereon at all times with or without tools, equipment, plant, machinery or motor vehicles

to carry out works and for the purposes of any survey, inspection, examination, maintenance, improvement or development in connection with the Railway. The Director or his duly authorized officers, servants and contractors shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the right conferred under this sub-clause (d) and no claim whatsoever shall be made against him or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(e) At any time outside the Concession Period as defined under section 2 of the MTR Ordinance, the Kowloon-Canton Railway Corporation (hereinafter referred to as "KCRC") shall operate the KCRC Railway as defined under section 2 of the MTR Ordinance (hereinafter referred to as "the KCRC Railway"), and in so far as the KCRC Railway is concerned but not further or otherwise, any reference to the Corporation and the Railway in sub-clauses (a) to (d) of this Special Condition shall where appropriate mean KCRC and the KCRC Railway respectively."

47. No grave or columbarium permitted

Special Condition No.(62) of the Land Grant stipulates that:-

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

Note : For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT
批地文件的摘要

A. 「期數」所位於的土地之地段編號

1. 「期數」建於大埔市地段第244號(「**該地段**」)。

B. 批地年期

2. 「該地段」根據《新批地文件》第22765號(「**批地文件**」)承批，批地年期為50年，由2019年3月14日開始生效。

C. 適用於「該土地」的用途限制

3. 「批地文件」特別條款第(8)條訂明：

『(a) 受限於本特別條款(b)款及本文特別條款第(15)條的規定，該地段或其任何部分或現已或將會建於該處的任何一座或多座建築物除作非工業用途外(不包括貨倉、酒店及加油站)，不可作任何其他用途。

(b) 除下列用途外，現已或將會建於該地段的任何建築物或任何建築物部分不可作其他用途：

(i) 最低三層只可作非工業用途(不包括貨倉、酒店及加油站)，但為免存疑，如有任何地庫層(倘已建成)，則不論大小或樓面面積，均會就本特別條款的目的計為一個樓層，而任何地庫層的用途必須依照本特別條款(b)(iii)款訂明的額外限制規定；

(ii) 其餘樓層(如有多於三個地庫層，則不包括位於最低三層對上的任何一個或多個地庫層(如已建成))只可作私人住宅用途和本文特別條款第(15)(a)(i)條訂明的安老院用途；及

(iii) 任何地庫層(如已建成)不論是最低三層之一或是最低三層對上的地庫層，一律作非工業用途(不包括住宅、貨倉、酒店及加油站)。

(c) 任何樓層如專門用作本文特別條款第(40)條(可根據本文特別條款第(42)條更改)和本文特別條款第(41)條指定提供車位、上落貨車位或機房或兩者，一律不計入本特別條款(b)款所載的樓層。「署長」就任何樓層是否專門作本(c)款許可之用途所作的決定將作終論，並對「買方」約束。

(d) 於此等「批地條款」，「署長」就何謂一個或多個樓層或任何樓層是否構成一個或多個地庫層或個別樓層的用途是否符合以上(b)款許可的用途所作的決定將作終論，並對「買方」約束。』

D. 按規定須興建並提供予「政府」或供公眾使用的設施

4. 平整「綠色範圍」(時限、方式及用途)

「批地文件」特別條款第(2)條訂明：

『(a) 「買方」應：

(i) 在2024年9月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

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

(II) 提供和建造「署長」全權酌情為必要的停車處、橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人過路處、行人道、路徑、行車道、道路或其他構築物(以下統稱「構築物」)，

以便在「綠色範圍」建造建築物及供車輛和行人往來。

(ii) 在2024年9月30日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道設施和道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」及在該處建造、安裝和提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第(3)條交還「政府」為止。

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

(c) 倘因「買方」履行本特別條款(a)款所訂責任或因「政府」行使本特別條款(b)款所訂權利等而使「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(8))將「批地文件」特別條款第(2)條訂明的到期日延至2025年3月31日。

5. 「綠色範圍」的佔管權

「批地文件」特別條款第(3)條訂明：

『為執行本文特別條款第(2)條所訂的工程，「買方」將於「本協議」訂立日起獲授予「綠色範圍」的佔管權。「買方」應在「署長」要求時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「買方」佔管「綠色範圍」期間，應允許所有「政府」及公共車輛和行人於所有合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條款第(2)條規定的工程等而干預或阻礙此等通行權。』

6. 使用「綠色範圍」的限制規定

「批地文件」特別條款第(4)條訂明：

『如事前未獲「署長」書面同意，「買方」不得使用「綠色範圍」儲物或興建任何臨時構築物又或並非執行本文特別條款第(2)條所訂工程的任何其他用途。』

7. 進出「綠色範圍」進行檢查

「批地文件」特別條款第(5)條訂明：

『(a) 「買方」佔管「綠色範圍」期間，必須在所有合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條款第(2)(a)條規定進行的工程及本文特別條款第(2)(b)條規定執行、檢查、檢驗和監督的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有)及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「綠色範圍」內工程的事項；及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。

(b) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司概毋須承擔責任。』

8. 「黃色範圍」鋪築路面

「批地文件」特別條款第(6)條訂明：

『(a) 「買方」應在2024年9月30日或「署長」批准的其他日期或之前，自費在本文所夾附圖則以黃色顯示的範圍(以下簡稱「黃色範圍」)鋪築路面，全面令「署長」滿意。

(b) (i) 「買方」確認於「本協議」訂立日「黃色範圍」內有現存的橋、護土牆、地基、矮牆、排水渠及其他構築物和設施(以下統稱「公路結構」)；

(ii) 「買方」在該地段或「黃色範圍」展開任何工程之前，必須以「署長」全面滿意的方式展示此等工程不會損害、干擾或危害任何「公路結構」。倘「署長」規定，「買方」應自費採取「署長」指定的預防設施及措施，以確保「公路結構」安全。「買方」須自費

以「署長」全面滿意的方式，在「署長」指定的期限內修復「公路結構」的任何破損。於本(b)(ii)款，「工程」包括但不限於地盤勘測工程、打樁或其他地基工程和其他土木工程及建築工程。

於此等「批地條款」，「建築工程」將採取《建築物條例》、其任何附屬規例及相關修訂法例所訂的定義。

(c) 「買方」應在佔管「黃色範圍」或其任何一個或多個部分期間，自費以「署長」全面滿意的方式清潔和維修「黃色範圍」內所有行人路及排水渠，直至「黃色範圍」整體的佔管權已按照本特別條款(f)款交還「政府」為止。

(d) 如「買方」不履行本特別條款(a)、(b)(ii)及(c)款訂明的責任，「政府」可執行相關的必要工程，「買方」須在「署長」通知時向「政府」支付相等於有關費用的款項，金額由「署長」釐定，其決定將作終論並對「買方」約束。

(e) 倘因「買方」履行本特別條款(a)、(b)(ii)及(c)款所訂責任或因「政府」行使本特別條款(d)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。如「買方」、其傭工、工人及承辦商因應或就着「買方」履行本特別條款(a)、(b)(ii)及(c)款所訂責任而作出或遺漏作出任何行為，以致直接或間接引起任何責任、索償、損失、損害、開支、收費、費用、索求、訴訟及法律程序，「買方」須向「政府」彌償，並且保持令其獲得彌償。

(f) 為執行本特別條款(a)、(b)(ii)及(c)款所訂的工程，「買方」將在「本協議」訂立日起獲授予「黃色範圍」的佔管權。「買方」須在「署長」全權酌情指定或要求時將「黃色範圍」或其任何一個或多個部分交還「政府」，而「黃色範圍」或其任何一個或多個部分將被視作已在「署長」向「買方」發函說明的日期交還「政府」。然而，「政府」概無責任要求「買方」交還「黃色範圍」或其任何一個或多個部分的佔管權，惟可按其全權酌情為恰當時提出要求。

(g) 「買方」應在「署長」指定時自費以「署長」滿意的方式在「黃色範圍」或其任何部分建造圍欄。

(h) 如事前未獲「署長」書面同意，「買方」不得使用「黃色範圍」儲物、泊車、興建任何構築物或進行任何園景工程又或並非執行本特別條款(a)、(b)(ii)及(c)款所訂工程的任何其他用途。

(i) 「買方」佔管「黃色範圍」期間必須在任何合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「黃色範圍」，以便檢查、檢驗和監督任何遵照本特別條款(a)、(b)(ii)及(c)款規定進行的工程及本特別條款(d)款規定執行、檢查、檢驗和監督的工程及「黃色範圍」內「署長」視為必要的任何其他工程；及

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「黃色範圍」，以便在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段、任何毗連或毗鄰土地或處所及「公路結構」使用的電話、電力、氣體(如有)及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「黃色範圍」內工程的事項。

(j) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(i)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(i)款正式獲授權的公用事業公司概毋須承擔責任。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(6)條訂明的到期日延至2025年3月31日。

9. 提供「政府樓宇」

「批地文件」特別條款第(15)條訂明：

『(a) 「買方」應自費以「署長」全面滿意的方式及良好工藝，按照本文所夾附「工程規格附表」(以下簡稱「工程規格附表」)和根據本文特別條款第(16)(a)條批核的圖則，依照「署長」批准的位置、方式、設計、物料及標準，於該地段內興建、建造和提供下列樓宇：

(i) 一所《安老院條例》或相關任何附屬規例及修訂法例訂明定義的安老院，淨作業樓面面積不少於1,354平方米(以下簡稱「安老院」)；

(ii) 一個闊3.0米、長8.0米、最低淨空高度為3.3米的「安老院」專用車位，以供停泊根據《道路交通條例》或任何相關規例及修訂法例持牌而屬於「安老院」營運商及其真正賓客、訪客或獲邀人士的車尾升降台式私人小型巴士；及

(iii) 一個闊3.5米、長11.0米、淨空高度最少4.7米的「安老院」專用停車處，供與「安老院」運作相關的救護車及私人小型巴士上落乘客，並須依從「署長」指定或批准的位置、形式和標準，

此等樓宇必須在2024年9月30日或之前建成並適宜佔用及營運(此等樓宇連同「署長」全權酌情指定(「署長」的決定將作終論並對「買方」具約束效力)供該處專用的其他地方、設施、服務和裝置，以下簡稱「政府樓宇」)。

(b) 「政府」現保留權利隨時按其全權酌情更改或改變「政府樓宇」或其任何部分的用途。

(c) (i) 為釐定「政府樓宇」任何部分的淨作業樓面面積，除非另行說明，否則淨作業樓面面積將被視作包含《工程規格附表》所列「政府樓宇」該部分所有房間和空間的淨樓面總面積，但不包括任何結構及間隔、通道、樓梯、樓梯間、電梯平台、廁所及淋浴設施和電梯及冷氣系統等機電服務設施所佔的空間。

(ii) 於本特別條款，個別房間或空間的淨樓面面積為該房間或空間的圍牆或邊界牆以內的範圍，即在該房間或空間內已建成或概念性牆壁表面、獨立柱或牆柱之間量度所得的總範圍。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(15)條訂明的到期日延至2025年3月31日。

10. 「政府樓宇」圖則

「批地文件」特別條款第(16)條訂明：

『(a)(i) 「買方」應向「署長」提交或達致他人提交「政府樓宇」的圖則以供書面批核。「政府樓宇」圖則應註明「政府樓宇」的樓層、位置及設計詳情，以及「署長」要求的其他資料。

(ii) 「政府樓宇」圖則獲審批後，除非事前獲「署長」書面批准或「署長」規定，否則「買方」不得再行改動、更改、修改、變更或取代。

(iii) 根據本(a)款批核的「政府樓宇」圖則將被視作已包含「署長」事後批准或規定的任何改動、更改、修改、變更或取代內容。

(b) 「署長」根據本特別條款(a)款批核「政府樓宇」圖則之前，概不可在該地段展開任何建造工程(地盤平整工程除外)。』

11. 修訂「工程規格附表」

「批地文件」特別條款第(17)條訂明：

『(a) 「署長」有權按其全權酌情視為恰當，改動、更改、修改、變更或取代「工程規格附表」。

(b) 「買方」事前必須徵取「署長」書面批准，方可改動、更改、修改、變更或取代「工程規格附表」。

(c) 「署長」根據本特別條款(a)款進行或「買方」按照本特別條款(b)款規定經「署長」批准進行的「工程規格附表」改動、更改、修改、變更或取代項目，一律視作已納入「工程規格附表」並構成其一部分。

(d) 如「工程規格附表」與此等「批地條款」有任何歧義或差異，概以此等「批地條款」為準。』

12. 樓面總面積無豁免

「批地文件」特別條款第(18)條訂明：

『計算本文特別條款第11(c)條所訂的整體樓面總面積時，擬依照本文特別條款第(15)(a)條興建、建造及提供的「政府樓宇」之樓面總面積將連計在內。於此等「批地條款」，「署長」就下列事項所作的決定將作終論並對「買方」約束：

(a) 「政府樓宇」的樓面總面積；及

(b) 「安老院」或其任何一個或多個部分是否計入本文特別條款第11(d)條所訂的樓面總面積上限。』

13. 監察「政府樓宇」建造工程

「批地文件」特別條款第(19)條訂明：

『(a) 「署長」可全權酌情指定「政府」部門人員(以下簡稱「政府人員」)概括監管「政府樓宇」的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況(以下統稱「建造工程」)，以確保「政府樓宇」的「建造工程」按照此等「批地條款」實施。

(b) 「買方」知悉任何影響或關乎「政府樓宇」或其任何部分或「政府樓宇」「建造工程」或其任何部分的情況、限制、規定及資訊，必須即時通知「政府人員」、其僱工、代理、承辦商及工人，並須提供所有圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在「政府人員」要求時提供所有必要支援和充分合作。

(c) 「買方」應不時通知「署長」及「政府人員」其何時須向建築事務監督申領「政府樓宇」或其任何部分的相關「佔用許可證」或「臨時佔用許可證」。

(d) 倘因「政府人員」行使本特別條款(a)款所賦予權力而直接或間接招致或引起任何索償、損害賠償、開支、收費、費用、訴求、訴訟或法律程序，「政府」及「署長」概不承擔任何責任。

(e) 「買方」須就「政府樓宇」或其任何部分的「建造工程」所直接或間接招致或引起的任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」及「署長」彌償，並且保持令其獲得彌償。』

14. 算定損害賠償

「批地文件」特別條款第(20)條訂明：

『(a) 除向「政府」支付其規定的任何其他款項外，茲毋損此等「批地條款」等賦予「政府」的權利，倘「買方」未能在本文特別條款第(15)(a)條所訂的日期以「署長」滿意的方式完成建造「政府樓宇」並達致適合佔用和運作，「買方」須按照本文協定，於「政府」通知時向「政府」付款，有關款項為算定損害賠償而非罰款，收費率為每日港幣12,260.00元，由本文特別條款第(15)(a)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(21)(b)條所發出完工證明書訂明的日期每日計收。倘「買方」違約拖欠全數或部分算定損害賠償，則以毋損本文賦予的其他權利及補償權為原則，「署長」有權從本文特別條款第(23)(a)條訂明應付予「買方」的款項中扣除上述算定損害賠償。

(b) 為免存疑，現協議及聲明，儘管「政府」收取本特別條款(a)款所述的任何算定損害賠償，「買方」仍須履行和遵守的其他責任亦概不免除。』

15. 「政府樓宇」之完工證明書

「批地文件」特別條款第(21)條訂明：

『(a) 「政府樓宇」落成後，「買方」應在十四(14)日內向「署長」提交由認可人士(定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目委聘)簽發的證明書，證明已依照此等「批地條款」建成「政府樓宇」。

(b) 如「署長」認為(其有關決定將作終論並對「買方」約束)「政府樓宇」已以其滿意的方式建成並適合佔用和運作，便會就此向「買方」發出完工證明書。

(c) 儘管「署長」簽發任何完工證明書，本文特別條款第(19)(e)及(26)條訂明「買方」應有的責任以及此等「批地條款」指定其仍須遵守和履行的其他責任亦不會因此免除。』

16. 轉讓「政府樓宇」

「批地文件」特別條款第(22)條訂明：

『(a) 「買方」應在「署長」通知時，自費以騰空交還佔管權並不帶任何產權負擔的形式，於「署長」書面指定的期限內，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之「財政司司長法團」(以下簡稱「財政司司長法團」；如上下文意允許，「財政司司長法團」一詞的定義包括其繼承人及受讓人)轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用「政府樓宇」的專有權和「買方」已完成轉讓根據本文特別條款第(21)(b)條獲發完工證明書的「政府樓宇」。

(b) 依照本特別條款(a)款轉讓予「財政司司長法團」的該地段整體不分割份數數額，將由「署長」根據「政府樓宇」樓面總面積佔現已或將會建於該地段內所有建築物樓面總面積之比例釐定，而「署長」的有關決定將作終論並對「買方」約束。

(c) 「買方」應在「署長」通知時(不論「買方」是否根據本特別條款(a)款所訂被要求轉讓)，向「署長」提交或達致他人提交「政府樓宇」之「轉讓契約」，以供「署長」書面批核。「轉讓契約」應採取「署長」指定或批准的格式並載明指定條文。

(d) 「政府樓宇」的轉讓交易完成後，「買方」應自費向「財政司司長法團」提交一套該地段契約及文件的正本或核證文本，以及由「買方」律師填妥並簽發證明書核實的「政府樓宇」「轉讓契約」之「註冊摘要」。於土地註冊處登記「轉讓契約」的所有應繳費用一律由「買方」獨力承擔。』

17. 「政府樓宇」之轉讓代價

「批地文件」特別條款第(23)條訂明：

『(a) 鑒於「買方」如本文特別條款第(22)條所訂轉讓「政府樓宇」並且受限於本文特別條款第(20)(a)條之規定，「財政司司長法團」將向「買方」以一筆整付方式支付港幣七千五百二十七萬元(HK$75,270,000.00)或「署長」根據「買方」依照本特別條款(b)款提交的報表釐定而相等於實際建築費用的金額，二者取其較低。

(b) 「買方」應盡早及於任何情況下在「署長」通知後三十(30)天內向「署長」提交或達致他人提交經認可人士(定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目委聘)核證的書面報表(以下簡稱「報表」)，列明「買方」純粹因按照此等「批地條款」興建、建造及提供「政府樓宇」所花費的款項(包括(如有)「買方」因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用)，以供「署長」核實及批准。

(c) 「署長」擁有絕對及不受束縛的權利決定「報表」註明的任何款項是否應列為本特別條款(a)款所述的實際建築費用，以及要求「買方」以書面詳細說明「報表」所載的任何資料，並可要求「買方」提供「署長」視為必要的任何支持文件。「署長」就實際建築費用作出的決定將作終論並對「買方」約束。』

18. 佔管「政府樓宇」

「批地文件」特別條款第(24)條訂明：

『「署長」有權於「買方」根據本文特別條款第(22)條轉讓「政府樓宇」之前，隨時要求「買方」騰空交付已根據本文特別條款第(21)(b)條簽發完工證明書的「政府樓宇」之佔管權。「買方」接獲「署長」通知時，必須向「政府」交付「政府樓宇」，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用和運作。』

19. 維修「政府樓宇」

「批地文件」特別條款第(25)條訂明：

『(a) 茲毋損本文特別條款第(26)條之規定，「買方」必須時刻自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(26)(a)(ii)條訂明的「保養期」屆滿為止。

(b) 茲僅就本特別條款而言，「買方」一詞不包括其受讓人。』

20. 保養責任

「批地文件」特別條款第(26)條訂明：

『(a) 「政府樓宇」及該處各屋宇裝備裝置如有任何下列缺點、失修、不善、故障、失靈或任何其他尚未完成工程(不論是否關乎工藝、物料、設計等)，以致直接或間接招致或引起任何責任、索償、損失、損害、開支、收費、費用、需索、訴訟及法律程序，「買方」現承諾向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償：

(i) 於「買方」交付「政府樓宇」佔管權當日之前已存在者；及

(ii) 「買方」交付「政府樓宇」佔管權當日後365日內(以下簡稱「保養期」)出現或呈現者。

(b) 如「署長」或「財政司司長法團」或兩者要求，「買方」必須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準

及方式執行所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「保養期」內出現或呈現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。除以上所述，「買方」並須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式修復及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「買方」交付佔管權當日已存在的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。

(c) 「保養期」即將屆滿時，「署長」或「財政司司長法團」或兩者將安排檢驗「政府樓宇」及該處各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「署長」及「財政司司長法團」保留權利於「保養期」屆滿後十四(14)日內向「買方」發出「建築瑕疵細目表」，列明「政府樓宇」及該處各屋宇裝備裝置的明顯缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「買方」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準和方式補救及糾正此等缺失。

(d) 如「買方」不執行本特別條款(b)及(c)款所訂的任何工程，「政府」或「財政司司長法團」或兩者可自行施工，「買方」須在接獲通知後支付經「署長」核證(其決定將作終論並對「買方」約束)為「政府」或「財政司司長法團」或兩者因此招致之所有相關費用和收費，另加相等於費用及收費總額百分之二十(20%)的行政費用。「政府」或「財政司司長法團」或兩者有權從本特別條款(e)款所載的保證金中扣除本(d)款訂明應繳而「買方」欠負「政府」或「財政司司長法團」或兩者的費用、收費及付費。倘本特別條款(e)款訂明的保證金不足支付「買方」欠負「政府」或「財政司司長法團」或兩者的所有應繳費用、收費及付費，「買方」須在接獲通知時補付差額。

(e) 「買方」須在依照本文特別條款第(22)條轉讓「政府樓宇」的同時，向「政府」支付港幣七百五十二萬七千元(HK$7,527,000.00)的按金(以下簡稱「保證金」)。茲受限於本特別條款(d)款之規定，當「政府樓宇」的「保養期」屆滿而「買方」已以令人滿意的方式完成所有維修、修理、修改、重建及糾正工程連同「署長」或「財政司司長法團」或兩者要求的任何其他工程，保證金將到期應付予「買方」(現明確聲明及協議，保證金或當中任何部分均不會計付任何利息)。

(f) 茲僅就本特別條款而言，「買方」一詞不包括其受讓人。』

21. 提供文件等

「批地文件」特別條款第(27)條訂明：

『「買方」向「政府」交付「政府樓宇」的佔管權後，須於當日後八(8)個星期內盡快遵照「工程規格附表」規定，自費向「署長」提供所有相關的文件、圖則及材料。』

E. 「買方」在該土地內或外鋪設、平整或作園景美化的任何範圍或興建或維修任何構築物或設施的責任

22. 維修

「批地文件」一般條款第7條訂明：

『(a) 「買方」應在根據此等「批地條款」建造或重建(本詞指本一般條款(b)款所述的重建工程)的整個批租年期內：

(i) 按照經批准的設計、布局和高度及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及

(ii) 維修現已或日後依照此等「批地條款」或嗣後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。

(b) 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，「買方」必須另行提供同類型和樓面總面積相等的一座或多座良好穩固的建築物，又或提供類型和價值經「署長」批准的一座或多座建築物以作替代。如進行上述拆卸工程，「買方」應在施工一(1)個曆月內向「署長」申請同意，以便進行建造工程重建該地段，「署長」給予同意後則須在三(3)個曆月內展開必要的重建工程，以及在「署長」指定的期限內以「署長」滿意的方式完成工程。』

23. 建築契諾

「批地文件」特別條款第(7)條訂明：

『「買方」應全面遵照此等「批地條款」和香港現時或任何時候生效的所有建築、衛生及規劃相關的條例、附例和規例，在該地段發展興建一座或多座建築物。上述建築物應在2024年9月30日或之前建成並適宜佔用。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(7)條訂明的建築契諾期滿日延至2025年3月31日。

24. 園景美化

「批地文件」特別條款第(10)條訂明：

『(a) 「買方」應自費向「署長」提交園景設計總圖，述明遵照本特別條款(b)款規定在該地段進行園景工程的位置、規劃和布局，以供「署長」審批。在「署長」批核園景設計總圖並且同意(如需要)遵照本文第(9)條特別條款擬備的樹木保育建議書之前，不得在該地段或其任何部分展開地盤平整工程。於此等「批地條款」，「地盤平整工程」的定義以《建築物條例》或相關任何附屬規例及修訂法例所訂為準)。

(b) (i) 園景設計總圖比例應為1：500或更大，並載明園景設計建議資料，包括現存樹木普查及處理、地盤布局及平整水平、建築物發展概念模式、園景建築及花木種植區插圖布局和「署長」指定的其他資料。

(ii) 該地段不少於30%面積須種植樹木、灌叢或其他植物。

(iii) 本特別條款(b)(ii)款所載的30%面積中須不少於50%(以下簡稱「綠化地方」)應在「署長」全權酌情指定的位置或樓層提供，以確保路過行人可觀賞「綠化地方」或進入該地段的人士或人等可通行該處。

(iv) 「署長」就「買方」建議的哪些園景工程構成本特別條款(b)(ii)款所訂的30%及是否已遵照本特別條款(b)(iii)款提供「綠化地方」所作的決定將作終論並對「買方」約束。

(v) 「署長」可全權酌情接納「買方」建議以其他非種植綠化特色取代種植樹木、灌叢或其他植物。

(c) 「買方」應自費以「署長」全面滿意的方式，按照經批准的園景設計總圖在該地段進行園景美化。如事前未獲「署長」書面同意，不得修改、更改、改動、修訂或取代經批准的園景設計總圖。

(d) 其後「買方」應自費保養和維修園景工程，以維持其安全、清潔、井然、整齊及健康，全面令「署長」滿意。

(e) 遵照本特別條款進行園景綠化的一個或多個地方將指定為並納入本文特別條款第(37)(a)(vi)條所載的「公用地方」。』

25. 發展條款

「批地文件」特別條款第(11)條訂明：

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

(a) 該地段任何已建或擬建的一座或多座建築物必須全面遵從《建築物條例》、其任何附屬規例及相關修訂法例的規定；

(b) 不可在該地段或其任何部分或此等「批地條款」訂明的該地段外任何範圍興建任何一座或多座建築物，亦不可發展或使用該地段或其任何部分或此等「批地條款」訂明的該地段外任何範圍，以致於任何方面不遵守《城市規劃條例》、其任何附屬規例和相關修訂法例的規定；

(c) 該地段已建或擬建的任何一座或多座建築物的整體樓面總面積不得少於52,920平方米，亦不得超過88,200平方米；

(d) 本特別條款(c)款所訂的整體樓面總面積中，現已或將會建於該地段設計擬作非工業用途(不包括私人住宅、貨倉、酒店及加油站)的任何一座或多座建築物或當中任何一個或多個部分的整體樓面總面積不可超過7,500平方米(於本(d)款簡稱為「樓面總面積上限」)。於本(d)款，倘「安老院」(本文特別條款第(15)(a)(i)條所載)現已或將會建於該地段作其他非工業用途(不包括私人住宅、貨倉、酒店及加油站)的任何一座或多座建築物或其任何一個或多個部分內，「安老院」的樓面總面積將計入樓面總面積上限；

然而於任何情況下，本特別條款(c)款訂明的整體樓面總面積均不受影響。於本(d)款，「署長」就是否符合樓面總面積上限所作的決定將作終論並對「買方」約束；

(e) 該地段任何已建或擬建建築物或其他構築物的任何部分連同相關建築物或構築物的加建物或配件(如有)的總高度不可超出香港主水平基準50米或「署長」在「買方」支付其指定地價及行政費用後全權酌情批准的其他高度限制。然而：

(i) 可在建築物天台興建或放置超出上述高度限制的機房、冷氣機、水箱、梯屋及同類屋頂構築物，但此等屋頂構築物的設計、大小和布局必須令「署長」滿意；及

(ii) 「署長」可全權酌情在計算建築物或構築物高度時不計入本文特別條款第(61)(b)(i)(II)條所載的任何構築物或樓面面積；

(f) (i) 除非事前獲「署長」書面批准，否則該地段任何已建或擬建的一座或一組建築物的立面伸展長度不得達到或超過60米；及

(ii) 於本特別條款(f)(i)款：

(I) 「署長」就何謂建築物所作的決定將作終論並對「買方」約束；

(II) 該地段任何已建或擬建的兩座或多座建築物，假如當中任何兩座之間的最短水平距離不足15米，一律視作一組建築物；

(III) 「署長」就何謂該地段任何一座或一組已建或擬建建築物的立面伸展長度所作的決定將作終論並對「買方」約束；

(IV) 計算本特別條款(f)(i)款所載的面牆伸展長度時，任何兩座建築物之間的空隙亦會連計在內。「署長」就計算所作的決定將作終論並對「買方」約束；及

(g) 該地段任何已建或擬建建築物的設計和布局必須提交「署長」申請書面批准。直至「署長」正式批准為止，不可在該地段進行任何建造工程(地盤平整工程除外)。』

26. 維修外部飾面及牆結構等

「批地文件」特別條款第(28)條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，自費(但受限於「財政司司長法團」可按照本文特別條款第(37)(a)(ii)(I)條規定出資)以「署長」全面滿意的方式維修以下項目(以下簡稱「雜項」)：

(i) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯和樓梯；

(iii) 屬於「政府樓宇」及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置與設備)；

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公共部分及設施。

(b) 如「買方」不維修「雜項」而直接或間接招致或引起任何責任、索償、損失、損害、開支、收費、費用、索求、訴訟及法律程序，「買方」將向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。

(c) 於本特別條款，「買方」一詞的定義不包括「財政司司長法團」。』

27. 康樂設施

「批地文件」特別條款第(30)條訂明：

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

(b) 計算本文特別條款第(11)(c)條指定的整體樓面總面積時，受限於本文特別條款第(61)(d)條之規定，任何根據本特別條款(a)款在該地段內興建的「該等設施」任何部分如乃供現已或將會建於該地段的一座或多座住宅大廈住戶和彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的「該等設施」其餘部分則會計算在內。

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

(i) 「豁免設施」將指定為本文特別條款第(37)(a)(vi)條所訂的「公用地方」一部分；

(ii) 「買方」應自費維修「豁免設施」，以保持其修繕及狀況良好，同時妥善運作「豁免設施」，令「署長」滿意；及

(iii) 「豁免設施」只可供現已或將會建於該地段內的一座或多座住宅大廈住戶和彼等的真正訪客使用，其他人士或人等不可使用。』

28. 看守人及管理員辦事處

「批地文件」特別條款第(31)條訂明：

『(a) 該地段內可設有看守人或管理員或兩者的辦事處，但須受限於以下條件：

(i) 「署長」認為辦事處是促進該地段已建或擬建一座或多座作住宅用途建築物的安全、保安和良好管理的必要設施；

(ii) 辦事處除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的辦事處外，概不可作任何其他用途；及

(iii) 辦事處的位置事前必須徵取「署長」書面批准。

於本(a)款，任何辦事處均不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。「署長」就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」約束。

(b) (i) 計算本文特別條款第(11)(c)條所訂的整體樓面總面積時，受限於本文特別條款第(61)(d)條之規定，不會計入依照本特別條款(a)款在該地段內提供而面積不超過以下(I)或(II)當中較小者的辦事處：

(I) 該地段各已建或擬建的一座或多座建築物整體樓面總面積的0.2%；

(II) 該地段各已建或擬建每50個住宅單位或不足此數5平方米，或該地段已建或擬建每座住宅單位大廈5平方米，二者以計算所得的較大樓面面積為準。於此等「批地條款」，「署長」就何謂住宅單位所作的決定將作終論並對「買方」約束。

任何超出以上(I)或(II)的樓面總面積將會計算在內。

(ii) 計算本特別條款(b)(i)(I)款所述該地段已建或擬建的一座或多座建築物的整體樓面總面積時，不會計入根據此等「批地條款」豁免計入該地段已建或擬建的一座或多座建築物樓面總面積的樓面面積。「署長」就此作出的決定將作終論並對「買方」約束。

(c) 於本特別條款(b)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈，「署長」就任何獨立屋、半獨立屋或排屋是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」約束。

(d) 根據本特別條款(a)款在該地段內提供的辦事處將指定為並納入本文特別條款第(37)(a)(vi)條所載的「公用地方」並構成該處一部分。』

29. 看守人及管理員宿舍

「批地文件」特別條款第(32)條訂明：

『(a) 該地段內應設有看守人或管理員或兩者的宿舍，但須受限於以下條件：

(i) 宿舍應設於該地段其中一座已建的住宅單位大廈或「署長」書面批准的其他地點；及

(ii) 宿舍除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的宿舍外，概不可作任何其他用途。

於本(a)款，宿舍不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。「署長」就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對「買方」約束。

(b) 計算本文特別條款第(11)(c)條所訂的整體樓面總面積時，不會計入依照本特別條款(a)款在該地段提供而整體樓面總面積不超過25平方米的宿舍。任何超出25平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段內提供的看守人或管理員或兩者的宿舍將指定為並納入本文特別條款第(37)(a)(vi)條所載的「公用地方」並構成該處一部分。』

30. 「業主立案法團」或「業主委員會」辦事處

「批地文件」特別條款第(33)條訂明：

『(a) 該地段範圍內可設置一個辦事處供「業主立案法團」或「業主委員會」使用，惟須遵從以下條件：

(i) 辦事處除供現已或將會就該地段已建或擬建建築物成立的「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途；及

(ii) 辦事處的地點必須事前徵取「署長」書面批准。

(b) 計算本文特別條款第(11)(c)條所訂的整體樓面總面積時，受限於本文特別條款第(61)(d)條之規定，不會計入依照本特別條款(a)款在該地段提供而樓面總面積不超過20平方米的辦事處。任何超出20平方米的樓面總面積則會計算在內。

(c) 根據本特別條款(a)款在該地段提供的辦事處將指定為本文特別條款第(37)(a)(vi)條所載的「公用地方」並構成該處一部分。』

31. 停車位規定

「批地文件」特別條款第(40)條訂明：

『(a) (i) 該地段內應按以下比率提供「署長」滿意的車位(以下簡稱「住宅車位」)，以供停泊該地段已建或擬建的一座或多座建築物內各住宅單位住戶及彼等各真正賓客、訪客或獲邀人士擁有而根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的車輛：

(I) 如在該地段內提供一座或多座住宅單位大廈(擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋除外)，分配比率將按照下表所列該地段已建或擬建住宅單位各自的面積計算，除非「署長」同意與下表所列者不同的比率或數額則屬例外：

每個住宅單位的面積	擬提供「住宅車位」的數額
少於40平方米	每13.6個住宅單位或不足此數一個車位
不少於40平方米但少於70平方米	每7.8個住宅單位或不足此數一個車位
不少於70平方米但少於100平方米	每2.6個住宅單位或不足此數一個車位
不少於100平方米但少於160平方米	每0.7個住宅單位或不足此數一個車位
不少於160平方米	每0.6個住宅單位或不足此數一個車位

(II) 在該地段內提供擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：

(A) 每座樓面總面積少於160平方米的房屋1個車位；

(B) 每座樓面總面積不少於160平方米但少於220平方米的房屋1.5個車位；及

(C) 每座樓面總面積不少於220平方米的房屋2個車位，

如本(a)(i)(I)及(a)(i)(II)(B)款指定分配的車位數額為小數位數，則四捨五入為最接近之整數。於本(a)(i)款，「署長」就何謂獨立屋、半獨立屋或排屋及每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。

(ii) 於本特別條款(a)(i)(I)款，擬遵照本特別條款(a)(i)(I)款提供的「住宅車位」總數為根據本特別條款(a)(i)(I)款列表中每個住宅單位的面積計算之「住宅車位」總數。於此等「批地條款」，「每個住宅單位的面積」一詞按樓面總面積計算為以下(I)及(II)項之和：

(I) 由其住戶專用及專享的個別住宅單位的樓面總面積，即由該單位的圍牆或矮牆外部開始量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免存疑，不包括單位內部所有樓面面積，此等面積在計算本文特別條款第(11)(c)條指定的樓面總面積時不會連計在內；及

(II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準)樓面總面積，即計算各住宅單位圍牆外供現已或將會建於該地段發展項目住宅部分各住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本文特別條款第(11)(c)條所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」整體樓面總面積} \times \frac{\text{根據本特別條款(a)(ii)(I)款計算的每個住宅單位樓面總面積}}{\text{根據本特別條款(a)(ii)(I)款計算的所有住宅單位整體樓面總面積}}$$

(iii) 該地段應額外設置「署長」滿意的車位(以下簡稱「訪客車位」)，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建的一座或多座建築物內各住宅單位住戶的真正賓客、訪客或獲邀人士的車輛，配置比率如下：

每座住宅單位大廈的住宅單位數額	每座住宅單位大廈所需的「訪客車位」數額
30或以下	1
31 - 45	2
46 - 60	3
61 - 75	4
75以上	5

於本(a)(iii)款，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住所作出的決定將作終論並對「買方」約束。

(iv) 根據本特別條款(a)(i)及(a)(iii)款提供的車位(可分別根據本文特別條款第(42)條更改)，除作上述條款分別訂明的用途外，不得作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(b) (i) 該地段內應按以下比率提供「署長」滿意的車位作泊車用途，除非「署長」另行同意採取其他比率，則屬例外：

(I) 該地段已建或擬建作寫字樓用途的一座或多座建築物或建築物任何一個或多個部分樓面總面積首15,000平方米每150平方米或不足此數配置一個車位，其餘作此用途的樓面總面積則每200平方米或不足此數配置一個車位；及

(II) 該地段已建或擬建作非工業用途(不包括私人住宅、寫字樓、酒店、貨倉及加油站)的一座或多座建築物或建築物任何一個或多個部分樓面總面積首2,000平方米每40平方米或不足此數配置一個車位，其餘作此用途的樓面總面積則每150平方米或不足此數配置一個車位。

然而，如擬根據本(b)(i)款提供的車位數額為小數位數，則向上進位至下一個整數。

(ii) 計算本特別條款(b)(i)(I)及(b)(i)(II)款(可根據本文特別條款第(42)條更改)指定提供的車位數目時，不會計入任何將用作泊車、上落貨地方和上落乘客停車處的任何樓面面積。

(iii) 上述根據本特別條款(b)(i)(I)及(b)(i)(II)款(可根據本文特別條款第(42)條更改)提供的車位，除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於現已或將會建於該地段作該等條款所訂用途的一座或多座建築物或建築物任何一個或多個部分各佔用人及彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(c) (i) 「買方」應依照建築事務監督規定和批准，從根據本特別條款(a)(i)、(a)(iii)及(b)(i)款(可分別根據本文特別條款第(42)條更改)提供的車位中預留和指定若干個車位(此等預留及指定車位以下簡稱「傷殘人士車位」)，以供《道路交通條例》、其任何附屬

規例及相關修訂法例界定定義的傷殘人士停泊車輛，而根據本特別條款(a)(iii)款(可根據本文特別條款第(42)條更改)提供的車位中須預留和指定最少一個車位。「買方」不可將根據本特別條款(a)(iii)款(可根據本文特別條款第(42)條更改)提供的所有車位指定或預留為「傷殘人士車位」。

(ii) 「傷殘人士車位」除供《道路交通條例》、其任何附屬規例及相關修訂法例界定定義的傷殘人士停泊屬於該地段已建或擬建一座或多座建築物各住戶或佔用人和彼等各真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(d) (i) 該地段內應提供「署長」滿意的車位以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌的電單車，除非「署長」另行同意其他比率，否則配置比率如下：

(I) 現已或將會建於該地段一座或多座建築物每100個住宅單位或不足此數配置一個車位(以下簡稱「住宅電單車位」)；

(II) 本特別條款(b)(i)(I)款指定提供的車位總數百分之五(5%)；及

(III) 本特別條款(b)(i)(II)款指定提供的車位總數百分之五(5%)，

如本(d)(i)款指定分配的車位數額為小數位數，則四捨五入為最接近之整數。於本特別條款(d)(i)(I)款，任何擬用作單一家庭住所的獨立屋、半獨立屋或排屋均不可視作住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對「買方」約束。

(ii) 「住宅電單車位」(可根據本文特別條款第(42)條更改)除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建一座或多座建築物各住宅單位住戶和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(iii) 根據本特別條款(d)(i)(II)及(d)(i)(III)款提供的車位(可分別根據本文特別條款第(42)條更改)除供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段任何已建或擬建作本特別條款(b)(i)(I)及(b)(i)(II)款分別所訂用途的一座或多座建築物或建築物任何一個或多個部分各佔用人和彼等各真正賓客、訪客或獲邀人士的電單車外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。

(e) 該地段內應提供「署長」滿意的車位，以供停泊屬於該地段已建或擬建的一座或多座建築物內各住宅單位住戶及彼等各真正賓客、訪客或獲邀人士的單車，分配比率為每30個住宅單位或不足此數一個車位(每個住宅單位的樓面總面積應少於70平方米)或「署長」批准的其他比率。如本(e)款指定提供的車位數額為小數位數，則四捨五入為最接近之整數。於本(e)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋或該房屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」約束。上述車位(可根據本文特別條款第(42)條更改)除作本(e)款訂明的用途外，不得作任何其他用途。

(f) (i) 除「傷殘人士車位」外，每個遵照本特別條款(a)及(b)款(可分別根據本文特別條款第(42)條修改)提供的車位應闊2.5米及長5.0米，最低淨空高度為2.4米。

(ii) 每個「傷殘人士車位」的尺寸應以建築事務監督指定或批准為準。

(iii) 每個根據本特別條款(d)款提供的車位(可根據本文特別條款第(42)條更改)應闊1.0米及長2.4米，最低淨空高度為2.4米或「署長」批准的其他最低淨空高度。

(iv) 每個遵照本特別條款(e)款設置的車位(可根據本文特別條款第(42)條更改)尺寸須經「署長」書面批准。』

32. <u>上落貨規定</u>

「批地文件」特別條款第(41)條訂明：

『(a) 該地段內應提供「署長」滿意的車位：

(i) 以供貨車上落貨，分配比率如下：

(I) 該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一個車位，或採取「署長」批准的其他比率，但該地段已建或擬建住宅單位大廈最少須配置一個上落貨車位，此等上落貨車位應毗鄰或位於每座住宅單位大廈內；

(II) 該地段已建或擬建作寫字樓用途的一座或多座建築物或建築物任何一個或多個部分樓面總面積每2,000平方米或不足此數配置一個車位；及

(III) 該地段已建或擬建作非工業用途(不包括住宅、寫字樓、酒店、貨倉及加油站)的一座或多座建築物或建築物任何一個或多個部分樓面總面積每800平方米或不足此數配置一個車位；

於本特別條款(a)(i)(I)款，擬供單一家庭作住所的獨立屋、半獨立屋或排屋不可視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座房屋是否構成或擬供單一家庭作住所作出的決定將作終論並對「買方」約束；及

(ii) 用作車輛(包括的士)上落乘客的停車處，配置比率為現已或將會建於該地段擬作寫字樓用途的一座或多座建築物或建築物一個或多個部分每20,000平方米樓面總面積或不足此數配置一個車位。

(b) (i) 根據本特別條款(a)(i)款提供的每個車位尺寸應為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與該款所載一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。

(ii) 根據本特別條款(a)(ii)款提供的每個車位尺寸應為2.5米闊及5.0米長，最低淨空高度為2.4米。此等車位除與現已或將會建於該地段擬作寫字樓用途的一座或多座建築物或建築物一個或多個部分相關的車輛(包括的士)上落乘客外，不得作任何其他用途。

(c) 計算本特別條款(a)(i)(II)、(a)(i)(III)及(a)(ii)款指定提供的車位數額時，不會計入任何將用作泊車、車輛上落貨地方和上落乘客停車處的樓面面積。』

33. <u>維修預應力地錨</u>

「批地文件」特別條款第(50)條訂明：

『如該地段的發展或重建項目或其任何部分已安裝預應力地錨，「買方」須自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。』

34. <u>建造排水渠及渠道</u>

「批地文件」特別條款第(53)條訂明：

『(a) 「買方」應按「署長」視為需要，自費以「署長」滿意的方式在該地段邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致直接或間接引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「買方」必須承擔全責並向「政府」及其人員彌償，並且保持令其獲得彌償。

(b) 接駁該地段任何排水渠及污水渠至已鋪設和啟用之「政府」雨水渠及污水管的工程將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。』

35. <u>隔音屏障</u>

SUMMARY OF LAND GRANT
批地文件的摘要

「批地文件」特別條款第(55)條訂明：

『如「核准噪音緩解措施」包括在該地段興建或建造一個或多個伸展至該地段邊界以外並橫跨毗鄰「政府」土地任何部分的隔音屏障(以下簡稱「隔音屏障」)，必須遵從以下的條件：

(a) 「買方」應自費依照建築事務監督批核的圖則和全面遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定設計、興建和建造「隔音屏障」；

(b) 不可在毗鄰該地段的任何「政府」土地之上、其內或其下興建「隔音屏障」的地基或支承件；

(c) 如事前未獲「署長」書面批准，不可在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 「買方」時刻均須自費保養、維修和修理「隔音屏障」或(如「署長」批准)任何加建物、更換件或附件，以保持其修繕妥當及狀況良好，全面令「署長」滿意。如執行本(d)款的工作需要暫時封路或進行交通改道，必須在施工前徵取運輸署署長書面同意臨時交通安排；

(e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如事前未獲「署長」書面同意，「買方」不可使用或容忍、准許他人使用「隔音屏障」或其任何一個或多個部分陳列廣告或展示任何招牌、告示或海報；

(f) 如事前獲「署長」書面批准，「買方」、其承辦商、工人或「買方」授權的任何其他人等可獲准不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰該地段的「政府」土地，以便興建、建造、檢查、修理、維修、清潔、更新、改建、加建、更換、附裝、拆卸或清拆伸展至橫跨「政府」土地的「隔音屏障」任何一個或多個部分；

(g) 「買方」時刻均須採取必要的預防措施，防止因為興建、建造、實存、檢查、修理、維修、清潔、更新、改建、加建、更換、附裝、使用、拆卸或清拆「隔音屏障」或其任何部分而導致毗鄰該地段的「政府」土地和「隔音屏障」或任何進入或使用毗鄰該地段「政府」土地的人等或車輛損壞或受損；

(h) 「署長」可隨時全權酌情行使權利，向「買方」發出書面通知，要求「買方」在接獲書面通知當日後六(6)個曆月內拆卸及清拆橫跨「政府」土地的「隔音屏障」任何一個或多個部分並且不作任何替換。「買方」接獲書面通知後，應自費在書面通知列明的期限內以「署長」全面滿意的方式拆卸及清拆上述橫跨「政府」土地的「隔音屏障」任何一個或多個部分；

(i) 如「買方」不履行本特別條款所訂的「買方」責任，「署長」可執行相關的必要工程，「買方」須在「署長」通知時支付相等於有關費用的款項，費用金額由「署長」釐定，其決定將作終論並對「買方」約束；

(j) 「買方」時刻均須允許「政府」及「相關人等」，不論攜帶工具、設備、機器、機械或駕車與否，可行使自由及不受限制的權利通行、進出、往返和行經該地段或其任何部分和任何已建或擬建的一座或多座建築物，以便檢查、檢驗及監督任何遵照本特別條款(a)、(d)及(h)款執行的任何工程，以及任何遵照本特別條款(i)款執行的工程或「署長」認為有必要實施的任何其他工程；

(k) 倘因「買方」履行本特別條款訂明的責任，或因「署長」行使本特別條款(j)款所訂的權利，或因執行本特別條款(i)款訂明的工程等令「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」及「相關人等」概不承擔任何責任或義務，「買方」不得就任何此等損失、損害、滋擾或騷擾向「政府」或「相關人等」索償；及

(l) 倘鑒於「隔音屏障」的興建、建造、實存、檢查、修理、維修、清潔、更新、改建、加建、更換、附裝、使用、拆卸或清拆工程，或因執行本特別條款訂明的任何其他工程而直接或間接招致任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「買方」須向「政府」及「相關人等」作出彌償，並且保持令其獲得彌償。』

F. 對買方造成負擔的租用條件

36. 給予「政府」彌償

「批地文件」一般條款第(5)(c)條訂明：

『倘因「買方」違反此等「批地條款」又或毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而「署長」認為(其意見將作終論並對「買方」約束)有關損害或泥土或地下水污染是因「買方」使用該地段或建於該地段任何發展項目或重建項目或其任何部分又或「買方」於該地段進行任何活動或執行任何工程所致，則不論「買方」使用該地段、發展或重建、進行活動或執行工程乃遵從或違反此等「批地條款」，「買方」須就任何由此直接或間接招致或產生的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」彌償，並且保持令其獲得彌償。』

37. 樹木保育

「批地文件」特別條款第(9)條訂明：

『如事前未獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木。』

38. 「1號非建築用地」(用於維修「公路結構」)

「批地文件」特別條款第(12)條訂明：

『(a) 除非本特別條款(b)款訂明，否則：

(i) 不可在本文所夾附圖則以粉紅色加黑點顯示的該地段部分(以下簡稱「粉紅色加黑點範圍」)之上或跨越該處興建、建造或設置任何建築物、構築物或任何建築物或構築物的支承件；

(ii) 不可在本文所夾附圖則以粉紅色間藍斜線加黑點顯示的該地段部分(以下簡稱「粉紅色間藍斜線加黑點範圍」)之上、之下、跨越該處、上方、下方或地面水平範圍內興建、建造或設置任何建築物、構築物、建築物或構築物的支承件或地基；及

(iii) 不可在本文所夾附圖則以粉紅色間黑十字線加黑點和粉紅色間黑十字線紅斜線加黑點顯示的該地段部分(以下簡稱「粉紅色間黑十字線加黑點範圍」和「粉紅色間黑十字線紅斜線加黑點範圍」)之上、之下、跨越該處、上方、下方或地面水平範圍內興建、建造、設置或提供任何建築物、構築物、建築物或構築物的支承件、地基或園景工程；

(「粉紅色加黑點範圍」、「粉紅色間藍斜線加黑點範圍」、「粉紅色間黑十字線加黑點範圍」和「粉紅色間黑十字線紅斜線加黑點範圍」以下統稱「1號非建築用地」。)

(b) 允許在「1號非建築用地」內興建下列構築物及進行下列工程：

(i) 「1號非建築用地」的圍欄；

(ii) 依照本文特別條款第(57)(b)(iii)(I)條規定在「粉紅色間黑十字線加黑點範圍」和「粉紅色間黑十字線紅斜線加黑點範圍」上進行路面鋪築工程；及

(iii) 依照本文特別條款第(57)(b)(iii)(II)條規定在「粉紅色間黑十字線加黑點範圍」和「粉紅色間黑十字線紅斜線加黑點範圍」下方或地面水平之下興建一個或多個構築物。

(c) 「政府」、「署長」及其正式授權的人員、承辦商或彼等的工人(「署長」及其正式授權的人員、承辦商或彼等的工人以下統稱「相關人等」)現獲賦予權利，不論攜帶工具、設備、機器、機械或駕車與否，時刻均可自由及不受限制地通行、進出、往返和行經「1號非建築用地」，以便檢查、修理、維修、更換及更新「公路結構」或執行任何與「公路結構」有關的任何工程。

(d) 倘「買方」或任何人士因為「政府」或「相關人等」行使本特別條款(c)款賦予的權利自由和不受限制地通行、進出及往返以便檢查、修理、維修、更換和更新「公路結構」或執行任何與「公路結構」有關的工程，而令「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」及「相關人等」概毋須就此承擔責任或義務，「買方」不可就此等損失、損害、滋擾或騷擾向「政府」或「相關人等」申索賠償。

(e) 於此等「批地條款」，「署長」就何謂「粉紅色加黑點範圍」、「粉紅色間藍斜線加黑點範圍」、「粉紅色間黑十字線加黑點範圍」及「粉紅色間黑十字線紅斜線加黑點範圍」地面水平所作的決定將作終論並對「買方」約束。』

39. 「2號非建築用地」

「批地文件」特別條款第(13)條訂明：

『(a) 除非本特別條款(b)款訂明，否則：

(i) 不可在本文所夾附圖則以粉紅色間藍斜

線及粉紅色間黑十字線藍斜線顯示的該地段部分(以下簡稱「粉紅色間藍斜線範圍」及「粉紅色間黑十字線藍斜線範圍」)和「粉紅色間藍斜線加黑點範圍」(「粉紅色間藍斜線範圍」、「粉紅色間黑十字線藍斜線範圍」及「粉紅色間藍斜線加黑點範圍」以下統稱「2號非建築用地」)之上、之下、跨越該處、上方、下方或地面水平範圍內興建、建造或設置任何建築物、構築物、建築物或構築物的支承件或地基；及

(ii) 不可在「粉紅色間黑十字線藍斜線範圍」之上、之下、跨越該處、上方、下方或地面水平範圍內進行任何園景工程。

(b) 允許在「2號非建築用地」內興建下列構築物及進行下列工程：

(i) 位於「粉紅色間藍斜線範圍」及「粉紅色間黑十字線藍斜線範圍」之內、其上或跨越該處的圍牆、圍欄或兩者；

(ii) 「粉紅色間藍斜線加黑點範圍」的圍欄；

(iii) 經「署長」批准在「粉紅色間藍斜線範圍」之內、其上或跨越該處興建或建造一個或多個小型構築物；

(iv) 依照本文特別條款第(57)(b)(iii)(I)條規定在「粉紅色間黑十字線藍斜線範圍」上進行路面鋪築工程；及

(v) 依照本文特別條款第(57)(b)(iii)(II)條規定在「粉紅色間黑十字線藍斜線範圍」下方或地面水平之下興建一個或多個構築物。

(c) 於此等「批地條款」，「署長」就何謂「粉紅色間藍斜線範圍」和「粉紅色間黑十字線藍斜線範圍」地面水平所作的決定將作終論並對「買方」約束。』

40. 「3號非建築用地」(用於通風)

「批地文件」特別條款第(14)條訂明：

『(a) 除非本特別條款(b)款訂明，否則不可在本文所夾附圖則以粉紅色間紅斜線及粉紅色間黑十字線紅斜線顯示的該地段部分(以下簡稱「粉紅色間紅斜線範圍」及「粉紅色間黑十字線紅斜線範圍」)和「粉紅色間黑十字線紅斜線加黑點範圍」(「粉紅色間紅斜線範圍」、「粉紅色間黑十字線紅斜線範圍」及「粉紅色間黑十字線紅斜線加黑點範圍」以下統稱「3號非建築用地」)之上、之下、跨越該處、上方、下方或地面水平範圍內興建、建造、設置或提供任何建築物、構築物、建築物或構築物的支承件、地基或園景工程。

(b) 允許在「3號非建築用地」之內興建下列構築物及進行下列工程：

(i) 位於「粉紅色間紅斜線範圍」及「粉紅色間黑十字線紅斜線範圍」之內、其上或跨越該處的圍牆、圍欄或兩者；

(ii) 「粉紅色間黑十字線紅斜線加黑點範圍」的圍欄；

(iii) 依照本文特別條款第(10)條在「粉紅色間紅斜線範圍」之內、其上或跨越該處提供的園景工程；

(iv) 依照本文特別條款第(57)(b)(iii)(I)條規定在「粉紅色間黑十字線紅斜線範圍」及「粉紅色間黑十字線紅斜線加黑點範圍」上進行路面鋪築工程；

(v) 「粉紅色間紅斜線範圍」下方或地面水平以下的建築物、構築物、建築物或構築物的支承件或地基；及

(vi) 依照本文特別條款第(57)(b)(iii)(II)條規定在「粉紅色間黑十字線紅斜線範圍」下方或地面水平之下興建一個或多個構築物。

(c) 於此等「批地條款」，「署長」就何謂「粉紅色間紅斜線範圍」和「粉紅色間黑十字線紅斜線範圍」地面水平所作的決定將作終論並對「買方」約束。』

41. 關於讓與「住宅車位」及「住宅電單車位」的限制規定

「批地文件」特別條款第(44)條訂明：

『(a) 儘管「買方」已遵守和履行此等「批地條款」令「署長」滿意，「住宅車位」及「住宅電單車位」亦不得：

(i) 轉讓，除非：

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

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

(ii) 分租(租予該地段已建或擬建的一座或多座建築物內住宅單位的住戶除外)，

於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的住戶概不可承讓或承租合共多於三個「住宅車位」及「住宅電單車位」。

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

(c) 本特別條款(a)款概不適用於以整體方式轉讓、分租、按揭或押記該地段。

(d) 本特別條款(a)及(b)款概不適用於「傷殘人士車位」。』

42. 削土

「批地文件」特別條款第(48)條訂明：

『(a) 如該地段或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，或此等「批地條款」規定「買方」執行的其他工程，則不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行和建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」應在本文協定的批租年期內時刻自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本特別條款(a)款的規定概不妨礙「政府」行使本文特別條款第(47)條所訂的權利。

(c) 無論何時，如因「買方」進行平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時須就「政府」、其代理及承辦商作出彼等因為或由於滑土、山泥傾瀉或地陷所直接或間接蒙受或招致的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序作出彌償，並且保持令其獲得彌償。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或未能在通知訂明的期限內以「署長」滿意的方式執行通知的指示，「署長」可即時執行及進行任何必要的工程。「買方」必須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業費用與收費。』

43. 廢土或廢料

「批地文件」特別條款第(51)條訂明：

『(a) 如有來自該地段或任何受該處任何發展工程影響的其他地方之泥土、廢土、廢料、建築廢物或建造物料堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠或明渠或其他「政府」產業(以下統稱「政府產業」)，「買方」必須自費清理廢物並修復上述「政府產業」蒙受的任何損害。「買方」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾而直接或間接引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」彌償，並且保持令其獲得彌償。

(b) 儘管有本特別條款(a)款之規定，「署長」仍可(但毋責任必須)應「買方」要求清理「政府產業」的廢物並修復該處由此出現的任何損害。「買方」須在「政府」通知時向「政府」支付相關的費用。』

SUMMARY OF LAND GRANT
批地文件的摘要

44. 損壞服務設施

「批地文件」特別條款第(52)條訂明：

『「買方」時刻均須採取所有妥善及適當的護理、工藝和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免損壞、干擾或阻塞位於該地段、「綠色範圍」、「黃色範圍」或其任何部分或沿該處之內、其上、其下鋪設或跨越或毗鄰該處的「政府」或其他現有排水渠、水道或渠道、總喉、道路、行人道、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，必須進行或達致進行完善調查和查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復和還原「工程」(明渠、污水管、雨水渠或總喉例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致該地段、「綠色範圍」、「黃色範圍」或其任何部分又或任何「服務設施」蒙受的任何損害、干擾或阻塞。如「買方」不在該地段、「綠色範圍」、「黃色範圍」或其任何部分或「服務設施」執行此等必要的改道、重鋪、修理、修復和還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的費用。』

45. 「渠務專用範圍」

「批地文件」特別條款第(57)條訂明：

『(a) 除非本特別條款(b)款訂明，否則不可在本文所夾附圖則以粉紅色間黑十字線顯示的該地段部分(以下簡稱「粉紅色間黑十字線範圍」)、「粉紅色間黑十字線藍斜線範圍」、「粉紅色間黑十字線紅斜線範圍」、「粉紅色間黑十字線紅斜線加黑點範圍」及「粉紅色間黑十字線加黑點範圍」(本文所夾附圖則註明為“D.R.”的「粉紅色間黑十字線範圍」、「粉紅色間黑十字線藍斜線範圍」、「粉紅色間黑十字線紅斜線範圍」、「粉紅色間黑十字線紅斜線加黑點範圍」及「粉紅色間黑十字線加黑點範圍」以下統稱「渠務專用範圍」)之上、之下、跨越該處、上方、下方或地面水平範圍內興建、建造、設置或提供任何建築物、構築物、建築物或構築物的支承件、地基或園景工程。

(b) 允許在「渠務專用範圍」內興建下列構築物及進行下列工程：

(i) 位於「粉紅色間黑十字線範圍」、「粉紅色間黑十字線藍斜線範圍」及「粉紅色間黑十字線紅斜線範圍」之內、其上或跨越該處的圍牆、圍欄或兩者；

(ii) 「粉紅色間黑十字線紅斜線加黑點範圍」及「粉紅色間黑十字線加黑點範圍」的圍欄；及

(iii) 如事前獲「署長」書面同意並且受限於其制訂的條款與條件：

(I) 可在「渠務專用範圍」建造路面鋪築工程，惟倘「署長」有所規定，「買方」必須自費在「署長」指定的期限內以「署長」全面滿意的方式拆除此等路面鋪築工程並還原「渠務專用範圍」。如「買方」未能在上述「署長」指定的期限內或因緊急情況所需執行拆除或還原工程，「署長」可執行其視為必要的工程，「買方」須在接獲通知時向「政府」支付相等工程費用的款項。「署長」的有關決定將作終論並對「買方」約束；及

(II) 「渠務專用範圍」地面水平以下或下方可興建一個或多個構築物，但此等構築物的設計和建造工程不可損害、干擾或影響任何排水渠、污水渠、渠道、排水設施及橫貫、穿越「渠務專用範圍」或位於其下的所有其他服務設施(以下簡稱「公用服務設施」)，並且全面令渠務署署長滿意。無論何時，倘因興建此等構築物而直接或間接導致或引起任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，「買方」必須向「政府」作出彌償，並且保持令其獲得彌償。於此等「批地條款」，「署長」就何謂「渠務專用範圍」地面水平所作的決定將作終論並對「買方」約束。

(c) 「署長」及「相關人等」有權隨時不論攜帶工具、設備、機器、機械或駕車與否，可自由及不受限制地通行、進出、往返及行經該地段，以便鋪設、檢查、修理、維修、更換和更新「公用服務設施」。「渠務專用範圍」內概不可放置任何性質的物件或物料，以致阻礙通行或招致過高的「公用服務設施」附加費，亦不可在「渠務專用範圍」之上或其內停泊車輛(可隨時駛開的車輛除外)。「署長」就車輛是否可隨時駛開所作的決定將作終論並對「買方」約束。如「署長」認為(其意見將作終論並對「買方」約束)「渠務專用範圍」內有任何物件或物料阻礙通行或招致過高的「公用服務設施」附加費，「署長」有權向「買方」發出書面通知，要求「買方」自費以「署長」全面滿意的方式拆卸或拆除此等物件或物料，並且恢復「渠務專用範圍」的原貌。倘「買方」疏忽或未能在上述指定期限內或因緊急情況所需執行通知書的指示，「署長」可執行其視為必要的拆除、拆卸及還原工程，「買方」須在接獲通知時向「政府」支付相等工程費用的款項。工程費用金額經「署長」釐定即作終論，並對「買方」約束。

(d) 「政府」及「相關人等」除必須還原其行使本特別條款(c)款所訂權利和權力挖掘的坑槽外，概毋須因為或鑒於「政府」或「相關人等」行使本特別條款(c)款所賦予權利可自由及不受限制地通行、進出、往返和鋪設、檢查、修理、維修、更換及更新「公用服務設施」導致或連帶招致「買方」或任何人士蒙受任何損失、損害、滋擾或騷擾而承擔任何責任或義務，「買方」不得基於任何此等損失、損害、滋擾或騷擾向「政府」或「相關人等」申索賠償。

(e) 儘管有本特別條款(a)及(b)款之規定，並且茲毋損「買方」須就「渠務專用範圍」承擔的其他責任(如有)，倘經渠務署署長批核的「渠務影響評估」所載的建議涉及任何改動、更改、改變、改造、取代或搬遷「渠務專用範圍」或其任何部分，「買方」在該地段展開任何建造工程之前，應先自費向規劃署署長提交或達致提交其全面滿意的定量通風評估，述明改動、更改、改變、改造、取代或搬遷「渠務專用範圍」或其任何部分對發展該地段的影響，以供規劃署署長作書面批核。』

46. 保護鐵路

「批地文件」特別條款第(59)條訂明：

『(a) 「買方」在該地段展開任何工程之前，應先諮詢香港鐵路有限公司(以下簡稱「港鐵公司」)，確保任何此等工程不會損害、干預或危害任何鐵路工程、結構、設施、裝置或《香港鐵路條例》第2條定義的鐵路運作安全(以下分別簡稱「鐵路」及「港鐵條例」)(「署長」就此所作出的決定將作終論)。如「署長」規定，「買方」須自費採取「港鐵公司」指定的防範措施，以確保任何鐵路工程、結構、設施或裝置的安全和「鐵路」運作安全。於本(a)款，「工程」包括但不限於地盤勘測工程、打樁或其他地基工程和其他土木工程及建造工程。

(b) 「買方」應遵守和履行所有條例，包括但不限於「港鐵條例」及《九廣鐵路公司條例》、現時生效與「鐵路」有關的附例、規例和任何相關修訂。

(c) 「買方」應自費遵行建築事務監督、消防處處長及所有其他相關「政府」和法定主管當局所頒布關於「鐵路」相連或附近一座或多座建築物的任何一個或多個部分之建築(包括使用的材料)、修理及維修工程的規定。

(d) 「買方」應允許「署長」及「港鐵公司」和彼等正式授權的人員、傭工及承辦商，隨時行使權利，不論攜帶工具、設備、機器、機械或駕車與否，可通行、進出、往返及行經該地段或其任何部分和任何建於該處的一座或多座建築物，以進行與「鐵路」相關的勘測、檢查、檢驗、維修、改善或發展工程。倘因「買方」行使本(d)款所賦予權利連帶招致或蒙受任何損失、損害、滋擾或騷擾，「署長」或其正式授權的人員、傭工及承辦商概毋須承擔責任。「買方」不得就此等損失、損害、滋擾或騷擾向「署長」、「港鐵公司」及彼等正式授權的人員、傭工和承辦商申索賠償。

(e) 於「港鐵條例」第2條訂明定義的「經營權有效期」以外任何時間，九廣鐵路公司(以下簡稱「九鐵公司」)將負責營運「港鐵條例」第2條訂明定義的九廣鐵路(以下簡稱「九鐵」)。茲僅限於與「九鐵」相關的原則，本特別條款(a)至(d)款中「港鐵公司」及「鐵路」兩詞，將在適當情況下分別指「九鐵公司」及「九鐵」。』

47. 禁止建造墳墓或骨灰龕

「批地文件」特別條款第(62)條訂明：

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

註： 詳情請參閱「批地文件」。「批地文件」全文可在售樓處的開放時間內按要求供免費閱覽，並可在支付必要的影印費用後索取其副本。

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

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

1. Description

   (a) The Green Area as referred to in Special Condition No.(2)(a) of the Land Grant.

   (b) The Yellow Area as referred to in Special Condition No.(6) of the Land Grant.

   (c) The Government Accommodation as referred to in Special Condition No.(16) of the Land Grant.

2. The general public has the right to use the facilities in accordance with the Land Grant.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

3. Description

   (a) The Green Area.
   (b) The Yellow Area.

4. The general public has the right to use the facilities in accordance with the Land Grant.

5. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.

6. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

7. Not applicable.

D. Any part of the land (on which the Phase is situated) that is dedicated to the public for the purposes of section 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)

8. Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

9. The following plan is reproduced/prepared at the end of this section:-

   (a) The plan annexed to the Land Grant.

F. Provisions of the Land Grant that concern those facilities and open spaces, and those parts of the land

10. <u>Formation of the Green Area (time limit, manner and purpose)</u>

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

    "(a) The Purchaser shall:

    (i) on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

    (II) provide and construct within the Green Area such lay-bys, bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pedestrian crossings, pavements, footpaths, carriageways, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

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

    (ii) on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

    (iii) maintain at the Purchaser's own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No. (3) hereof.

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

    (c) The Government shall have no 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 sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

    Remark: The due date in Special Condition No. (2) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/TPA/61 (IV)).

11. <u>Possession of the Green Area</u>

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

    "For the purpose only of carrying out the works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise."

12. <u>Restriction on use of the Green Area</u>

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

    "The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof."

13. <u>Access to the Green Area for inspection</u>

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

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

    (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;

    (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, 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 neighboring land or premises, and the Purchaser shall co-operate fully with the Government 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 Green Area; 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 and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no 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 and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

14. Paving of Yellow Area

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

"(a) The Purchaser shall on or before the 30th day of September 2024 or such other date as may be approved by the Director, at the Purchaser's own expense pave the area shown coloured yellow on the plan annexed hereto (hereinafter referred as "the Yellow Area") in all respects to the satisfaction of the Director.

(b) (i) The Purchaser acknowledges that as at the date of this Agreement, there are existing bridge, retaining wall, foundation, parapets, drainage channels and other structures and facilities within the Yellow Area. (hereinafter collectively referred to as "the Highways Structures");

(ii) Prior to the commencement of any works on the lot or the Yellow Area, the Purchaser shall demonstrate in all respects to the satisfaction of the Director that any such works will not damage, interfere with or endanger any of the Highways Structures and if required by the Director, the Purchaser shall at his own expense take such precautions and measures as may be required by the Director to ensure the safety of the Highways Structures. The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director make good any damage to the Highways Structures in all respects to the satisfaction of the Director. For the purpose of this sub-clause (b)(ii), "works" shall include but not be limited to site investigation works, piling or other foundation works and other civil engineering and building works.

For the purpose of these Conditions, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(c) The Purchaser shall, while he is in possession of the Yellow Area or any part or parts thereof, at his own expense clean and maintain all pavements and drainage channels within the Yellow Area or such part or parts thereof in all respects to the satisfaction of the Director until such time as possession of the whole of the Yellow Area has been re-delivered to the Government in accordance with sub-clause (f) of this Special Condition.

(d) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (a), (b)(ii) and (c) 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 thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(e) The Government shall have no 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 sub-clauses (a), (b)(ii) and (c) of this Special Condition or the exercise of the rights of the Government under sub-clause (d) 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. 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 anything done or omitted to be done by the Purchaser, his servants, workmen and contractors arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clauses (a), (b)(ii) and (c) of this Special Condition.

(f) For the purpose only of carrying out the works specified in sub-clauses (a), (b)(ii) and (c) of this Special Condition, the Purchaser shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area or any part or parts thereof as the Director shall at his sole discretion specify or require shall be re-delivered to the Government on demand at any time or times and the Yellow Area and such part or parts thereof shall be deemed to have been re-delivered to the Government by the Purchaser on the date or dates as specified by the Director in a letter or letters from the Director to the Purchaser provided always that the Government shall be under no obligation to demand the re-delivery of possession of the Yellow Area or any part or parts thereof but may do so as and when the Government in its sole discretion sees fit.

(g) The Purchaser shall, as and when required by the Director, at the Purchaser's own expense fence the Yellow Area or such part thereof to the satisfaction of the Director.

(h) The Purchaser shall not without the prior written consent of the Director use the Yellow Area for the purpose of storage or for the parking of vehicles or for the erection of any structure or for the provision of any landscaping works or for any purposes other than the carrying out of the works specified in sub-clauses (a), (b)(ii) and (c) of this Special Condition.

(i) The Purchaser shall at all reasonable times while he is in possession of the Yellow Area:

(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 and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (b)(ii) and (c) of this Special Condition and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of this Special Condition and any other works which the Director may consider necessary in the Yellow Area; and

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises and the Highways Structures, and the Purchaser shall co-operate fully with the Government 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.

(j) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i) of this Special Condition shall have no 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 and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (i) of this Special Condition."

Remark: The due date in Special Condition No. (6) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/TPA/61 (IV)).

15. Provision of the Government Accommodation

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

"(a) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the lot, in a good workmanlike manner and in accordance with the Technical Schedule annexed hereto (hereinafter referred to as "the Technical Schedule") and the plans approved under Special Condition No. (16)(a) hereof at such locations, in such manner and designs, with such materials, to such standard as may be approved by the Director, the following accommodations:

(i) one residential care home as defined in the Residential Care Homes (Elderly Persons) Ordinance, any regulations made thereunder and any amending legislation, with a net operational floor area of not less than 1,354 square metres (hereinafter referred to as "the Residential Care Home for the Elderly");

(ii) one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the Residential Care Home for the Elderly for the parking of private light buses with tail-lift licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the operator of the Residential Care Home for the Elderly and their bona fide guests, visitors or invitees; and

(iii) one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the Residential Care Home for the Elderly for the picking up and setting down of passengers from ambulances and private light buses in connection with the operation of the Residential Care Home for the Elderly and at such location, in such form and to such standards as the Director may require or approve

to be completed and made fit for occupation and operation on or before the 30th day of September 2024 (which accommodation together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on the Purchaser) is hereinafter referred to as "the Government Accommodation").

(b) The Government hereby reserves the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof.

(c) (i) For the purpose of determining the net operational floor area of any part of the Government Accommodation, the net operational floor area shall, unless otherwise stated, be taken as comprising the total of the net floor areas of all rooms and spaces within such part of the Government Accommodation as detailed in the Technical Schedule excluding any structures and partitions, circulation areas, staircases, staircase halls, lift landings, space occupied by toilet and shower facilities, mechanical and electrical services such as lifts and air-conditioning systems.

(ii) For the purpose of this Special Condition, the net floor area of a room or space shall be that area enclosed within the perimeter walls or boundaries of a room or space as measured between the finished or notional wall surfaces, free-standing columns or wall columns within that room or space."

Remark: The due date in Special Condition No. (15) of the Land Grant was extended to 31 March 2025 by the Director of Lands by a letter dated 4 February 2021 (ref. no. (58) in DLO/TP 33/TPA/61 (IV)).

16. Plans of the Government Accommodation

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

"(a) (i) The Purchaser shall submit or cause to be submitted to the Director for his written approval plans of the Government Accommodation which shall include details as to the level, position and design of the Government Accommodation and any other details as the Director may require.

(ii) Upon approval being given to the plans of the Government Accommodation, no amendment, variation, alteration, modification or substitution thereto shall be made by the Purchaser except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Government Accommodation approved under this sub-clause (a) shall be deemed to incorporate any amendment, variation, alteration, modification or substitution subsequently approved or required by the Director.

(b) No building works (other than site formation works) shall be commenced on the lot until the plans of the Government Accommodation shall have been approved by the Director under sub-clause (a) of this Special Condition."

17. Amendment of the Technical Schedule

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

"(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) In the event of any inconsistency or variation between the Technical Schedule and these Conditions, these Conditions shall prevail."

18. No gross floor area exemption

Special Condition No.(18) of the Land Grant stipulates that:-

"The gross floor area of the Government Accommodation to be erected, constructed and provided under Special Condition No. (15)(a) hereof shall be taken into account for the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof. For the purpose of these Conditions, the determination of the Director as to:

(a) the gross floor area of the Government Accommodation; and

(b) whether the Residential Care Home for the Elderly or any part or parts thereof shall be taken into account for the calculation of the GFA Limit under Special Condition No. (11)(d) hereof shall be final and binding on the Purchaser."

19. Monitoring of construction of the Government Accommodation

Special Condition No.(19) of the Land Grant stipulates that:-

"(a) The Director shall have the right in his absolute discretion to nominate officers of Government departments (hereinafter referred to as "the Officers") who shall generally oversee the design, construction, provision and completion of the Government Accommodation and shall monitor the construction, provision and completion (hereinafter collectively referred to as "the Construction Works") of the Government Accommodation in order to ensure that the Construction Works of the Government Accommodation are carried out in accordance with these Conditions.

(b) The Purchaser shall notify the Officers of any condition, restriction, requirement and information affecting or relating to the Government Accommodation or any part thereof or the Construction Works of the Government Accommodation or any part thereof forthwith upon the same becoming known to the Purchaser, his servants, agents, contractors and workmen and shall make available all drawings, site records, notices, letters, certificates, approvals and information and render all necessary assistance and co-operation to the Officers when required by the Officers.

(c) The Purchaser shall keep the Director and the Officers advised from time to time as to when he shall be in a position to apply for the relevant Occupation Permit or Temporary Occupation Permit from the Building Authority in respect of the Government Accommodation or any part thereof.

(d) The Government and the Director accept no responsibility or liability for any claims, damages, expenses, charges, costs, demands, actions or proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the exercise by the Officers of the authority conferred under sub-clause (a) of this Special Condition.

(e) The Purchaser shall indemnify and keep indemnified the Government and the Director 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 Construction Works of the Government Accommodation or any part thereof."

20. Liquidation damages

Special Condition No.(20) of the Land Grant stipulates that:-

"(a) In addition to any other payment which may be demanded by the Government and without prejudice to the rights of the Government under these Conditions or otherwise, the Purchaser shall pay to the Government on demand as hereby agreed by way of liquidated damages and not as a penalty if the Purchaser shall fail to complete and make fit for occupation and operation to the satisfaction of the Director the Government Accommodation by the date specified in Special Condition No. (15)(a) hereof, a sum calculated at the rate of HK$12,260.00 per day from the date immediately following the date specified in Special Condition No. (15)(a) hereof up to and including such date as specified in the certificate of completion issued by the Director under Special Condition No. (21)(b) hereof provided that in case of default of payment of the whole or any part of liquidated damages by the Purchaser, the Director shall without prejudice to his other rights and remedies herein contained be entitled to deduct from the sum payable to the Purchaser under Special Condition No. (23)(a) hereof the said sum of liquidated damages.

(b) For the avoidance of doubt, it is hereby agreed and declared that the acceptance of payment of any of the said sum of liquidated damages referred to in sub-clause (a) of this Special Condition shall not discharge the Purchaser from any of his obligations remaining to be observed and performed."

21. Certificate of compliance in respect of the Government Accommodation

Special Condition No.(21) of the Land Grant stipulates that:-

"(a) Within 14 days after completion of the Government Accommodation, the Purchaser shall deliver to the Director a certificate by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation and appointed by the Purchaser for the development of the lot) that the Government Accommodation has been completed in accordance with these Conditions.

(b) Where in the opinion of the Director (whose decision in this respect shall be final and binding on the Purchaser) the Government Accommodation has been completed and made fit for occupation and operation to his satisfaction, the Director shall issue to the Purchaser a certificate of completion to that effect.

(c) Notwithstanding the issue of any certificate of completion by the Director, the Purchaser shall not be absolved from any of his liabilities under Special Conditions Nos. (19)(e) and (26) hereof nor any other obligations remaining to be observed and performed by him under these Conditions."

22. Assignment of the Government Accommodation

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

"(a) The Purchaser shall when called upon so to do by the Director assign to The Financial Secretary Incorporated a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "F.S.I." which expression shall if the context permits include its successors and assigns), with vacant possession, free from incumbrances, at the expense of the Purchaser, the undivided shares specified in sub-clause (b) of this Special Condition together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation and the Purchaser shall complete the assignment of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. (21)(b) hereof within such time as may be specified in writing by the Director.

(b) The number of undivided shares in the whole of the lot to be assigned to F.S.I. in accordance with sub-clause (a) of this Special Condition shall be determined by the Director having regard to the proportion which the gross floor area of the Government Accommodation shall bear to the gross floor area of all the buildings erected or to be erected within the lot. The determination of the Director in this respect shall be final and binding on the Purchaser.

(c) When called upon to do so by the Director (irrespective of whether the Purchaser shall have been called upon to assign under sub-clause (a) of this Special Condition), the Purchaser shall submit or cause to be submitted to the Director for his approval in writing an Assignment in respect of the Government Accommodation, which Assignment shall be in such form and shall contain such provisions as shall be required or approved by the Director.

(d) On completion of the assignment of the Government Accommodation, the Purchaser shall deliver to F.S.I. at the expense of the Purchaser one set of the original or certified copies of deeds and documents of title relating to the lot and the Memorial of the Assignment in respect of the Government Accommodation duly completed and verified by the certificate of the solicitor for the Purchaser. All Land Registry fees payable on registration of the Assignment shall be borne by the Purchaser solely."

23. Consideration for the Government Accommodation

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

"(a) In consideration of the assignment of the Government Accommodation as provided for in Special Condition No. (22) hereof and subject to Special Condition No. (20)(a) hereof, F.S.I. shall pay to the Purchaser in one lump sum a sum of HK$75,270,000.00 or a sum equal to the actual cost of construction of the same to be determined by the Director having regard to the statement submitted in accordance with sub-clause (b) of this Special Condition, whichever is the lesser.

(b) As soon as practicable and in any event within 30 days of being called upon so to do by the Director, the Purchaser shall submit or cause to be submitted to the Director for his verification and approval a written statement (hereinafter referred to as "the Statement"), duly certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation and appointed by the Purchaser for the development of the lot), specifying the monies expended by the Purchaser solely towards the erection, construction and provision in accordance with these Conditions of the Government Accommodation (including (if any) all professional fees, costs, supervisory, overhead and any other charges which may be incurred by the Purchaser arising out of or in connection with the execution of works and the supply of materials relating solely thereto).

(c) The Director shall have the absolute and unfettered right to determine whether any of the monies specified in the Statement should form part of the actual cost of construction referred to in sub-clause (a) of this Special Condition and to call upon the Purchaser to amplify in writing any details contained in the Statement and to require the Purchaser to provide any supporting documents as the Director shall consider necessary. The decision of the Director as to the actual cost of construction shall be final and binding on the Purchaser."

24. Possession of the Government Accommodation

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

"The Director shall have the right to demand at any time before the assignment of the Government Accommodation pursuant to Special Condition No. (22) hereof, delivery of vacant possession of the Government Accommodation in respect of which a certificate of completion shall have been issued under Special Condition No. (21)(b) hereof and the Purchaser shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate."

25. Maintenance of the Government Accommodation

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

"(a) Without prejudice to the provisions of Special Condition No. (26) hereof, the Purchaser shall at all times until expiry of the Defects Liability Period referred to in Special Condition No. (26)(a)(ii) hereof, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

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

26. Defects liability

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

"(a) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. 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) in the Government Accommodation and in the building services installations therefor:

(i) which may exist at the date of delivery of possession by the Purchaser of the Government Accommodation; and

(ii) which shall occur or become apparent within a period of 365 days after the date of delivery of possession by the Purchaser of the Government Accommodation (hereinafter referred to as "Defects Liability Period").

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

(c) The Director or F.S.I. or both will, shortly before the expiry of the Defects Liability Period, cause an inspection to be carried out in respect of the Government Accommodation and the building services installations therefor for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident. The Director and F.S.I. reserve the right to each of them to serve upon the Purchaser within 14 days after the expiry of the Defects Liability Period a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works which may be evident in the Government Accommodation and the building services installations therefor and the Purchaser shall at his own expense cause all necessary works to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director or F.S.I. or both.

(d) If the Purchaser shall fail to carry out any of the works referred to in sub-clauses (b) and (c) of this Special Condition, then any such works may be carried out by the Government or F.S.I. or both and all costs and charges incurred in connection therewith by the Government or F.S.I. or both as certified by the Director (whose decision shall be final and binding on the Purchaser) together with a sum equivalent to 20% of the costs and charges involved as an administrative fee shall on demand be paid by the Purchaser provided that the Government or F.S.I. or both shall be entitled to deduct from the security money referred to in sub-clause (e) of this Special Condition the costs, charges and fees due and owing by the Purchaser to the Government or F.S.I. or both under this sub-clause (d) and in the event of the security money referred to in sub-clause (e) of this Special Condition being insufficient to cover all costs, charges and fees due and owing by the Purchaser the deficit shall be paid by the Purchaser on demand.

(e) The Purchaser shall contemporaneously with the assignment of the Government Accommodation as provided for in Special Condition No. (22) hereof, deposit with the Government a sum of HK$7,527,000.00 (hereinafter referred to as "the security money"). Subject to the proviso to sub-clause (d) of this Special Condition, the security money shall become due to the Purchaser upon the expiry of the Defects Liability Period as relating to the Government Accommodation and the Purchaser satisfactorily carrying out all works of maintenance, repair, amendment, reconstruction and rectification and any other outstanding works as are required by the Director or F.S.I. or both (it being expressly declared and agreed that no interest in respect of such security money or any part thereof will be payable).

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

27. Supply of documents, etc.

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

"The Purchaser shall, at his own expense and as soon as practicable but no later than 8 weeks from the date of delivery of possession by the Purchaser of the Government Accommodation, provide to the Director all documents, drawings and materials relating thereto in accordance with the requirement of the Technical Schedule."

28. Maintenance of external finishes and structure of walls, etc.

Special Condition No.(28) of the Land Grant stipulates that:-

"(a) The Purchaser shall throughout the term hereby agreed to be granted at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (37)(a)(ii)(I) hereof and in all respects to the satisfaction of the Director maintain the following items (hereinafter referred to as "the Items"):

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

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

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

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

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

(b) The Purchaser shall indemnify and keep indemnified the Government and F.S.I. 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 as a consequence of the failure of the Purchaser to maintain the Items.

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

G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land

29. Section 1.1 of the Deed of Mutual Covenant and Management Agreement ("**DMC**") stipulates that:-

"In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:-

"FSI"
means The Financial Secretary Incorporated is a corporation sole incorporated under and by virtue of the Financial Secretary Incorporation Ordinance (Cap. 1015 of the Laws of Hong Kong) and the expression "FSI" shall mean FSI in its capacity as the Owner of the Government Accommodation and if the context so permits the successors and assigns of FSI as Owner of the Government Accommodation;

"GPA"
means the Government Property Administrator of the Government Property Agency of 9th Floor, South Tower, West Kowloon Government Offices, No.11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong and shall include its successor-in-title and any other officer or department of the Government or any Government or administrative authorities holding or bearing whatever title or office who or which may

at any time and from time to time take up and/or replace and/or assume and/or exercise, in whole or in part, any function or role of the Government Property Administrator;

"Government Accommodation"
means collectively (i) the Government Accommodation (RCHE); (ii) the Government Accommodation (Parking Space); and (iii) the Government Accommodation (Lay-by Area), together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, and is as defined as "the Government Accommodation" in Special Condition No. (15)(a) of the Government Grant and is within the Subsequent Phase(s);

"Government Accommodation (Lay-by Area)"
means one lay-by measuring 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres for the exclusive use by the Government Accommodation (RCHE) for the picking up and setting down of passengers from ambulances and private light buses in connection with the operation of the Government Accommodation (RCHE) and at such location, in such form and to such standards as the Director of Lands may require or approve, together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, as stipulated under Special Condition No. (15)(a)(iii) of the Government Grant and is within the Subsequent Phase(s);

"Government Accommodation (Parking Space)"
means one space measuring 3.0 metres in width and 8.0 metres in length with a minimum headroom of 3.3 metres for the exclusive use by the Government Accommodation (RCHE) for the parking of private light buses with tail-lift licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the operator of the Government Accommodation (RCHE) and their bona fide guests, visitors or invitees, together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, as stipulated under Special Condition No. (15)(a)(ii) of the Government Grant and is within the Subsequent Phase(s);

"Government Accommodation (RCHE)"
means one RCHE with a net operational floor area of not less than 1,354 square metres together with any other areas, facilities, services and installations exclusive thereto as the Director of Lands may in his absolute discretion determine, as stipulated under Special Condition No. (15)(a)(i) of the Government Grant and is within the Subsequent Phase(s);

"Green Area"
means collectively "the Green Area" and "the Structures" as referred to and defined in Special Conditions Nos. (2)(a)(i)(I) and (2)(a)(i)(II) of the Government Grant respectively.

"Items"
means "the Items" as referred to and defined in Special Condition No.(28)(a) of the Government Grant, namely:-

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

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

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

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

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development;

"Yellow Area"
means "the Yellow Area" as referred to and defined in Special Condition No. (6)(a) of the Government Grant.

30. Clause 2.7 of the DMC stipulates that:-

"(a) FSI as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) but not the remainder of the Development.

(b) Notwithstanding sub-clause (a) above, upon the request of the Owner of the Government Accommodation, the Manager will undertake the maintenance of services, facilities and installations serving exclusively the Government Accommodation and will be reimbursed with the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager.

(c) FSI or Government shall have the right to alter or vary in its absolute discretion at any time the use of the Government Accommodation or any part thereof without having to obtain the approval or consent of the First Owner, the other Owners or the Manager.

(d) Subject to sub-clause (j) below, FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether forming part of Common Areas and Facilities under this Deed or otherwise) or for the provision of facilities or services which do not, in the opinion of GPA or other person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.

(e) FSI as the Owner of the Government Accommodation shall not be liable for any payment of Special Fund, management deposits, capital equipment fund (subject to sub-clause (j) below), debris removal fee, insurance premium in respect of the Government Accommodation, interest and penalty charges on late or default in payment of management expenses, management and maintenance charges or payment of a like nature.

(f) As may be requested in writing by GPA, the Manager shall provide FSI free of charge with quarterly accounts, audited reports and budgets to justify the expenses incurred/estimated.

(g) The said accounts, reports, budgets, notices and demands shall be sent free of charge to FSI by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing.

(h) Any consent that the Owner of the Government Accommodation may be required to obtain from the Manager shall not be unreasonably withheld and shall be provided free of charge.

(i) No Owner (including the First Owner) shall represent FSI or GPA in any dealings with the Government directly affecting the Government Accommodation. GPA shall in its sole discretion determine whether or not the Government Accommodation is directly affected.

(j) FSI as the Owner of the Government Accommodation shall be liable for payment of the management and maintenance charges and reimbursement of capital expenditure ("**the FSI Charges**") only in respect of the areas, facilities and services and the Items which actually and directly serve of benefit the Government Accommodation or are used by the Owner of the Government Accommodation, the occupier thereof, his servants, contractors, agents or visitors provided however that the liability of FSI shall be as determined by GPA or other person nominated by the Director of Lands for this purpose. Where FSI is liable for the payment of the FSI Charges, the FSI Charges shall:-

(i) be as determined by GPA or other person nominated by the Director of Lands for this purpose but which liability shall not exceed the proportion that the gross floor area of the Government Accommodation bears to the gross floor area of all the buildings on the Land;

(ii) first be approved in writing by GPA or other person nominated by the Director of Lands for this purpose before liability for payment thereof is incurred; and

(iii) be payable from the date of the Assignment or the date of taking over the Government Accommodation, whichever is the earlier.

(k) FSI as the Owner of the Government Accommodation shall have no liability for any contribution towards any management and maintenance charges for any other part of the

Development (whether the Common Areas and Facilities or otherwise) or for the provision of facilities or services which do not, in the opinion of GPA or other person nominated by the Director of Lands for this purpose, directly serve or otherwise directly benefit the Government Accommodation.

(l) Notwithstanding anything provided to the contrary in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from the fit-out rules and shall not in any event be obliged to comply with, observe or perform the fit-out rules, or otherwise be bound by or subject to the fit-out rules.

(m) Notwithstanding anything to the contrary contained in this Deed, FSI as the Owner of the Government Accommodation shall be exempted from using the nominated maintenance or service contractors of the Manager or the First Owner or the other Owners."

31. Clause 4.6 of the DMC stipulates that:-

"The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed) except the first budget which shall cover the period from the date of this Deed until the following 31st day of December. Subject to the provisions of this Deed, the annual budget shall be in four parts:-

(a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Development, the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government), the Yellow Area (until the possession thereof is redelivered, or deemed redelivered, to the Government), the Development Common Areas and Facilities therein and the Items (taking into account any payment (if any) received from FSI as the Owner of the Government Accommodation pursuant to Clause 2.7(j) above) including but without prejudice to the generality of the foregoing:-

…

(xvii) the cost of inspecting, repairing, maintaining and managing the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) and the Yellow Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) under this Deed and/or pursuant to the Government Grant;

…"

32. Clause 5.1 of the DMC stipulates that:-

"The management of the Land and the Development shall be undertaken by the Manager for an initial period of not exceeding two (2) years and shall continue until terminated as provided under Clause 4.1 of this Deed. Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Development for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner irrevocably appoints the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorized under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have the authority and power including but without in any way limiting the generality of the foregoing :-

…

(jjj) To repair, maintain, upkeep, improve, control and operate the Green Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) and the Yellow Area (until the possession thereof is redelivered, or deemed redelivered, to the Government) as the Manager shall deem appropriate and maintain the same;

…"

33. Clause 7.6 of the DMC stipulates that:-

"The person or persons convening the meeting of the Owners' Committee shall, at least 7 days before the date of the meeting, give notice of the meeting to each member of the Owners' Committee. Such notice of meeting shall specify (i) the date, time and place of the meeting; and (ii) the resolutions (if any) that are to be proposed at the meeting. Such notice of meeting may be given:-

(a) by delivering it personally to the member of the Owners' Committee; or

(b) by sending it by post to the member of the Owners' Committee at his last known address; or

(c) by leaving it at the member's Unit or depositing it in the letter box for that Unit.

A notice of the meeting shall also be given to FSI free of charge as the Owner of the Government Accommodation by prepaid post or delivered by hand to GPA, Government Property Agency, 9/F, South Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon, Hong Kong or such other person and address nominated by FSI in writing."

34. Clause 10.9 of the DMC stipulates that:-

"A set of the plans annexed hereto showing the Common Areas and Facilities shall be kept at the management office of the Development for inspection by the Owners during normal office hours free of costs and charges. Whether to be annexed to this Deed or lodged in the management office, the Manager shall provide the Owner of the Government Accommodation with a copy of the plans of Common Areas and Facilities and any amendments that may be made thereto from time to time, free of costs."

35. Clause 10.14 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Green Area shall be redelivered or deemed to have been redelivered to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance of the Green Area in accordance with the Government Grant and the Owners (excluding FSI) shall be responsible for the costs and expenses for the maintenance and repair of the Green Area as if they were part of the Common Areas and Facilities (until possession of which is re-delivered, or deemed redelivered, to the Government)."

36. Clause 10.15 of the DMC stipulates that:-

"Notwithstanding anything herein contained and until such time as possession of the Yellow Area shall be redelivered or deemed to have been redelivered to the Government in accordance with the Government Grant, the Manager shall be responsible for the maintenance of the Yellow Area in accordance with the Government Grant and the Owners (excluding FSI) shall be responsible for the costs and expenses for the maintenance and repair of the Yellow Area as if they were part of the Common Areas and Facilities (until possession of which is re-delivered, or deemed redelivered, to the Government)."

37. Clause 10.16 of the DMC stipulates that:-

"(a) The Owners (excluding FSI) shall at their own expense but subject to any contribution by FSI as referred to in Clause 2.7(j) of this Deed in all respects to the satisfaction of the Director of Lands maintain the Items.

(b) The Items shall be managed and maintained by the Manager. The Owners (excluding FSI) shall indemnify and keep indemnified the Government and FSI from and against all liabilities, damages, expenses, claims, losses, costs, demands, charges, actions and proceedings of whatsoever nature arising whether directly or indirectly out of or as a consequence of the failure of the Manager or the Owners (excluding FSI) to manage or maintain the Items."

38. Paragraph 3 of Part A of the Second Schedule to the DMC stipulate that:-

"The rights and privileges conferred as particularised under Part A and subject to which as specified in Part B each Undivided Share is held shall only come into effect as and when a part or parts of the Development has been issued an Occupation Permit and then only in respect of that part or parts of the Development being issued an Occupation Permit.

…

3. Rights of FSI etc.

FSI, its lessees, tenants, licensees and persons authorized by it and the Owners and occupiers for the time being of the Government Accommodation shall have the benefit of the following rights, privileges and easements and the exercise of the following rights, privileges and easements shall not be subject to any permission, approval or consent of the Manager (or any other Owners):-

(a) the right of shelter, support and protection for the Government Accommodation;

(b) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of

the Government Grant laid on or running through any part of the Land and any part of the Development;

(c) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation or any part thereof (hereinafter referred to as the "**Government Accommodation Services**") at any time at its absolute discretion without any charge by and without having to obtain the approval or consent of any other Owners or the Manager Provided that proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Land and serving all those parts of the Development other than the Government Accommodation;

(d) the right to go pass and repass over and along and to use any common parts of the Land or any common parts of the Development in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of any common facilities within the Land or any part thereof or the Development;

(e) the right at all reasonable times with or without surveyors, contractors, workmen or others and with or without tools, equipment, plant, machinery, material, motor vehicles or vehicle to enter upon the Land or any part thereof or any part of the Development for the purposes of extending or carrying out maintenance, repair, addition, alteration and other works to the Government Accommodation or any part thereof and maintenance, repair, addition, alteration, diversion, variation, relaying, reinstatement and other works to the Government Accommodation Services or any part thereof;

(f) the free and uninterrupted rights of way to and from the Government Accommodation as may be required by the Director of Lands;

(g) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Land or any part thereof or any part of the Development with or without servants, workmen or others and with or without tools, equipment, plant, machinery, material or motor vehicles for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(h) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on, in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(i) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the Government Accommodation and the related right of access over the Land or any part of the Development with or without servants, workmen or others and with or without tools, equipment, plant, machinery, material or motor vehicles; and

(j) such other rights, privileges and easements as may be deemed necessary or desirable by the Director of Lands."

39. Paragraphs (e) and (f) of Part B of the Second Schedule to the DMC stipulate that:-

"(e) Prior to the redelivery of possession of the Yellow Area to the Government in accordance with the Government Grant,

(i) right of the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands, to have the right of ingress, egress and regress to, from and through the Land and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (b)(ii) and (c) of Special Condition No. (6) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of Special Condition No. (6) of the Government Grant and any other works which the Director of Lands may consider necessary in the Yellow Area; and

(ii) right of the Government and the relevant public utility companies authorized by the Government to have the right of ingress, egress and regress to, from and through the Land and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Land or any adjoining or neighbouring land or premises and the Highways Structures (as defined in the Government Grant), and the Owners shall cooperate fully with the Government 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.

(f) Prior to the redelivery of possession of the Green Area to the Government in accordance with the Government Grant,

(i) right of the Government, the Director of Lands and his officers, contractors and agents and any persons authorized by the Director of Lands, to have the right of ingress, egress and regress to, from and through the Land and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) of the Government Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2) (b) of the Government Grant and any other works which the Director of Lands may consider necessary in the Green Area;

(ii) right of the Government and the relevant public utility companies authorized by the Government to have the right of ingress, egress and regress to, from and through the Land and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, 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 Land or any adjoining or neighbouring land or premises and the Owners shall cooperate fully with the Government 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 Green Area; and

(iii) right of the officers of the Water Authority and such other persons as may be authorized by them to have the right of ingress, egress and regress to, from and through the Land and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area;"

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

The plan annexed to the Land Grant

LOCATION



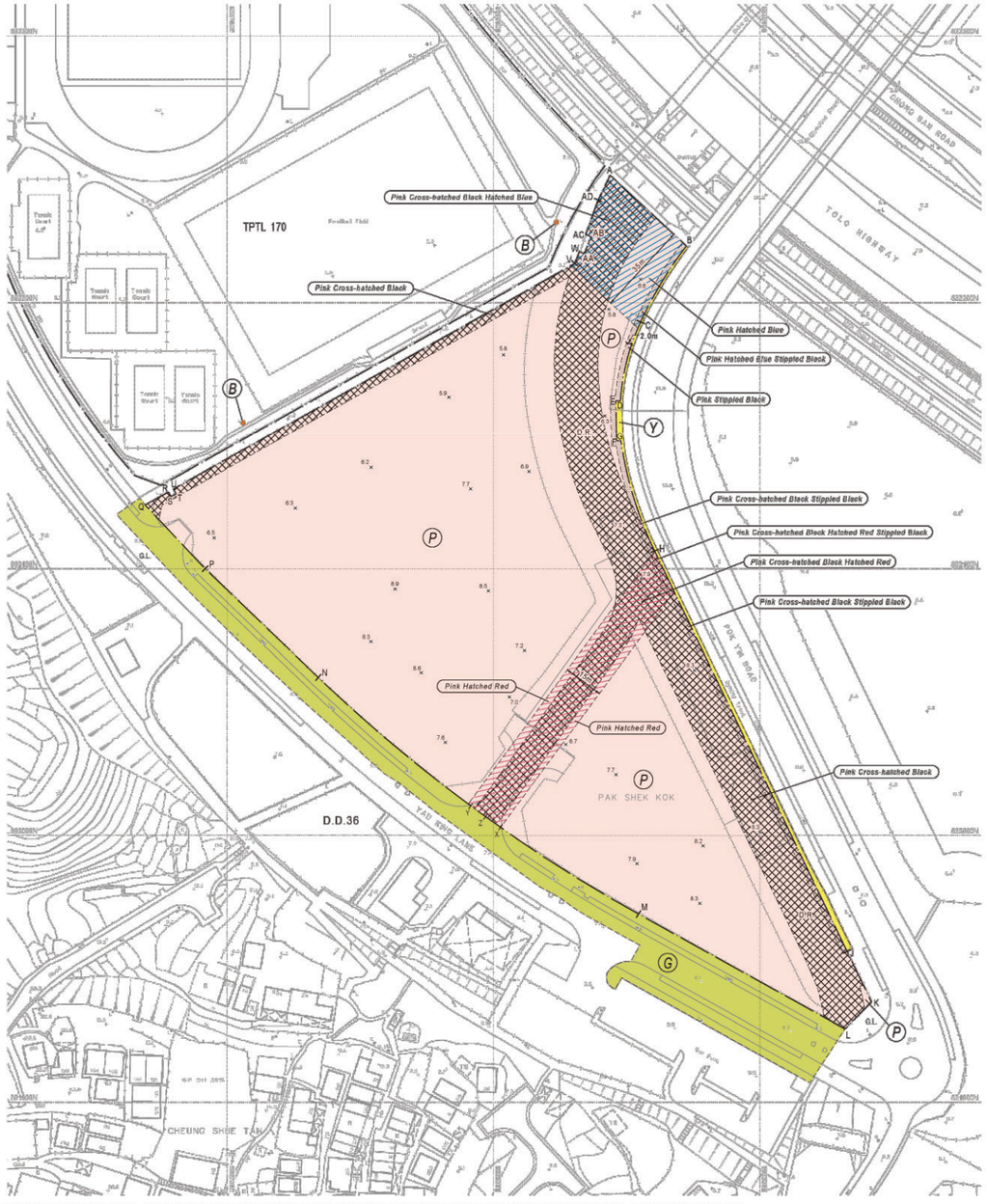
SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	39.062	132 46 58		
Chord B C	33.213	211 19 50		
Chord C D	30.613	194 24 47		
D E	1.721	208 36 23		
E F	15.009	178 36 23		
F G	1.547	58 36 23		
Chord G H	43.218	162 57 39		
H J	166.728	154 17 58		
J K	21.126	154 25 05		
K L	14.147	224 53 52		
L M	89.852	299 05 29		
Chord M N	149.450	306 29 01		
N P	59.836	313 48 32		
P Q	32.890	316 45 48		
Q R	9.972	90 40 01		
R S	2.013	150 40 01		
S T	2.136	60 40 01		
T U	2.013	330 40 01		
U V	172.931	60 40 01		
V W	4.667	20 05 34		
W AA	2.000	110 05 34		
AA AB	6.905	24 17 49		
AB AC	2.500	290 05 34		
AC AD	13.751	20 05 34		
AD A	10.331	26 51 08		

CURVE DATA

Arc BC = 33.276m	Radius =159.470m	∠= 12° 29' 27"
Arc CD = 30.786m	Radius = 69.556m	∠= 21° 06' 39"
Arc GH = 43.383m	Radius =143.491m	∠= 17° 19' 22"
Arc MN =149.340m	Radius =564.626m	∠= 14° 41' 03"

$\times^{8.3}$ SPOT LEVEL IN METRES AS AT 28/10/2018



LEGEND

D.R.	DRAINAGE RESERVE
B	FLOOD LIGHT
	PINK CROSS-HATCHED BLACK
	PINK CROSS-HATCHED BLACK HATCHED BLUE
	PINK CROSS-HATCHED BLACK HATCHED RED
	PINK CROSS-HATCHED BLACK HATCHED RED STIPPLED BLACK
	PINK CROSS-HATCHED BLACK STIPPLED BLACK
	PINK HATCHED BLUE
	PINK HATCHED BLUE STIPPLED BLACK
	PINK HATCHED RED
	PINK STIPPLED BLACK
	GREEN
	YELLOW

COLOURED PINK, PINK CROSS-HATCHED BLACK, PINK CROSS-HATCHED BLACK HATCHED BLUE, PINK CROSS-HATCHED BLACK HATCHED RED, PINK CROSS-HATCHED BLACK HATCHED RED STIPPLED BLACK, PINK CROSS-HATCHED BLACK STIPPLED BLACK, PINK HATCHED BLUE, PINK HATCHED BLUE STIPPLED BLACK, PINK HATCHED RED AND PINK STIPPLED BLACK AREA 32 900 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

District Survey Office, Tai Po
Lands Department

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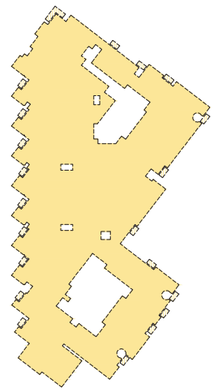
TAI PO TOWN LOT No.244

File No. DLO/TP 33/TPA/61
Survey Sheet No. 7-NE-16B
Layout Plan No. ---------
Reference Plan No. ----------
ALS Plan No. ---------

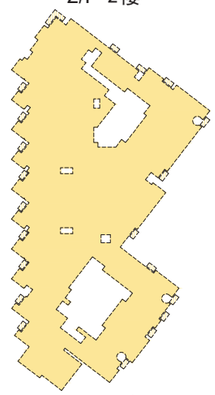
PLAN No. TP7375-SP

Date : 09/11/2018

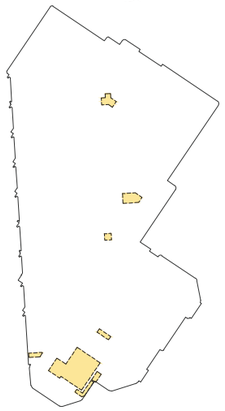
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料



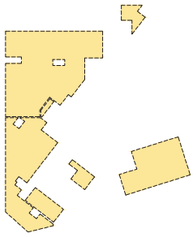
2/F 2樓



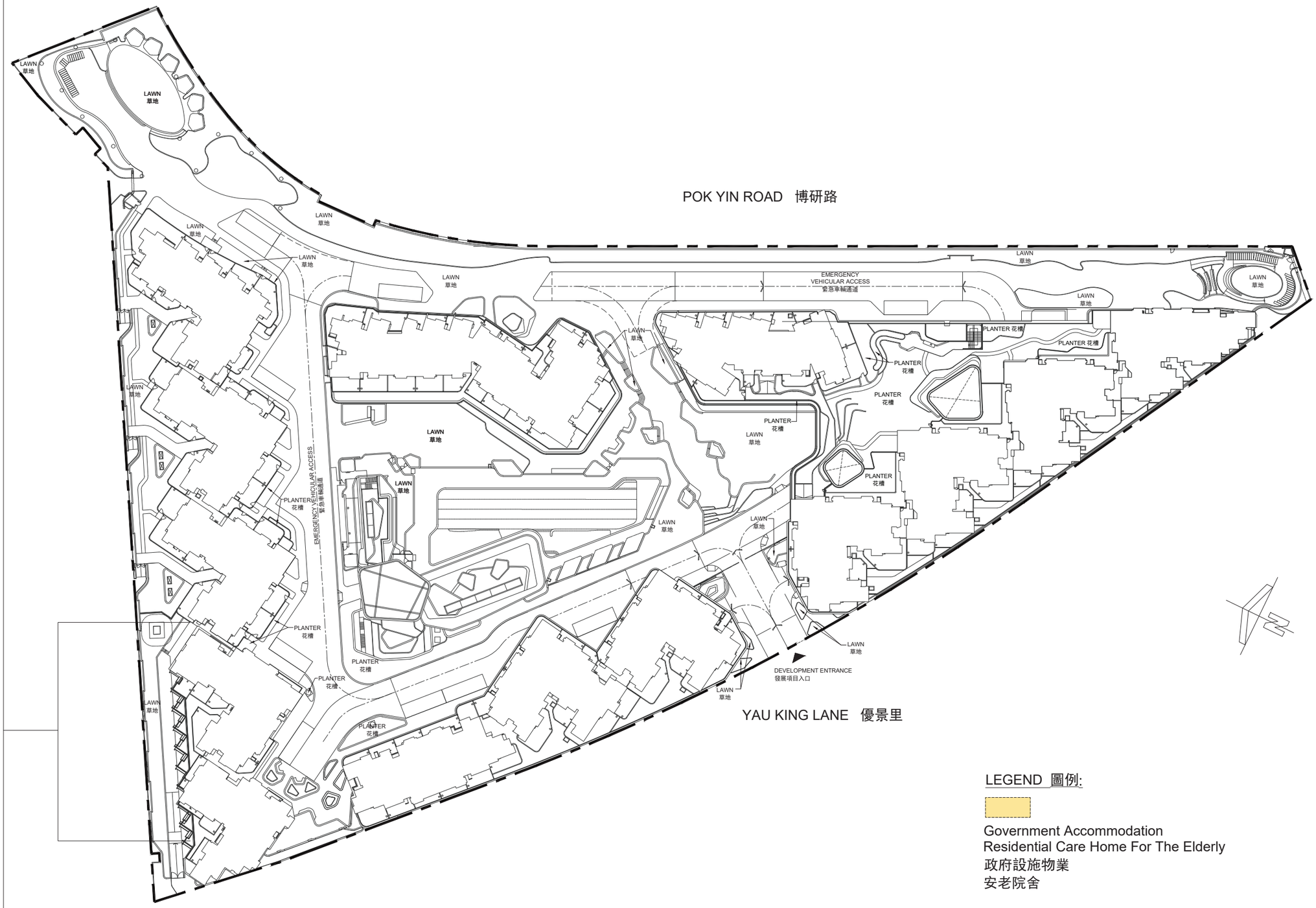
1/F 1樓



G/F 地下



B1/F 地庫1層



LEGEND 圖例:

Government Accommodation
Residential Care Home For The Elderly
政府設施物業
安老院舍

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 描述

(a) 「綠色範圍」(「批地文件」特別條款第(2)(a)條所指的)

(b) 「黃色範圍」(「批地文件」特別條款第(6)條所指的)

(c) 「政府樓宇」(「批地文件」特別條款第(16)條所指的)

2. 公眾有權按照批地文件使用所述的設施。

B. 根據批地文件規定須由該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設施

3. 描述

(a) 「綠色範圍」

(b) 「黃色範圍」

4. 公眾有權按照批地文件使用所述的設施。

5. 該等設施按規定須由該期數中的住宅物業的擁有人出資管理、營運或維持。

6. 該期數中的住宅物業的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的部分開支。

C. 根據批地文件規定須由該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

7. 不適用。

D. 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

8. 不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

9. 於本節結尾部分複製/提供了以下圖則：

(a) 附於「批地文件」的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

10. 平整「綠色範圍」(時限、方式及用途)

「批地文件」特別條款第(2)條訂明：

『(a) 「買方」應：

(i) 在2024年9月30日或「署長」批准的其他日期或之前，自費以「署長」批准的方式及物料，按「署長」批准的標準、樓層、定線和設計進行下列工程，以全面令「署長」滿意：

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

(II) 提供和建造「署長」全權酌情為必要的停車處、橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人過路處、行人道、路徑、行車道、道路或其他構築物(以下統稱「構築物」)，

以便在「綠色範圍」建造建築物及供車輛和行人往來。

(ii) 在2024年9月30日或「署長」批准的其他日期或之前，自費以「署長」滿意的方式在「綠色範圍」鋪築路面、建造路緣及渠道，以及按「署長」要求為此等設施提供溝渠、污水管、排水渠、消防栓連接駁總喉的水管、街燈、交通標誌、街道設施和道路標記；及

(iii) 自費維修「綠色範圍」連同「構築物」及在該處建造、安裝和提供的所有構築物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及機器，以令「署長」滿意，直至「綠色範圍」的佔管權按照本文特別條款第(3)條交還「政府」為止。

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

(c) 倘因「買方」履行本特別條款(a)款所訂責任或因「政府」行使本特別條款(b)款所訂權利等而使「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(2)條訂明的到期日延至2025年3月31日。

11. 「綠色範圍」的佔管權

「批地文件」特別條款第(3)條訂明：

『為執行本文特別條款第(2)條所訂的工程，「買方」將於「本協議」訂立日起獲授予「綠色範圍」的佔管權。「買方」應在「署長」要求時將「綠色範圍」交還「政府」，而於任何情況下「綠色範圍」亦會被視為在「署長」發函說明「買方」已以其滿意的方式履行此等「批地條款」當日交還「政府」。「買方」佔管「綠色範圍」期間，應允許所有「政府」及公共車輛和行人於所有合理時間自由進出及通行「綠色範圍」，並確保不會因為執行本文特別條款第(2)條規定的工程等而干預或阻礙此等通行權。』

12. 使用「綠色範圍」的限制規定

「批地文件」特別條款第(4)條訂明：

『如事前未獲「署長」書面同意，「買方」不得使用「綠色範圍」儲物或興建任何臨時構築物又或並非執行本文特別條款第(2)條所訂工程的任何其他用途。』

13. 進出「綠色範圍」進行檢查

「批地文件」特別條款第(5)條訂明：

『(a) 「買方」佔管「綠色範圍」期間，必須在所有合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「綠色範圍」，以便檢查、檢驗和監督任何遵照本文特別條款第(2)(a)條規定進行的工程及本文特別條款第(2)(b)條規定執行、檢查、檢驗和監督的工程及「綠色範圍」內「署長」視為必要的任何其他工程；

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有)及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「綠色範圍」內工程的事項；及

(iii) 允許水務監督的人員及彼等授權的其他人等有權按需要通行、進出、往返和行經該地段及「綠色範圍」，以便執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程。

(b) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(a)款正式獲授權的公用事業公司概毋須承擔責任。』

14. 「黃色範圍」鋪築路面

「批地文件」特別條款第(6)條訂明：

『(a) 「買方」應在2024年9月30日或「署長」批准的其他日期或之前，自費在本文所夾附圖則以黃色顯示的範圍(以下簡稱「黃色範圍」)鋪築路面，全面令「署長」滿意。

(b) (i) 「買方」確認於「本協議」訂立日「黃色範圍」內有現存的橋、護土牆、地基、矮牆、排水渠及其他構築物和設施(以下統稱「公路結構」)；

(ii) 「買方」在該地段或「黃色範圍」展開任何工程之前，必須以「署長」全面滿意的方式展示此等工程不會損害、干擾或危害任何「公路結構」。倘「署長」規定，「買方」應自費採取「署長」指定的預防設施及措施，以確保「公路結構」安全。「買

方」須自費以「署長」全面滿意的方式，在「署長」指定的期限內修復「公路結構」的任何破損。於本(b)(ii)款，「工程」包括但不限於地盤勘測工程、打樁或其他地基工程和其他土木工程及建築工程。

於此等「批地條款」，「建築工程」將採取《建築物條例》、其任何附屬規例及相關修訂法例所訂的定義。

(c) 「買方」應在佔管「黃色範圍」或其任何一個或多個部分期間，自費以「署長」全面滿意的方式清潔和維修「黃色範圍」內所有行人路及排水渠，直至「黃色範圍」整體的佔管權已按照本特別條款(f)款交還「政府」為止。

(d) 如「買方」不履行本特別條款(a)、(b)(ii)及(c)款訂明的責任，「政府」可執行相關的必要工程，「買方」須在「署長」通知時向「政府」支付相等於有關費用的款項，金額由「署長」釐定，其決定將作終論並對「買方」約束。

(e) 倘因「買方」履行本特別條款(a)、(b)(ii)及(c)款所訂責任或因「政府」行使本特別條款(d)款所訂權利等而使「買方」或任何其他人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」概毋須就此承擔責任，「買方」亦不可就任何此等損失、損害、滋擾或騷擾向「政府」申索賠償。如「買方」、其傭工、工人及承辦商因應或就着「買方」履行本特別條款(a)、(b)(ii)及(c)款所訂責任而作出或遺漏作出任何行為，以致直接或間接引起任何責任、索償、損失、損害、開支、收費、費用、索求、訴訟及法律程序，「買方」須向「政府」彌償，並且保持令其獲得彌償。

(f) 為執行本特別條款(a)、(b)(ii)及(c)款所訂的工程，「買方」將在「本協議」訂立日起獲授予「黃色範圍」的佔管權。「買方」須在「署長」全權酌情指定或要求時將「黃色範圍」或其任何一個或多個部分交還「政府」，而「黃色範圍」或其任何一個或多個部分將被視作已在「署長」向「買方」發函說明的日期交還「政府」。然而，「政府」概無責任要求「買方」交還「黃色範圍」或其任何一個或多個部分的佔管權，惟可按其全權酌情為恰當時提出要求。

(g) 「買方」應在「署長」指定時自費以「署長」滿意的方式在「黃色範圍」或其任何部分建造圍欄。

(h) 如事前未獲「署長」書面同意，「買方」不得使用「黃色範圍」儲物、泊車、興建任何構築物或進行任何園景工程又或並非執行本特別條款(a)、(b)(ii)及(c)款所訂工程的任何其他用途。

(i) 「買方」佔管「黃色範圍」期間必須在任何合理時間：

(i) 允許「政府」、「署長」及其人員、承辦商、代理和「署長」授權的任何人等有權通行、進出、往返及行經該地段和「黃色範圍」，以便檢查、檢驗和監督任何遵照本特別條款(a)、(b)(ii)及(c)款規定進行的工程及本特別條款(d)款規定執行、檢查、檢驗和監督的工程及「黃色範圍」內「署長」視為必要的任何其他工程；及

(ii) 允許「政府」及其授權的相關公用事業公司有權按需要通行、進出、往返和行經該地段及「黃色範圍」，以便在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修所有必要水管、電線、管線、電纜管道及其他導體和附屬設備，以便提供擬供該地段、任何毗連或毗鄰土地或處所及「公路結構」使用的電話、電力、氣體(如有)及其他服務。「買方」應與「政府」和「政府」正式授權的相關公用事業公司充分合作，以處理所有關乎執行任何上述「黃色範圍」內工程的事項。

(j) 倘因「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(i)款正式獲授權的公用事業公司行使權利導致「買方」或任何人士蒙受或連帶招致任何損失、損害、滋擾或騷擾，「政府」、「署長」及其人員、承辦商、代理和任何人等或根據本特別條款(i)款正式獲授權的公用事業公司概毋須承擔責任。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(2)條訂明的到期日延至2025年3月31日。

15. 提供「政府樓宇」

「批地文件」特別條款第(15)條訂明：

『(a) 「買方」應自費以「署長」全面滿意的方式及良好工藝，按照本文所夾附「工程規格附表」(以下簡稱「工程規格附表」)和根據本文特別條款第(16)(a)條批核的圖則，依照「署長」批准的位置、方式、設計、物料及標準，於該地段內興建、建造和提供下列樓宇：

(i) 一所《安老院條例》或相關任何附屬規例及修訂法例訂明定義的安老院，淨作業樓面面積不少於 1,354 平方米(以下簡稱「安老院」)；

(ii) 一個闊3.0米、長8.0米、最低淨空高度為3.3米的「安老院」專用車位，以供停泊根據《道路交通條例》或任何相關規例及修訂法例持牌而屬於「安老院」營運商及其真正賓客、訪客或獲邀人士的車尾升降台式私人小型巴士；及

(iii) 一個闊3.5米、長11.0米、淨空高度最少4.7米的「安老院」專用停車處，供與「安老院」運作相關的救護車及私人小型巴士上落乘客，並須依從「署長」指定或批准的位置、形式和標準，

此等樓宇必須在2024年9月30日或之前建成並適宜佔用及營運(此等樓宇連同「署長」全權酌情指定(「署長」的決定將作終論並對「買方」具約束效力)供該處專用的其他地方、設施、服務和裝置，以下簡稱「政府樓宇」)。

(b) 「政府」現保留權利隨時按其全權酌情更改或改變「政府樓宇」或其任何部分的用途。

(c) (i) 為釐定「政府樓宇」任何部分的淨作業樓面面積，除非另行說明，否則淨作業樓面面積將被視作包含《工程規格附表》所列「政府樓宇」該部分所有房間和空間的淨樓面總面積，但不包括任何結構及間隔、通道、樓梯、樓梯間、電梯平台、廁所及淋浴設施和電梯及冷氣系統等機電服務設施所佔的空間。

(ii) 於本特別條款，個別房間或空間的淨樓面面積為該房間或空間的圍牆或邊界牆以內的範圍，即在該房間或空間內已建成或概念性牆壁表面、獨立柱或牆柱之間量度所得的總範圍。』

註：地政總署署長已於2021年2月4日發函(DLO/TP33/TPA/61(IV)備考編號(58))將「批地文件」特別條款第(2)條訂明的到期日延至2025 年3月31日。

16. 「政府樓宇」圖則

「批地文件」特別條款第(16)條訂明：

『(a) (i) 「買方」應向「署長」提交或達致他人提交「政府樓宇」的圖則以供書面批核。「政府樓宇」圖則應註明「政府樓宇」的樓層、位置及設計詳情，以及「署長」要求的其他資料。

(ii) 「政府樓宇」圖則獲審批後，除非事前獲「署長」書面批准或「署長」規定，否則「買方」不得再行改動、更改、修改、變更或取代。

(iii) 根據本(a)款批核的「政府樓宇」圖則將被視作已包含「署長」事後批准或規定的任何改動、更改、修改、變更或取代內容。

(b) 「署長」根據本特別條款(a)款批核「政府樓宇」圖則之前，概不可在該地段展開任何建造工程(地盤平整工程除外)。』

17. 修訂「工程規格附表」

「批地文件」特別條款第(17)條訂明：

『(a) 「署長」有權按其全權酌情視為恰當，改動、更改、修改、變更或取代「工程規格附表」。

(b) 「買方」事前必須徵取「署長」書面批准，方可改動、更改、修改、變更或取代「工程規格附表」。

(c) 「署長」根據本特別條款(a)款進行或「買方」按照本特別條款(b)款規定經「署長」批准進行的「工程規格附表」改動、更改、修改、變更或取代項目，一律視作已納入「工程規格附表」並構成其一部分。

(d) 如「工程規格附表」與此等「批地條款」有任何歧義或差異，概以此等「批地條款」為準。』

18. 樓面總面積無豁免

「批地文件」特別條款第(18)條訂明：

『計算本文特別條款第(11)(c)條所訂的整體樓面總面積時，擬依照本文特別條款第(15)(a)條興建、建造及提供的「政府樓宇」之樓面總面積將連計在內。於此等「批地條款」，「署長」就下列事項所作的決定將作終論並對「買方」約束：

(a) 「政府樓宇」的樓面總面積；及

(b) 「安老院」或其任何一個或多個部分是否計入本文特別條款第11(d)條所訂的樓面總面積上限。』

19. 監察「政府樓宇」建造工程

「批地文件」特別條款第(19)條訂明：

『(a) 「署長」可全權酌情指定「政府」部門人員(以下簡稱「政府人員」)概括監管「政府樓宇」的設計、建造、裝配及完工，同時監察其建造、裝配及完工情況(以下統稱「建造工程」)，以確保「政府樓宇」的「建造工程」按照此等「批地條款」實施。

(b) 「買方」知悉任何影響或關乎「政府樓宇」或其任何部分或「政府樓宇」「建造工程」或其任何部分的情況、限制、規定及資訊，必須即時通知「政府人員」、其僱工、代理、承辦商及工人，並須提供所有圖則、工地記錄、通知書、函件、證書、批准書及資料，以及在「政府人員」要求時提供所有必要支援和充分合作。

(c) 「買方」應不時通知「署長」及「政府人員」其何時須向建築事務監督申領「政府樓宇」或其任何部分的相關「佔用許可證」或「臨時佔用許可證」。

(d) 倘因「政府人員」行使本特別條款(a)款所賦予權力而直接或間接招致或引起任何索償、損害賠償、開支、收費、費用、訴求、訴訟或法律程序，「政府」及「署長」概不承擔任何責任。

(e) 「買方」須就「政府樓宇」或其任何部分的「建造工程」所直接或間接招致或引起的任何責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向「政府」及「署長」彌償，並且保持令其獲得彌償。』

20. 算定損害賠償

「批地文件」特別條款第(20)條訂明：

『(a) 除向「政府」支付其規定的任何其他款項外，茲毋損此等「批地條款」等賦予「政府」的權利，倘「買方」未能在本文特別條款第(15)(a)條所訂的日期以「署長」滿意的方式完成建造「政府樓宇」並達致適合佔用和運作，「買方」須按照本文協定，於「政府」通知時向「政府」付款，有關款項為算定損害賠償而非罰款，收費率為每日港幣12,260.00元，由本文特別條款第(15)(a)條訂明的日期翌日開始，直至並包括「署長」根據本文特別條款第(21)(b)條所發出完工證明書訂明的日期每日計收。倘「買方」違約拖欠全數或部分算定損害賠償，則以毋損本文賦予的其他權利及補償權為原則，「署長」有權從本文特別條款第(23)(a)條訂明應付予「買方」的款項中扣除上述算定損害賠償。

(b) 為免存疑，現協議及聲明，儘管「政府」收取本特別條款(a)款所述的任何算定損害賠償，「買方」仍須履行和遵守的其他責任亦概不免除。』

21. 「政府樓宇」之完工證明書

「批地文件」特別條款第(21)條訂明：

『(a) 「政府樓宇」落成後，「買方」應在十四(14)日內向「署長」提交由認可人士(定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目委聘)簽發的證明書，證明已依照此等「批地條款」建成「政府樓宇」。

(b) 如「署長」認為(其有關決定將作終論並對「買方」約束)「政府樓宇」已以其滿意的方式建成並適合佔用和運作，便會就此向「買方」發出完工證明書。

(c) 儘管「署長」簽發任何完工證明書，本文特別條款第(19)(e)及(26)條訂明「買方」應有的責任以及此等「批地條款」指定其仍須遵守和履行的其他責任亦不會因此免除。』

22. 轉讓「政府樓宇」

「批地文件」特別條款第(22)條訂明：

『(a) 「買方」應在「署長」通知時，自費以騰空交還佔管權並不帶任何產權負擔的形式，於「署長」書面指定的期限內，向根據《財政司司長法團條例》、其任何附屬規例及相關修訂法例成立為單一法團之「財政司司長法團」(以下簡稱「財政司司長法團」；如上下文意允許，「財政司司長法團」一詞的定義包括其繼承人及受讓人)轉讓本特別條款(b)款所訂的不分割份數，連同使用、佔用與享用「政府樓宇」的專有權和「買方」已完成轉讓根據本文特別條款第(21)(b)條獲發完工證明書的「政府樓宇」。

(b) 依照本特別條款(a)款轉讓予「財政司司長法團」的該地段整體不分割份數數額，將由「署長」根據「政府樓宇」樓面總面積佔現已或將會建於該地段內所有建築物樓面總面積之比例釐定，而「署長」的有關決定將作終論並對「買方」約束。

(c) 「買方」應在「署長」通知時(不論「買方」是否根據本特別條款(a)款所訂被要求轉讓)，向「署長」提交或達致他人提交「政府樓宇」之「轉讓契約」，以供「署長」書面批核。「轉讓契約」應採取「署長」指定或批准的格式並載明指定條文。

(d) 「政府樓宇」的轉讓交易完成後，「買方」應自費向「財政司司長法團」提交一套該地段契約及文件的正本或核證文本，以及由「買方」律師填妥並簽發證明書核實的「政府樓宇」「轉讓契約」之「註冊摘要」。於土地註冊處登記「轉讓契約」的所有應繳費用一律由「買方」獨力承擔。』

23. 「政府樓宇」之轉讓代價

「批地文件」特別條款第(23)條訂明：

『(a) 鑒於「買方」如本文特別條款第(22)條所訂轉讓「政府樓宇」並且受限於本文特別條款第(20)(a)條之規定，「財政司司長法團」將向「買方」以一筆整付方式支付港幣七千五百二十七萬元(HK$75,270,000.00)或「署長」根據「買方」依照本特別條款(b)款提交的報表釐定而相等於實際建築費用的金額，二者取其較低。

(b) 「買方」應盡早及於任何情況下在「署長」通知後三十(30)天內向「署長」提交或達致他人提交經認可人士(定義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準並由「買方」就該地段發展項目委聘)核證的書面報表(以下簡稱「報表」)，列明「買方」純粹因按照此等「批地條款」興建、建造及提供「政府樓宇」所花費的款項(包括(如有)「買方」因實施工程及供應相關物料而招致的所有專業收費、費用、監督費、間接開支及任何其他費用)，以供「署長」核實及批准。

(c) 「署長」擁有絕對及不受束縛的權利決定「報表」註明的任何款項是否應列為本特別條款(a)款所述的實際建築費用，以及要求「買方」以書面詳細說明「報表」所載的任何資料，並可要求「買方」提供「署長」視為必要的任何支持文件。「署長」就實際建築費用作出的決定將作終論並對「買方」約束。』

24. 佔管「政府樓宇」

「批地文件」特別條款第(24)條訂明：

『「署長」有權於「買方」根據本文特別條款第(22)條轉讓「政府樓宇」之前，隨時要求「買方」騰空交付已根據本文特別條款第(21)(b)條簽發完工證明書的「政府樓宇」之佔管權。「買方」接獲「署長」通知時，必須向「政府」交付「政府樓宇」，以供「政府」按照「署長」視為恰當的條款與條件專用、佔用和運作。』

25. 維修「政府樓宇」

「批地文件」特別條款第(25)條訂明：

『(a) 茲毋損本文特別條款第(26)條之規定，「買方」必須時刻自費以「署長」全面滿意的方式維修「政府樓宇」及該處各屋宇裝備裝置，以保持其狀況良好，直至本文特別條款第(26)(a)(ii)條訂明的「保養期」屆滿為止。

(b) 茲僅就本特別條款而言，「買方」一詞不包括其受讓人。』

26. 保養責任

「批地文件」特別條款第(26)條訂明：

『(a) 「政府樓宇」及該處各屋宇裝備裝置如有任何下列缺點、失修、不善、故障、失靈或任何其他尚未完成工程(不論是否關乎工藝、物料、設計等)，以致直接或間接招致或引起任何責任、索償、損失、損害、開支、收費、費用、需索、訴訟及法律程序，「買方」現承諾向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償：

(i) 於「買方」交付「政府樓宇」佔管權當日之前已存在者；及

(ii) 「買方」交付「政府樓宇」佔管權當日後365日內(以下簡稱「保養期」)出現或呈現者。

(b) 如「署長」或「財政司司長法團」或兩者要求，「買方」必須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式執行

所有維修、修理、修改、重建及糾正工程和任何其他必要工程，以補救及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「保養期」內出現或呈現的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。除以上所述，「買方」並須自費在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準及方式修復及糾正「政府樓宇」或其任何部分和該處各屋宇裝備裝置於「買方」交付佔管權當日已存在的任何缺點、失修、不善、故障、失靈或任何其他尚未完成工程。

(c) 「保養期」即將屆滿時，「署長」或「財政司司長法團」或兩者將安排檢驗「政府樓宇」及該處各屋宇裝備裝置，以查找任何明顯的缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「署長」及「財政司司長法團」保留權利於「保養期」屆滿後十四(14)日內向「買方」發出「建築瑕疵細目表」，列明「政府樓宇」及該處各屋宇裝備裝置的明顯缺點、失修、不善、故障、失靈或任何其他尚未完成工程。「買方」須自費安排執行所有必要工程，以在「署長」或「財政司司長法團」或兩者指定的日期內以其指定的標準和方式補救及糾正此等缺失。

(d) 如「買方」不執行本特別條款(b)及(c)款所訂的任何工程，「政府」或「財政司司長法團」或兩者可自行施工，「買方」須在接獲通知後支付經「署長」核證(其決定將作終論並對「買方」約束)為「政府」或「財政司司長法團」或兩者因此招致之所有相關費用和收費，另加相等於費用及收費總額百分之二十(20%)的行政費用。「政府」或「財政司司長法團」或兩者有權從本特別條款(e)款所載的保證金中扣除本(d)款訂明應繳而「買方」欠負「政府」或「財政司司長法團」或兩者的費用、收費及付費。倘本特別條款(e)款訂明的保證金不足支付「買方」欠負「政府」或「財政司司長法團」或兩者的所有應繳費用、收費及付費，「買方」須在接獲通知時補付差額。

(e) 「買方」須在依照本文特別條款第(22)條轉讓「政府樓宇」的同時，向「政府」支付港幣七百五十二萬七千元(HK$7,527,000.00)的按金(以下簡稱「保證金」)。茲受限於本特別條款(d)款之規定，當「政府樓宇」的「保養期」屆滿而「買方」已以令人滿意的方式完成所有維修、修理、修改、重建及糾正工程連同「署長」或「財政司司長法團」或兩者要求的任何其他工程，保證金將到期應付予「買方」(現明確聲明及協議，保證金或當中任何部分均不會計付任何利息)。

(f) 茲僅就本特別條款而言，「買方」一詞不包括其受讓人。』

27. 提供文件等

「批地文件」特別條款第(27)條訂明：

『「買方」向「政府」交付「政府樓宇」的佔管權後，須於當日後八(8)個星期內盡快遵照「工程規格附表」規定，自費向「署長」提供所有相關的文件、圖則及材料。』

28. 維修外部飾面及牆結構等

「批地文件」特別條款第(28)條訂明：

『(a) 「買方」應在本文協定批授的整個年期內，自費(但受限於「財政司司長法團」可按照本文特別條款第(37)(a)(ii)(I)條規定出資)以「署長」全面滿意的方式維修以下項目(以下簡稱「雜項」)：

(i) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(ii) 所有供「政府樓宇」及該地段發展項目其餘部分使用的電梯、自動扶梯和樓梯；

(iii) 屬於「政府樓宇」及該地段發展項目其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置與設備)；

(iv) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(v) 所有其他供「政府樓宇」及該地段發展項目其餘部分使用的公共部分及設施。

(b) 如「買方」不維修「雜項」而直接或間接招致或引起任何責任、索償、損失、損害、開支、收費、費用、索求、訴訟及法律程序，「買方」將向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。

(c) 於本特別條款，「買方」一詞的定義不包括「財政司司長法團」。』

G. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

29.《公契及管理協議》(「**公契**」)第1.1條訂明：

『在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：

「財政司司長法團」

指根據《財政司司長法團條例》(香港法例第1015章)成立為單一法團之財政司司長法團。「財政司司長法團」一詞一律指作為「政府樓宇」「業主」的「財政司司長法團」，如上下文意允許，並且包括作為「政府樓宇」「業主」之「財政司司長法團」的繼承人及受讓人；

「政府產業署署長」

指地址為香港九龍油麻地海庭道11號西九龍政府合署南座9樓的政府產業署之政府產業署署長，並且包括其繼任人，以及持有或擁有任何職銜或官職或於任何時間接管及/或接替及/或履行及/或行使「政府產業署署長」所有或部分功能與職責的任何其他「政府」官員或部門或任何「政府」或行政主管當局；

「政府樓宇」

合指(i)「政府樓宇」(安老院)；(ii)「政府樓宇」(車位)；及(iii)「政府樓宇」(停車處)，連同「署長」全權酌情指定供該等地方專用的任何其他地方、設施、服務和裝置，並在「政府批地書」特別條款第(15)(a)條定義為「政府樓宇」，且位於「後續期數」內；

「政府樓宇(停車處)」

指一個闊3.5米、長11.0米、淨空高度最少4.7米的「政府樓宇(安老院)」專用停車處，供與「政府樓宇(安老院)」運作相關的救護車及私人小型巴士上落乘客，並須依從「署長」指定或批准的位置、形式和標準，連同「署長」全權酌情指定供該處專用的任何其他地方、設施、服務和裝置，在「政府批地書」特別條款第(15)(a)(iii)條訂明，且位於「後續期數」內；

「政府樓宇(車位)」

指一個闊3.0米、長8.0米、最低淨空高度為3.3米的「政府樓宇(安老院)」專用車位，以供停泊根據《道路交通條例》或任何相關規例及修訂法例持牌而屬於「政府樓宇(安老院)」營運商及其真正賓客、訪客或獲邀人士的車尾升降台式私人小型巴士，連同「署長」全權酌情指定供該處專用的任何其他地方、設施、服務和裝置，在「政府批地書」特別條款第(15)(a)(ii)條訂明，且位於「後續期數」內；

「政府樓宇(安老院)」

指一所淨作業樓面面積不少於1,354平方米的安老院，連同「署長」全權酌情指定供該處專用的任何其他地方、設施、服務和裝置，在「政府批地書」特別條款第(15)(a)(i)條訂明，且位於「後續期數」內；

「綠色範圍」

指政府批地文件特別條款第(2)(a)(i)(I)條及第(2)(a)(i)(II)條所指及定義統指的綠色範圍及結構物。

「雜項」

指「政府批地書」特別條款第(28)(a)條所載及界定定義的「雜項」，包括：

(a) 「政府樓宇」的外飾面和「政府樓宇」之內、周圍、其上及其下所有牆、柱、樑、天花、天台樓板、行車道或地台樓板結構和任何其他結構項件；

(b) 所有供「政府樓宇」及「發展項目」其餘部分使用的電梯、自動扶梯和樓梯；

(c) 屬於「政府樓宇」及「發展項目」其餘部分的系統一部分之所有屋宇裝備裝置、機器及設備(包括但不限於手提及非手提式消防裝置與設備)；

(d) 「政府樓宇」之下所有結構樓板，連同該處內部及其下的排水系統；及

(e) 所有其他供「政府樓宇」及「發展項目」其餘部分使用的公共部分及設施；

「黃色區域」

是指政府批地文件特別條款第(6)(a)條所指及定義的黃色區域。

30.「公契」第2.7條訂明：

『(a) 「財政司司長法團」作為「政府樓宇」「業主」應負責維修和管理「政府樓宇」(不包括「雜項」)，惟毋須維修和管理「發展項目」其餘部分。

(b) 儘管有以上(a)款之規定，「管理人」須應「政府樓宇」「業主」的要求維修「政府樓宇」專用的服務設備、設施及裝置，並可獲償付此等維修工程的費用，但施工前「管理人」必須提交成本估算連同支持文件及「政府樓宇」「業主」視為必要的任何其他相關資料，經由「政府樓宇」「業主」以書面批核，「管理人」方可展開維修工程。

(c) 「財政司司長法團」或「政府」有權隨時按其全權酌情更改或修改「政府樓宇」或其任何部分的用途，而毋須徵取「第一業主」、其他「業主」或「管理人」的批准或同意。

(d) 除以下(j)款另有規定外，「財政司司長法團」作為「政府樓宇」的「業主」毋須分擔「發展項目」任何其他部分(不論是否構成「本契約」之下「公用地方與設施」的一部分或其他部分)的任何管理及維修費用，又或「政府產業署署長」或由地政總署署長就此指定的其他人士認為並非直接供「政府樓宇」享用或直接惠及「政府樓宇」的設施或服務之設置費用。

(e) 「財政司司長法團」作為「政府樓宇」的「業主」毋須支付「特別基金」供款、管理按金、資本設備基金(除以下(j)款另有規定外)、廢料清理費、「政府樓宇」的保險保費，以及逾期或拖欠繳交管理費、管理及維修費用或同類費用而須付的利息及罰款。

(f) 「管理人」須按「政府產業署署長」的書面要求免費向「財政司司長法團」提供季度賬目、經審核報告及預算案副本，以說明各項招致/預算的開支。

(g) 上述免費向「財政司司長法團」交送的賬目、報告、預算案、通知書及付款通知書應以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道11號西九龍政府合署南座9樓的政府產業署的「政府產業署署長」，或送遞至「財政司司長法團」以書面通知「管理人」的其他指定人士及地址。

(h) 如「政府樓宇」「業主」需要徵取「管理人」同意，「管理人」不得無理拒絕同意，並須免費辦理。

(i) 任何「業主」(包括「第一業主」)均不可代表「財政司司長法團」或「政府產業署署長」與「政府」交涉以處理任何直接影響「政府樓宇」的事宜，而「政府產業署署長」擁有絕對酌情權決定「政府樓宇」是否直接受影響。

(j) 「財政司司長法團」作為「政府樓宇」的「業主」須支付純粹關乎實際及直接供「政府樓宇」使用或惠及「政府樓宇」或由「政府樓宇」「業主」、該處佔用人、其傭工、承辦商、代理或訪客使用的地方、設施、服務及「雜項」的管理及維修費用和資本開支的償付款項(「**財政司司長法團費用**」)，惟「財政司司長法團」的責任將由「政府產業署署長」或由地政總署署長就此指定的其他人士釐定。如「財政司司長法團」有責任支付「財政司司長法團費用」，「財政司司長法團費用」將會：

(i) 由「政府產業署署長」或由地政總署署長就此指定的其他人士釐定，但付款責任不可超過「政府樓宇」樓面總面積佔「該土地」上所有建築物樓面總面積的比例；

(ii) 由「政府產業署署長」或由地政總署署長就此指定的其他人士在招致有關付款責任之前作出書面批准；及

(iii) 由「政府樓宇」的轉讓契約訂立日或接管「政府樓宇」當日(二者取其較早)開始應付。

(k) 「財政司司長法團」作為「政府樓宇」的「業主」毋須分擔「發展項目」任何其他部分(不論「公用地方與設施」等)的任何管理及維修開支，又或「政府產業署署長」或由地政總署署長就此指定的其他人士認為並非直接供「政府樓宇」享用或直接惠及「政府樓宇」的設施或服務之設置費用。

(l) 儘管「本契約」另有任何相反規定，「財政司司長法團」作為「政府樓宇」「業主」可豁免受裝修規則管限，而於任何情況下均毋須遵從或履行裝修規則或受其約束或制約。

(m) 儘管「本契約」另有任何相反規定，「財政司司長法團」作為「政府樓宇」「業主」可豁免聘用「管理人」或「第一業主」或其他「業主」指定的維修或服務承辦商。』

31. 「公契」第4.6條訂明：

『「管理人」應在諮詢「業主委員會」(如已成立)後編製來年的年度預算案，但第一份預算案除外，該份預算案涵蓋的期限將由「本契約」訂立日開始，至緊接之12月31日終結。受限於「本契約」的規定，每份年度預算案均應包含四個部分：

(a) 第一部分涵蓋「管理人」認為(「管理人」之決定如無重大錯誤將作終論)乃因應全體「業主」的利益或因應完善管理「發展項目」、「綠色範圍」(直至其佔管權交還或被視為交還「政府」為止)、「黃色範圍」(直至其佔管權交還或被視為交還「政府」為止)、該處的「發展項目公用地方與設施」以及「雜項」而招致的所有開支(計及根據以上第2.7(j)條從作為「政府樓宇」「業主」的「財政司司長法團」處收到的任何款項)。茲毋損前文之一般規定，此等開支包括：

...

(xvii) 根據「本契約」及/或遵從「政府批地書」的規定檢查、修理、維修和管理「綠色範圍」(直至其佔管權交還或被視為交還「政府」為止)及「黃色範圍」(直至其佔管權交還或被視為交還「政府」為止)的費用；

... 』

32. 「公契」第5.1條訂明：

『「該土地」及「發展項目」的管理事務將由「管理人」執行，首屆任期不超過兩(2)年，嗣後一直留任直至遵照「本契約」第4.1條規定終止委任為止。受限於《建築物管理條例》之條文規定，「管理人」擁有權力按照「本契約」規定代表全體「業主」管理「發展項目」而作出任何必要或恰當的行為及事項。每名「業主」現不可撤回地委任「管理人」為代理，以代表其處理任何關乎「公用地方與設施」的事宜和「本契約」正式授權的所有其他事項。茲毋損前文之一般規定，除「本契約」明確訂立之其他權力外，「管理人」亦擁有包括以下的權限及權力：

...

(jjj) 按「管理人」視為恰當修理、維修、保養、改善、控制及運作「綠色範圍」(直至其佔管權交還或被視為交還「政府」為止)及「黃色範圍」(直至其佔管權交還或被視為交還「政府」為止)，以及維修此等地方；

... 』

33. 「公契」第7.6條訂明：

『召開「業主委員會」會議的人士或人等必須在舉行會議日期前最少七(7)日向「業主委員會」各委員發出會議通知，說明(i)會議的日期、時間及地點；及(ii)擬於會上提出的決議案(如有)。「業主委員會」會議通知可如下送達：

(a) 手遞至「業主委員會」各委員；或

(b) 郵寄至「業主委員會」各委員最後為人所知的地址；或

(c) 置於委員的「單位」或投入該「單位」的信箱。

會議通知並須免費送達作為「政府樓宇」「業主」的「財政司司長法團」，即以預付郵費方式郵寄或手遞至香港九龍油麻地海庭道11號西九龍政府合署南座9樓的政府產業署之「政府產業署署長」，或送遞至「財政司司長法團」以書面通知「管理人」的其他指定人士及地址。』

34. 「公契」第10.9條訂明：

『「發展項目」管理處應備存本文夾附的一套「公用地方與設施」圖則，供「業主」於正常辦公時間免費閱覽。「管理人」應以夾附於「本契約」或備存於管理處的方式，不時免費向「政府樓宇」「業主」提供「公用地方與設施」圖則及其任何修訂本的副本。』

35. 「公契」第10.14條訂明：

『儘管本文有任何規定，直至「綠色範圍」的佔管權已依照「政府批地書」規定交還或視作交還「政府」為止，「管理人」須遵照「政府批地書」規定維修「綠色範圍」，而「業主」(不包括「財政司司長法團」)應負責「綠色範圍」的維修及修理費用與開支，猶如乃「公用地方與設施」一部分(直至其佔管權交還或被視為交還「政府」為止)。』

36. 「公契」第10.15條訂明：

『儘管本文另有任何規定，直至「黃色範圍」的佔管權已依照「政府批地書」規定交還或視作交還「政府」為止，「管理人」須遵照「政府批地書」規定維修「黃色範圍」，而「業主」(不包括「財政司司長法團」)應負責「黃色範圍」的維修及修理費用與開支，猶如乃「公用地方與設施」一部分(直至其佔管權交還或被視為交還「政府」為止)。』

37. 「公契」第10.16條訂明：

『(a)「業主」(不包括「財政司司長法團」)須自費(惟「財政司司長法團」可按照「本契約」第2.7(j)條規定分擔開支)以地政總署署長全面滿意的方式維修「雜項」。

(b) 「管理人」將負責管理及維修「雜項」。如因「管理人」或「業主」(不包括「財政司司長法團」)不管理或不維修「雜項」而直接或間接地招致或因此引起任何責任、損害、開支、索償、損失、費用、索求、收費、訴訟及法律程序，「業

主」(不包括「財政司司長法團」)須向「政府」及「財政司司長法團」作出彌償，並且保持令其獲得彌償。』

38. 「公契」第二附錄A部分第3段訂明：

『A部分具體載述而B部分訂明必須受限於每份「不分割份數」利益的各項權利及特權，將待至「發展項目」一個或多個部分的「佔用許可證」簽發後方始生效，而於該情況下亦只對已發「佔用許可證」的「發展項目」一個或多個部分生效。

...

3. 「財政司司長法團」的權利等

「財政司司長法團」、其租客、租戶、受許可人及經其授權人等以及「政府樓宇」現任「業主」或佔用人，均可享有下列的權利、特權及地役權。彼等行使此等權利、特權及地役權一概毋須「管理人」(或任何其他「業主」)任何許可、批准或同意：

(a) 有權享有「政府樓宇」的庇護、支撐及保護；

(b) 有權透過現時或「政府批地書」訂明的年期內任何時間可能位於「該土地」及「發展項目」任何部分之內或越過該處的污水管、溝渠、排水渠、排煙管、管線、管道、水道、電纜、水管、電線及其他導體而享用接駁至「政府樓宇」的暢通及不間斷氣體、電力、食水、污水排放、空調、電話及各類其他服務；

(c) 有權隨時按其全權酌情自費改動、改道、修改、重鋪或恢復任何專為「政府樓宇」或其任何部分而設的服務設備與設施(以下簡稱「**政府樓宇服務設施**」)，而毋須徵取「業主」或「管理人」批准或同意。惟進行上述改動、改道、修改、重鋪或恢復任何「政府樓宇服務設施」工程時，必須採取適當和充足的護理及預防措施，以確保不會損壞「該土地」內供「政府樓宇」以外「發展項目」所有其他部分使用的服務設備與設施；

(d) 有權通行、再通行、行經及使用「該土地」的任何公用部分或「發展項目」的任何公用部分，以作關乎其完善使用及享用「政府樓宇」或其任何部分之所有用途，並且有權使用和收取「該土地」內任何公用設施或「發展項目」內任何部分之利益；

(e) 有權在所有合理時間單獨或聯同測量師、承辦商、工人或其他人等，在不論是否攜帶工具、設備、機械、機器、物料或駕車的情況下，進入「該土地」或其任何部分或「發展項目」任何部分，以便在「政府樓宇」或其任何部分持續執行或進行維修、修理、增建及修整工程或其他工程，並且進行「政府樓宇服務設施」或其任何部分之維修、修理、增建、修整、改道、改建、重鋪、恢復工程及其他工程；

(f) 享有地政總署署長規定的自由及暢通無阻進出「政府樓宇」的通行權；

(g) 行使專有權，以「財政司司長法團」視為適當的方式，在「政府樓宇」或其任何部分範圍內及邊界周圍的牆、柱及其他結構項件安裝、搭建、展示、陳列、維修、修理、拆除及更新招牌和廣告，並且享有通行權，可獨自或聯同傭工、工人或其他人等，在不論是否攜帶工具、設備、機械、機器、物料或駕車的情況下，越過「該土地」或其任何部分或「發展項目」任何部分，以便檢驗、安裝、搭建、展示、陳列、維修、修理、拆除及更新此等招牌和廣告；

(h) 享有裝設於「政府樓宇」的照明管槽、消防、通風及其他服務設施、設備、裝置、固定裝置、輔助工程，以及安裝於天台樓板、牆及其他結構項件上的機器及物料之通行權；

(i) 有權改動和運作位於「政府樓宇」之內、周圍、其上及其下的牆、柱、樑、天花、天台樓板、行車道或地台樓板及其他結構項件而專供「政府樓宇」或其任何部分使用與享用的附加服務，以及享有相關的通行權，可獨自或聯同傭工、工人或其他人等，在不論是否攜帶工具、設備、機械、機器、物料或駕車的情況下，越過「該土地」或越過「發展項目」任何部分；及

(j) 地政總署署長視為必要或恰當的其他權利、特權及地役權。』

39. 「公契」第二附錄B部分第(e)及(f)段訂明：

『(e) 「黃色範圍」的佔管權按照「政府批地書」規定交還「政府」之前：

(i) 允許「政府」、地政總署署長及其人員、承辦商、代理和地政總署署長授權的任何其他人等行使權利通行、進出、往返及行經「該土地」及「黃色範圍」，以便檢查、檢驗和監督任何遵照「政府批地書」特別條款第(6)條(a)、(b)(ii)及(c)款規定執行的任何工程，以及執行、檢查、檢驗和監督任何遵照「政府批地書」特別條款第(6)條(d)款規定執行的工程及地政總署署長認為有必要在「黃色範圍」實施的其他工程；及

(ii) 允許「政府」及「政府」授權的相關公用事業公司行使權利按彼等需要通行、進出、往返及行經「該土地」及「黃色範圍」，以在「黃色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修為了提供擬供給「該土地」或任何毗連或毗鄰土地或處所以及「公路結構」(定義以「政府批地書」所訂為準)使用的電話、電力、氣體(如有)及其他服務而必需的所有水管、電線、管線、電纜管道及其他導體和附屬設備。「業主」應與「政府」及「政府」授權的相關公用事業公司充分合作，以處理所有關乎於「黃色範圍」內執行任何上述工程的事項。

(f) 「綠色範圍」的佔管權按照「政府批地書」規定交還「政府」之前：

(i) 允許「政府」、地政總署署長及其人員、承辦商、代理和地政總署署長授權的任何其他人等行使權利通行、進出、往返及行經「該土地」及「綠色範圍」，以便檢查、檢驗和監督任何遵照「政府批地書」特別條款第(2)(a)條規定執行的任何工程，以及執行、檢查、檢驗和監督任何遵照「政府批地書」特別條款第(2)(b)條規定執行的工程及地政總署署長認為有必要在「綠色範圍」實施的其他工程；

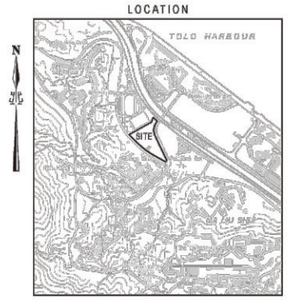
(ii) 允許「政府」及「政府」授權的相關公用事業公司行使權利按彼等需要通行、進出、往返及行經「該土地」及「綠色範圍」，以在「綠色範圍」或任何毗連土地之內、其上或其下執行任何工程，其中包括但不限於鋪設及其後維修為了提供擬供給「該土地」或任何毗連或毗鄰土地或處所使用的電話、電力、氣體(如有)及其他服務而必需的所有水管、電線、管線、電纜管道及其他導體和附屬設備。「業主」應與「政府」及「政府」授權的相關公用事業公司充分合作，以處理所有關乎於「綠色範圍」內執行任何上述工程的事項；及

(iii) 允許水務監督人員及彼等授權的其他人等行使權利按彼等需要通行、進出、往返及行經「該土地」及「綠色範圍」，以執行任何關於運作、維修、修理、更換和更改「綠色範圍」內任何其他水務裝置的工程；』

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

批地文件的附圖

LOCATION



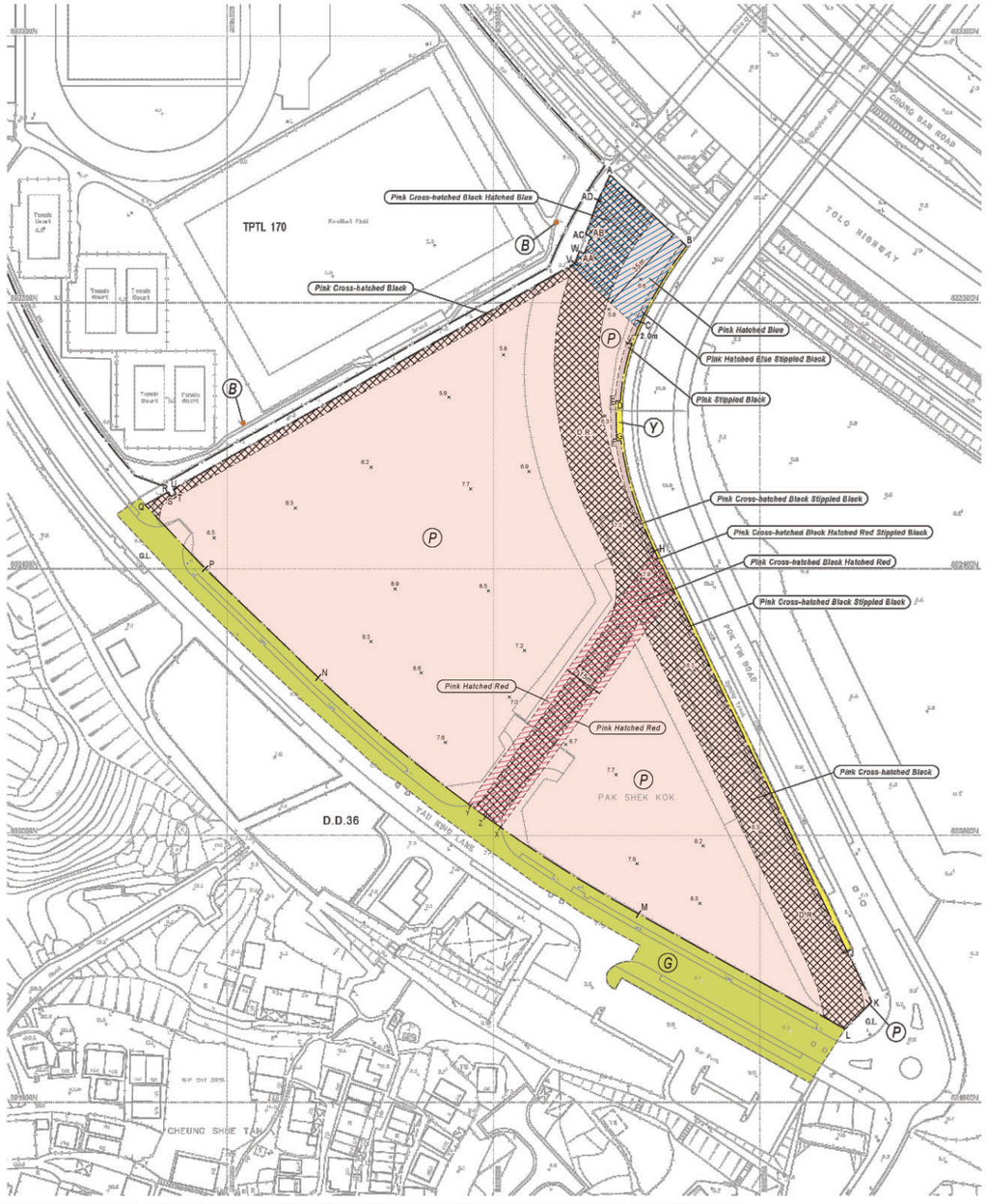
SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	39.062	132 46 58		
Chord B C	33.213	211 10 50		
Chord C D	30.613	194 24 47		
D E	1.721	208 36 23		
E F	15.009	178 36 23		
F G	1.547	88 36 23		
Chord G H	43.218	162 57 39		
H J	166.728	154 17 58		
J K	21.126	154 25 05		
K L	14.147	224 53 52		
L M	89.852	299 05 29		
Chord M N	149.430	306 29 01		
N P	59.836	313 48 32		
P Q	32.890	316 45 48		
Q R	9.972	90 40 01		
R S	2.013	150 40 01		
S T	2.136	60 40 01		
T U	2.013	330 40 01		
U V	172.931	60 40 01		
V W	4.667	20 05 34		
W AA	2.000	110 05 34		
AA AB	6.905	24 17 43		
AB AC	2.500	290 05 34		
AC AD	13.751	20 05 34		
AD A	10.331	26 51 08		

CURVE DATA

Arc BC = 33.276m	Radius =159.470m	∠= 12° 29' 27"
Arc CD = 30.786m	Radius = 69.556m	∠= 21° 06' 39"
Arc GH = 43.383m	Radius =143.491m	∠= 17° 19' 22"
Arc MN =149.340m	Radius =564.020m	∠= 14° 41' 03"

$\times^{8.3}$ SPOT LEVEL IN METRES AS AT 28/10/2016



圖例

D.R.	渠務保留地
(B)	泛光燈
	粉紅色間黑十字線
	粉紅色間黑十字線藍斜線
	粉紅色間黑十字線紅斜線
	粉紅色間黑十字線紅斜線加黑點
	粉紅色間黑十字線加黑點
	粉紅色間藍斜線
	粉紅色間藍斜線加黑點
	粉紅色間紅斜線
	粉紅色間紅斜線加黑點
	粉紅色加黑點
	綠色
	黃色

COLOURED PINK, PINK CROSS-HATCHED BLACK, PINK CROSS-HATCHED BLACK HATCHED BLUE, PINK CROSS-HATCHED BLACK HATCHED RED, PINK CROSS-HATCHED BLACK HATCHED RED STIPPLED BLACK, PINK CROSS-HATCHED BLACK STIPPLED BLACK, PINK HATCHED BLUE, PINK HATCHED BLUE STIPPLED BLACK, PINK HATCHED RED AND PINK STIPPLED BLACK AREA 32 900 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

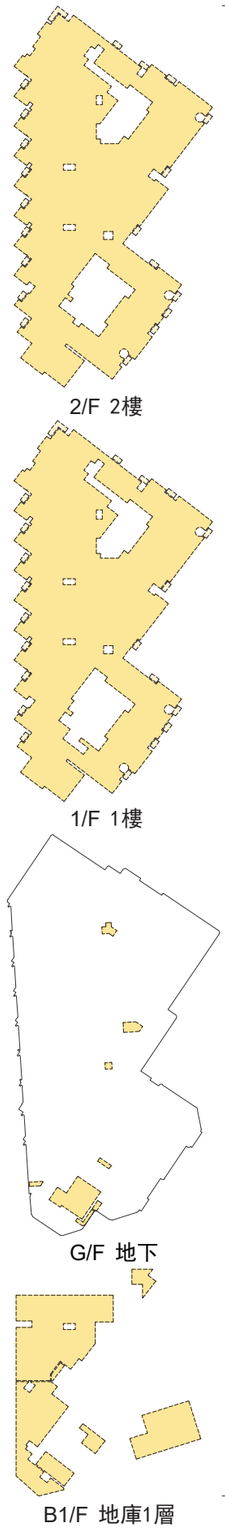
District Survey Office, Tai Po
Lands Department
© Copyright reserved - Hong Kong SAR Government

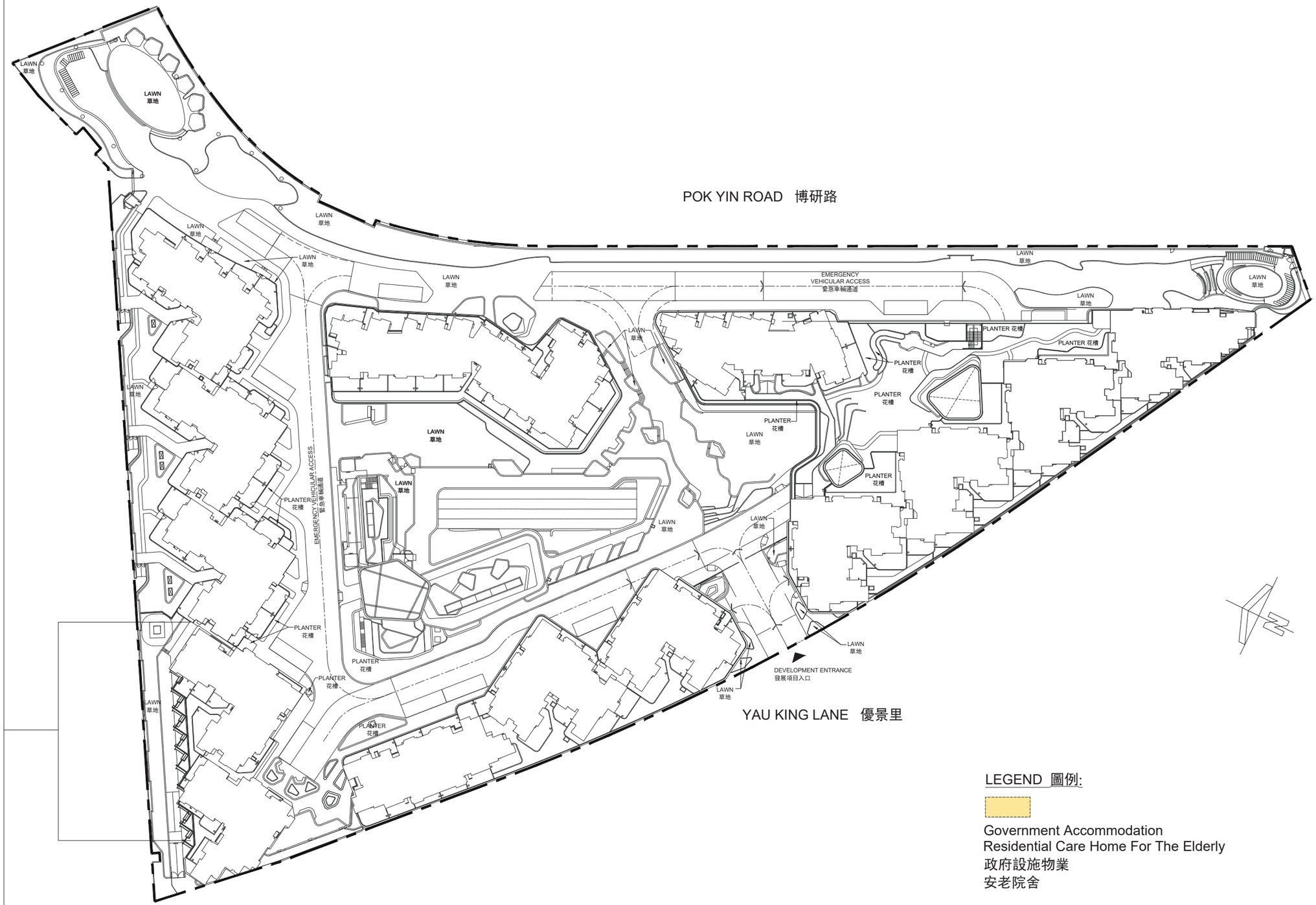
TAI PO TOWN LOT No.244

File No. DLO/TP 33/TPA/61
Survey Sheet No. 7-NE-16B
Layout Plan No. --------
Reference Plan No. ----------
ALS Plan No. --------
PLAN No. TP7375-SP

Date : 09/11/2016

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





LEGEND 圖例:

Government Accommodation
Residential Care Home For The Elderly
政府設施物業
安老院舍

WARNING TO PURCHASERS
對買方的警告

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser-
  (i) that firm may not be able to protect the purchaser's interests; and
  (ii) the purchaser may have to instruct a separate firm of solicitors; and
  (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

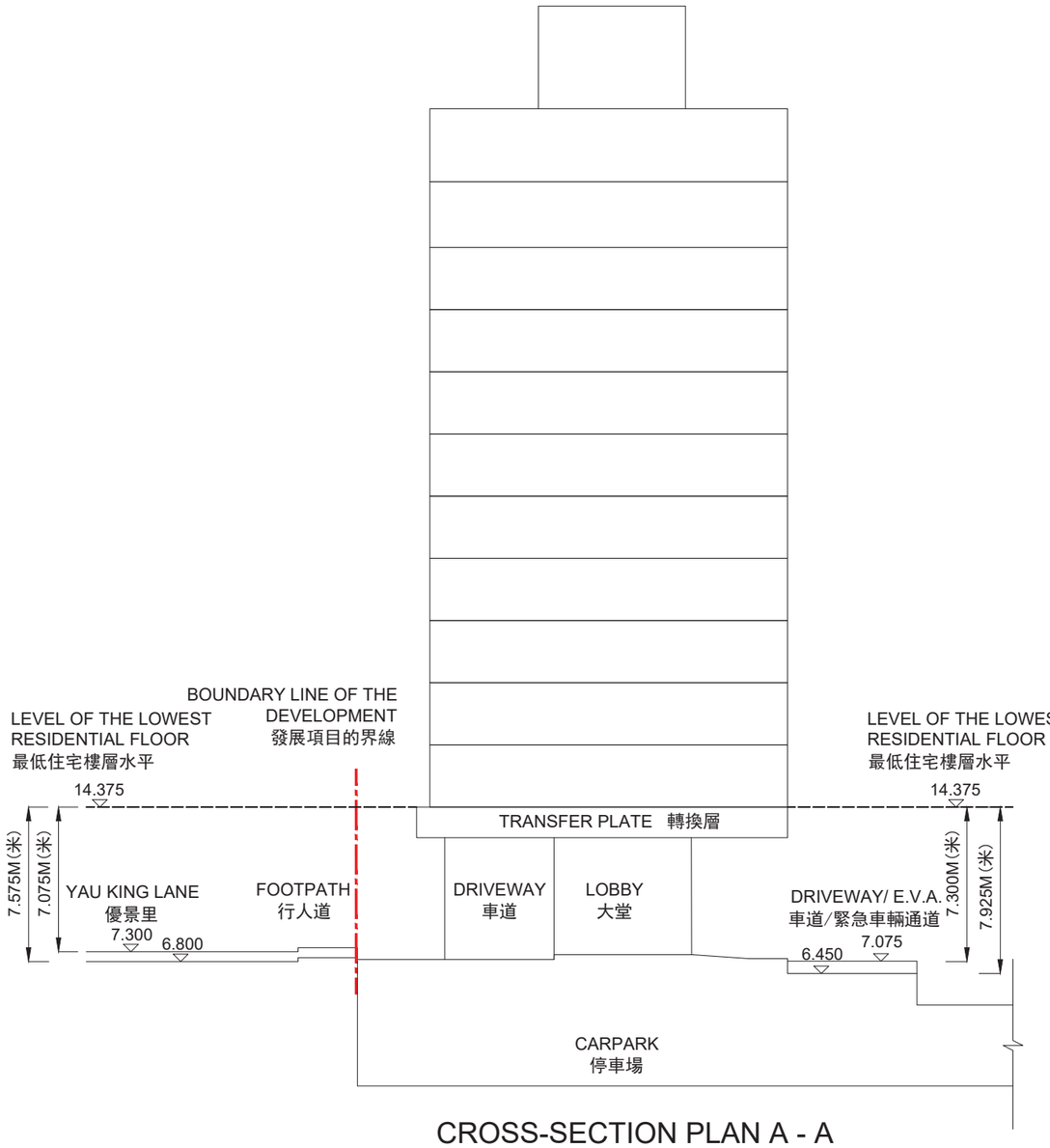
(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

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

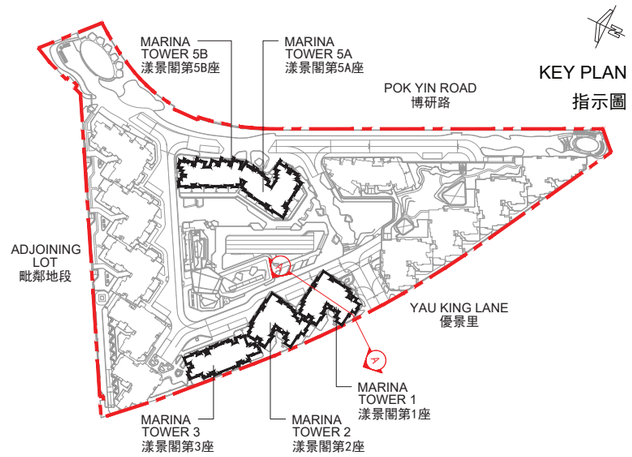
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
  (i) 該律師事務所可能不能夠保障買方的利益；及
  (ii) 買方可能要聘用一間獨立的律師事務所；及
  (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

MARINA TOWER 1 漾景閣第1座



CROSS-SECTION PLAN A - A
橫截面圖 A - A



Notes:

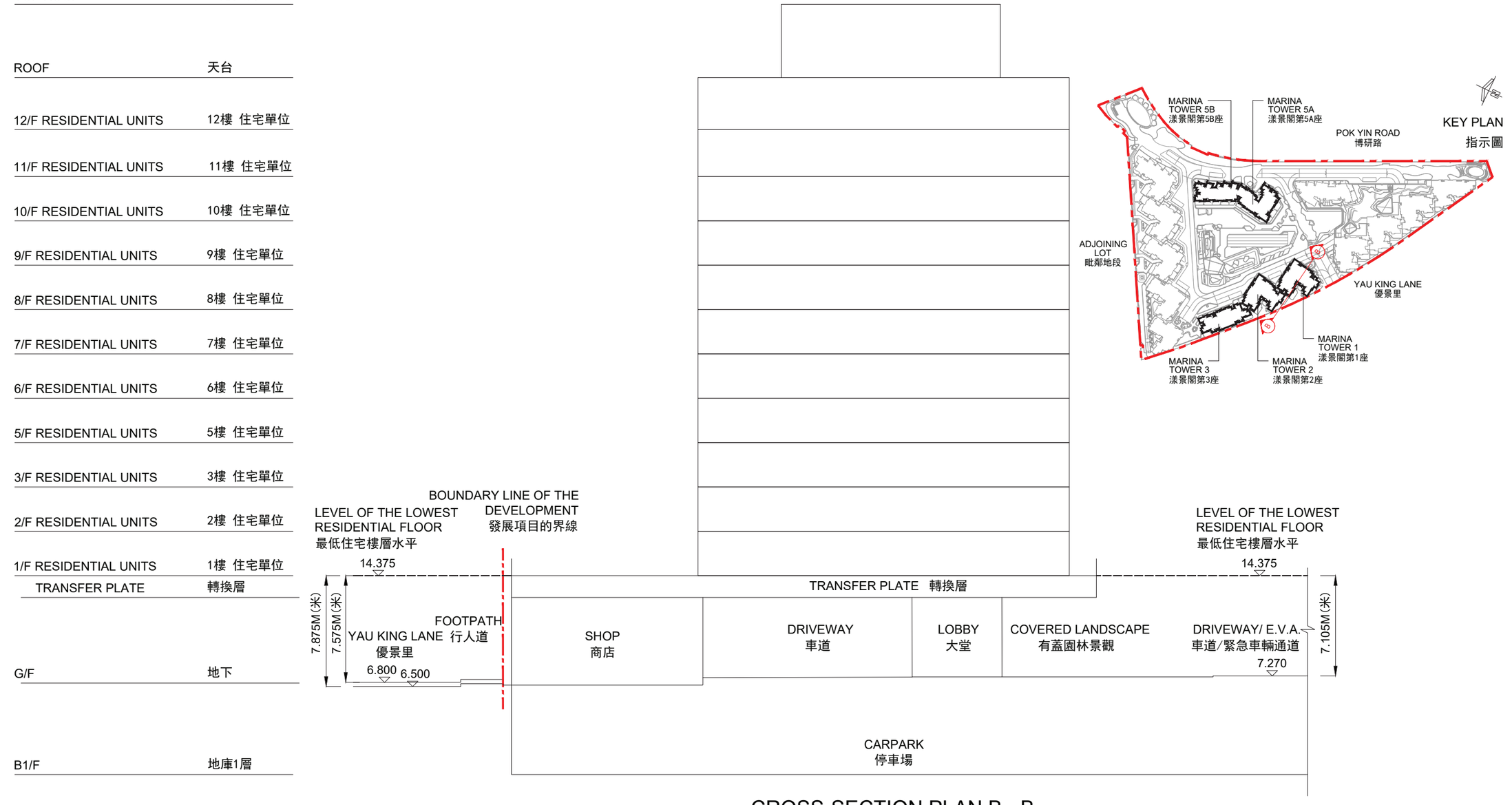
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. –– Dotted line denotes the level of the lowest residential floor.
3. The part of Yau King Lane adjacent to the building is 6.800 metres to 7.300 metres above the Hong Kong Principal Datum.
4. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 6.450 metres to 7.075 metres above the Hong Kong Principal Datum.

備註:

1. ▽ 代表香港主水平基準以上的高度(米)。
2. –– 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段優景里為香港主水平基準以上6. 800米至7. 300米。
4. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上6. 450米至7. 075米。

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

MARINA TOWER 1 濠景閣第1座



CROSS-SECTION PLAN B - B
橫截面圖 B - B

Notes:

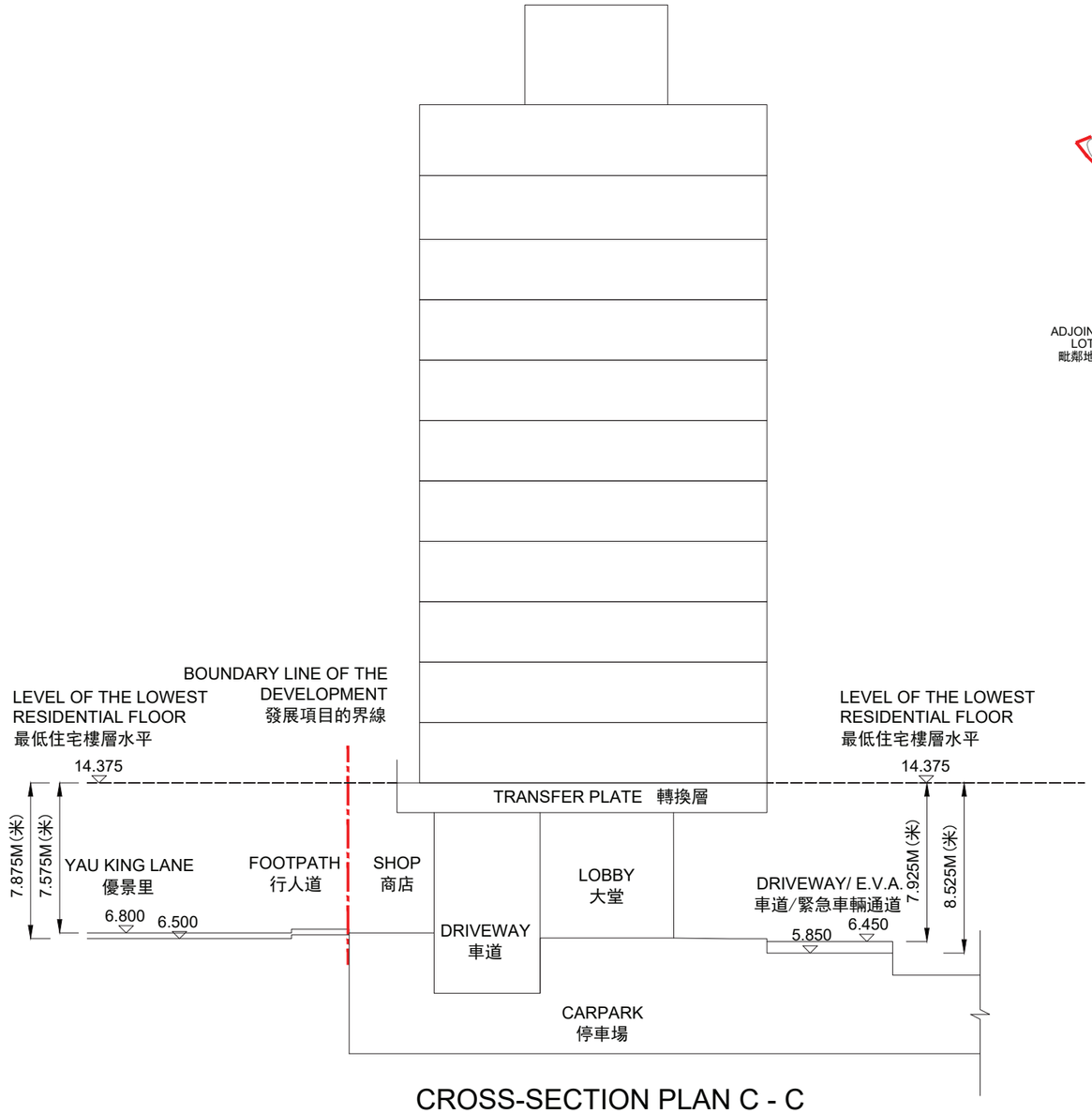
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. –– Dotted line denotes the level of the lowest residential floor.
3. The part of Yau King Lane adjacent to the building is 6.500 metres to 6.800 metres above the Hong Kong Principal Datum.
4. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.270 metres above the Hong Kong Principal Datum.

備註:

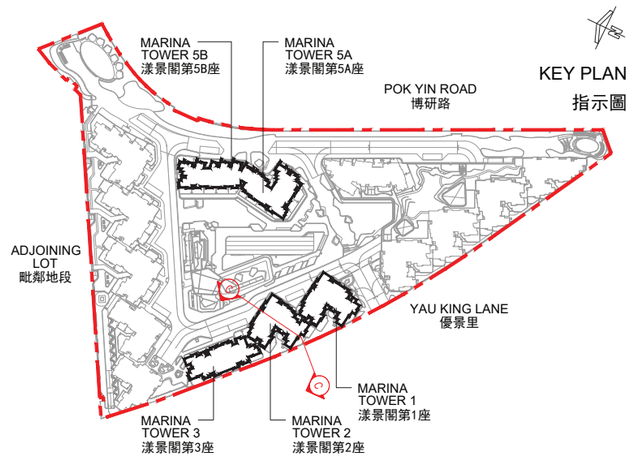
1. ▽ 代表香港主水平基準以上的高度(米)。
2. –– 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段優景里為香港主水平基準以上6. 500米至6. 800米。
4. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上7. 270米。

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

MARINA TOWER 2 滿景閣第2座



CROSS-SECTION PLAN C - C
橫截面圖 C - C



Notes:

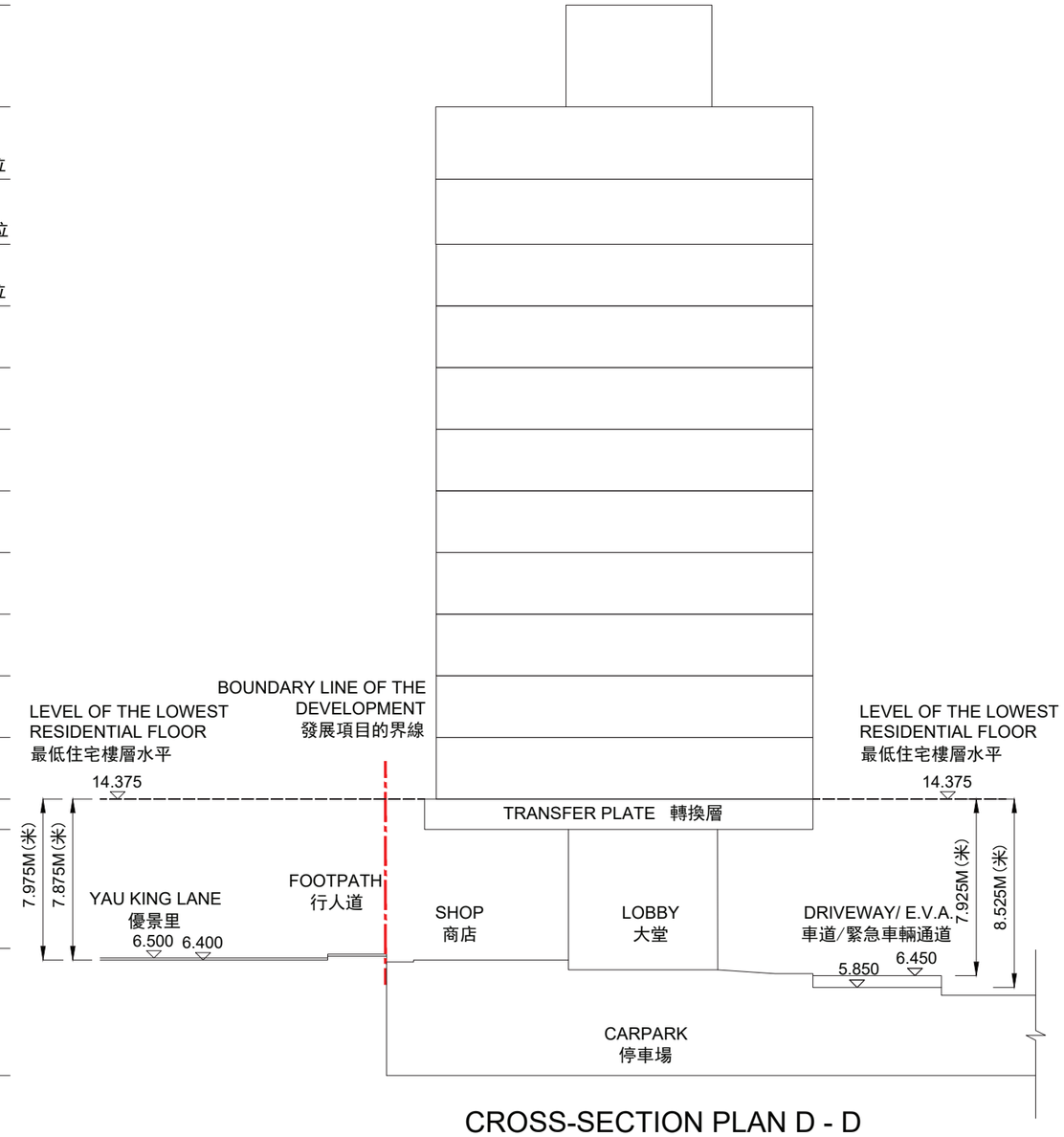
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. – – Dotted line denotes the level of the lowest residential floor.
3. The part of Yau King Lane adjacent to the building is 6.500 metres to 6.800 metres above the Hong Kong Principal Datum.
4. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.850 metres to 6.450 metres above the Hong Kong Principal Datum.

備註:

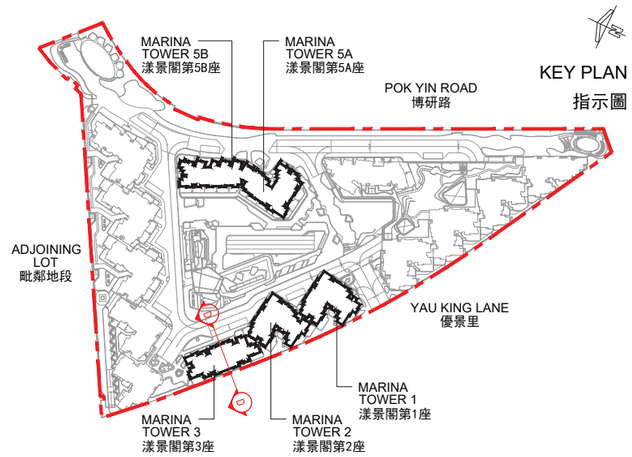
1. ▽ 代表香港主水平基準以上的高度(米)。
2. – – 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段優景里為香港主水平基準以上6. 500米至6. 800米。
4. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上5. 850米至6. 450米。

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

MARINA TOWER 3 漾景閣第3座



CROSS-SECTION PLAN D - D
橫截面圖 D - D



Notes:

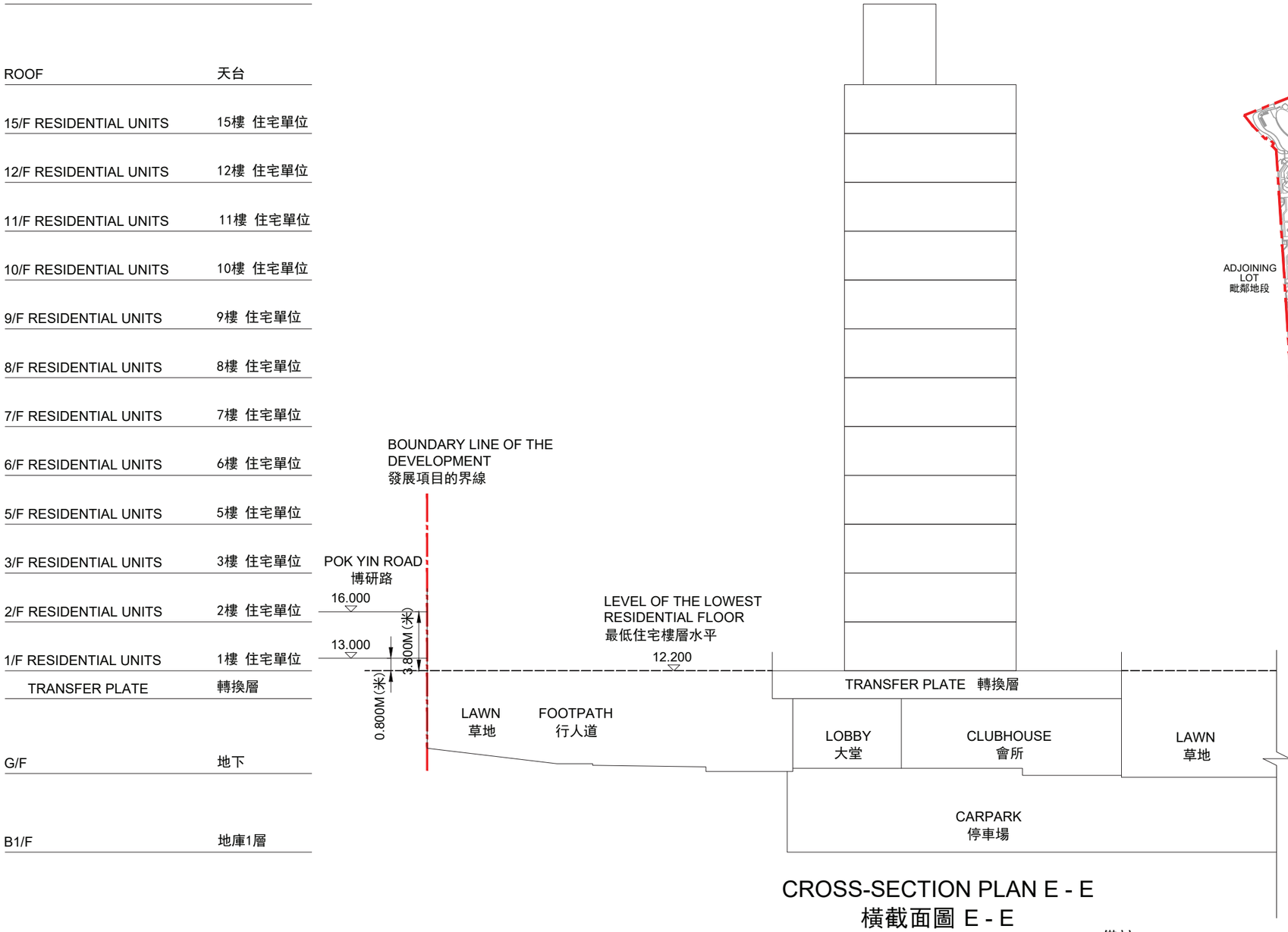
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. –– Dotted line denotes the level of the lowest residential floor.
3. The part of Yau King Lane adjacent to the building is 6.400 metres to 6.500 metres above the Hong Kong Principal Datum.
4. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.850 metres to 6.450 metres above the Hong Kong Principal Datum.

備註:

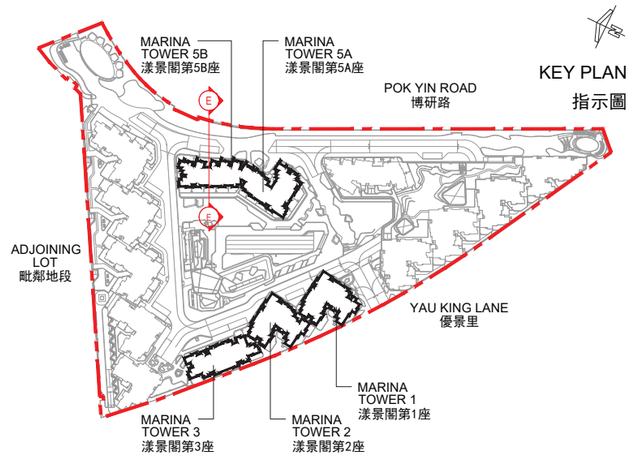
1. ▽ 代表香港主水平基準以上的高度(米)。
2. –– 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段優景里為香港主水平基準以上6. 400米至6. 500米。
4. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上5. 850米至6. 450米。

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

MARINA TOWER 5A AND TOWER 5B
漾景閣第5A座及第5B座



CROSS-SECTION PLAN E - E
橫截面圖 E - E



Notes:

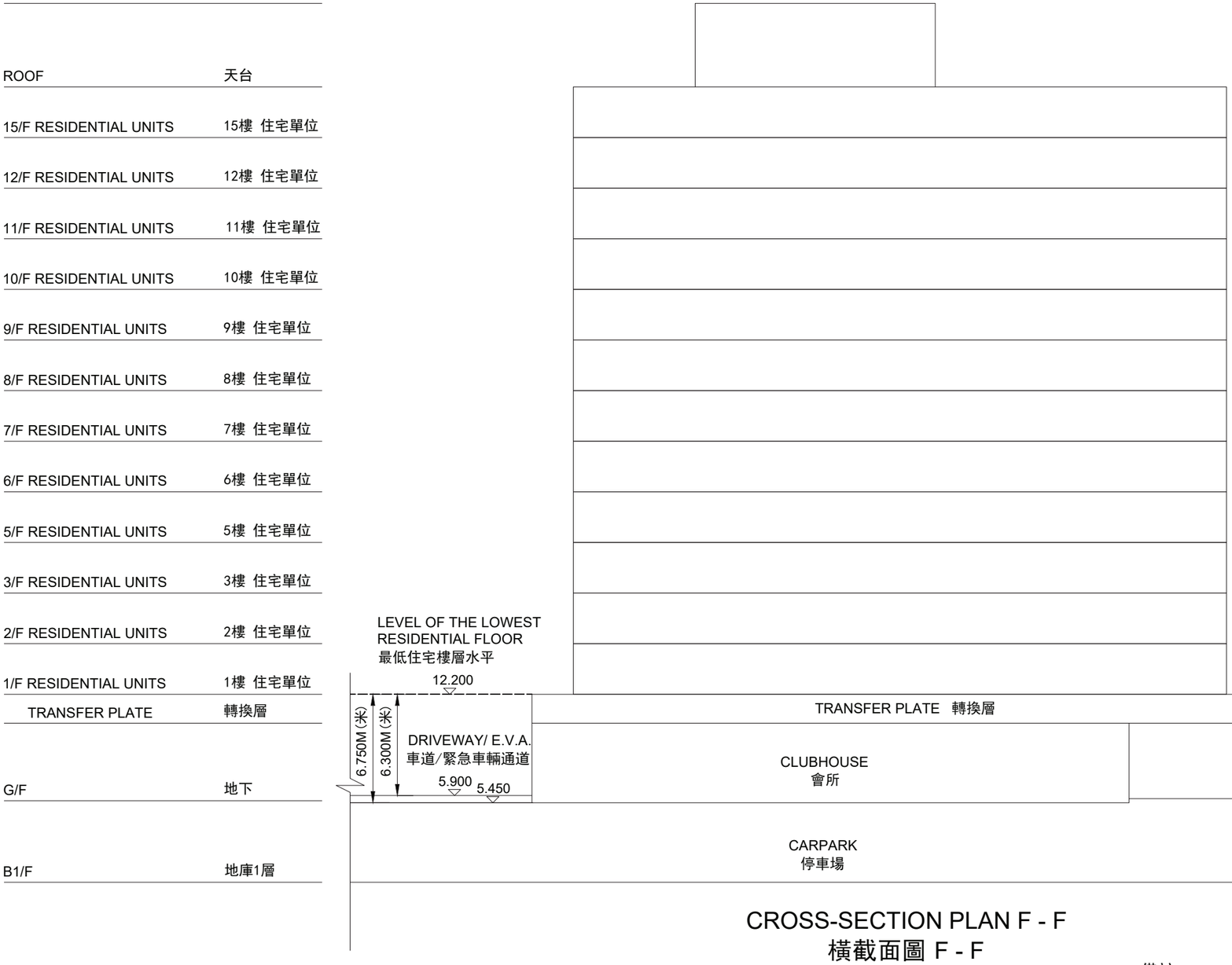
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. –– Dotted line denotes the level of the lowest residential floor.
3. The part of Pok Yin Road adjacent to the building is 13.000 metres to 16.000 metres above the Hong Kong Principal Datum.

備註:

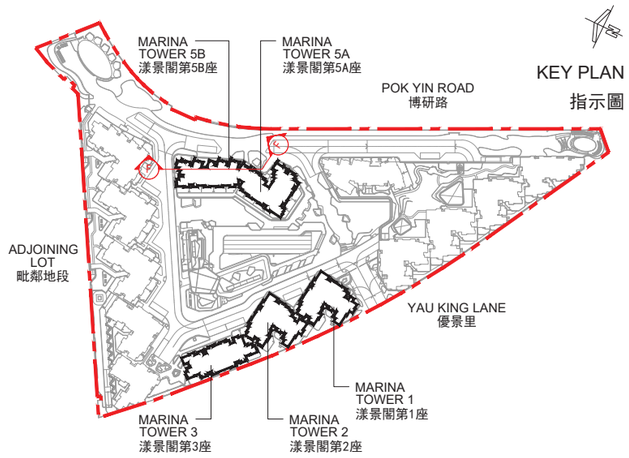
1. ▽ 代表香港主水平基準以上的高度(米)。
2. –– 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段博研路為香港主水平基準以上13. 000米至16. 000米。

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

MARINA TOWER 5A AND TOWER 5B
漾景閣第5A座及第5B座



CROSS-SECTION PLAN F - F
橫截面圖 F - F



Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. –– Dotted line denotes the level of the lowest residential floor.
3. The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 5.450 metres to 5.900 metres above the Hong Kong Principal Datum.

備註:

1. ▽ 代表香港主水平基準以上的高度(米)。
2. –– 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上5. 450米至5. 900米。

ELEVATION PLAN
立面圖

MARINA TOWER 1
漾景閣第1座

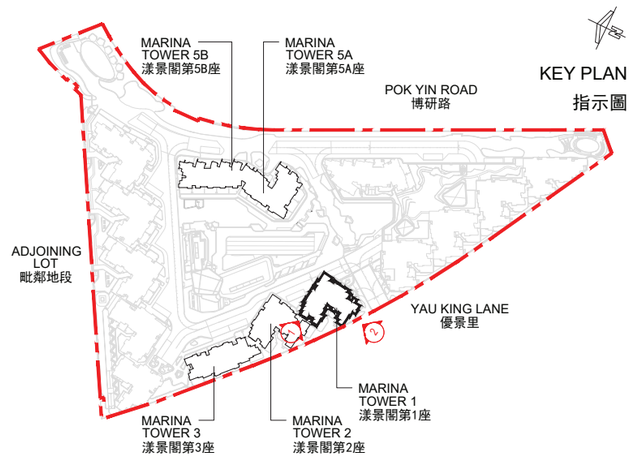


ELEVATION 1
立面 1

MARINA TOWER 1
漾景閣第1座



ELEVATION 2
立面 2



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

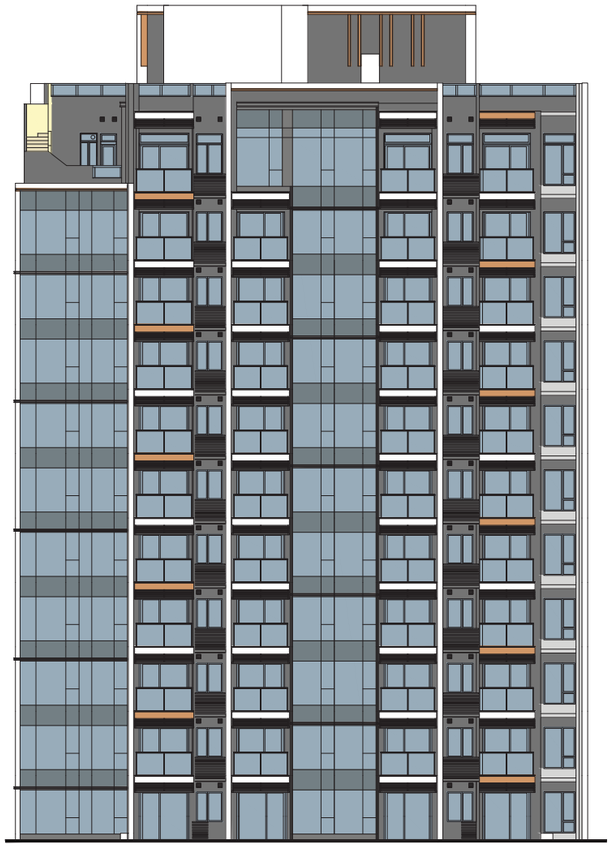
ELEVATION PLAN
立面圖

MARINA TOWER 1
漾景閣第1座

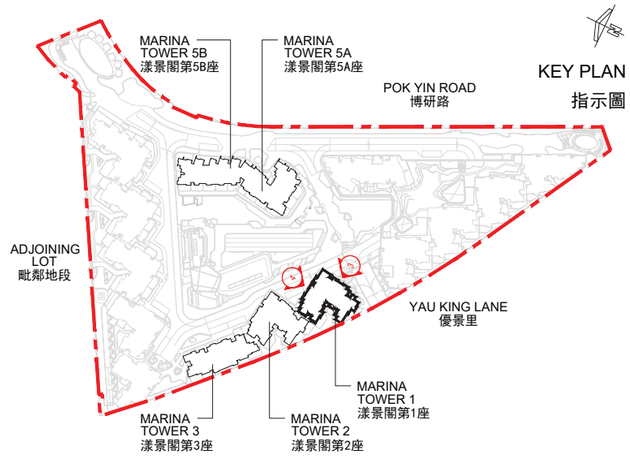


ELEVATION 3
立面 3

MARINA TOWER 1
漾景閣第1座



ELEVATION 4
立面 4



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 2
漾景閣第2座

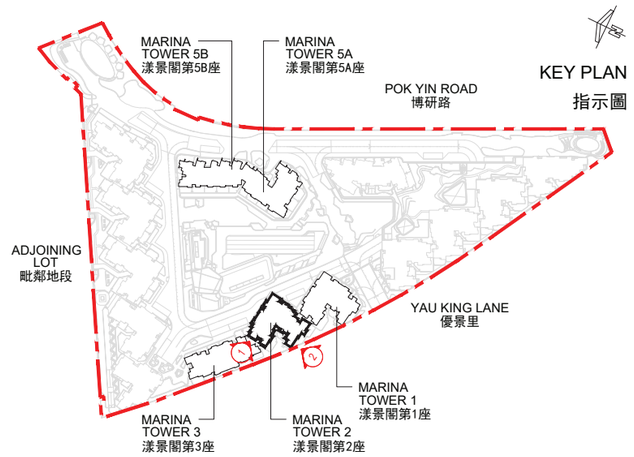


ELEVATION 1
立面 1

MARINA TOWER 2
漾景閣第2座



ELEVATION 2
立面 2



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

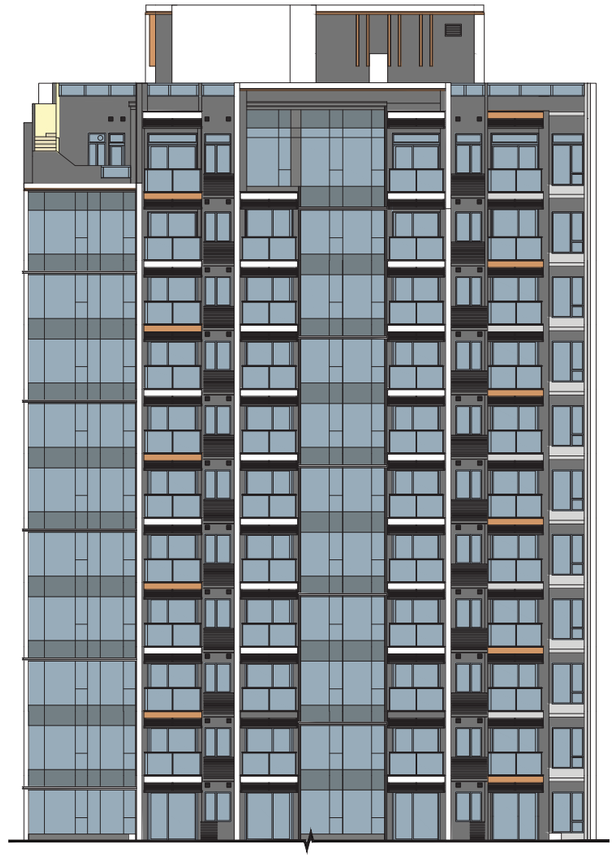
ELEVATION PLAN
立面圖

MARINA TOWER 2
漾景閣第2座



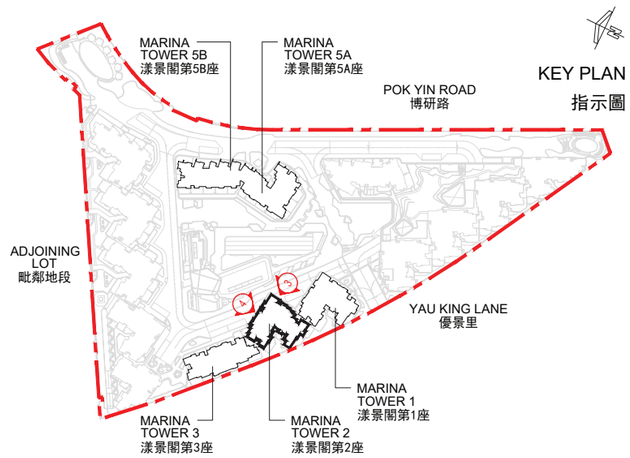
ELEVATION 3
立面 3

MARINA TOWER 2
漾景閣第2座



ELEVATION 4
立面 4

KEY PLAN
指示圖



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 3
漾景閣第3座

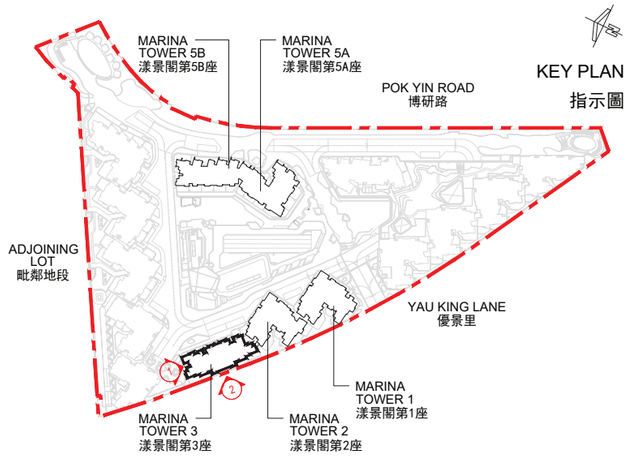


ELEVATION 1
立面 1

MARINA TOWER 3
漾景閣第3座



ELEVATION 2
立面 2



Authorized Person for the Phase certified that the elevations shown on this plan:
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(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 3
漾景閣第3座

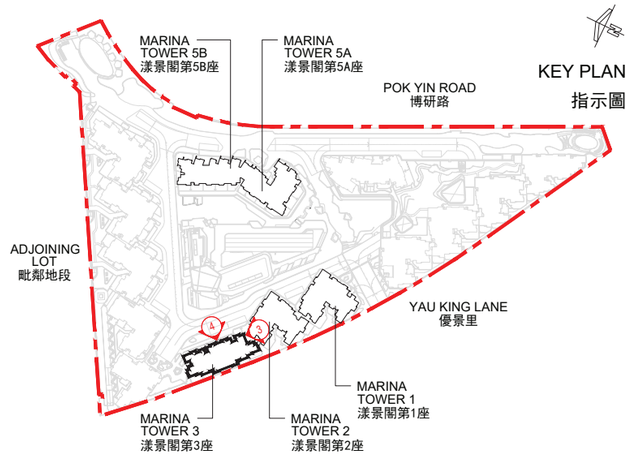


ELEVATION 3
立面 3

MARINA TOWER 3
漾景閣第3座



ELEVATION 4
立面 4

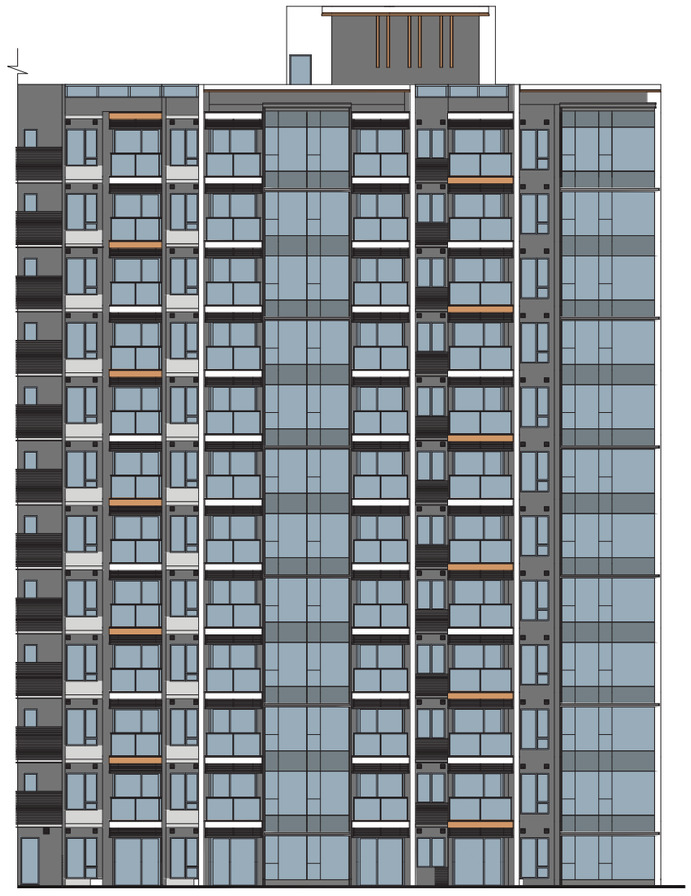


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(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 5A
漾景閣第5A座

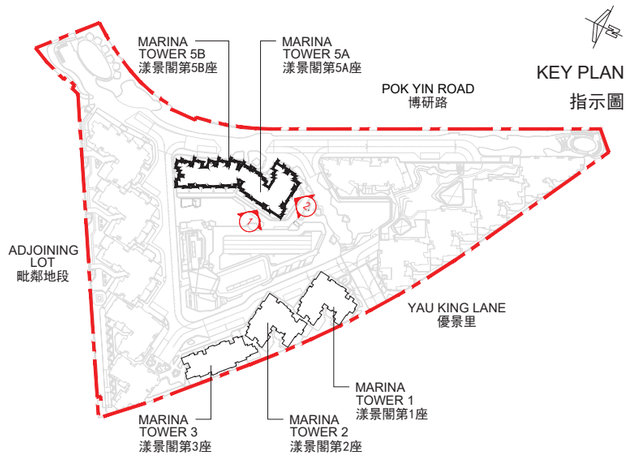


ELEVATION 1
立面 1

MARINA TOWER 5A
漾景閣第5A座



ELEVATION 2
立面 2



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
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期數的認可人士證明本圖顯示的立面:
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(b) 大致上與期數的外觀一致。

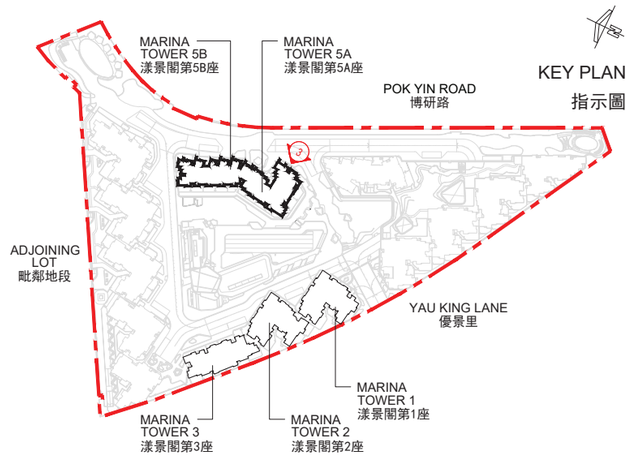
NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 5A AND TOWER 5B
漾景閣第5A座及第5B座



ELEVATION 3
立面 3



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 5A
漾景閣第5A座

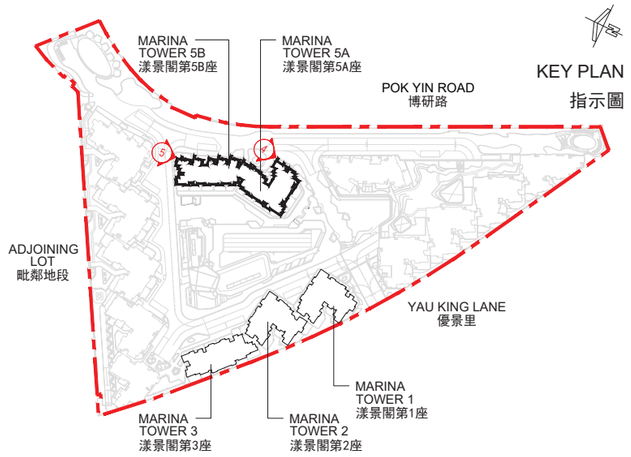


ELEVATION 4
立面 4

MARINA TOWER 5B
漾景閣第5B座



ELEVATION 5
立面 5



Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

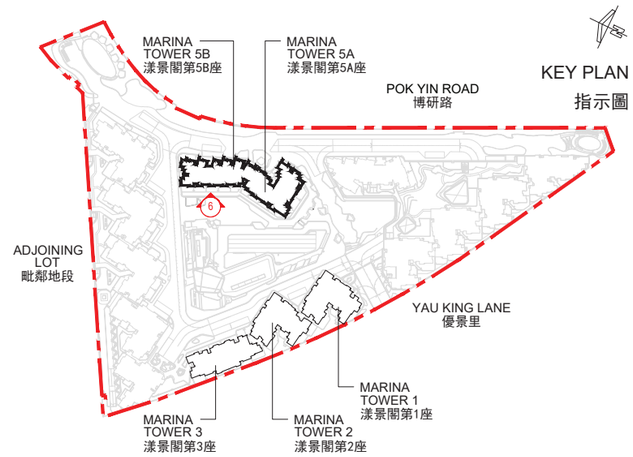
NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

ELEVATION PLAN
立面圖

MARINA TOWER 5B
漾景閣第5B座



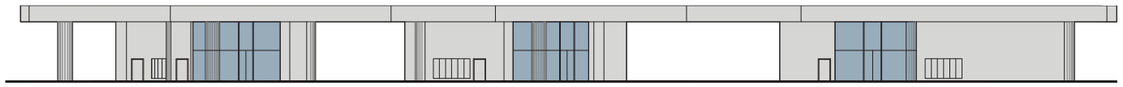
ELEVATION 6
立面 6



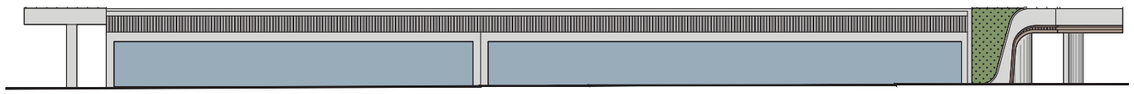
Authorized Person for the Phase certified that the elevations shown on this plan:
(a) are prepared on the basis of the approved building plans for the Phase as of 19 January 2024; and
(b) are in general accordance with the outward appearance of the Phase.
期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the podium elevation plans for the Phase, please refer to Page AU11. 有關期數的平台立面圖, 請參閱AU11頁。

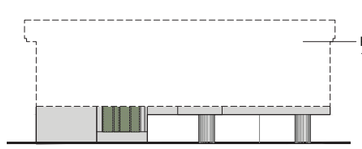
ELEVATION PLAN
立面圖



PODIUM ELEVATION 1
平台立面 1



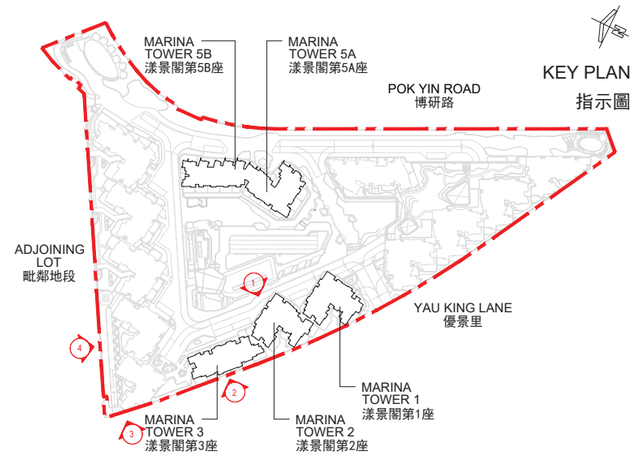
PODIUM ELEVATION 2
平台立面 2



PODIUM ELEVATION 3
平台立面 3



PODIUM ELEVATION 4
平台立面 4



Authorized Person for the Phase certified that the elevations shown on this plan:
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期數的認可人士證明本圖顯示的立面:
(a) 以2024年1月19日的情況為準的期數的經批準的建築圖則為基礎擬備;及
(b) 大致上與期數的外觀一致。

NOTE: 備註:
For the tower elevation plans for the Phase, please refer to Pages AU01 - AU10. 有關期數的大廈立面圖,請參閱AU01 - AU10頁。

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

Description 描述		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	25269	29125	54395
	sq. m. 平方米	2347.553	2705.820	5053.373
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq. ft. 平方呎	13100	50901	64001
	sq. m. 平方米	1217.001	4728.792	5945.793

Notes:

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

備註：

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

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

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

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.

3. The inspection is free of charge.

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

2. 關於指明住宅物業的每一已簽立的公契存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

AW

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

1. Exterior Finishes

Item		Description		
a.	External wall	Type of finishes	Podium	Window wall, aluminium window, tiles, aluminium claddings, natural stone claddings, steel louvres, aluminium louvres, vertical greenery wall and metal grilles
			Residential Towers	Curtain wall, glass wall, aluminium window, tiles, aluminium claddings, natural stones claddings, aluminium grilles and aluminium louvres
b.	Window	Material of frame	Fluorocarbon coated aluminium window frame	
		Material of glass	Living Room, Dining Room and Bedrooms	Insulated Glazing Unit (IGU) with low-e coating glass
			Bathrooms	Tinted acid etched glass
			Store Room and Study Room	Tinted acid etched glass (except the following flats are fitted with Insulated Glazing Unit (IGU) with low-e coating glass Marina Tower 1 and Marina Tower 2: Study Room of Flat A6 at 12/F)
			Kitchen	Tinted glass
c.	Bay window	Material of bay window	Not applicable	
		Window sill finishes	Not applicable	
d.	Planter	Type of finishes	Natural stones and tiles	

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	基座	玻璃牆、鋁窗、瓷磚、鋁質覆蓋層、天然石材覆蓋層、鋼百葉、鋁質百葉、垂直綠化牆及金屬格柵
			住宅大廈	玻璃幕牆、玻璃牆、鋁窗、瓷磚、鋁質覆蓋層、天然石材覆蓋層、鋁質格柵及鋁質百葉
b.	窗	框的用料	氟化碳塗層鋁質窗框	
		玻璃的用料	客廳、飯廳及睡房	雙層中空低輻射鍍膜玻璃
			浴室	有色酸蝕玻璃
			儲物房及書房	有色酸蝕玻璃 (除以下單位採用雙層中空低輻射鍍膜玻璃 漾景閣第 1 座及漾景閣第 2 座： 12 樓的 A6 單位的書房)
			廚房	有色玻璃
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	天然石材及瓷磚	

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

1. Exterior Finishes

Item		Description		
e.	Verandah or balcony	Type of finishes of balcony	Balcony	Installed with laminated tempered glass balustrade with aluminium capping, top rail and frame, curb finished with natural stone
			Floor	Tiles
			Wall	Tiles (except the following flats are finished with tiles and aluminium claddings with sound absorptive material Marina Tower 5A : Flat A1, A2, A3, A5 and A6 at 2/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A1, A3 and A6 at 2/F to 3/F, 5/F to 12/F and 15/F)
			Ceiling	Aluminium ceiling
		Whether balcony is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料

細項		描述		
e.	陽台或露台	露台裝修物料的類型	露台	裝有夾膠強化玻璃欄杆連鋁質頂冚、頂扶手及框，天然石材路緣
			地台	瓷磚
			牆身	瓷磚 (除以下單位鋪砌瓷磚及設置吸音物料的鋁質覆蓋層 漾景閣第 5A 座： 2 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1、A2、A3、A5 及 A6 單位 漾景閣第 5B 座： 2 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1、A3 及 A6 單位)
			天花	鋁質天花
		露台是否有蓋	露台均有蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Shuttle Lift Lobbies at B1/F	Natural stones, plastic laminate finish and metal finish on exposed surfaces	Reconstituted stones on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Shuttle Lift Lobby at G/F	Natural stones, plastic laminate finish and metal finish on exposed surfaces	Reconstituted stones on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Tower Entrance Lift Lobbies at B1/F	Plastic laminate finish and metal finish on exposed surfaces	Tiles on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Tower Entrance Lobby at G/F	Natural stones, plastic laminate finish, metal finish, glass finish, mirror finish and vertical greenery wall on exposed surfaces	Natural stones on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Tower Residential Floor Lift Lobbies	Plastic laminate finish, wallpaper, metal finish and glass finish on exposed surfaces	Tiles on exposed surfaces	Gypsum board with emulsion paint
		Type of finishes of Tower Roof Lift Lobbies	Plastic laminate finish and metal finish on exposed surfaces	Tiles on exposed surfaces	Gypsum board with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	地庫 1 層穿梭升降機大堂裝修物料的類型	天然石材、膠板飾面及金屬飾面鋪砌於外露位置	人造石鋪砌於外露位置	石膏板面髹上乳膠漆
		地下穿梭升降機大堂裝修物料的類型	天然石材、膠板飾面及金屬飾面鋪砌於外露位置	人造石鋪砌於外露位置	石膏板面髹上乳膠漆
		地庫 1 層大廈入口升降機大堂裝修物料的類型	膠板飾面及金屬飾面鋪砌於外露位置	瓷磚鋪砌於外露位置	石膏板面髹上乳膠漆
		地下大廈入口大堂裝修物料的類型	天然石材、膠板飾面、金屬飾面、玻璃飾面、鏡飾面及垂直綠化牆鋪砌於外露位置	天然石材鋪砌於外露位置	石膏板面髹上乳膠漆
		大廈住宅層升降機大堂裝修物料的類型	膠板飾面、牆紙、金屬飾面及玻璃飾面鋪砌於外露位置	瓷磚鋪砌於外露位置	石膏板面髹上乳膠漆
		大廈天台升降機大堂裝修物料的類型	膠板飾面及金屬飾面鋪砌於外露位置	瓷磚鋪砌於外露位置	石膏板面髹上乳膠漆

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Wall	Emulsion paint on exposed surfaces	Applicable to all flats (except those flats as stated in following table)
				Plastic laminate finish, reconstituted stone, metal finish, mirror finish, plastic laminate finish with metal plate behind and emulsion paint on exposed surfaces	Applicable to following flats Marina Tower 1 : Flat A3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B1, B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat A3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 3 : Flat A2 and A6 at 1/F to 3/F and 5/F to 11/F; Flat A3, B2 and B3 at 1/F to 3/F and 5/F to 12/F; Flat A5 at 12/F Marina Tower 5A : Flat A2, A6, B2, B3, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A2, A3, A5, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F
				Plastic laminate finish, reconstituted stone, metal finish, mirror finish, plastic laminate finish with metal plate behind and emulsion paint on exposed surfaces (Tiles on the back of Washer Dryer)	Applicable to following flats Marina Tower 1 : Flat A6 at 1/F to 3/F and 5/F to 11/F Marina Tower 3 : Flat A5 at 1/F to 3/F and 5/F to 11/F

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
b.	內牆及天花板	客廳及飯廳裝修物料的類型	牆壁	乳膠漆髹於外露位置	適用於所有單位 (以下表格所描述的單位除外)
				膠板飾面、人造石、金屬飾面、鏡飾面、膠板飾面配金屬底板及乳膠漆髹於外露位置	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B1、B2 及 B6 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B2 及 B6 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A2 及 A6 單位； 1 樓至 3 樓及 5 樓至 12 樓的 A3、B2 及 B3 單位； 12 樓的 A5 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A6、B2、B3、B6 及 B8 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A5、B2、B3、B5 及 B6 單位
				膠板飾面、人造石、金屬飾面、鏡飾面、膠板飾面配金屬底板及乳膠漆髹於外露位置 (洗衣乾衣機背鋪瓷磚)	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 A6 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Wall	Plastic laminate finish, solid surfacing material, metal finish, mirror finish, plastic laminate finish with metal plate behind and emulsion paint on exposed surfaces	Applicable to following flats Marina Tower 1 and Marina Tower 2 : Flat A3 at 12/F
				Reconstituted stone and emulsion paint on exposed surfaces	Applicable to following flats Marina Tower 2 : Flat B3 at 1/F to 3/F and 5/F to 11/F Marina Tower 3 : Flat A1 and A8 at 1/F to 3/F and 5/F to 11/F Marina Tower 5A : Flat B5 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A6 at 1/F to 3/F, 5/F to 12/F and 15/F
				Reconstituted stone and emulsion paint on exposed surfaces (Tiles on the back of Washer Dryer)	Applicable to following flats Marina Tower 1 : Flat B3 at 1/F to 3/F and 5/F to 11/F
				Solid surfacing material and emulsion paint on exposed surfaces	Applicable to following flats Marina Tower 1 : Flat B8 at 1/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat A6 at 1/F to 3/F and 5/F to 11/F; Flat B8 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A1 at 1/F to 3/F, 5/F to 12/F and 15/F

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
b.	內牆及天花板	客廳及飯廳裝修物料的類型	牆壁	膠板飾面、實心面材、金屬飾面、鏡飾面、膠板飾面配金屬底板及乳膠漆髹於外露位置	適用於以下單位 漾景閣第 1 座及漾景閣第 2 座： 12 樓的 A3 單位
				人造石及乳膠漆髹於外露位置	適用於以下單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A1 及 A8 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B5 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A6 單位
				人造石及乳膠漆髹於外露位置 (洗衣乾衣機背鋪瓷磚)	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 單位
				實心面材及乳膠漆髹於外露位置	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 12 樓的 B8 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A6 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B8 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1 單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Wall	Plastic laminate finish, metal finish, mirror finish, plastic laminate finish with metal plate behind and emulsion paint on exposed surfaces	Applicable to following flats Marina Tower 1 : Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat B1 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 3 : Flat B5 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A3, A5 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A1 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F
				Plastic laminate finish, metal finish, mirror finish, plastic laminate finish with metal plate behind and emulsion paint on exposed surfaces (Tiles on the back of Washer Dryer)	Applicable to following flats Marina Tower 3 : Flat B1 at 1/F to 3/F and 5/F to 12/F

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
b.	內牆及天花板	客廳及飯廳裝修物料的類型	牆壁	膠板飾面、金屬飾面、鏡飾面、膠板飾面配金屬底板及乳膠漆髹於外露位置	適用於以下單位 漾景閣第 1 座： 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 12 樓的 B1 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 12 樓的 B5 及 B6 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A3、A5 及 B1 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1 及 B1 單位
				膠板飾面、金屬飾面、鏡飾面、膠板飾面配金屬底板及乳膠漆髹於外露位置 (洗衣乾衣機背鋪瓷磚)	適用於以下單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 12 樓的 B1 單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Ceiling	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats
		Type of finishes of Bedroom	Wall	Emulspion paint on exposed surfaces	Applicable to all flats
			Ceiling	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint	Applicable to all flats
c.	Internal Floor	Material for Living Room and Dining Room (on exposed surfaces)	Floor	Tiles	Applicable to all flats
			Skirting	Engineered timber	Applicable to all flats
		Material for Bedrooms (on exposed surfaces)	Floor	Wood grain rigid board flooring and metal finish	Applicable to all flats
				Reconstituted stone border provided between Master Bedroom and Private Garden door	Applicable to following flats Marina Tower 5A : Flat A1 at 1/F
			Skirting	Engineered timber	Applicable to all flats
d.	Bathroom	Type of finishes	Ceiling (on exposed surfaces)	Gypsum board finished with emulsion paint and aluminium ceiling	Applicable to all flats (except those flats as stated in following table)

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
b.	內牆及天花板	客廳及飯廳裝修物料的類型	天花板	外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆	適用於所有單位
		睡房裝修物料的類型	牆壁	乳膠漆髹於外露位置	適用於所有單位
			天花板	外露位置髹上乳膠漆及石膏板假陣髹上乳膠漆	適用於所有單位
c.	內部地板	客廳及飯廳的用料 (外露位置)	地板	瓷磚	適用於所有單位
			牆腳線	複合木	適用於所有單位
		睡房的用料 (外露位置)	地板	木紋防潮岩塑地板及金屬飾面	適用於所有單位
				主人睡房與私人花園門之間鋪砌人造石圍邊	適用於以下單位 溱景閣第 5A 座： 1 樓的 A1 單位
			牆腳線	複合木	適用於所有單位
d.	浴室	裝修物料的類型	天花板 (外露位置)	石膏板面髹上乳膠漆及鋁質天花	適用於所有單位 (以下表格所描述的單位除外)

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
d.	Bathroom	Type of finishes	Ceiling (on exposed surfaces)	Gypsum board finished with emulsion paint, plastic laminate finish and aluminium ceiling	Marina Tower 1 : Bathroom of Flat B3 and B5 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat B1, B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 2 : Bathroom of Flat B3 and B5 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 3 : Bathroom of Flat A2 and A6 at 1/F to 3/F and 5/F to 11/F Marina Tower 5A : Bathroom of Flat A1, A6, B2, B3, B5, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Bathroom of Flat A6, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F
			Floor (on exposed surfaces)	Tiles and reconstituted stones	Applicable to all flats (except those flats as stated in following table)
				Tiles	Applicable to all flats that the bathrooms are fitted with bath tub Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F to 3/F and 5/F to 11/F; Flat A6 and B5 at 12/F Marina Tower 3 : Flat A1 and A8 at 12/F Marina Tower 5A : Flat B5 at 1/F to 3/F, 5/F to 12/F and 15/F

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
d.	浴室	裝修物料的類型	天花板 (外露位置)	石膏板面髹上乳膠漆、膠板飾面及鋁質天花	漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 及 B5 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 B1、B2 及 B6 單位的浴室 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 及 B5 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 B2 及 B6 單位的浴室 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A2 及 A6 單位的浴室 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1、A6、B2、B3、B5、B6 及 B8 單位的浴室 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A6、B2、B3、B5 及 B6 單位的浴室
			地板 (外露位置)	瓷磚及人造石	適用於所有單位 (以下表格所描述的單位除外)
				瓷磚	適用於所有裝有浴缸的浴室之單位 漾景閣第 1 座及漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位； 12 樓的 A6 及 B5 單位 漾景閣第 3 座： 12 樓的 A1 及 A8 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B5 單位

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

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
d.	Bathroom	Type of finishes	Wall	Walls are finished with tiles and metal finish on exposed surfaces (Tiles on the back of basin cabinet)	Applicable to all flats (except those flats as stated in following table)
				Walls are finished with tiles, plastic laminate finish, metal finish and mirror finish on exposed surfaces (Tiles on the back of basin cabinet)	Applicable to following flats Marina Tower 1 : Bathroom of Flat B3 and B5 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat B1, B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 2 : Bathroom of Flat B3 and B5 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat B2 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 3 : Bathroom of Flat A2 and A6 at 1/F to 3/F and 5/F to 11/F Marina Tower 5A : Bathroom of Flat A1, A6, B2, B3, B5, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Bathroom of Flat A6, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 / 地板		單位
d.	浴室	裝修物料的類型	牆壁	牆身外露位置鋪砌瓷磚及金屬飾面 (洗手盆櫃背鋪瓷磚)	適用於所有單位 (以下表格所描述的單位除外)
				牆身外露位置鋪砌瓷磚、膠板飾面、金屬飾面及鏡飾面 (洗手盆櫃背鋪瓷磚)	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 及 B5 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 B1、B2 及 B6 單位的浴室 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 及 B5 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 B2 及 B6 單位的浴室 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A2 及 A6 單位的浴室 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1、A6、B2、B3、B5、B6 及 B8 單位的浴室 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A6、B2、B3、B5 及 B6 單位的浴室

2. Interior Finishes

Item		Description			
			Wall / Ceiling / Floor		Flat
d.	Bathroom	Type of finishes	Wall	Walls are finished with tiles, metal finish and mirror finish on exposed surfaces (Tiles on the back of basin cabinet)	Applicable to following flats <u>Marina Tower 1 :</u> Bathroom and Bathroom 1 of Flat A1 at 1/F; Bathroom of Flat A3 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F; Bathroom of Flat B5 at 12/F <u>Marina Tower 2 :</u> Bathroom and Bathroom 1 of Flat A1 at 1/F; Bathroom of Flat A3 and B1 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F; Bathroom of Flat B5 at 12/F <u>Marina Tower 3 :</u> Bathroom of Flat B5 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A8 at 12/F <u>Marina Tower 5A :</u> Bathroom of Flat A3, A5 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F <u>Marina Tower 5B :</u> Bathroom of Flat A1 at 1/F to 3/F, 5/F to 12/F and 15/F
		Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

細項		描述			
			牆壁 /天花板 /地板		單位
d.	浴室	裝修物料的類型	牆壁	牆身外露位置鋪砌瓷磚、金屬飾面及鏡飾面 (洗手盆櫃背鋪瓷磚)	適用於以下單位 <u>漾景閣第 1 座：</u> 1 樓的 A1 單位的浴室及浴室 1； 1 樓至 3 樓及 5 樓至 12 樓的 A3 單位的浴室； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位的浴室； 12 樓的 B5 單位的浴室 <u>漾景閣第 2 座：</u> 1 樓的 A1 單位的浴室及浴室 1； 1 樓至 3 樓及 5 樓至 12 樓的 A3 及 B1 單位的浴室； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位的浴室； 12 樓的 B5 單位的浴室 <u>漾景閣第 3 座：</u> 1 樓至 3 樓及 5 樓至 12 樓的 B5 單位的浴室； 12 樓的 A1 及 A8 單位的浴室 <u>漾景閣第 5A 座：</u> 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A3、A5 及 B1 單位的浴室 <u>漾景閣第 5B 座：</u> 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1 單位的浴室
		牆壁外露位置的裝修物料鋪砌至假天花底			

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

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling /Cooking bench		Flat
e.	Kitchen	Types of finishes	Wall	Tiles (Tiles on the back of kitchen cabinet)	Applicable to all flats with enclosed kitchen and the following flats Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F to 3/F and 5/F to 11/F
				Reconstituted stones, metal finish and plastic laminate finish (Tiles on the back of kitchen cabinet)	Applicable to the following flats Marina Tower 1 : Flat A3, A6, B3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B1, B2 and B6 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat A3, B3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B2 and B6 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 3 : Flat A1, A2, A6 and A8 at 1/F to 3/F and 5/F to 11/F; Flat A3, A5, B2, B3 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A2, A3, A6, B2, B3, B5, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A2, A3, A5, B1, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F

2. 室內裝修物料

項目		描述			
			牆壁 / 地板/ 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	牆壁	瓷磚 (廚櫃背鋪瓷磚)	適用於所有設有圍封式廚房的單位及以下單位 漾景閣第 1 座及漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位
				人造石、金屬飾面及膠板飾面 (廚櫃背鋪瓷磚)	適用於下列的單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3、A6、B3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B1、B2 及 B6 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3、B3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B2 及 B6 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A1、A2、A6 及 A8 單位； 1 樓至 3 樓及 5 樓至 12 樓的 A3、A5、B2、B3 及 B6 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A6、B2、B3、B5、B6 及 B8 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A5、B1、B2、B3、B5 及 B6 單位

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling /Cooking bench		Flat
e.	Kitchen	Types of finishes	Wall	Solid surfacing material, metal finish and plastic laminate finish (Tiles on the back of kitchen cabinet)	Applicable to the following flats Marina Tower 1 : Flat B8 at 1/F to 3/F and 5/F to 12/F; Flat A3 at 12/F Marina Tower 2 : Flat B1 and B8 at 1/F to 3/F and 5/F to 12/F; Flat A3 at 12/F Marina Tower 3 : Flat B1 and B5 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A5 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A1 at 1/F to 3/F, 5/F to 12/F and 15/F

2. 室內裝修物料

項目		描述			
			牆壁 / 地板/ 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	牆壁	實心面材、金屬飾面及膠板飾面 (廚櫃背鋪瓷磚)	適用於下列的單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 12 樓的 B8 單位； 12 樓的 A3 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 12 樓的 B1 及 B8 單位； 12 樓的 A3 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 12 樓的 B1 及 B5 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A5 及 B1 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1 單位

2. Interior Finishes

Item		Description			
			Wall / Floor / Ceiling /Cooking bench		Flat
e.	Kitchen	Types of finishes	Floor (on exposed surfaces)	Tiles	Applicable to all flats
			Ceiling (on exposed surfaces)	Gypsum board with emulsion paint and aluminium ceiling	Applicable to all flats with enclosed kitchen and the following flats Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F to 3/F and 5/F to 11/F
				Gypsum board with emulsion paint	Applicable to all flats with open kitchen, except the following flats Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F to 3/F and 5/F to 11/F
			Cooking bench	Solid surfacing material	Applicable to all flats (except those flats as stated in following table)
				Reconstituted stone	Applicable to the following flats Marina Tower 1 : Flat A3, A6, B3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B1, B2 and B6 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat A3, B3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat B2 and B6 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 3 : Flat A1, A2, A6 and A8 at 1/F to 3/F and 5/F to 11/F; Flat A3, A5, B2, B3 and B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A2, A3, A6, B2, B3, B5, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat A2, A3, A5, B1, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F
		Wall finishes on exposed walls run up to level of false ceiling			

2. 室內裝修物料

項目		描述			
			牆壁 / 地板/ 天花板 / 灶台		單位
e.	廚房	裝修物料的類型	地板 (外露位置)	瓷磚	適用於所有單位
			天花板 (外露位置)	石膏板面髹上乳膠漆及鋁質天花	適用於所有設有圍封式廚房的單位及以下單位 漾景閣第 1 座及漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位
				石膏板面髹上乳膠漆	適用於所有設有開放式廚房的單位，以下單位除外 漾景閣第 1 座及漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位
			灶台	實心面材	適用於所有單位 (以下表格所描述的單位除外)
				人造石	適用於下列的單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3、A6、B3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B1、B2 及 B6 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A3、B3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B2 及 B6 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A1、A2、A6 及 A8 單位； 1 樓至 3 樓及 5 樓至 12 樓的 A3、A5、B2、B3 及 B6 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A6、B2、B3、B5、B6 及 B8 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A5、B1、B2、B3、B5 及 B6 單位
		牆壁外露位置的裝修物料鋪砌至假天花底			

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Fire-rated solid core timber door	Plastic laminate finish and metal finish	Door viewer, door closer, lockset with handle and door stopper
		Bedroom door	Solid core timber door	Applicable to the bedrooms with swing door: Plastic laminate finish	Lockset with handle and door stopper
				Applicable to the bedrooms with sliding door: Plastic laminate finish and metal finish	Lockset
		Bathroom door	Applicable to the Master Bathroom and Bathroom with window/ utility platform: Solid core timber door	Applicable to the bathrooms with swing door: Plastic laminate finish	Lockset with handle and door stopper
				Applicable to the bathrooms with sliding door: Plastic laminate finish and metal finish	Lockset
			Applicable to Master Bathroom, Bathroom and Bathroom 1 without window/ utility platform: Solid core timber door with louvre	Applicable to the bathrooms with swing door: Timber veneered finish and plastic laminate finish	Lockset with handle and door stopper
				Applicable to the bathrooms with sliding door: Timber veneered finish, plastic laminate finish and metal finish	Lockset
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Plastic laminate finish with glass vision panel	Door handle, door closer and door stopper
		Lavatory door	Aluminium frame with tempered glass door with louvre	Powder coated aluminium frame with frosted glass	Lockset with handle
		Powder Room door	Solid core timber door with louvre	Timber veneered finish and plastic laminate finish	Lockset with handle and door stopper

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	單位入口大門	防火實心木門	膠板飾面及金屬飾面	防盜眼、門鼓、門鎖連拉手及門擋
		睡房門	實心木門	適用於配掩門的睡房： 膠板飾面	門鎖連拉手及門擋
				適用於配趟門的睡房： 膠板飾面及金屬飾面	門鎖
		浴室門	適用於設有窗/工作平台的主人浴室及浴室： 實心木門	適用於配掩門的浴室： 膠板飾面	門鎖連拉手及門擋
				適用於配趟門的浴室： 膠板飾面及金屬飾面	門鎖
			適用於無窗/工作平台的主人浴室、浴室及浴室1： 實心木門連百葉	適用於配掩門的浴室： 木皮飾面及膠板飾面	門鎖連拉手及門擋
				適用於配趟門的浴室： 木皮飾面、膠板飾面及金屬飾面	門鎖
		廚房門	防火實心木門配防火玻璃視窗	膠板飾面配玻璃視窗	拉手、門鼓及門擋
		洗手間門	鋁質框配鋼化玻璃門連百葉	粉末塗層鋁質框配磨沙玻璃	門鎖連拉手
		化妝室門	實心木門連百葉	木皮飾面及膠板飾面	門鎖連拉手及門擋

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

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Store Room door	Solid core timber door Applicable to the following flats Marina Tower 1 and Marina Tower 2 : Flat A6 at 12/F Marina Tower 3 : Flat A1 and A8 at 12/F Marina Tower 5A : Flat A6 and B2 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat B3 and B5 at 1/F to 3/F, 5/F to 12/F and 15/F	Plastic laminate finish	Lockset with handle and door stopper
			Solid core timber door Applicable to the following flats Marina Tower 5B : Flat B1 at 1/F to 3/F, 5/F to 12/F and 15/F	Plastic laminate finish and metal finish	Lockset
			Solid core timber door with louvre Applicable to the following flats Marina Tower 1 and Marina Tower 2 : Flat B5 at 12/F	Timber veneered finish, plastic laminate finish and metal finish	Lockset
		Study Room door	Solid core timber door	Plastic laminate finish	Lockset with handle and door stopper
		Utility Platform door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle and door closer

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	儲物房門	實心木門 適用於以下單位 漾景閣第 1 座及漾景閣第 2 座： 12 樓的 A6 單位 漾景閣第 3 座： 12 樓的 A1 及 A8 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A6 及 B2 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B3 及 B5 單位	膠板飾面	門鎖連拉手及門檔
			實心木門 適用於以下單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B1 單位	膠板飾面及金屬飾面	門鎖
			實心木門連百葉 適用於以下單位 漾景閣第 1 座及漾景閣第 2 座： 12 樓的 B5 單位	木皮飾面、膠板飾面及金屬飾面	門鎖
		書房門	實心木門	膠板飾面	門鎖連拉手及門擋
		工作平台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手及門鼓

3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Balcony door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		Flat Roof door	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle (except the following flats are fitted with lockset with handle and door closer Marina Tower 1 and Marina Tower 2 : Flat B5 at 12/F)
		Door from staircase to roof	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle and door closer
		Door from Living Room to Private Garden	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle (except the following flat is fitted with lockset with handle and door closer Marina Tower 5A : Flat A1 at 1/F)
		Door from Master Bedroom to Private Garden	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle
		Door from Master Bathroom/ Bathroom to Private Garden	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle (except the following flats are fitted with lockset with handle and door closer Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F)
		Door from Open Kitchen to Private Garden	Aluminium frame with glass door	Glass and fluorocarbon coated aluminium frame	Lockset with handle and door closer
		Auto-close door at Private Garden	Aluminium door with sound absorptive material	Fluorocarbon coated aluminium	Lockset with handle
		Roof door	Aluminium door	Fluorocarbon coated aluminium	Lockset

3. 室內裝置

細項		描述			
			用料	裝修物料	配件
a.	門	露台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		平台門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手 (除以下單位裝配門鎖連拉手及門鼓 漾景閣第 1 座及漾景閣第 2 座： 12 樓的 B5 單位)
		樓梯往天台的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手及門鼓
		客廳往私人花園的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手 (除以下單位裝配門鎖連拉手及門鼓 漾景閣第 5A 座： 1 樓的 A1 單位)
		主人睡房往私人花園的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手
		主人浴室/浴室往私人花園的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手 (除以下單位裝配門鎖連拉手及門鼓 漾景閣第 1 座及漾景閣第 2 座： 1 樓的 A5 單位)
		開放式廚房往私人花園的門	鋁質框配玻璃門	玻璃及氟化碳塗層鋁質門框	門鎖連拉手及門鼓
		私人花園內之自動關閉式門	設置吸音物料的鋁質門	氟化碳塗層鋁質	門鎖連拉手
		天台門	鋁質門	氟化碳塗層鋁質	門鎖

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

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Basin countertop	Reconstituted stone	Applicable to all flats
			Basin cabinet	Wooden cabinet with plastic laminate finish, vinyl finish and metal finish	Applicable to all flats
			Cabinet	Wooden cabinet with reconstituted stone, plastic laminate finish, metal finish and mirror finish	Applicable to all flats (except those flats as stated in following table)
				Wooden cabinet with reconstituted stone, plastic laminate finish, metal finish, glass finish and mirror finish	Applicable to following flats Marina Tower 1 and Marina Tower 2 : Bathroom of Flat A6 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat B8 at 1/F to 3/F and 5/F to 12/F; Master Bathroom of B5 at 12/F; Master Bathroom and Bathroom of A5 at 1/F to 3/F and 5/F to 11/F; Master Bathroom and Bathroom of A6 at 12/F Marina Tower 3 : Bathroom of Flat A1 and A8 at 1/F to 3/F and 5/F to 11/F; Bathroom of Flat A3, A5, B1, B2, B3 and B6 at 1/F to 3/F and 5/F to 12/F; Master Bathroom of Flat A1 and A8 at 12/F Marina Tower 5A : Bathroom of Flat A2 at 1/F to 3/F, 5/F to 12/F and 15/F; Master Bathroom of Flat B5 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Bathroom of Flat A2, A3, A5 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	洗手盆檯面	人造石	適用於所有的單位
			洗手盆櫃	膠板飾面、仿皮革飾面及金屬飾面木製櫃	適用於所有的單位
			櫃	人造石、膠板飾面、金屬飾面及鏡飾面木製櫃	適用於所有的單位 (以下表格所描述的單位除外)
				人造石、膠板飾面、金屬飾面、玻璃飾面及鏡飾面木製櫃	適用於以下單位 漾景閣第 1 座及漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A6 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 B8 單位的浴室； 12 樓的 B5 單位的主人浴室； 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位的主人浴室及浴室； 12 樓的 A6 單位的主人浴室及浴室 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A1 及 A8 單位的浴室； 1 樓至 3 樓及 5 樓至 12 樓的 A3、A5、B1、B2、B3 及 B6 單位的浴室； 12 樓的 A1 及 A8 單位的主人浴室 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2 單位的浴室； 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B5 單位的主人浴室 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A5 及 B1 單位的浴室

3. Interior Fittings

Item		Description			
		Fittings & Equipment	Type	Material	Flat
b.	Bathroom	Type and material of fittings and equipment	Mirror shelf	Reconstituted stone, mirror finish and metal finish	Applicable to following flats Marina Tower 1 : Bathroom and Bathroom 1 of Flat A1 at 1/F; Bathroom of Flat A3 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F; Bathroom of Flat B5 at 12/F Marina Tower 2 : Bathroom and Bathroom 1 of Flat A1 at 1/F; Bathroom of Flat A3 and B1 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F; Bathroom of Flat B5 at 12/F Marina Tower 3 : Bathroom of Flat B5 at 1/F to 3/F and 5/F to 12/F; Bathroom of Flat A1 and A8 at 12/F Marina Tower 5A : Bathroom of Flat A3, A5 and B1 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Bathroom of Flat A1 at 1/F to 3/F, 5/F to 12/F and 15/F
			Shelf	Reconstituted stone	Applicable to all flats with shower cubicle

3. 室內裝置

細項		描述			
		裝置及設備	類型	用料	單位
b.	浴室	裝置及設備的類型及用料	鏡架	人造石、鏡飾面及金屬飾面	適用於以下單位 漾景閣第 1 座： 1 樓的 A1 單位的浴室及浴室 1； 1 樓至 3 樓及 5 樓至 12 樓的 A3 單位的浴室； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位的浴室； 12 樓的 B5 單位的浴室 漾景閣第 2 座： 1 樓的 A1 單位的浴室及浴室 1； 1 樓至 3 樓及 5 樓至 12 樓的 A3 及 B1 單位的浴室； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位的浴室； 12 樓的 B5 單位的浴室 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 12 樓的 B5 單位的浴室； 12 樓的 A1 及 A8 單位的浴室 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A3、A5 及 B1 單位的浴室 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A1 單位的浴室
			層架	人造石	適用於所有設有淋浴間的單位

3. Interior Fittings

Item		Description		
		Fittings & Equipment	Type	Material
b.	Bathroom	Type and material of fittings and equipment	Wash basin mixer	Chrome plated
			Water closet	Vitreous china
			Wash basin	Vitreous china
			Towel bar	Chrome plated
			Toilet paper holder	Chrome plated
			Robe hook	Chrome plated
			Curtain rod	Metal (Applicable to all bathrooms fitted with bath tub)
		Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
			Hot water supply	Copper water pipes with thermal insulation
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower set	Chrome plated
			Shower cubicle	Tempered glass
			Bath tub	Enameled cast-iron
		Size of bath tub	1500mm(L) x 700mm(W) x 430mm(H) (Applicable to all bathrooms fitted with bath tub)	

3. 室內裝置

細項		描述		
		裝置及設備	類型	用料
b.	浴室	裝置及設備的類型及用料	洗手盆水龍頭	鍍鉻
			坐廁	瓷
			洗手盆	瓷
			毛巾棍	鍍鉻
			廁紙架	鍍鉻
			掛勾	鍍鉻
			浴簾桿	金屬 (適用於所有裝有浴缸的浴室)
		供水系統的類型及用料	冷水供應	配有隔熱層之銅喉
			熱水供應	配有隔熱層之銅喉
		沐浴設施類型及用料 (包括花灑或浴缸，如適用)	花灑套裝	鍍鉻
			淋浴間	鋼化玻璃
			浴缸	搪瓷鑄鐵
		浴缸大小	1500 毫米(長)x 700 毫米(闊)x 430 毫米(高) (適用於所有設有浴缸的浴室)	

3. Interior Fittings

Item		Description			
			Material		
c.	Kitchen	Material of sink unit	Stainless steel		
		Material of water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply		
		Material and finishes of kitchen cabinet	Material	Finishes	Flat
			Wooden cabinet	Metal finish and plastic laminate finish	Applicable to all flats (except those flats as stated in following table)
			Wooden cabinet	Metal finish, plastic laminate finish and mirror finish	Applicable to the following flats Marina Tower 1 : Flat B5 at 1/F to 3/F and 5/F to 11/F; Flat A3, B1, B2, B6 and B8 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 2 : Flat B3 and B5 at 1/F to 3/F and 5/F to 11/F; Flat A3, B2, B6 and B8 at 1/F to 3/F and 5/F to 12/F; Flat A1 and A2 at 2/F to 3/F and 5/F to 12/F Marina Tower 3 : Flat A1, A2, A3, A6 and A8 at 1/F to 3/F and 5/F to 11/F; Flat B6 at 1/F to 3/F and 5/F to 12/F Marina Tower 5A : Flat A2, A3, A6, B2, B3, B6 and B8 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat B1, B2, B3, B5 and B6 at 1/F to 3/F, 5/F to 12/F and 15/F

3. 室內裝置

細項		描述			
			用料		
c.	廚房	洗滌盆的用料	不銹鋼		
		供水系統的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉		
		廚櫃的用料及裝修物料	用料	裝修物料	單位
			木製櫃	金屬飾面及膠板飾面	適用於所有單位 (以下表格所描述的單位除外)
			木製櫃	金屬飾面、膠板飾面及鏡飾面	適用於以下單位 漾景閣第 1 座： 1 樓至 3 樓及 5 樓至 11 樓的 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 A3、B1、B2、B6 及 B8 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 B3 及 B5 單位； 1 樓至 3 樓及 5 樓至 12 樓的 A3、B2、B6 及 B8 單位； 2 樓至 3 樓及 5 樓至 12 樓的 A1 及 A2 單位 漾景閣第 3 座： 1 樓至 3 樓及 5 樓至 11 樓的 A1、A2、A3、A6 及 A8 單位； 1 樓至 3 樓及 5 樓至 12 樓的 B6 單位 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2、A3、A6、B2、B3、B6 及 B8 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B1、B2、B3、B5 及 B6 單位

3. Interior Fittings

Item		Description		
			Material	
c.	Kitchen	Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer Metal hanging accessories Metal frame with glass panel (Applicable to the following flats Marina Tower 1 and Marina Tower 2 : Flat A5 at 1/F to 3/F and 5/F to 11/F)
			Other equipment	For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	

3. 室內裝置

細項		描述		
			用料	
c.	廚房	所有其他裝置及設備的類型	其他裝置	鍍鉻洗滌盆水龍頭 金屬掛件 金屬框連玻璃板 (適用於以下單位 溱景閣第 1 座及溱景閣第 2 座： 1 樓至 3 樓及 5 樓至 11 樓的 A5 單位)
			其他設備	有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧探測器及消防花灑頭，請參閱「單位機電裝置數量說明表」
d.	睡房	裝置的類型及用料 (包括嵌入式衣櫃)	不適用	

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

3. Interior Fittings

Item		Description		
			Type	
e.	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	
g.	Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with distribution boards are provided in all flats
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		Location and number of power points and air-conditioner connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	
h.	Gas supply	Type	Towngas (Applicable to flats with enclosed kitchen and the following flats Marina Tower 5A : Flat A2 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat B1 at 1/F to 3/F, 5/F to 12/F and 15/F)	
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for the flats with enclosed kitchen Gas supply pipe is provided and connected to gas water heater and gas connection point for the following flats Marina Tower 5A : Flat A2 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat B1 at 1/F to 3/F, 5/F to 12/F and 15/F	
		Location	For the location of gas connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"	

Note:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置

細項		描述		
			類型	
e.	電話	接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	
f.	天線	接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	
g.	電力裝置	供電附件 (包括安全裝置)	供電附件	所有開關掣及插座之面板
			安全裝置	三相電力供應並裝妥配電箱提供於所有單位
		導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		電插座及空調機接駁點的位置及數目	請參閱「單位機電裝置數量說明表」	
h.	氣體供應	類型	煤氣 (適用於設有圍封式廚房的單位及以下單位 溱景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2 單位 溱景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B1 單位)	
		系統	於設有圍封式廚房的單位提供煤氣喉並接駁至單位的煤氣煮食爐及煤氣熱水爐 以下單位提供煤氣喉並接駁至單位的煤氣熱水爐及煤氣接駁點 溱景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2 單位 溱景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B1 單位	
		位置	煤氣接駁點的位置請參閱「單位機電裝置數量說明表」	

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或暗藏。

3. Interior Fittings

Item		Description	
i.	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Flats"
		Design	Drain point and water point are provided for Washer Dryer
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [1]
		Whether hot water is available	Hot water supply for kitchens, bathrooms, powder rooms and lavatories

Note:

1. Other than those parts of the conduits and water pipes concealed within concrete, the rest of the conduits and water pipes are exposed. The exposed conduits and water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置

細項		描述	
i.	洗衣機接駁點	位置	請參閱「單位機電裝置數量說明表」
		設計	設有洗衣乾衣機去水及來水接駁點
j.	供水	水管的用料	冷水供應及熱水供應均採用配有隔熱層之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 [1]
		有否熱水供應	廚房、浴室、化妝室及洗手間均有熱水供應

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋層、非混凝土間隔牆、指定之管道槽或其他物料遮蓋或暗藏。

4. Miscellaneous

Item		Description	
			Residential lift
a.	Lifts	Brand name and model number	SCHINDLER Lift No. L38: (model no.: 5500) Lift No. L11 to L16: (model no.: 5500) Lift No. L27 to L30: (model no.: 5500)
		Number of Lifts	11
		Floors served by the lifts	Shuttle Lifts: Lift No. L38: B1/F & G/F
			Tower Lifts: Lift No. L11: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 3) Lift No. L12: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 3) Lift No. L13: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 2) Lift No. L14: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 2) Lift No. L15: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 1) Lift No. L16: B1/F, G/F to 3/F, 5/F to 12/F and R/F (Marina Tower 1) Lift No. L27: B1/F, G/F to 3/F, 5/F to 12/F, 15/F and R/F (Marina Tower 5A) Lift No. L28: B1/F, G/F to 3/F, 5/F to 12/F, 15/F and R/F (Marina Tower 5A) Lift No. L29: B1/F, G/F to 3/F, 5/F to 12/F, 15/F and R/F (Marina Tower 5B) Lift No. L30: B1/F, G/F to 3/F, 5/F to 12/F, 15/F and R/F (Marina Tower 5B)
b.	Letter box	Material	Metal
c.	Refuse collection	Mean of refuse collection	Collected by cleaners
		Location of refuse room	Refuse Storage and Material Recovery Room is provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber is provided on B1/F.

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

4. 雜項

細項		描述	
			住宅升降機
a.	升降機	品牌名稱及產品型號	迅達 L38 號升降機 ：(產品型號: 5500) L11 至 L16 號升降機 ：(產品型號: 5500) L27 至 L30 號升降機 ： (產品型號: 5500)
		升降機的數目	11
		升降機到達的樓層	穿梭升降機： L38 號升降機：地庫 1 層及地下
			大廈升降機： L11 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 3 座) L12 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 3 座) L13 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 2 座) L14 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 2 座) L15 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 1 座) L16 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓及天台 (漾景閣第 1 座) L27 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓、15 樓及天台 (漾景閣第 5A 座) L28 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓、15 樓及天台 (漾景閣第 5A 座) L29 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓、15 樓及天台 (漾景閣第 5B 座) L30 號升降機：地庫 1 層、地下至 3 樓、5 樓至 12 樓、15 樓及天台 (漾景閣第 5B 座)
b.	信箱	用料	金屬
c.	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾
		垃圾房的位置	各住宅樓層之公用地方均設有垃圾及物料回收室。垃圾及物料回收站設於地庫 1 層。

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

4. Miscellaneous

Item		Description			
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	Marina Tower 1 and Marina Tower 2 : Water meter for each flat inside Water Meter Cabinet on each floor Marina Tower 3 and Marina Tower 5B : Water meter for each flat inside Water Meter Room on each floor Marina Tower 5A : Water meter for each flat inside Water Meter Room on each floor of Marina Tower 5B	Electricity meter for each flat inside Electric Meter Room on each floor	Inside each enclosed Kitchen and inside Bathroom of the following flats Marina Tower 5A : Flat A2 at 1/F to 3/F, 5/F to 12/F and 15/F Marina Tower 5B : Flat B1 at 1/F to 3/F, 5/F to 12/F and 15/F
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	漾景閣第 1 座及漾景閣第 2 座： 各單位水錶設於每樓層之水錶櫃內 漾景閣第 3 座及漾景閣第 5B 座： 各單位水錶設於每樓層之水錶房內 漾景閣第 5A 座： 各單位水錶設於漾景閣第 5B 座每樓層之水錶房內	各單位電錶設於每樓層之電錶房內	設於各圍封式廚房內及以下單位的浴室內 漾景閣第 5A 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 A2 單位 漾景閣第 5B 座： 1 樓至 3 樓、5 樓至 12 樓及 15 樓的 B1 單位
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. Security Facilities

Item	Description	
	Security system and equipment	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Smart card and QR code access control system are installed at residential tower entrance lobby at B1/F and G/F, clubhouse and residential lift cars for resident access.
	CCTV	CCTV cameras are provided along boundary fence wall, residential tower entrance lobby at B1/F and G/F, staircase exits at roof, all lift cars and common area. The CCTV signals are connected to the G/F caretaker office.

5. 保安設施

細項	描述	
	保安系統及設備	
保安系統及設備(包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	地庫 1 層及地下住宅大廈入口大堂、會所及住客升降機裝有智能咭及二維碼入口通道控制系統供住客出入。
	閉路電視	邊界圍牆、地庫 1 層及地下住宅大廈入口大堂、天台之樓梯出口、所有升降機及公用範圍均裝有閉路電視。閉路電視信號連接地下管理處。

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。

6. Appliances

Item	Description
Appliance	For the brand name and model number, please refer to the “Appliances Schedule”.

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

6. 設備

細項	描述
設備	有關品牌名稱及產品型號，請參閱「設備說明表」。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	✓	✓	✓	✓	✓	✓	-
			EH375FBB1E	-	-	-	-	-	-	-	-	-	✓
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	-	-	-	-	-	-	-
		SIEMENS 西門子	ER3A6BB70X	✓	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	-	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	-	-	✓	✓	-	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	✓	-	-	-	-	-	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	-	-	-	-	-	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	-	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	✓	✓	-	-	✓	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	✓	✓	✓	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	✓	✓	✓	✓	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-
			EH375FBB1E	-	✓	-	-	-	-	-	-	-	-	✓
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	-	-	✓	✓	-	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	-	✓	-	-	-	-	-	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	-	-	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	-	✓	✓	-	-	✓	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	✓	✓	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	✓	✓	✓	✓	-

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

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. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No 型號	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	-	✓	✓	-	✓	✓
	Steamer 蒸爐	SIEMENS 西門子	CD634GAS0	-	-	-	✓	-	-	✓	-	-
	Oven 電焗爐	SIEMENS 西門子	HB578G5S6B	-	-	-	✓	-	-	✓	-	-
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	-	✓	-	✓	✓	-	✓	-
			EH375FBB1E	-	✓	-	-	-	-	-	-	✓
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	✓	-	-	✓	-	-
			ER3A6BB70X	-	-	-	✓	-	-	✓	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	-	✓	✓	-	✓	✓
			LI97SA531B	-	-	-	✓	-	-	✓	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	-	✓	-	-	✓	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	✓
	Wine Cellar 酒櫃	GORENJE 歌蘭尼	WCIU609BA2	-	-	-	✓	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	-	✓	✓	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	✓	-	-	✓	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	✓	-	-	✓	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	-	-	✓	✓	✓	✓	-
			EH375FBB1E	-	-	-	-	✓	-	-	-	-	✓
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	✓	-	-	-	-	-	-
			ER3A6BB70X	✓	-	-	✓	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	-	✓	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	✓	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	✓	-	-	-	-	-	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	-	✓	-	-	✓	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	✓	✓	-	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	✓	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	✓	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	✓	-	-	-	-	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	✓	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 2 : 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	-	✓	✓	-	-	✓	✓	✓	✓	-
			EH375FBB1E	-	✓	-	-	-	✓	-	-	-	-	✓
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	-	✓	-	-	-	-	-	-
			ER3A6BB70X	-	-	-	-	✓	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
			LI97SA531B	-	-	-	-	✓	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	-	✓	-	-	-	-	-	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	✓	-	-	✓	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	✓	-	-	✓	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	✓	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	-	✓	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	-	✓	-	-	-	-	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	-	✓	✓	-	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	-	✓	✓	-	✓	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	-	✓	✓	-	✓	✓
	Steamer 蒸爐	SIEMENS 西門子	CD634GAS0	-	-	-	✓	-	-	✓	-	-
	Oven 電焗爐	SIEMENS 西門子	HB578G5S6B	-	-	-	✓	-	-	✓	-	-
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	-	✓	-	-	✓	-	✓	-
			EH375FBB1E	-	✓	-	-	✓	-	-	-	✓
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	✓	-	-	✓	-	-
			ER3A6BB70X	-	-	-	✓	-	-	✓	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	-	✓	✓	-	✓	✓
			LI97SA531B	-	-	-	✓	-	-	✓	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	-	-	-	✓	-	-	✓	-	-
		BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	✓
	Wine Cellar 酒櫃	GORENJE 歌蘭尼	WCIU609BA2	-	-	-	✓	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	-	✓	✓	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	✓	-	-	✓	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	✓	-	-	✓	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	✓	-

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

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

Notes:

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：

1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓
			EH375FBB1E	-	-	-	-	-	-	✓	-	-	✓	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	✓	✓	-	-	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	✓	✓	-	-	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	-	✓	-	-	✓	-	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	-	-	✓	✓	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	-	-	✓	✓	✓	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓
			EH375FBB1E	-	-	-	-	-	-	✓	-	-	✓	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	-	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	✓	✓	-	-	-	-	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	✓	✓	-	-	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	-	✓	-	-	✓	-	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	-	-	✓	✓	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	-	-	✓	✓	✓	✓	-

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

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

Notes:

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：

1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位								
				A1	A3	A5	A8	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	-	✓	✓	-	✓	✓	✓	✓	✓
	Steamer 蒸爐	SIEMENS 西門子	CD634GAS0	✓	-	-	✓	-	-	-	-	-
	Oven 電焗爐	SIEMENS 西門子	HB578G5S6B	✓	-	-	✓	-	-	-	-	-
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	-	-	✓	✓	-	✓
			EH375FBB1E	-	-	-	-	✓	-	-	✓	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	✓	-	-	-	-	-
			ER3A6BB70X	✓	-	-	✓	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	-	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	✓	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	SIEMENS 西門子	KI86NAF31K	✓	-	-	✓	-	-	-	-	-
		BOSCH 博世	KVN36IZ3FK#	-	-	-	-	-	-	-	-	✓
	Wine Cellar 酒櫃	GORENJE 歌蘭尼	WCIU609BA2	✓	-	-	✓	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	-	-	✓	-	-	-	-	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	✓	✓	-	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	✓	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	✓	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	-	-	-	-	✓	-	-	-	-
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	✓	✓	-	✓	✓	✓	✓	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	✓	✓	-	✓	✓	✓	✓	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	-	-	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	-	-	✓	✓	-	✓	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	-	-	-	-	-	-	-	-
			ER3A6BB70X	✓	-	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	-	-	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	-	-	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：

1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	-	-	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	-	-	✓	✓	-	✓	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	-	-	-	-	-	-	-	-
			ER3A6BB70X	✓	-	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	-	-	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	-	-	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：

1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	-	-	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	-	-	✓	✓	-	✓	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	✓	-	-	-	-	-	-	-	-	-	-
			ER3A6BB70X	✓	-	-	-	-	-	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			LI97SA531B	✓	-	-	-	-	-	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	-	-	-	-	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	-	-	-	-	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	✓	-	-	-	-	-	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:

1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：

1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	✓	-	-	-	-	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	-	✓	-	-	-	-	-
			ER3A6BB70X	-	-	-	-	✓	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
			LI97SA531B	-	-	-	-	✓	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	✓	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	-	✓	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	✓	✓	✓

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	✓	-	-	-	-	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	-	✓	-	-	-	-	-
			ER3A6BB70X	-	-	-	-	✓	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
			LI97SA531B	-	-	-	-	✓	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	✓	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	-	✓	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	✓	✓	✓

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

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. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

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

Appliances Schedule - Kitchen / Open Kitchen, Living Room and Dining Room
設備說明表 - 廚房 / 開放式廚房、客廳及飯廳

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen / Open Kitchen 廚房 / 開放式廚房	7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐	SIEMENS 西門子	CP565AGS0B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction Hob 電磁爐	SIEMENS 西門子	EH675LDC2E	-	✓	✓	✓	-	✓	✓	✓	✓	✓
			EH375FBB1E	✓	-	-	-	-	-	-	-	-	-
	Gas Hob 煤氣煮食爐	SIEMENS 西門子	ER3A6AB70X	-	-	-	-	✓	-	-	-	-	-
			ER3A6BB70X	-	-	-	-	✓	-	-	-	-	-
	Cooker Hood 抽油煙機	SIEMENS 西門子	LI67SA531B	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
			LI97SA531B	-	-	-	-	✓	-	-	-	-	-
	Washer Dryer 洗衣乾衣機	SIEMENS 西門子	WK14D321HK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	-	-	-	-	✓	✓	-	-	-	-
	Router 路由器	TP-Link	TL-R479GPE-AC	-	-	-	-	✓	✓	-	-	-	-
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	✓	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-20WH307	-	-	-	-	✓	-	-	-	-	-
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH 博世	KVN36IZ3FK#	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Router 路由器	TP-Link	TL-R479GPE-AC	✓	✓	✓	✓	-	-	✓	✓	✓	✓

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
4. The symbol " # " as shown in the above table denotes KGN36IJ3CK (refrigerator body) + KSZ2AVZ00 (refrigerator door panel).

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
4. 上表 " # " 代表KGN36IJ3CK (雪櫃機身) + KSZ2AVZ00 (雪櫃門板)。

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	✓	/	/	/	/	/	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	✓	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	✓	-	-	-	-	-	-	-
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	✓	/	/	/	/	/	/	/	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	/	✓	/	/	/	/	/	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	✓	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	✓	-	-	-	-	-	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	✓	/	/	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	-	✓	✓	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	-	✓	✓	-	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	✓	-	-	✓	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	/	/	/	✓	/	/	✓	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	✓	/	/	/	/	/	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	✓	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	✓	✓	-	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	✓	-	-	-	-	-	-	-
Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	✓	/	/	/	/	/	/	/	/	/
Powder Room 化妝室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	/	/	/	/	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	/	/	/	/	/	/	✓	/	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 2 : 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	/	✓	/	/	/	/	/	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	✓	/	/	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	✓	-	-	-	-	-	-	-
Powder Room 化妝室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHM 6	/	/	/	/	/	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	/	/	/	/	/	/	/	✓	/	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	✓	/	/	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	-	✓	✓	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	-	✓	✓	-	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	✓	-	-	✓	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	/	/	/	✓	/	/	✓	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
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備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
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備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位								
				A1	A3	A5	A8	B1	B2	B3	B5	B6
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	/	/	✓	/	/	/	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	-	✓	✓	-	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	✓	✓	-	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	✓	-	-	✓	-	-	-	-	-
Lavatory 洗手間	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	✓	/	/	✓	/	/	/	/	/

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
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備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	/	/	/	/	/	/	✓	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	/	/	/	/	/	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	✓*	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	-	-	-	-	-	✓	-	-

The Vendor undertakes that if lifts or appliances of 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:
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2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	/	/	/	/	/	/	✓	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	/	/	/	/	/	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	✓*	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	-	-	-	-	-	✓	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	/	/	/	/	/	/	/	/	✓	/	/
	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	/	/	/	/	/	/	/	/	✓	/	/
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	✓*	-	-	-	-	-	-	-	-	-
	Exhaust Fan 抽氣扇	PANASONIC 樂聲牌	FV-04NU1H	-	-	-	-	-	-	-	-	✓	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	-	-	-	-	✓*	-	-	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	-	-	-	-	✓*	-	-	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Master Bathroom, Bathroom, Lavatory and Powder Room
設備說明表 - 主人浴室、浴室、洗手間及化妝室

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 型號	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bathroom 浴室	Thermo Ventilator 浴室寶	PANASONIC 樂聲牌	FV-30BG3H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	STIEBEL ELTRON 斯寶亞創	DHB-E 18 LCD	✓	✓	✓	✓	-	-	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TNJW221TFQL	-	-	-	-	-	✓*	-	-	-	-

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

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

Notes:
1. The symbol " ✓ " as shown in the above table denotes "Provided".
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. The symbol " * " as shown in the above table denotes "Gas Water Heater shared with Bathroom and Open Kitchen and installed inside Bathroom".

備註：
1. 上表 " ✓ " 代表「提供」。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. 上表 " * " 代表「煤氣熱水爐與浴室及開放式廚房共用並安裝於浴室內」。

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FXAQ32AVM / RJZQ4BAV	-	-	-	2*	-	-	-	-	-	-
			FTXS35KVMN / 3MXS80AA	2*	-	-	-	-	-	2*	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	1*	-	-	-	-	-	-	-	1*
			FTXS35KVMN / 4MXS100AA	-	-	1*	-	-	-	-	-	-	-
			FTXS50KAVMN / 4MXS100AA	-	-	1*	-	-	-	-	-	-	-
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	1*	1*	-	1*	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ50AVM / RJZQ4BAV	1#	-	1#	-	-	-	1#	-	-	
			FTXA25BV1H / RXA25AV1H	-	1	-	-	1	1	-	-	-	
			FTXA35BV1H / RXA35AV1H	-	-	-	1	-	-	-	1	1	
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H										1
			FXAQ25AVM / RJZQ4BAV	1#	-	1#	-	-	-	1#	-	-	
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#	-	1#	-	-	-	1#	-	-	
			FXAQ32AVM / RJZQ4BAV	-	-	-	1*	-	-	-	-	-	
			FTXS25KVMN / 3MXS80AA	-	1*	-	-	-	-	-	-	-	
			FTXS25KVMN / 4MXS100AA	-	-	-	-	1*	1*	-	1*	1*	
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#		1#				1#			
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA										1*

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	1	-	-	-	-	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	-	2*	-	-	-	-	-	-
			FTXS35KVMN / 3MXS80AA	-	-	-	-	-	-	-	2*	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	-	1*	-	-	-	-	-	-	-	1*
			FTXS35KAVMN / 4MXS100AA	-	-	-	1*	-	-	-	-	-	-	-
			FTXS50KAVMN / 4MXS100AA	-	-	-	1*	-	-	-	-	-	-	-
			FTXS60KAVMN / 4MXS100AA	1*	-	-	-	-	1*	1*	-	1*	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ50AVM / RJZQ4BAV	-	/	-	1#	-	-	-	1#	-	-	/
			FTXA25BV1H / RXA25AV1H	-	/	1	-	-	1	1	-	-	-	/
			FTXA35BV1H / RXA35AV1H	1	/	-	-	1	-	-	-	1	1	/
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	/	/	/	/	/	/	/	/	/	1
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	-	/	-	1#	-	-	-	1#	-	-	/
			FXAQ32AVM / RJZQ4BAV	-	/	-	-	1*	-	-	-	-	-	/
			FTXS25KVMN / 3MXS80AA	-	/	1*	-	-	-	-	-	-	-	/
			FTXS25KVMN / 4MXS100AA	1*	/	-	-	-	1*	1*	-	1*	1*	/
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	/	/	/	1#	/	/	/	1#	/	/	/
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA	/	/	/	/	/	/	/	/	/	/	1*

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	1	-	-	-	-	-	-
			FTXS60LVMN / RXS60LVMN	-	1	-	-	-	-	-	-	-
			FXAQ50AVM / RJZQ4BAV	-	-	-	-	-	-	2*	-	-
			FXAQ50AVM / RJZQ5BAV	-	-	-	2*	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	1*	-	-	-	-	-	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	-	-	-	-	-	-	-	1*
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	1*	1*	-	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXS50KAVMN / 3MXS80AA	-	/	/	1^	-	-	1^	-	/
			FXAQ50AVM / RJZQ5BAV	1*	/	/	-	-	-	-	-	/
			FTXA25BV1H / RXA25AV1H	-	/	/	-	-	1	-	-	/
			FTXA35BV1H / RXA35AV1H	-	/	/	-	1	-	-	1	/
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA35BV1H / RXA35AV1H	/	/	-	/	/	/	/	/	1
			FTXA25BV1H / RXA25AV1H	/	/	1	/	/	/	/	/	-
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	1	/	/	-	-	-	-	-	/
			FTXS25KVMN / 3MXS80AA	-	/	/	1#	-	-	-	-	/
			FTXS35KVMN / 3MXS80AA	-	/	/	-	-	-	1#	-	/
			FTXS25KVMN / 4MXS100AA	-	/	/	-	1*	1*	-	1*	/
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA	/	/	/	1#	/	/	1#	/	/
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA	/	/	/	1^	/	/	/	/	1*
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	/	/	/	1*	/	/	-	/	/
			FTXS25KVMN / 3MXS80AA	/	/	/	-	/	/	1^	/	/

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
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備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機
6. ^ : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位									
				A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	-	-	1	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	2*	-	-	-	-	-	-
			FTXS35KVMN / 3MXS80AA	2*	-	2*	-	-	-	2*	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	1*	-	-	-	-	-	-	-	1*
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	1*	-	1*	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ50AVM / RJZQ4BAV	1#	-	1#	-	/	-	1#	-	-	/
			FTXA25BV1H / RXA25AV1H	-	1	-	-	/	1	-	-	-	/
			FTXA35BV1H / RXA35AV1H	-	-	-	1	/	-	-	1	1	/
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	/	/	/	1	/	/	/	/	1
			FTXS25KVMN / 4MXS100AA	/	/	/	/	-	/	/	/	/	-
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#	-	1#	1*	/	-	1#	-	-	/
			FTXA25BV1H / RXA25AV1H	-	-	-	-	/	-	-	-	-	/
			FTXS25KVMN / 3MXS80AA	-	1*	-	-	/	-	-	-	-	/
			FTXS25KVMN / 4MXS100AA	-	-	-	-	/	1*	-	1*	1*	/
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#	/	1#	/	/	/	1#	/	/	/
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA	/	/	/	/	/	/	/	/	/	1*

The Vendor undertakes that if lifts or appliances of 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:
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2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
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5. # : Shared Outdoor Unit

備註：
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4. * : 共用室外機
5. # : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 2 : 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	1	-	-	-	1	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	-	2*	-	-	-	-	-	-
			FTXS35KVMN / 3MXS80AA	-	-	-	2*	-	-	-	2*	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	-	1*	-	-	-	-	-	-	-	1*
			FTXS60KAVMN / 4MXS100AA	1*	-	-	-	-	-	1*	-	1*	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ50AVM / RJZQ4BAV	-		-	1#	-		-	1#	-	-	
			FTXA25BV1H / RXA25AV1H	-		1	-	-		1	-	-	-	
			FTXA35BV1H / RXA35AV1H	1		-	-	1		-	-	1	1	
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H						1					1
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	-		-	1#	1*		-	1#	-	-	
			FTXS25KVMN / 3MXS80AA			1*	-	-		-	-	-	-	
			FTXS25KVMN / 4MXS100AA	1*		-	-	-		1*	-	1*	1*	
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV				1#				1#			
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA											1*

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
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3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位								
				A1	A2	A3	A6	B1	B2	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	1	-	1	-	-	-	-
			FTXS60LVMN / RXS60LVMN	-	1	-	-	-	-	-	-	-
			FXAQ50AVM / RJZQ4BAV	-	-	-	-	-	-	2*	-	-
			FXAQ50AVM / RJZQ5BAV	-	-	-	2*	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	1*	-	-	-	-	-	-	-	-
			FTXS50KAVMN / 3MXS80AA	-	-	-	-	-	-	-	-	1*
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	1*	-	1*	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXS50KAVMN / 3MXS80AA	-			1^		-	1^	-	
			FXAQ50AVM / RJZQ5BAV	1*			-		-	-	-	
			FTXA25BV1H / RXA25AV1H	-			-		1	-	-	
			FTXA35BV1H / RXA35AV1H	-			-		-	-	1	
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H			1		-				-
			FTXA35BV1H / RXA35AV1H			-		1				1
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	1			-		-	-	-	
			FTXS25KVMN / 3MXS80AA	-			1#		-	-	-	
			FTXS25KVMN / 4MXS100AA	-			-		1*	-	1*	
			FTXS35KVMN / 3MXS80AA	-			-		-	1#	-	
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA				1#			1#		
Study Room 書房	Split Type Air-conditioner 分體式冷氣機		FTXS25KVMN / 3MXS80AA				1^					1*
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV				1*			-		
			FTXS25KVMN / 3MXS80AA				-			1^		

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機
6. ^ : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	-	-	-	-	1	-	-	1	-
			FXAQ32AVM / RJZQ4BAV	-	-	2*	2*	-	-	-	-	-	-	-
			FTXS60KAVMN / 4MXS100AA	1*	1*	-	-	1*	1*	-	1*	1*	-	1*
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	-	1	-	-	1	-		1	1		-
			FTXA35BV1H / RXA35AV1H	1	-	1	1	-	1		-	-		1
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H							1			1	
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	-	-	1*	1*	-	-		-	-		-
			FTXS25KVMN / 4MXS100AA	1*	1*	-	-	1*	1*		1*	1*		1*

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	-	-	-	-	1	-	-	1	-
			FXAQ32AVM / RJZQ4BAV	-	-	2*	2*	-	-	-	-	-	-	-
			FTXS60KAVMN / 4MXS100AA	1*	1*	-	-	1*	1*	-	1*	1*	-	1*
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	-	1	-	-	1	-	/	1	1	/	-
			FTXA35BV1H / RXA35AV1H	1	-	1	1	-	1	/	-	-	/	1
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	/	/	/	/	/	1	/	/	1	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	-	-	1*	1*	-	-	/	-	-	/	-
			FTXS25KVMN / 4MXS100AA	1*	1*	-	-	1*	1*	/	1*	1*	/	1*

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位								
				A1	A3	A5	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	-	-	-	-	-	1	-
			FTXS60LVMN / RXS60LVMN	-	-	-	-	1	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	2*	2*	-	-	-	-	-	-
			FXAQ32AVM / RJZQ5BAV	1*	-	-	1*	-	-	-	-	-
			FXAQ50AVM / RJZQ5BAV	1*	-	-	1*	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	-	-	1*
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	1*	1*	-	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	-	-	-	-	/	1	-	/	-
			FTXA35BV1H / RXA35AV1H	-	1	1	-	/	-	1	/	-
			FXAQ50AVM / RJZQ4BAV	1#	-	-	1#	/	-	-	/	-
			FXAQ50AVM / RJZQ5BAV	-	-	-	-	/	-	-	/	1*
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	/	/	/	-	/	/	1	/
			FTXA35BV1H / RXA35AV1H	/	/	/	/	1	/	/	-	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#	1*	1*	1#	/	-	-	/	-
			FTXS25KVMN / 4MXS100AA	-	-	-	-	/	1*	1*	/	-
			FTXA25BV1H / RXA25AV1H	-	-	-	-	/	-	-	/	1
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1#	/	/	1#	/	/	/	/	/
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	1*	/	/	1*	/	/	/	/	/

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	1	1	-	1	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	2*	2*	-	-	-	-	-	-	-	-	-
			FXAQ50AVM / RJZQ4BAV	-	-	-	-	1*	-	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	1*	-	-	-	-
			FTXS50KAVMN / 4MXS100AA	-	-	-	-	-	-	-	-	2*	-	-
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	-	-	1*	-	1*	1*
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	-	-	/	/	1	/	-	-	-	-	-
			FTXA35BV1H / RXA35AV1H	1	1	/	/	-	/	1	1	-	1	1
			FXAQ50AVM / RJZQ4BAV	-	-	/	/	-	/	-	-	1#	-	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	/	/	1	/	1	/	/	/	/	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1*	1*	/	/	1*	/	-	-	1#	-	-
			FXAQ25AVM / RJZQ5BAV	-	-	/	/	-	/	1*	-	-	-	-
			FTXS25KVMN / 4MXS100AA	-	-	/	/	-	/	-	1*	-	1*	1*
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	/	/	/	/	/	/	/	/	1#	/	/
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	/	/	/	/	1*	/	-	/	/	/	/
			FXAQ25AVM / RJZQ5BAV	/	/	/	/	-	/	1*	/	/	/	/

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	1	1	-	1	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	2*	2*	-	-	-	-	-	-	-	-	-
			FXAQ50AVM / RJZQ4BAV	-	-	-	-	1*	-	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	1*	-	-	-	-
			FTXS50KAVMN / 4MXS100AA	-	-	-	-	-	-	-	-	2*	-	-
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	-	-	1*	-	1*	1*
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	-	-			1		-	-	-	-	-
			FTXA35BV1H / RXA35AV1H	1	1			-		1	1	-	1	1
			FXAQ50AVM / RJZQ4BAV	-	-			-		-	-	1#	-	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H				1		1					
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1*	1*			1*		-	-	1#	-	-
			FXAQ25AVM / RJZQ5BAV	-	-			-		1*	-	-	-	-
			FTXS25KVMN / 4MXS100AA	-	-			-		-	1*	-	1*	1*
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV									1#		
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV					1*		-				
			FXAQ25AVM / RJZQ5BAV					-		1*				

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位										
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	-	-	1	1	-	1	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	2*	2*	-	-	-	-	-	-	-	-	-
			FXAQ50AVM / RJZQ5BAV	-	-	-	-	1*	-	-	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	1*	-	-	-	-
			FTXS50KAVMN / 4MXS100AA	-	-	-	-	-	-	-	-	2*	-	-
			FTXS60KAVMN / 4MXS100AA	-	-	-	-	-	-	-	1*	-	1*	1*
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ32AVM / RJZQ5BAV	-	-	/	/	1*	/	-	-	-	-	-
			FTXA35BV1H / RXA35AV1H	1	1	/	/	-	/	1	1	-	1	1
			FXAQ50AVM / RJZQ5BAV	-	-	/	/	-	/	-	-	1#	-	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FXAQ50AVM / RJZQ5BAV	-	-	/	/	-	/	-	-	1#	-	-
			FTXA25BV1H / RXA25AV1H	/	/	/	1	/	-	/	/	/	/	/
			FTXA35BV1H / RXA35AV1H	/	/	/	-	/	1	/	/	/	/	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	1*	1*	/	/	-	/	-	-	-	-	-
			FXAQ25AVM / RJZQ5BAV	-	-	/	/	-	/	1*	-	-	-	-
			FXAQ32AVM / RJZQ5BAV	-	-	/	/	-	/	-	-	1#	-	-
			FTXA25BV1H / RXA25AV1H	-	-	/	/	1	/	-	-	-	-	-
			FTXS25KVMN / 4MXS100AA	-	-	/	/	-	/	-	1*	-	1*	1*
Bedroom 3 睡房3	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	/	/	/	/	/	/	/	/	1#	/	/
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	/	/	/	/	1*	/	1*	/	/	/	/

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

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

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

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機
5. # : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	1	-	-	-	-	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	-	2*	-	-	-	-	2*
			FXAQ32AVM / RJZQ5BAV	-	-	-	-	-	2*	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	-	1*	1*	-
			FTXS60KAVMN / 4MXS100AA	-	1*	1*	1*	-	-	1*	-	-	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H		1	1	1	-	-	1	-	-	1
			FTXA35BV1H / RXA35AV1H		-	-	-	1	1	-	1	1	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	1									
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV		-	-	-	1*	-	-	-	-	1*
			FXAQ25AVM / RJZQ5BAV		-	-	-	-	1*	-	1*	1*	-
			FTXS25KVMN / 4MXS100AA		1*	1*	1*	-	-	1*	-	-	-
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV						1*		1*	1*	

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	1	-	-	-	-	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	-	2*	-	-	-	-	2*
			FXAQ32AVM / RJZQ5BAV	-	-	-	-	-	2*	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	-	1*	1*	-
			FTXS60KAVMN / 4MXS100AA	-	1*	1*	1*	-	-	1*	-	-	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	1	1	1	-	-	1	-	-	1
			FTXA35BV1H / RXA35AV1H	/	-	-	-	1	1	-	1	1	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	1	/	/	/	/	/	/	/	/	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	/	-	-	-	1*	-	-	-	-	1*
			FXAQ25AVM / RJZQ5BAV	/	-	-	-	-	1*	-	1*	1*	-
			FTXS25KVMN / 4MXS100AA	/	1*	1*	1*	-	-	1*	-	-	-
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	/	/	/	/	/	1*	/	1*	1*	/

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機

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

Appliances Schedule - Air-conditioner
設備說明表 - 冷氣機

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. (Indoor Unit / Outdoor Unit) 型號 (室內機 / 室外機)	Flats 單位									
				A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳	Split Type Air-conditioner 分體式冷氣機	DAIKIN 大金	FTXS50LVMN / RXS50LVMN	1	-	-	-	-	-	-	-	-	-
			FXAQ32AVM / RJZQ4BAV	-	-	-	-	2*	-	-	-	-	2*
			FXAQ32AVM / RJZQ6BAV	-	-	-	-	-	2*	-	-	-	-
			FXAQ63AVM / RJZQ5BAV	-	-	-	-	-	-	-	1*	1*	-
			FTXS60KAVMN / 4MXS100AA	-	1*	1*	1*	-	-	1*	-	-	-
Master Bedroom 主人睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	/	1	1	1	-	-	1	-	-	1
			FTXA35BV1H / RXA35AV1H	/	-	-	-	1	-	-	1	1	-
			FXAQ50AVM / RJZQ6BAV	/	-	-	-	-	1*	-	-	-	-
Bedroom 睡房	Split Type Air-conditioner 分體式冷氣機		FTXA25BV1H / RXA25AV1H	1	/	/	/	/	/	/	/	/	/
Bedroom 2 睡房2	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ4BAV	/	-	-	-	1*	-	-	-	-	1*
			FXAQ25AVM / RJZQ5BAV	/	-	-	-	-	-	-	1*	1*	-
			FTXA25BV1H / RXA25AV1H	/	-	-	-	-	1	-	-	-	-
			FTXS25KVMN / 4MXS100AA	/	1*	1*	1*	-	-	1*	-	-	-
Store Room 儲物房	Split Type Air-conditioner 分體式冷氣機		FXAQ25AVM / RJZQ5BAV	/	/	/	/	/	-	/	1*	1*	/
			FXAQ25AVM / RJZQ6BAV	/	/	/	/	/	1*	/	-	-	/

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

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

Notes:
1. The numbers as shown in the above table denotes “the numbers provided”.
2. The symbol " - " as shown in the above table denotes "Not Provided".
3. The symbol " / " as shown in the above table denotes "Not Applicable".
4. * : Shared Outdoor Unit

備註：
1. 上表顯示的數目代表提供的數量。
2. 上表 " - " 代表「不提供」。
3. 上表 " / " 代表「不適用」。
4. * : 共用室外機

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		9	6	7	7	6	6	7	6	6	6
	Lighting Point 燈位		6	3	6	6	4	4	8	4	4	3
	Single Socket Outlet 單頭插座		2	-	2	1	-	-	1	-	-	-
	Twin Socket Outlet 雙頭插座		6	5	6	6	5	5	6	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	1	2	2	1	1	2	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		2	-	1	-	-	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	-	1	1	1	1	1	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	3	1	1	3	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	1	1	1	1	1	-
		Distribution Board 配電箱	-	1	-	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	1	1	-	-	1	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	1	1	-	-	1	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	1	1	1	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	3	1	1	1	1	1	1	
	Lighting Point 燈位		1	1	2	1	1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		2	2	2	2	2	2	2	2	2	
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	
	Switch for Water Heater 熱水爐開關掣		-	-	1	-	-	-	-	-	-	
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	1	-	-	-	-	-	-	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣											1
	Lighting Point 燈位											1
	Twin Socket Outlet 雙頭插座											2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關											1
	TV / FM Outlet 電視 / 電台天線插座											1
	Data Point 網絡插座											1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關											1
	Switch for Air-conditioner 冷氣機開關掣											1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	
	Lighting Point 燈位		1	1	1	2	1	1	1	1	1	
	Single Socket Outlet 單頭插座		1	1	1	1	1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	1	1	1	
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣		1		1				1			
	Lighting Point 燈位		1		1				1			
	Single Socket Outlet 單頭插座		1		1				1			
	Twin Socket Outlet 雙頭插座		1		1				1			
	Single Socket Outlet with USB Module 單頭及USB插座		1		1				1			
	TV / FM Outlet 電視 / 電台天線插座		1		1				1			
	Data Point 網絡插座		1		1				1			
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1		1				1			
	Switch for Air-conditioner 冷氣機開關掣		1		1				1			
Study Room 書房	Lighting Switch 燈掣											1
	Lighting Point 燈位											1
	Twin Socket Outlet 雙頭插座											1
	Switch for Air-conditioner 冷氣機開關掣											1
	Data Point 網絡插座											1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位		2									
	Twin Socket Outlet 雙頭插座		2									
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1									
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2									
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1									
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1									
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1									
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1									
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1									
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1									
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2									
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1									
		Data Point 網絡插座	1									
		Door Bell 門鐘	1									
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1									
		Distribution Board 配電箱	1									
		Towngas Connection Point 煤氣接駁點	1									

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位			3	3	2	4	4	3	4	4	4
	Twin Socket Outlet 雙頭插座			2	2	1	2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			-	-	1#	-	-	1#	-	-	-
		Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	-	-	1	1	-	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	-	-	1	1	-	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		1	1	-	-	-	-	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		1	1	-	-	-	-	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐		1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱		-	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈		2	2	-	2	2	-	2	2	2
		Single Socket Outlet 單頭插座		-	-	-	1	1	-	1	1	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週 年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	4	/	/	/	/	/	/	/
	LED Linear Lighting LED燈帶		/	/	1	/	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	1	/	/	/	/	/	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	1	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	4	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	-	-	-	-	-	-	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	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
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 1/F
漾景閣第1座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bathroom 1 浴室 1	Lighting Point 燈位		4									
	LED Linear Lighting LED燈帶		1									
	Single Socket Outlet with USB Module 單頭及USB插座		1									
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		1									
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1									
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4									
Private Garden 私人花園	Lighting Point 燈位		1	1	11	11	7	7	8	7	7	4
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		-	1	-	1	1	2	-	2	2	1
	LED Linear Lighting LED燈帶		1	1	2	-	-	-	-	-	-	-
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2
		Waterproof Fuse Spur Unit for USB Outlet 菲士蘇供USB插座	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	5	6	7	7	6	6	7	6	6	6
	Lighting Point 燈位		5	3	3	6	6	4	4	8	4	4	3
	Single Socket Outlet 單頭插座		1	-	-	2	1	-	-	1	-	-	-
	Twin Socket Outlet 雙頭插座		4	2	5	6	6	5	5	6	5	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	1	-	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	1	2	2	2	2	2	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	2	2	1	1	2	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		2	2	2	2	2	2	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	1	-	-	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	1	1	1	1	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	1	3	1	1	3	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-	1	1	1	1	1	1	-
		Distribution Board 配電箱	-	-	1	-	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	-	1	1	-	-	1	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	1	1	-	-	1	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-	1	1	1	1	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	/	1	3	1	1	1	1	1	1	/
	Lighting Point 燈位		1	/	1	2	1	1	1	1	1	1	/
	Twin Socket Outlet 雙頭插座		2	/	2	2	2	2	2	2	2	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	/	1	1	1	1	1	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	1	1	1	1	1	1	1	1	/
	Data Point 網絡插座		1	/	1	1	1	1	1	1	1	1	/
	Switch for Water Heater 熱水爐開關掣		-	/	-	1	-	-	-	-	-	-	/
	Switch for Thermo Ventilator 浴室寶開關掣		-	/	-	1	-	-	-	-	-	-	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	/	1	1	1	1	1	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	/	1	1	1	1	1	1	1	1	/

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣												1
	Lighting Point 燈位												1
	Twin Socket Outlet 雙頭插座												2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關												1
	TV / FM Outlet 電視 / 電台天線插座												1
	Data Point 網絡插座												1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關												1
	Switch for Air-conditioner 冷氣機開關掣												1
Bedroom 2 睡房2	Lighting Switch 燈掣		1		1	1	1	1	1	1	1	1	
	Lighting Point 燈位		1		1	1	2	1	1	1	1	1	
	Single Socket Outlet 單頭插座		1		1	1	1	1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		1		1	1	1	1	1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		1		1	1	1	1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1		1	1	1	1	1	1	1	1	
	Data Point 網絡插座		1		1	1	1	1	1	1	1	1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1		1	1	1	1	1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1		1	1	1	1	1	1	1	1	

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣					1				1			
	Lighting Point 燈位					1				1			
	Single Socket Outlet 單頭插座					1				1			
	Twin Socket Outlet 雙頭插座					1				1			
	Single Socket Outlet with USB Module 單頭及USB插座					1				1			
	TV / FM Outlet 電視 / 電台天線插座					1				1			
	Data Point 網絡插座					1				1			
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關					1				1			
	Switch for Air-conditioner 冷氣機開關掣					1				1			
Study Room 書房	Lighting Switch 燈掣												1
	Lighting Point 燈位												1
	Twin Socket Outlet 雙頭插座												1
	Switch for Air-conditioner 冷氣機開關掣												1
	Data Point 網絡插座												1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3	3	2	4	4	3	4	4	4
	Lighting Switch 燈掣		-	1	-	-	-	-	-	-	-	-	-
	Twin Socket Outlet 雙頭插座		2	1	2	2	1	2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		-	1#	1*#	-	1#	-	-	1#	1*#	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	-	-	1	1	-	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	-	-	1	1	-	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1	-	-	-	-	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	1	-	-	-	-	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	-	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2	2	-	2	2	-	2	2	2
		Single Socket Outlet 單頭插座	-	-	-	-	-	1	1	-	1	1	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " * " as shown in the above table denotes "For 11/F Only".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " * " 代表「只供11樓」。
4. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 2/F - 3/F and 5/F - 11/F
漾景閣第1座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位					4							
	LED Linear Lighting LED燈帶					1							
		Single Socket Outlet with USB Module 單頭及USB插座				1							
		Connection Unit for Electric Water Heater 接線座供電熱水爐				1							
		Switch for Thermo Ventilator 浴室寶開關掣				1							
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈				4							
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	1	-	-	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	-	1	-	1	1	1	-	1	1	1
Utility Platform 工作平台	Lighting Point 燈位					1							

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	5	6	8	6	6	8	6	6
	Lighting Point 燈位		5	3	3	7	4	4	6	4	3
	Single Socket Outlet 單頭插座		1	-	-	1	-	-	1	-	-
	Twin Socket Outlet 雙頭插座		4	2	5	5	5	5	6	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	1	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	1	1	2	2	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	2	1	1	2	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	2	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	-	1#	1#	-	1#	1#
	Switch for Water Heater 熱水爐開關掣		2	2	2	1	2	2	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	2	-	-	2	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	1	-	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	1	1	-	1	1	-	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	-	1	1	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	-	1	1	-	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-	1	1	-	1	-
		Distribution Board 配電箱	-	-	1	-	1	1	-	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-	1	1	-	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	/	/	3	1	1	2	1	/
	Lighting Point 燈位		1	/	/	2	1	1	2	1	/
	Twin Socket Outlet 雙頭插座		2	/	/	3	2	2	3	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	/	/	1	1	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	1	1	1	1	1	/
	Data Point 網絡插座		1	/	/	1	1	1	1	1	/
	Switch for Thermo Ventilator 浴室寶開關掣		-	/	/	1	-	-	1	-	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	/	/	1	1	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	/	/	1	1	1	1	1	/

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣				1						1
	Lighting Point 燈位				1						1
	Twin Socket Outlet 雙頭插座				2						2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關				1						1
	TV / FM Outlet 電視 / 電台天線插座				1						1
	Data Point 網絡插座				1						1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關				1						1
	Switch for Air-conditioner 冷氣機開關掣				1						1
Bedroom 2 睡房2	Lighting Switch 燈掣		1			1	1	1	1	1	
	Lighting Point 燈位		1			1	1	1	1	1	
	Single Socket Outlet 單頭插座		1			1	1	1	1	1	
	Twin Socket Outlet 雙頭插座		1			1	1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		1			1	1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1			1	1	1	1	1	
	Data Point 網絡插座		1			1	1	1	1	1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1			1	1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1			1	1	1	1	1	

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣		/	/	/	1	/	/	1	/	/
	Lighting Point 燈位		/	/	/	1	/	/	1	/	/
	Single Socket Outlet 單頭插座		/	/	/	1	/	/	1	/	/
	Twin Socket Outlet 雙頭插座		/	/	/	1	/	/	1	/	/
	Single Socket Outlet with USB Module 單頭及USB插座		/	/	/	1	/	/	1	/	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	/	1	/	/	1	/	/
	Data Point 網絡插座		/	/	/	1	/	/	1	/	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	1	/	/	1	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	/	1	/	/
Study Room 書房	Lighting Switch 燈掣		/	/	/	1	/	/	/	/	1
	Lighting Point 燈位		/	/	/	1	/	/	/	/	1
	Twin Socket Outlet 雙頭插座		/	/	/	1	/	/	/	/	1
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	/	/	/	1
	Data Point 網絡插座		/	/	/	1	/	/	/	/	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	1	/	/	/	/	-

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	1	/	/	1	/	/
	Lighting Point 燈位		/	/	/	1	/	/	1	/	/
	Single Socket Outlet 單頭插座		/	/	/	1	/	/	1	/	/
	Switch for Exhaust Fan 抽氣扇開關掣		/	/	/	1	/	/	1	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	/	1	/	/
	Distribution Board 配電箱		/	/	/	1	/	/	1	/	/
Lavatory 洗手間	Lighting Point 燈位		/	/	/	1	/	/	1	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	1	/	/	1	/	/

Notes:
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1. 上表 " - " 代表「不提供」。
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位					4			3		
	Twin Socket Outlet 雙頭插座					2			1		
		Switch for Steamer 蒸爐開關掣				1			1		
		Single Socket Outlet for Oven 單頭插座供電焗爐				1			1		
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐				2			2		
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機				1			1		
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機				1			1		
		Washer Dryer Connection Point 洗衣乾衣機接駁點				1			1		
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃				2			2		
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃				1			1		
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐				1			1		
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇				1			1		
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈				2			2		
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘				1			1		
		Data Point 網絡插座				1			1		
		Door Bell 門鐘				1			1		
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居				1			1		
		Towngas Connection Point 煤氣接駁點				1			1		

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3		4	4		4	4
	Lighting Switch 燈掣		-	1	-		-	-		-	-
	Twin Socket Outlet 雙頭插座		2	1	2		2	2		2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#		1#	1#		1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		-	1#	-		-	-		-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#		1#	1#		1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1		1	1		1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1		1	1		1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1		1	1		1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1		1	1		1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1		1	1		1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1		-	-		-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1		-	-		-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1		1	1		1	1
		Distribution Board 配電箱	1	1	-		-	-		-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2		2	2		2	2
		Single Socket Outlet 單頭插座	-	-	-		1	1		1	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位					4			4		
	LED Linear Lighting LED燈帶					1			1		
		Single Socket Outlet with USB Module 單頭及USB插座				1			1		
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器				1			1		
		Switch for Thermo Ventilator 浴室寶開關掣				1			1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈				4			4		

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	-	-	-	1	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		-	-	-	-	-	-	1	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	1	1	1	-	1	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	1	-	-	1	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	1	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	-	1	1	-	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	-	1	1	-	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 1 : 12/F
漾景閣第1座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Balcony 露台	Lighting Point 燈位		1	1	1	/	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	-	1	/	1	1	-	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	/	1	/	/	/	/	/
Flat Roof 平台	Lighting Point 燈位		/	/	/	11	/	/	4	/	/
Roof 天台	Lighting Switch 燈掣		1	/	1	1	1	1	1	1	1
	Lighting Point 燈位		6	/	12	13	8	6	18	8	10
	Single Waterproof Socket Outlet 單頭防水插座		2	/	2	2	2	2	2	2	2

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		9	6	7	7	5	6	7	6	6	6
	Lighting Point 燈位		6	3	6	5	3	4	6	4	4	3
	Single Socket Outlet 單頭插座		2	-	2	2	-	-	1	-	-	-
	Twin Socket Outlet 雙頭插座		6	5	6	6	5	5	4	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	1	2	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	1	2	2	1	1	2	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	2	2	1	1	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		2	-	1	1	-	-	1	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	-	1	-	1	1	1	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	-	-	1	-	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	-	-	1	-	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	-	1	-	1	-	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-	1	1	-	1	1	-
		Distribution Board 配電箱	-	1	-	1	-	1	-	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	1	-	-	-	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	1	-	-	-	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-	1	1	-	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	3	1	/	1	1	1	1	/
	Lighting Point 燈位		1	1	2	1	/	1	1	1	1	/
	Twin Socket Outlet 雙頭插座		2	2	2	2	/	2	2	2	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	1	1	/	1	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	/	1	1	1	1	/
	Data Point 網絡插座		1	1	1	1	/	1	1	1	1	/
	Switch for Water Heater 熱水爐開關掣		-	-	1	-	/	-	-	-	-	/
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	1	-	/	-	-	-	-	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	/	1	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	/	1	1	1	1	/

Notes:
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備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣						2					1
	Lighting Point 燈位						1					1
	Twin Socket Outlet 雙頭插座						2					2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關						1					1
	TV / FM Outlet 電視 / 電台天線插座						1					1
	Data Point 網絡插座						1					1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關						1					1
	Switch for Air-conditioner 冷氣機開關掣						1					1
	Switch for Water Heater 熱水爐開關掣						1					-
	Switch for Thermo Ventilator 浴室寶開關掣						1					-
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1		1	1	1	1	
	Lighting Point 燈位		1	1	1	1		1	1	1	1	
	Single Socket Outlet 單頭插座		1	1	1	1		1	1	1	1	
	Twin Socket Outlet 雙頭插座		1	1	1	1		1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1		1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1		1	1	1	1	
	Data Point 網絡插座		1	1	1	1		1	1	1	1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1		1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1		1	1	1	1	

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
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備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣		1		1				1			
	Lighting Point 燈位		1		1				1			
	Single Socket Outlet 單頭插座		1		1				1			
	Twin Socket Outlet 雙頭插座		1		1				1			
	Single Socket Outlet with USB Module 單頭及USB插座		1		1				1			
	TV / FM Outlet 電視 / 電台天線插座		1		1				1			
	Data Point 網絡插座		1		1				1			
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1		1				1			
	Switch for Air-conditioner 冷氣機開關掣		1		1				1			
Study Room 書房	Lighting Switch 燈掣											1
	Lighting Point 燈位											1
	Twin Socket Outlet 雙頭插座											1
	Switch for Air-conditioner 冷氣機開關掣											1
	Data Point 網絡插座											1

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備註：
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2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位		3			2						
	Twin Socket Outlet 雙頭插座		2			2						
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1			1						
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2			2						
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1			1						
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1			1						
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1			1						
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1			1						
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1			1						
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1			1						
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2			2						
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1			1						
		Data Point 網絡插座	1			1						
		Door Bell 門鐘	1			1						
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1			1						
		Distribution Board 配電箱	1			-						
		Towngas Connection Point 煤氣接駁點	1			1						

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1. 上表 " - " 代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位			3	3		2	4	3	4	4	4
	Twin Socket Outlet 雙頭插座			2	2		2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#		1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			-	-		1#	-	-	-	-	-
		Sprinkler Head 消防花灑頭		1#	1#		1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1		1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1		1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1		1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	-		1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	-		1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		1	1		-	-	1	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		1	1		-	-	1	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐		1	1		1	1	1	1	1	1
		Distribution Board 配電箱		-	1		1	-	1	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈		2	2		3	2	3	2	2	2
		Single Socket Outlet 單頭插座		-	-		-	1	-	1	1	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘		-	-		1	-	1	-	-	-
		Door Bell 門鐘		-	-		1	-	1	-	-	-

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	4	/	/	/	/	/	/	/
	LED Linear Lighting LED燈帶		/	/	1	/	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	1	/	/	/	/	/	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	1	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	4	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	-	-	1	-	-	-	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	1	1	-	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	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
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	1	-	-	-	-	-	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	1	-	-	-	-	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 1/F
漾景閣第2座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bathroom 1 浴室 1	Lighting Point 燈位		4	/	/	/	/	/	/	/	/	/
	LED Linear Lighting LED燈帶		1	/	/	/	/	/	/	/	/	/
	Single Socket Outlet with USB Module 單頭及USB插座		1	/	/	/	/	/	/	/	/	/
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		1	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	/	/	/	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	/	/	/	/	/	/	/	/	/
Powder Room 化妝室	Lighting Point 燈位		/	/	/	/	/	/	2	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	/	/	/	/	1	/	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	/	/	/	/	1	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	/	/	/	1	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	/	/	/	/	4	/	/	/
Private Garden 私人花園	Lighting Point 燈位		1	1	7	1	4	7	12	7	7	4
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		-	1	-	1	1	1	-	2	2	1
	LED Linear Lighting LED燈帶		1	1	4	1	-	-	-	-	-	1
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2
		Waterproof Fuse Spur Unit for USB Outlet 菲士蘇供USB插座	1	1	1	1	1	1	1	1	1	1

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	5	6	7	7	5	6	7	6	6	6
	Lighting Point 燈位		5	3	3	6	5	3	4	6	4	4	3
	Single Socket Outlet 單頭插座		1	-	-	2	2	-	-	1	-	-	-
	Twin Socket Outlet 雙頭插座		4	2	5	6	6	5	5	5	5	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	1	-	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	1	2	2	2	1	2	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	2	2	1	1	2	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		2	2	2	2	1	1	2	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	1	1	-	-	1	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	-	1	1	1	1	1

Notes:

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	1	1	1	-	-	1	-	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	1	-	-	1	-	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	-	1	-	1	-	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-	-	1	1	-	1	1	-
		Distribution Board 配電箱	-	-	1	-	1	-	1	-	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	-	1	-	-	-	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	1	-	-	-	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-	-	1	1	-	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	/	1	3	1	/	1	1	1	1	/
	Lighting Point 燈位		1	/	1	2	1	/	1	1	1	1	/
	Twin Socket Outlet 雙頭插座		2	/	2	2	2	/	2	2	2	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	/	1	1	1	/	1	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	1	1	1	/	1	1	1	1	/
	Data Point 網絡插座		1	/	1	1	1	/	1	1	1	1	/
	Switch for Water Heater 熱水爐開關掣		-	/	-	1	-	/	-	-	-	-	/
	Switch for Thermo Ventilator 浴室寶開關掣		-	/	-	1	-	/	-	-	-	-	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	/	1	1	1	/	1	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	/	1	1	1	/	1	1	1	1	/

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣							2					1
	Lighting Point 燈位							1					1
	Twin Socket Outlet 雙頭插座							2					2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關							1					1
	TV / FM Outlet 電視 / 電台天線插座							1					1
	Data Point 網絡插座							1					1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關							1					1
	Switch for Air-conditioner 冷氣機開關掣							1					1
	Switch for Water Heater 熱水爐開關掣							1					-
	Switch for Thermo Ventilator 浴室寶開關掣							1					-
Bedroom 2 睡房2	Lighting Switch 燈掣		1		1	1	1		1	1	1	1	
	Lighting Point 燈位		1		1	1	1		1	1	1	1	
	Single Socket Outlet 單頭插座		1		1	1	1		1	1	1	1	
	Twin Socket Outlet 雙頭插座		1		1	1	1		1	1	1	1	
	Single Socket Outlet with USB Module 單頭及USB插座		1		1	1	1		1	1	1	1	
	TV / FM Outlet 電視 / 電台天線插座		1		1	1	1		1	1	1	1	
	Data Point 網絡插座		1		1	1	1		1	1	1	1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1		1	1	1		1	1	1	1	
	Switch for Air-conditioner 冷氣機開關掣		1		1	1	1		1	1	1	1	

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣					1				1			
	Lighting Point 燈位					1				1			
	Single Socket Outlet 單頭插座					1				1			
	Twin Socket Outlet 雙頭插座					1				1			
	Single Socket Outlet with USB Module 單頭及USB插座					1				1			
	TV / FM Outlet 電視 / 電台天線插座					1				1			
	Data Point 網絡插座					1				1			
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關					1				1			
	Switch for Air-conditioner 冷氣機開關掣					1				1			
Study Room 書房	Lighting Switch 燈掣												1
	Lighting Point 燈位												1
	Twin Socket Outlet 雙頭插座												1
	Switch for Air-conditioner 冷氣機開關掣												1
	Data Point 網絡插座												1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位						2						
	Twin Socket Outlet 雙頭插座						2						
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣					1						
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐					2						
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機					1						
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機					1						
		Washer Dryer Connection Point 洗衣乾衣機接駁點					1						
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃					1						
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐					1						
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇					1						
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈					2						
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘					1						
		Data Point 網絡插座					1						
		Door Bell 門鐘					1						
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居					1						
		Towngas Connection Point 煤氣接駁點					1						

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3	3		2	4	3	4	4	4
	Lighting Switch 燈掣		-	1	-	-		-	-	1	-	-	-
	Twin Socket Outlet 雙頭插座		2	1	2	2		2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#		1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		-	1#	1*#	-		1#	-	-	1*#	-	-
	Switch for Water Heater 熱水爐開關掣		-	-	-	-		-	-	1	-	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#		1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1		1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1		1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1		1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	-		1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	-		1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1		-	-	1	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	1		-	-	1	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1		1	1	1	1	1	1
		Distribution Board 配電箱	1	1	-	1		1	-	1	-	-	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " * " as shown in the above table denotes "For 11/F Only".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " * " 代表「只供11樓」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2	2	/	3	2	3	2	2	2
		Single Socket Outlet 單頭插座	-	-	-	-	/	-	1	-	1	1	-
		Door Bell 門鐘	-	-	-	-	/	1	-	1	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	-	-	-	/	1	-	1	-	-	-
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	4	/	/	/	/	/	/	/
	LED Linear Lighting LED燈帶		/	/	/	1	/	/	/	/	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	/	1	/	/	/	/	/	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	/	1	/	/	/	/	/	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	/	/	/	1	/	/	/	/	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	/	4	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	-	-	1	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	1	1	-	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	1	-	-	-	-	-	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	-	1	-	-	-	-	-	-
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2: 2/F - 3/F and 5/F - 11/F
漾景閣第2座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Powder Room 化妝室	Lighting Point 燈位		/	/	/	/	/	/	/	2	/	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	/	/	/	/	/	1	/	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	/	/	/	/	/	1	/	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	/	/	/	/	1	/	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	/	/	/	/	/	4	/	/	/
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	-	1	-	1	1	1	-	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	/	1	/	/	/	/	/	/	/

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	5	6	8	5	6	8	6	6
	Lighting Point 燈位		5	3	3	6	3	4	5	4	3
	Single Socket Outlet 單頭插座		1	-	-	1	-	-	1	-	-
	Twin Socket Outlet 雙頭插座		4	2	5	5	5	5	6	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	1	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	1	1	2	1	2	2	2	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	2	1	1	2	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	2	1	1
	Smoke Detector 煙霧探測器		1#	1#	1#	-	1#	1#	-	1#	1#
	Switch for Water Heater 熱水爐開關掣		2	2	2	1	1	2	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	2	-	-	2	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	-	1	-	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	1	1	-	-	1	-	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	1	1	-	-	1	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	-	-	1	-	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-	1	1	-	1	-
		Distribution Board 配電箱	-	-	1	-	-	1	-	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-	1	1	-	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	/	/	3	/	1	2	1	/
	Lighting Point 燈位		1	/	/	2	/	1	2	1	/
	Twin Socket Outlet 雙頭插座		2	/	/	3	/	2	3	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	/	/	1	/	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	1	/	1	1	1	/
	Data Point 網絡插座		1	/	/	1	/	1	1	1	/
	Switch for Thermo Ventilator 浴室寶開關掣		-	/	/	1	/	-	1	-	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	/	/	1	/	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	/	/	1	/	1	1	1	/

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣		/	/	1	/	2	/	/	/	1
	Lighting Point 燈位		/	/	1	/	1	/	/	/	1
	Twin Socket Outlet 雙頭插座		/	/	2	/	2	/	/	/	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	/	1	/	1	/	/	/	1
	TV / FM Outlet 電視 / 電台天線插座		/	/	1	/	1	/	/	/	1
	Data Point 網絡插座		/	/	1	/	1	/	/	/	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	1	/	1	/	/	/	1
	Switch for Air-conditioner 冷氣機開關掣		/	/	1	/	1	/	/	/	1
	Switch for Water Heater 熱水爐開關掣		/	/	-	/	1	/	/	/	-
	Switch for Thermo Ventilator 浴室寶開關掣		/	/	-	/	1	/	/	/	-
Bedroom 2 睡房2	Lighting Switch 燈掣		1	/	/	1	/	1	1	1	/
	Lighting Point 燈位		1	/	/	1	/	1	1	1	/
	Single Socket Outlet 單頭插座		1	/	/	1	/	1	1	1	/
	Twin Socket Outlet 雙頭插座		1	/	/	1	/	1	1	1	/
	Single Socket Outlet with USB Module 單頭及USB插座		1	/	/	1	/	1	1	1	/
	TV / FM Outlet 電視 / 電台天線插座		1	/	/	1	/	1	1	1	/
	Data Point 網絡插座		1	/	/	1	/	1	1	1	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	/	/	1	/	1	1	1	/
	Switch for Air-conditioner 冷氣機開關掣		1	/	/	1	/	1	1	1	/

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣					1			1		
	Lighting Point 燈位					1			1		
	Single Socket Outlet 單頭插座					1			1		
	Twin Socket Outlet 雙頭插座					1			1		
	Single Socket Outlet with USB Module 單頭及USB插座					1			1		
	TV / FM Outlet 電視 / 電台天線插座					1			1		
	Data Point 網絡插座					1			1		
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關					1			1		
	Switch for Air-conditioner 冷氣機開關掣					1			1		
Study Room 書房	Lighting Switch 燈掣					1					1
	Lighting Point 燈位					1					1
	Twin Socket Outlet 雙頭插座					1					1
	Switch for Air-conditioner 冷氣機開關掣					1					1
	Data Point 網絡插座					1					1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關					1					-

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	1	/	/	1	/	/
	Lighting Point 燈位		/	/	/	1	/	/	1	/	/
	Single Socket Outlet 單頭插座		/	/	/	1	/	/	1	/	/
	Switch for Exhaust Fan 抽氣扇開關掣		/	/	/	1	/	/	1	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	/	1	/	/
	Distribution Board 配電箱		/	/	/	1	/	/	1	/	/
Lavatory 洗手間	Lighting Point 燈位		/	/	/	1	/	/	1	/	/
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	1	/	/	1	/	/

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位					4			3		
	Twin Socket Outlet 雙頭插座					2			1		
		Switch for Steamer 蒸爐開關掣				1			1		
		Single Socket Outlet for Oven 單頭插座供電焗爐				1			1		
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐				2			2		
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機				1			1		
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機				1			1		
		Washer Dryer Connection Point 洗衣乾衣機接駁點				1			1		
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃				2			2		
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃				1			1		
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐				1			1		
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇				1			1		
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈				2			2		
		Data Point 網絡插座				1			1		
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘				1			1		
		Door Bell 門鐘				1			1		
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居				1			1		
		Towngas Connection Point 煤氣接駁點				1			1		

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3	/	2	4	/	4	4
	Lighting Switch 燈掣		-	1	-	/	-	-	/	-	-
	Twin Socket Outlet 雙頭插座		2	1	2	/	2	2	/	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	/	1#	1#	/	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		-	1#	-	/	1#	-	/	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	/	1#	1#	/	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	/	1	1	/	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	/	1	1	/	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	/	1	1	/	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	/	1	1	/	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	/	1	1	/	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	/	-	-	/	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	/	-	-	/	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	/	1	1	/	1	1
		Distribution Board 配電箱	1	1	-	/	1	-	/	-	-

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Open Kitchen 開放式廚房		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2		3	2		2	2
		Single Socket Outlet 單頭插座	-	-	-		-	1		1	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	-	-		1	-		-	-
		Door Bell 門鐘	-	-	-		1	-		-	-
Master Bathroom 主人浴室	Lighting Point 燈位					4			4		
	LED Linear Lighting LED燈帶					1			1		
		Single Socket Outlet with USB Module 單頭及USB插座				1			1		
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器				1			1		
		Switch for Thermo Ventilator 浴室寶開關掣				1			1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈				4			4		

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	-	1	-	1	-	-
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		-	-	-	-	-	-	1	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	-	-	1	-	1	-	1	1
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	1	-	-	-	-	-
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	1	-	-	1	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	-	1	1	-	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	1	1	1	-	1	1	-	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 2 : 12/F
漾景閣第2座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A6	B1	B2	B5	B6	B8
Balcony 露台	Lighting Point 燈位		1	1	1	/	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	-	-	1	/	1	-	-	1	1
Utility Platform 工作平台	Lighting Point 燈位		/	/	/	1	/	/	/	/	/
Flat Roof 平台	Lighting Point 燈位		/	/	/	10	/	/	4	/	/
Roof 天台	Lighting Switch 燈掣		1	/	1	1	1	1	1	1	1
	Lighting Point 燈位		5	/	11	16	12	9	16	8	10
	Single Waterproof Socket Outlet 單頭防水插座		2	/	2	2	2	2	2	2	2

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	6	7	7	6	7	5	5	5	5	7
	Lighting Point 燈位		4	3	4	7	3	4	4	3	3	3	5
	Single Socket Outlet 單頭插座		1	-	1	1	-	1	-	-	-	-	1
	Twin Socket Outlet 雙頭插座		5	5	6	5	5	5	5	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	1	2	2	1	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	2	2	1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		2	2	2	2	2	2	1	1	1	1	2
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1	1	-	-	-	-	1

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	-	-	1	-	1	1	-	-	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	1	-	1	1	-	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	1	-	-	1	-	1	3	-	-	3	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	-	-	1	1	1	1	-
		Distribution Board 配電箱	-	1	1	1	1	-	1	-	-	-	-
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	-	1	-	-	1	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	1	-	-	1	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	-	-	1	1	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	/	1	1	/	1
	Lighting Point 燈位		1	1	2	2	1	1	/	1	1	/	1
	Twin Socket Outlet 雙頭插座		2	2	2	2	2	2	/	2	2	/	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	1	1	1	1	/	1	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	/	1	1	/	1
	Data Point 網絡插座		1	1	1	1	1	1	/	1	1	/	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	/	1	1	/	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	/	1	1	/	1

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣		/	/	/	/	/	/	2	/	/	2	/
	Lighting Point 燈位		/	/	/	/	/	/	1	/	/	1	/
	Twin Socket Outlet 雙頭插座		/	/	/	/	/	/	2	/	/	2	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	/	/	/	/	/	1	/	/	1	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	/	/	/	/	1	/	/	1	/
	Data Point 網絡插座		/	/	/	/	/	/	1	/	/	1	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	/	/	/	1	/	/	1	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	/	/	/	1	/	/	1	/
	Switch for Water Heater 熱水爐開關掣		/	/	/	/	/	/	1	/	/	1	/
	Switch for Thermo Ventilator 浴室寶開關掣		/	/	/	/	/	/	1	/	/	1	/
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	1	/	1	1	/	1
	Lighting Point 燈位		1	1	1	1	1	1	/	1	1	/	1
	Single Socket Outlet 單頭插座		1	1	1	1	1	1	/	1	1	/	1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1	/	1	1	/	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1	1	1	/	1	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	/	1	1	/	1
	Data Point 網絡插座		1	1	1	1	1	1	/	1	1	/	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	/	1	1	/	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	/	1	1	/	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3	2	3	3	2	3	3	2	3
	Twin Socket Outlet 雙頭插座		2	2	2	1	2	2	-	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		1#	-	1#	-	-	1#	-	-	-	1#	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	-	1	1	-	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	-	1	1	-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	-	1	1	-	-	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	-	1	1	-	-	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	-	-	-	-	1	-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	3	3	2	3	2	-	3	3	-	3
		Door Bell 門鐘	-	1	1	-	1	-	-	1	1	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	-	1	-	-	1	1	-	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bathroom 浴室	Lighting Switch 燈掣		-	-	-	-	-	-	-	1	1	-	-
	Switch for Water Heater 熱水爐開關掣		-	-	-	-	-	-	-	1	1	-	-
	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	-	-	-	-	-	-	-	1	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	-	-	-	-	-	1	1	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 1/F
漾景閣第3座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Private Garden 私人花園	Lighting Point 燈位		9	7	7	7	7	1	5	9	7	7	8
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		1	1	1	1	1	1	1	1	1	2	1
	LED Linear Lighting LED燈帶		-	-	-	-	-	1	2	1	-	-	-
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2	2
		Waterproof Fuse Spur Unit for USB Outlet 菲士蘇供USB插座	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	6	7	7	6	7	5	5	5	5	7
	Lighting Point 燈位		4	3	4	7	3	4	4	3	3	3	5
	Single Socket Outlet 單頭插座		1	-	1	1	-	1	-	-	-	-	1
	Twin Socket Outlet 雙頭插座		5	5	6	5	5	5	5	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	2	2	1	2	2	1	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	2	2	1	1	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		2	2	2	2	2	2	1	1	1	1	2
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	1	1	1	-	-	-	-	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	1	-	-	1	-	1	1	-	-	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	1	-	1	1	-	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	1	-	-	1	-	1	3	-	-	3	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	-	-	1	1	1	1	-
		Distribution Board 配電箱	-	1	1	1	1	-	1	-	-	-	-
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	-	1	-	-	1	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	1	-	-	1	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	-	-	1	1	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	/	1	1	/	1
	Lighting Point 燈位		1	1	2	2	1	1	/	1	1	/	1
	Twin Socket Outlet 雙頭插座		2	2	2	2	2	2	/	2	2	/	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	1	1	1	1	/	1	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1	/	1	1	/	1
	Data Point 網絡插座		1	1	1	1	1	1	/	1	1	/	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	/	1	1	/	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1	/	1	1	/	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣								2			2	
	Lighting Point 燈位								1			1	
	Twin Socket Outlet 雙頭插座								2			2	
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關								1			1	
	TV / FM Outlet 電視 / 電台天線插座								1			1	
	Data Point 網絡插座								1			1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關								1			1	
	Switch for Air-conditioner 冷氣機開關掣								1			1	
	Switch for Water Heater 熱水爐開關掣								1			1	
	Switch for Thermo Ventilator 浴室寶開關掣								1			1	
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	1		1	1		1
	Lighting Point 燈位		1	1	1	1	1	1		1	1		1
	Single Socket Outlet 單頭插座		1	1	1	1	1	1		1	1		1
	Twin Socket Outlet 雙頭插座		1	1	1	1	1	1		1	1		1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1	1	1		1	1		1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	1	1		1	1		1
	Data Point 網絡插座		1	1	1	1	1	1		1	1		1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1		1	1		1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	1	1		1	1		1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位		3	3	3	2	3	3	2	3	3	2	3
	Twin Socket Outlet 雙頭插座		2	2	2	1	2	2	-	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		1#^	-	1#	-	-	1#^	-	-	-	1#	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	-	1	1	-	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	-	1	1	-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	-	1	1	-	-	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	-	1	1	-	-	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	-	-	-	-	1	-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2	3	3	2	3	2	-	3	3	-	3
		Door Bell 門鐘	-	1	1	-	1	-	-	1	1	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	-	1	-	-	1	1	-	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " ^ " as shown in the above table denotes "For 2/F - 3/F and 5/F - 10/F Only".
4. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " ^ " 代表「只供2樓至3樓及5樓至10樓」。
4. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 2/F - 3/F and 5/F - 11/F
漾景閣第3座：2樓至3樓及5樓至11樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	A8	B1	B2	B3	B5	B6
Bathroom 浴室	Lighting Switch 燈掣		-	-	-	-	-	-	-	1	1	-	-
	Switch for Water Heater 熱水爐開關掣		-	-	-	-	-	-	-	1	1	-	-
	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	-	-	-	-	-	-	-	1	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	-	-	-	-	-	1	1	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	1	1	1	1	1	1	1	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		8	7	7	8	5	5	5	5	7
	Lighting Point 燈位		5	5	5	5	4	3	3	3	5
	Single Socket Outlet 單頭插座		1	1	1	1	-	-	-	-	1
	Twin Socket Outlet 雙頭插座		5	5	5	5	5	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		2	2	2	2	1	2	2	1	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	2	2	1	1	1	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	1	1	1	1	1
	Smoke Detector 煙霧探測器		-	1#	1#	-	1#	1#	1#	1#	1#
	Switch for Water Heater 熱水爐開關掣		1	2	2	1	1	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關掣		2	-	-	2	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	1	1	-	-	-	-	-	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	-	1	-	-	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	-	1	-	-	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	-	1	-	-	-	-
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	-	-	-	-	1	-	-	-	-
		Washer Dryer Connection Point 洗衣乾衣機接駁點	-	-	-	-	1	-	-	-	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	1	1	-	1	1	1	1	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	1	1	-	1	1	1	1	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	2	/	1	1	/	1
	Lighting Point 燈位		2	2	2	2	/	1	1	/	1
	Twin Socket Outlet 雙頭插座		3	2	2	3	/	2	2	/	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	1	1	/	1	1	/	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1	/	1	1	/	1
	Data Point 網絡插座		1	1	1	1	/	1	1	/	1
	Switch for Thermo Ventilator 浴室寶開關掣		1	-	-	1	/	-	-	/	-
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1	/	1	1	/	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1	/	1	1	/	1

Notes:
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備註：
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2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣						2			2	
	Lighting Point 燈位						1			1	
	Twin Socket Outlet 雙頭插座						2			2	
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關						1			1	
	TV / FM Outlet 電視 / 電台天線插座						1			1	
	Data Point 網絡插座						1			1	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關						1			1	
	Switch for Air-conditioner 冷氣機開關掣						1			1	
	Switch for Water Heater 熱水爐開關掣						1			1	
	Switch for Thermo Ventilator 浴室寶開關掣						1			1	
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1		1	1		1
	Lighting Point 燈位		1	1	1	1		1	1		1
	Single Socket Outlet 單頭插座		1	1	1	1		1	1		1
	Twin Socket Outlet 雙頭插座		1	1	1	1		1	1		1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	1	1		1	1		1
	TV / FM Outlet 電視 / 電台天線插座		1	1	1	1		1	1		1
	Data Point 網絡插座		1	1	1	1		1	1		1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	1	1		1	1		1
	Switch for Air-conditioner 冷氣機開關掣		1	1	1	1		1	1		1

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Bedroom 3 睡房3	Lighting Switch 燈掣		1			1					
	Lighting Point 燈位		1			1					
	Twin Socket Outlet 雙頭插座		1			1					
	Single Socket Outlet with USB Module 單頭及USB插座		1			1					
	TV / FM Outlet 電視 / 電台天線插座		1			1					
	Single Socket Outlet 單頭插座		1			1					
	Data Point 網絡插座		1			1					
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1			1					
	Switch for Air-conditioner 冷氣機開關掣		1			1					

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Store Room 儲物房	Lighting Switch 燈掣		1			1					
	Lighting Point 燈位		1			1					
	Single Socket Outlet 單頭插座		1			1					
	Switch for Exhaust Fan 抽氣扇開關掣		1			1					
	Switch for Air-conditioner 冷氣機開關掣		1			1					
		Distribution Board 配電箱	1			1					
Lavatory 洗手間	Lighting Point 燈位		1			1					
		Switched Fuse Spur Unit for Exhaust Fan 菲士蘇連開關供抽氣扇	1			1					

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Kitchen 廚房	Lighting Point 燈位		4			4					
	Twin Socket Outlet 雙頭插座		2			2					
		Switch for Steamer 蒸爐開關掣	1			1					
		Single Socket Outlet for Oven 單頭插座供電焗爐	1			1					
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2			2					
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1			1					
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1			1					
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1			1					
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	2			2					
		Single Socket Outlet for Wine Cellar 單頭插座供酒櫃	1			1					
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1			1					
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1			1					
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2			2					
		Data Point 網絡插座	1			1					
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1			1					
		Door Bell 門鐘	1			1					
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1			1					
		Towngas Connection Point 煤氣接駁點	1			1					

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位			3	3		2	3	3	2	3
	Twin Socket Outlet 雙頭插座			1	1		-	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#		1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			1#	-		1#	-	-	1#	1#
		Sprinkler Head 消防花灑頭		1#	1#		1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1		1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1		1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1		1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	1		-	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	1		-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		-	-		-	-	-	-	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		-	-		-	-	-	-	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐		1	1		1	1	1	1	1
		Distribution Board 配電箱		1	1		-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈		2	2		-	3	3	-	3
		Door Bell 門鐘		-	-		-	1	1	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘		-	-		-	1	1	-	-

Notes:

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Master Bathroom 主人浴室	Lighting Point 燈位		4			4					
	LED Linear Lighting LED燈帶		1			1					
		Single Socket Outlet with USB Module 單頭及USB插座	1			1					
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1			1					
		Switch for Thermo Ventilator 浴室寶開關掣	1			1					
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4			4					

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Bathroom 浴室	Lighting Switch 燈掣		-	-	-	-	-	1	1	-	-
	Switch for Water Heater 熱水爐開關掣		-	-	-	-	-	1	1	-	-
	Lighting Point 燈位		4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	-	-	1	-	-	-	1	-
	Gas Water Heater Remote Controller 煤氣熱水爐遙控器		1	-	-	1	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	-	-	-	1	1	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	1	1	-	1	1	1	-	1
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1	-	-	1	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	1	1	-	1	1	1	1	1
		Switch for Thermo Ventilator 浴室寶開關掣	-	1	1	-	1	1	1	1	1
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 3 : 12/F
漾景閣第3座：12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A3	A5	A8	B1	B2	B3	B5	B6
Balcony 露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	-	1	1	-	1	1	1	-	1
Roof 天台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		13	8	8	14	11	7	4	9	4
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2

Notes:
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2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	7	6	5	6	5	6	6	7	6	6
	Lighting Point 燈位		3	6	3	3	4	4	4	4	6	4	4
	Single Socket Outlet 單頭插座		1	1	-	-	-	-	-	-	1	-	-
	Twin Socket Outlet 雙頭插座		4	5	2	5	5	5	5	5	6	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	-	1	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	2	1	1	2	1	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	1	1	1	1	1	1	2	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	1	2	1	2	1	2	2	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	-	1	1	-	1	1

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	3	-	1	-	1	1	1	1	1
		Distribution Board 配電箱	1	1	-	-	1	-	1	1	1	1	1
		Single Socket Outlet 單頭插座	1	-	-	-	-	-	-	-	-	-	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	1	1	1	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	/	/	1	/	1	1	3	1	1
	Lighting Point 燈位		2	1	/	/	1	/	1	1	2	1	1
	Twin Socket Outlet 雙頭插座		2	2	/	/	2	/	2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1	/	/	1	/	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	/	1	/	1	1	1	1	1
	Data Point 網絡插座		1	1	/	/	1	/	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣		-	-	/	/	-	/	-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-	/	/	-	/	-	-	1	-	-
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	/	/	1	/	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	/	/	1	/	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣		/	/	/	2	/	2	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	1	/	/	/	/	/
	Twin Socket Outlet 雙頭插座		/	/	/	2	/	2	/	/	/	/	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	/	1	/	1	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	1	/	/	/	/	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	Switch for Water Heater 熱水爐開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Thermo Ventilator 浴室寶開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	1	/	/	/	/	/
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	/	/	1	/	1	1	1	1	1
	Lighting Point 燈位		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet 單頭插座		1	1	/	/	1	/	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	/	/	1	/	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	/	1	/	1	1	1	1	1
	Data Point 網絡插座		1	1	/	/	1	/	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	/	/	1	/	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	/	/	1	/	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣										1		
	Lighting Point 燈位										1		
	Single Socket Outlet 單頭插座										1		
	Twin Socket Outlet 雙頭插座										1		
	Single Socket Outlet with USB Module 單頭及USB插座										1		
	TV / FM Outlet 電視 / 電台天線插座										1		
	Data Point 網絡插座										1		
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關										1		
	Switch for Air-conditioner 冷氣機開關掣										1		
Store Room 儲物房	Lighting Switch 燈掣						1		1				
	Lighting Point 燈位						1		1				
	Single Socket Outlet 單頭插座						1		1				
	Switch for Air-conditioner 冷氣機開關掣						1		1				

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位		3										
	Twin Socket Outlet 雙頭插座		2										
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1										
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2										
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1										
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1										
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1										
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1										
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1										
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1										
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2										
		Data Point 網絡插座	1										
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1										
		Door Bell 門鐘	1										
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1										
		Towngas Connection Point 煤氣接駁點	1										

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位			4	4	2	3	2	3	4	4	4	4
	Twin Socket Outlet 雙頭插座			2	1	2	2	2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			-	1#	1#	-	1#	-	-	1#	-	-
		Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		1	1	-	-	-	-	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		1	1	-	-	-	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐		-	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱		-	1	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈		2	-	3	2	3	2	2	2	2	2

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房		Door Bell 門鐘		1	-	1	-	1	-	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘		1	-	1	-	1	-	-	-	-	-
		Single Socket Outlet 單頭插座		-	-	-	-	-	1	1	-	1	1
		Towngas Connection Point 煤氣接駁點		1	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Lighting Point 燈位										4		
	LED Linear Lighting LED燈帶										1		
		Single Socket Outlet with USB Module 單頭及USB插座									1		
		Connection Unit for Electric Water Heater 接線座供電熱水爐									1		
		Switch for Thermo Ventilator 浴室寶開關掣									1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈									4		

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	1	1	-	1	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	-	-	1	-	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	-	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	1	-	-	-	-	-	-	-	-	-
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	-	-	-	-	-	1	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	-	-	-	-	-	-	-	-	-

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 1/F
漾景閣第5A座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Private Garden 私人花園	Lighting Point 燈位		8	6	1	5	7	4	6	6	13	6	6
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		1	1	-	1	1	1	1	1	-	1	1
	LED Linear Lighting LED燈帶		2	1	1	1	-	2	2	2	2	2	2
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2	2
		Waterproof Fuse Spur Unit for USB Outlet 菲士蘇供USB插座	1	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	7	6	5	6	5	6	6	7	6	6
	Lighting Point 燈位		3	6	3	3	4	4	4	4	6	4	4
	Single Socket Outlet 單頭插座		1	1	-	-	-	-	-	-	1	-	-
	Twin Socket Outlet 雙頭插座		4	5	2	5	5	5	5	5	6	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	-	1	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	2	1	1	2	1	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	1	1	1	1	1	1	2	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	1	2	1	2	1	2	2	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	-	1	1	-	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	3	-	1	-	1	1	1	1	1
		Distribution Board 配電箱	1	1	-	-	1	-	1	1	1	1	1
		Single Socket Outlet 單頭插座	1	-	-	-	-	-	-	-	-	-	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	1	1	1	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1			1		1	1	3	1	1
	Lighting Point 燈位		2	1			1		1	1	2	1	1
	Twin Socket Outlet 雙頭插座		2	2			2		2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1			1		1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1			1		1	1	1	1	1
	Data Point 網絡插座		1	1			1		1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣		-	-			-		-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-			-		-	-	1	-	-
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1			1		1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1			1		1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣		/	/	/	2	/	2	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	1	/	/	/	/	/
	Twin Socket Outlet 雙頭插座		/	/	/	2	/	2	/	/	/	/	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	/	1	/	1	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	1	/	/	/	/	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	Switch for Water Heater 熱水爐開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Thermo Ventilator 浴室寶開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	1	/	/	/	/	/
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	/	/	1	/	1	1	1	1	1
	Lighting Point 燈位		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet 單頭插座		1	1	/	/	1	/	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	/	/	1	/	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	/	1	/	1	1	1	1	1
	Data Point 網絡插座		1	1	/	/	1	/	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	/	/	1	/	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	/	/	1	/	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣										1		
	Lighting Point 燈位										1		
	Single Socket Outlet 單頭插座										1		
	Twin Socket Outlet 雙頭插座										1		
	Single Socket Outlet with USB Module 單頭及USB插座										1		
	TV / FM Outlet 電視 / 電台天線插座										1		
	Data Point 網絡插座										1		
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關										1		
	Switch for Air-conditioner 冷氣機開關掣										1		
Store Room 儲物房	Lighting Switch 燈掣						1		1				
	Lighting Point 燈位						1		1				
	Single Socket Outlet 單頭插座						1		1				
	Switch for Air-conditioner 冷氣機開關掣						1		1				

Notes:
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2. The symbol " / " as shown in the above table denotes "Not Applicable".

備註：
1. 上表 " - " 代表「不提供」。
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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位		3										
	Twin Socket Outlet 雙頭插座		2										
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1										
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2										
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1										
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1										
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1										
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1										
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1										
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1										
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2										
		Data Point 網絡插座	1										
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1										
		Door Bell 門鐘	1										
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1										
		Towngas Connection Point 煤氣接駁點	1										

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位			4	4	2	3	2	3	4	4	4	4
	Twin Socket Outlet 雙頭插座			2	1	2	2	2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			-	1#	1#	-	1#	-	-	1#	-	-
		Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		1	1	-	-	-	-	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		1	1	-	-	-	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐		-	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱		-	1	1	-	-	-	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈		2	-	3	2	3	2	2	2	2	2

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房		Door Bell 門鐘	/	1	-	1	-	1	-	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	/	1	-	1	-	1	-	-	-	-	-
		Single Socket Outlet 單頭插座	/	-	-	-	-	-	1	1	-	1	1
		Towngas Connection Point 煤氣接駁點	/	1	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	4	/	/
	LED Linear Lighting LED燈帶		/	/	/	/	/	/	/	/	1	/	/
		Single Socket Outlet with USB Module 單頭及USB插座	/	/	/	/	/	/	/	/	1	/	/
		Connection Unit for Electric Water Heater 接線座供電熱水爐	/	/	/	/	/	/	/	/	1	/	/
		Switch for Thermo Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	1	/	/
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	/	/	/	/	/	/	/	/	4	/	/

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	1	1	-	1	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	-	-	1	-	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	-	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	1	-	-	-	-	-	-	-	-	-
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	-	-	-	-	-	1	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	-	-	-	-	-	-	-	-	-

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1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 2/F - 3/F and 5/F - 12/F
漾景閣第5A座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Balcony / Typical Acoustic Balcony 露台 / 典型減音露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	1	-	1	1	1	1	1	-	1	1
Utility Platform 工作平台	Lighting Point 燈位										1		

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		7	7	6	5	6	5	6	6	7	6	6
	Lighting Point 燈位		3	6	3	3	4	4	4	4	6	4	4
	Single Socket Outlet 單頭插座		1	1	-	-	-	-	-	-	1	-	-
	Twin Socket Outlet 雙頭插座		4	5	2	5	5	5	5	5	6	5	5
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		-	-	1	-	-	-	-	-	-	-	-
	TV / FM Outlet 電視 / 電台天線插座		2	2	1	1	2	1	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		2	2	1	1	1	1	1	1	2	1	1
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	1	2	1	2	1	2	2	1	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		1	-	-	-	-	-	-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		1	1	1	-	1	-	1	1	-	1	1

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	-	1	-	1	-	1	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	3	-	1	-	1	1	1	1	1
		Distribution Board 配電箱	1	1	-	-	1	-	1	1	1	1	1
		Single Socket Outlet 單頭插座	1	-	-	-	-	-	-	-	-	-	-
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	1	1	1	1	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	1	1	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1			1		1	1	3	1	1
	Lighting Point 燈位		2	1			1		1	1	2	1	1
	Twin Socket Outlet 雙頭插座		2	2			2		2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1	1			1		1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1			1		1	1	1	1	1
	Data Point 網絡插座		1	1			1		1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣		-	-			-		-	-	1	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	-			-		-	-	1	-	-
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1			1		1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1			1		1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 睡房	Lighting Switch 燈掣		/	/	/	2	/	2	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	/	1	/	/	/	/	/
	Twin Socket Outlet 雙頭插座		/	/	/	2	/	2	/	/	/	/	/
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	TV / FM Outlet 電視 / 電台天線插座		/	/	/	1	/	1	/	/	/	/	/
	Data Point 網絡插座		/	/	/	1	/	1	/	/	/	/	/
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	/	/	1	/	1	/	/	/	/	/
	Switch for Water Heater 熱水爐開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Thermo Ventilator 浴室寶開關掣		/	/	/	1	/	1	/	/	/	/	/
	Switch for Air-conditioner 冷氣機開關掣		/	/	/	1	/	1	/	/	/	/	/
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	/	/	1	/	1	1	1	1	1
	Lighting Point 燈位		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet 單頭插座		1	1	/	/	1	/	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		1	1	/	/	1	/	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	1	/	/	1	/	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		1	1	/	/	1	/	1	1	1	1	1
	Data Point 網絡插座		1	1	/	/	1	/	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1	1	/	/	1	/	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	1	/	/	1	/	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bedroom 3 睡房3	Lighting Switch 燈掣										1		
	Lighting Point 燈位										1		
	Single Socket Outlet 單頭插座										1		
	Twin Socket Outlet 雙頭插座										1		
	Single Socket Outlet with USB Module 單頭及USB插座										1		
	TV / FM Outlet 電視 / 電台天線插座										1		
	Data Point 網絡插座										1		
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關										1		
	Switch for Air-conditioner 冷氣機開關掣										1		
Store Room 儲物房	Lighting Switch 燈掣						1		1				
	Lighting Point 燈位						1		1				
	Single Socket Outlet 單頭插座						1		1				
	Switch for Air-conditioner 冷氣機開關掣						1		1				

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Kitchen 廚房	Lighting Point 燈位		3										
	Twin Socket Outlet 雙頭插座		2										
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1										
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐	2										
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1										
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1										
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1										
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1										
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	1										
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	1										
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	2										
		Data Point 網絡插座	1										
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1										
		Door Bell 門鐘	1										
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1										
		Towngas Connection Point 煤氣接駁點	1										

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

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1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Open Kitchen 開放式廚房	Lighting Point 燈位			4	4	2	3	2	3	4	4	4	4
	Twin Socket Outlet 雙頭插座			2	1	2	2	2	2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭			1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭			-	1#	1#	-	1#	-	-	1#	-	-
		Sprinkler Head 消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣		1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機		1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃		1	1	-	-	-	-	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居		1	1	-	-	-	-	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐		-	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱		-	1	1	-	-	-	-	-	-	-
		Door Bell 門鐘		1	-	1	-	1	-	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘		1	-	1	-	1	-	-	-	-	-
		Single Socket Outlet 單頭插座		-	-	-	-	-	1	1	-	1	1
		Towngas Connection Point 煤氣接駁點		1	-	-	-	-	-	-	-	-	-

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Master Bathroom 主人浴室	Lighting Point 燈位										4		
	LED Linear Lighting LED燈帶										1		
		Single Socket Outlet with USB Module 單頭及USB插座									1		
		Connection Unit for Electric Water Heater 接線座供電熱水爐									1		
		Switch for Thermo Ventilator 浴室寶開關掣									1		
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈									4		

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		-	-	1	1	-	1	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	1	1	-	-	1	-	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	-	-	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	1	-	-	-	-	-	-	-	-	-
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	-	-	-	-	-	-	-	-	1	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	1	1	-	-	-	-	-	-	-	-	-

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5A : 15/F
漾景閣第5A座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位										
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6	B8
Balcony / Typical Acoustic Balcony 露台 / 典型減音露台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	1	-	1	1	1	1	1	-	1	1
Utility Platform 工作平台	Lighting Point 燈位										1		
Roof 天台	Lighting Switch 燈掣		1	1		1	1	1	1	1	1	1	1
	Lighting Point 燈位		8	11		10	13	11	8	7	5	7	7
	Single Waterproof Socket Outlet 單頭防水插座		2	2		2	2	2	2	2	2	2	2

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2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	7	7	7	7	6	6	6	6
	Lighting Point 燈位		3	5	5	5	4	4	4	4	4	4
	Single Socket Outlet 單頭插座		-	-	-	-	1	1	-	-	-	-
	Twin Socket Outlet 雙頭插座		5	5	5	5	6	4	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		1	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	2	2	2	2	2	1	1	1	2
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	2	2	2	1	1	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	-	1	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	1	1	1	1	1	1	1	1	1

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	1	1	-	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	1	-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1	-	-	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	1	-	-	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		/	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		/	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		/	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		/	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣		2									
	Lighting Point 燈位		1									
	Twin Socket Outlet 雙頭插座		2									
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1									
	TV / FM Outlet 電視 / 電台天線插座		1									
	Data Point 網絡插座		1									
	Switch for Water Heater 熱水爐開關掣		1									
	Switch for Thermo Ventilator 浴室寶開關掣		1									
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
Bedroom 2 睡房2	Lighting Switch 燈掣			1	1	1	1	1	1	1	1	1
	Lighting Point 燈位			1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單頭插座			1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座			1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座			1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座			1	1	1	1	1	1	1	1	1
	Data Point 網絡插座			1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關			1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣			1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Store Room 儲物房	Lighting Switch 燈掣							1		1	1	
	Lighting Point 燈位							1		1	1	
	Single Socket Outlet 單頭插座							1		1	1	
	Switch for Air-conditioner 冷氣機開關掣							1		1	1	

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

備註：
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen 廚房	Lighting Point 燈位						3					
	Twin Socket Outlet 雙頭插座						2					
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣					1					
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐					2					
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機					1					
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機					1					
		Washer Dryer Connection Point 洗衣乾衣機接駁點					1					
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃					1					
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐					1					
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇					1					
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈					2					
		Data Point 網絡插座					1					
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘					1					
		Door Bell 門鐘					1					
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居					1					
		Towngas Connection Point 煤氣接駁點					1					

Notes:
1. The symbol " - " as shown in the above table denotes "Not Provided".
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1. 上表 " - " 代表「不提供」。
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位		2	3	3	3		3	4	3	3	4
	Twin Socket Outlet 雙頭插座		2	2	2	2		2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#		1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		1#	-	-	-		1#	-	-	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#		1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1		1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1		1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-		1	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-		1	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1		-	1	1	1	1
		Distribution Board 配電箱	1	1	1	1		1	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2	2		3	2	2	2	2

Notes:

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2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房		Door Bell 門鐘	1	-	-	1	/	1	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	1	/	1	-	-	-	-
		Single Socket Outlet 單頭插座	-	-	-	-	/	-	1	1	1	1
		Towngas Connection Point 煤氣接駁點	-	-	-	-	/	1	-	-	-	-
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	-	-	-	-	1	-	-	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	-	1	1	-	-	-	-

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 1/F
漾景閣第5B座：1樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Private Garden 私人花園	Lighting Point 燈位		5	7	5	9	13	8	6	6	6	3
	LED Linear Lighting LED燈帶		-	-	-	2	2	1	2	2	2	2
	Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣		1	1	1	1	2	1	1	1	1	1
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2
		Waterproof Fuse Spur Unit for USB Outlet 菲士蘇供USB插座	1	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	7	7	7	7	6	6	6	6
	Lighting Point 燈位		3	5	5	5	4	4	4	4	4	4
	Single Socket Outlet 單頭插座		-	-	-	-	1	1	-	-	-	-
	Twin Socket Outlet 雙頭插座		5	5	5	5	6	4	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		1	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	2	2	2	2	2	1	1	1	2
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	2	2	2	1	1	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	-	1	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	1	1	1	1	1	1	1	1	1

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	1	1	-	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	1	-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1	-	-	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	1	-	-	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		/	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		/	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		/	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		/	1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣		2									
	Lighting Point 燈位		1									
	Twin Socket Outlet 雙頭插座		2									
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1									
	TV / FM Outlet 電視 / 電台天線插座		1									
	Data Point 網絡插座		1									
	Switch for Water Heater 熱水爐開關掣		1									
	Switch for Thermo Ventilator 浴室寶開關掣		1									
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
Bedroom 2 睡房2	Lighting Switch 燈掣			1	1	1	1	1	1	1	1	1
	Lighting Point 燈位			1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單頭插座			1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座			1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座			1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座			1	1	1	1	1	1	1	1	1
	Data Point 網絡插座			1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關			1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣			1	1	1	1	1	1	1	1	1

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Store Room 儲物房	Lighting Switch 燈掣							1		1	1	
	Lighting Point 燈位							1		1	1	
	Single Socket Outlet 單頭插座							1		1	1	
	Switch for Air-conditioner 冷氣機開關掣							1		1	1	

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen 廚房	Lighting Point 燈位						3					
	Twin Socket Outlet 雙頭插座						2					
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣					1					
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐					2					
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機					1					
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機					1					
		Washer Dryer Connection Point 洗衣乾衣機接駁點					1					
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃					1					
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐					1					
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇					1					
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈					2					
		Data Point 網絡插座					1					
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘					1					
		Door Bell 門鐘					1					
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居					1					
		Towngas Connection Point 煤氣接駁點					1					

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

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位		2	3	3	3		3	4	3	3	4
	Twin Socket Outlet 雙頭插座		2	2	2	2		2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#		1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		1#	-	-	-		1#	-	-	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#		1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1		1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1		1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-		1	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-		1	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1		-	1	1	1	1
		Distribution Board 配電箱	1	1	1	1		1	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2	2		3	2	2	2	2

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 2/F - 3/F and 5/F - 12/F
漾景閣第5B座：2樓至3樓及5樓至12樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房		Door Bell 門鐘	1	-	-	1	/	1	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	1	/	1	-	-	-	-
		Single Socket Outlet 單頭插座	-	-	-	-	/	-	1	1	1	1
		Towngas Connection Point 煤氣接駁點	-	-	-	-	/	1	-	-	-	-
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	-	-	-	-	1	-	-	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	-	1	1	-	-	-	-
Balcony / Typical Acoustic Balcony 露台 / 典型減音露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1

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

備註：
1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	7	7	7	7	7	6	6	6	6
	Lighting Point 燈位		3	5	5	5	4	4	4	4	4	4
	Single Socket Outlet 單頭插座		-	-	-	-	1	1	-	-	-	-
	Twin Socket Outlet 雙頭插座		5	5	5	5	6	4	5	5	5	5
	TV / FM Outlet 電視 / 電台天線插座		1	2	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座		1	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		1	2	2	2	2	2	1	1	1	2
	Data Point 網絡插座		2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		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#
	Switch for Water Heater 熱水爐開關掣		1	2	2	2	1	1	2	2	2	2
	Switch for Exhaust Fan 抽氣扇開關掣		-	-	-	-	1	-	-	-	-	-
	Switch for Thermo Ventilator 浴室寶開關掣		-	1	1	1	1	1	1	1	1	1

Notes:

1. The symbol " - " as shown in the above table denotes "Not Provided".
2. The symbol " / " as shown in the above table denotes "Not Applicable".
3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
2. 上表 " / " 代表「不適用」。
3. 上表 " # " 代表「消防裝置及設備」。開放式廚房單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內任何相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Living Room and Dining Room 客廳及飯廳		Door Bell 門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	-	1	1	1	-	-	1	1	1	1
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	-	1	1	1	1	-	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	1	-	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	1	1	1	1	-	-	1	1	1	1
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	1	1	1	1	-	-	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		/	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座		/	2	2	2	2	2	2	2	2	2
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座		/	1	1	1	1	1	1	1	1	1
	Data Point 網絡插座		/	1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		/	1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣		/	1	1	1	1	1	1	1	1	1

Notes:
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備註：
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Bedroom 睡房	Lighting Switch 燈掣		2									
	Lighting Point 燈位		1									
	Twin Socket Outlet 雙頭插座		2									
	Switched Twin Socket Outlet with USB Module 雙頭及USB插座連開關		1									
	TV / FM Outlet 電視 / 電台天線插座		1									
	Data Point 網絡插座		1									
	Switch for Water Heater 熱水爐開關掣		1									
	Switch for Thermo Ventilator 浴室寶開關掣		1									
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關		1									
	Switch for Air-conditioner 冷氣機開關掣		1									
Bedroom 2 睡房2	Lighting Switch 燈掣			1	1	1	1	1	1	1	1	1
	Lighting Point 燈位			1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單頭插座			1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙頭插座			1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座			1	1	1	1	1	1	1	1	1
	TV / FM Outlet 電視 / 電台天線插座			1	1	1	1	1	1	1	1	1
	Data Point 網絡插座			1	1	1	1	1	1	1	1	1
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關			1	1	1	1	1	1	1	1	1
	Switch for Air-conditioner 冷氣機開關掣			1	1	1	1	1	1	1	1	1

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位								
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Store Room 儲物房	Lighting Switch 燈掣							1		1	1	
	Lighting Point 燈位							1		1	1	
	Single Socket Outlet 單頭插座							1		1	1	
	Switch for Air-conditioner 冷氣機開關掣							1		1	1	

Notes:
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
溱景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Kitchen 廚房	Lighting Point 燈位						3					
	Twin Socket Outlet 雙頭插座						2					
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣					1					
		Switched Fuse Spur Unit for Gas Hob 菲士蘇連開關供煤氣煮食爐					2					
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機					1					
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機					1					
		Washer Dryer Connection Point 洗衣乾衣機接駁點					1					
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃					1					
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐					1					
		Fuse Spur Unit for Exhaust Fan 菲士蘇供抽氣扇					1					
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈					2					
		Data Point 網絡插座					1					
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘					1					
		Door Bell 門鐘					1					
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居					1					
		Towngas Connection Point 煤氣接駁點					1					

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房	Lighting Point 燈位		2	3	3	3		3	4	3	3	4
	Twin Socket Outlet 雙頭插座		2	2	2	2		2	2	2	2	2
	Concealed Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#		1#	1#	1#	1#	1#
	Side Wall Sprinkler Head 側頭式消防花灑頭		1#	-	-	-		1#	-	-	-	-
		Sprinkler Head 消防花灑頭	1#	1#	1#	1#		1#	1#	1#	1#	1#
		Switch for 7 in 1 Steam Oven with Microwave 7合1微蒸烤焗爐開關掣	1	1	1	1		1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Cooker Hood 單頭插座供抽油煙機	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Washer Dryer 單頭插座供洗衣乾衣機	1	1	1	1		1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1		1	1	1	1	1
		Single Socket Outlet for Refrigerator 單頭插座供雪櫃	-	-	-	-		1	-	-	-	-
		Twin Socket Outlet for Router/Home Automation 雙頭插座供路由器/智能家居	-	-	-	-		1	-	-	-	-
		Connection Unit for Electric Water Heater 接線座供電熱水爐	1	1	1	1		-	1	1	1	1
		Distribution Board 配電箱	1	1	1	1		1	-	-	-	-
		Fuse Spur Unit for Kitchen Cabinet Lighting 菲士蘇供廚櫃燈	3	2	2	2		3	2	2	2	2

Notes:

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3. The symbol " # " as shown in the above table denotes "Fire service installations and equipment". Owners of residential units with open kitchens are required to observe and comply with fire safety regulations related to these installations and equipment and relevant provisions under the deed of mutual covenant, which include arranging annual inspection and maintenance. They should also allow registered fire service installion contractors to enter the units for annual inspection and maintenance of the fire service installations and equipment.

備註：

1. 上表 " - " 代表「不提供」。
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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
溱景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Open Kitchen 開放式廚房		Door Bell 門鐘	1	-	-	1	/	1	-	-	-	-
		Fuse Spur Unit for Door Bell 菲士蘇供門鐘	1	-	-	1	/	1	-	-	-	-
		Single Socket Outlet 單頭插座	-	-	-	-	/	-	1	1	1	1
		Towngas Connection Point 煤氣接駁點	-	-	-	-	/	1	-	-	-	-
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4
	LED Linear Lighting LED燈帶		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單頭及USB插座		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單頭及USB插座	-	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 接線座供電熱水爐	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
		Fuse Spur Unit for Cabinet Lighting 菲士蘇供櫃燈	4	4	4	4	4	4	4	4	4	4
		Switched Fuse Spur Unit for Gas Water Heater 菲士蘇連開關供煤氣熱水爐	-	-	-	-	-	1	-	-	-	-
		Gas Water Heater Remote Controller 煤氣熱水爐遙控器	-	-	-	-	1	1	-	-	-	-

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Schedule of Mechanical and Electrical Provisions of Flats
單位機電裝置數量說明表

Marina Tower 5B : 15/F
漾景閣第5B座：15樓

Location 位置	Exposed Type 外露形	Non-exposed Type 非外露形	Flats 單位									
			A1	A2	A3	A5	A6	B1	B2	B3	B5	B6
Balcony / Typical Acoustic Balcony 露台 / 典型減音露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
		Switch for Outdoor Air-conditioner Unit 室外冷氣機開關掣	1	1	1	1	1	1	1	1	1	1
Roof 天台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		11	13	11	10	5	5	9	6	9	12
	Single Waterproof Socket Outlet 單頭防水插座		2	2	2	2	2	2	2	2	2	2

Notes:
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備註：
1. 上表 " - " 代表「不提供」。
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SERVICE AGREEMENTS
服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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。

GOVERNMENT RENT
地税

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

賣方將會繳付/已繳付(視屬何種情況而定)有關住宅物業之地税直至包括住宅物業之買賣成交日期。

MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas[1].

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

Remarks:
1. The purchaser should pay to the manager and not the owner of the Phase the deposits for water, electricity and gas.

2. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser should pay to the manager and not the owner of the Phase the debris removal fee.

1. 在向買方交付住宅物業在空置情況下的管有權時， 買方須負責向擁有人補還水、電力及氣體的按金[1]。

2. 在交付時，買方不須向擁有人支付清理廢料的費用[2]。

備註：
1. 買方須向期數的管理人支付而非向擁有人支付水、電力及氣體的按金。

2. 在向買方交付住宅物業在空置情況下的管有權時，買方須向期數的管理人支付而並非向擁有人支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES
斜坡維修

Not applicable.

不適用。

MODIFICATION
修訂

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

期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION
有關資料

1. Noise mitigation measures

The following measures to mitigate road traffic noise impact from Tolo Highway, Pok Yin Road and Yau King Lane, have been provided in the Phase:

a) Fixed glazing with maintenance window (not for ventilation)
b) Auto-close door
c) Combined acoustic window (baffle type) ("CAW(BT)")
d) Combined acoustic balcony (baffle type) ("CAB(BT)")
e) Acoustic sliding panel with enhancements ("ASP with enhancements")
f) Vertical fin
g) Sound absorptive material
h) Solid wall
i) Typical acoustic balcony

Schedule of proposed Noise Mitigation Measures (CAW(BT), CAB(BT) & ASP with enhancements)

Block Name	Floor	Flat	Noise Mitigation Measures
Marina Tower 5A	1/F	A1	CAW(BT) at BR2
		A2	CAW(BT) at MBR & BR2 ASP with Enhancements at LIV
		A5	CAW(BT) at BR ASP with Enhancements at LIV
		A6	CAW(BT) at MBR & BR2 ASP with Enhancements at LIV
	2/F-3/F & 5/F-12/F	A1	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A2	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A5	CAW(BT) at BR CAB(BT) at LIV
		A6	CAW(BT) at MBR & BR2 CAB(BT) at LIV
	15/F	A1	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A2	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A5	CAW(BT) at BR CAB(BT) at LIV
		A6	CAW(BT) at MBR & BR2 CAB(BT) at LIV
Marina Tower 5B	1/F	A1	CAW(BT) at BR ASP with Enhancements at LIV
		A2	CAW(BT) at MBR & BR2 ASP with Enhancements at LIV
		A3	CAW(BT) at MBR & BR2 ASP with Enhancements at LIV

1. 噪音緩解措施

期數已提供以下措施以緩解吐露港公路、博研路及優景里帶來的道路交通噪音影響：

a) 固定玻璃連維修窗（不用於通風）
b) 自動關閉式門
c) 綜合式減音窗（擋音式）
d) 綜合式減音露台（擋音式）
e) 強效吸音物料減音趟板
f) 垂直鰭
g) 吸音物料
h) 實心牆
i) 典型減音露台

噪音緩解措施列表（綜合式減音窗（擋音式）、綜合式減音露台（擋音式）及強效吸音物料減音趟板）

大廈名稱	樓層	單位	噪音緩解措施
漾景閣第 5A 座	1 樓	A1	綜合式減音窗（擋音式）於睡房 2
		A2	綜合式減音窗（擋音式）於主人睡房及睡房 2 強效吸音物料減音趟板於客廳
		A5	綜合式減音窗（擋音式）於睡房 強效吸音物料減音趟板於客廳
		A6	綜合式減音窗（擋音式）於主人睡房及睡房 2 強效吸音物料減音趟板於客廳
	2 樓至 3 樓及 5 樓至 12 樓	A1	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
		A2	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
		A5	綜合式減音窗（擋音式）於睡房 綜合式減音露台（擋音式）於客廳
		A6	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
	15 樓	A1	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
		A2	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
		A5	綜合式減音窗（擋音式）於睡房 綜合式減音露台（擋音式）於客廳
		A6	綜合式減音窗（擋音式）於主人睡房及睡房 2 綜合式減音露台（擋音式）於客廳
漾景閣第 5B 座	1 樓	A1	綜合式減音窗（擋音式）於睡房 強效吸音物料減音趟板於客廳
		A2	綜合式減音窗（擋音式）於主人睡房及睡房 2 強效吸音物料減音趟板於客廳
		A3	綜合式減音窗（擋音式）於主人睡房及睡房 2 強效吸音物料減音趟板於客廳

RELEVANT INFORMATION
有關資料

Block Name	Floor	Flat	Noise Mitigation Measures
Marina Tower 5B	1/F	A5	CAW(BT) at MBR & BR2 ASP with Enhancements at LIV
		A6	CAW(BT) at BR2 ASP with Enhancements at LIV
	2/F-3/F & 5/F-12/F	A1	CAW(BT) at BR CAB(BT) at LIV
		A2	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A3	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A5	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A6	CAW(BT) at BR2 CAB(BT) at LIV
	15/F	A1	CAW(BT) at BR CAB(BT) at LIV
		A2	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A3	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A5	CAW(BT) at MBR & BR2 CAB(BT) at LIV
		A6	CAW(BT) at BR2 CAB(BT) at LIV

大廈名稱	樓層	單位	噪音緩解措施
漾景閣第 5B 座	1 樓	A5	綜合式減音窗(擋音式)於主人睡房及睡房 2 強效吸音物料減音趟板於客廳
		A6	綜合式減音窗(擋音式)於睡房 2 強效吸音物料減音趟板於客廳
	2 樓至 3 樓及 5 樓至 12 樓	A1	綜合式減音窗(擋音式)於睡房 綜合式減音露台(擋音式)於客廳
		A2	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A3	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A5	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A6	綜合式減音窗(擋音式)於睡房 2 綜合式減音露台(擋音式)於客廳
	15 樓	A1	綜合式減音窗(擋音式)於睡房 綜合式減音露台(擋音式)於客廳
		A2	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A3	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A5	綜合式減音窗(擋音式)於主人睡房及睡房 2 綜合式減音露台(擋音式)於客廳
		A6	綜合式減音窗(擋音式)於睡房 2 綜合式減音露台(擋音式)於客廳

Notes:

Please refer to pages AL01-AL04 of this sales brochure for legend of the terms and abbreviations shown on the schedule of proposed Noise Mitigation Measures (CAW(BT), CAB(BT) & ASP with enhancements).

Please refer to “Floor Plans of Residential Properties in the Phase” section of this Sales Brochure on pages AL01 to AL44 for details on the location of fixed glazing with maintenance window (not for ventilation), auto-close door, combined acoustic window (baffle type), combined acoustic balcony (baffle type), acoustic sliding panel with enhancements, vertical fin, sound absorptive material, solid wall and typical acoustic balcony.

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any fixed glazing with maintenance window (not for ventilation) (if any), auto-close door (if any), combined acoustic window (baffle type) (if any), combined acoustic balcony (baffle type) (if any), acoustic sliding panel with enhancements (if any), vertical fin (if any), sound absorptive material (if any), solid wall (if any) or typical acoustic balcony (if any) which form part of his residential unit except in accordance with the building plans.

備註:

噪音緩解措施列表(綜合式減音窗(擋音式)、綜合式減音露台(擋音式)及強效吸音物料減音趟板)中顯示之名詞及簡稱，請參閱本售樓說明書第 AL01-AL04 頁。

有關固定玻璃連維修窗(不用於通風)、自動關閉式門、綜合式減音窗(擋音式)、綜合式減音露台(擋音式)、強效吸音物料減音趟板、垂直鰭、吸音物料、實心牆及典型減音露台位置的詳情，請參閱本售樓說明書第 AL01 至 AL44 頁「期數的住宅物業的樓面平面圖」一節。

任何業主不可(除非根據建築圖則)更改、干擾或移除或准許他人更改、干擾或移除其住宅單位的任何固定玻璃連維修窗(不用於通風)(如有)、自動關閉式門(如有)、綜合式減音窗(擋音式) (如有)、綜合式減音露台(擋音式) (如有)、強效吸音物料減音趟板(如有)、垂直鰭(如有)、吸音物料(如有)、實心牆(如有)及典型減音露台(如有)。

2. Davit Arm

During the necessary maintenance of the external wall of the following units arranged by the Manager of the Phase, the **Davit Arm** will be operating in the airspace outside windows and above and on the roof / flat roof / garden / the parapet walls of the following units:-

Marina Tower 1	–	Flat A1, A5, A6, B1, B2, B3, B5 & B6 of 1/F - 3/F & 5/F - 11/F and Flat A1, A6, B1, B2, B5 & B6 of 12/F
Marina Tower 2	–	Flat A1, A5, B3, B5 & B6 of 1/F - 3/F & 5/F - 11/F and Flat A1, A6, B5 & B6 of 12/F
Marina Tower 3	–	Flat A1, A3, A5, A8, B2, B3 & B6 of 1/F - 3/F & 5/F - 12/F
Marina Tower 5A	–	Flat A1, B2, B3, B5, B6 & B8 of 1/F - 3/F, 5/F - 12/F & 15/F
Marina Tower 5B	–	Flat A6 & B1 of 1/F - 3/F, 5/F - 12/F & 15/F

3. Residential Units affected by Communal Aerial System/ Mobile Phone Antenna/ Lightning Pole/ Variable Refrigerant Volume Type Air-conditioner Outdoor Unit (for clubhouse)/ Variable Refrigerant Volume Type Air-conditioner Outdoor Unit (for retail)/ Lamp Pole/ Chimney for Emergency Genset Room/ Louvre for Air-conditioner Outdoor Unit (for retail)

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

4. Residents’ Recreational Facilities at Marina Tower 5A & Marina Tower 5B

Part of the residents’ recreational facilities within the Phase will be provided at the following locations:

Residents’ Recreational Faciltiies: G/F of Marina Tower 5A & Marina Tower 5B

Prospective purchasers should note the impact (if any) of the above residents’ recreational facilities on individual units.

5. Floodlights at EdUHK Sports Centre

Prospective purchasers should note the impact (if any) of the illumination of the floodlights in EdUHK Sports Centre on individual units.

6. Existing trees outside the Development along Yau King Lane and backlane of subsequent phase of the Development

Prospective purchasers should note the impact (if any) of the existing trees along Yau King Lane and backlane of subsequent phase of the Development on individual units.

7. Existing Lamp Poles outside the Development along Yau King Lane and Pok Yin Road

Prospective purchasers should note the impact (if any) of the illumination of the lamp poles along Yau King Lane and Pok Yin Road on individual units.

2. 吊臂

在期數管理人安排以下單位外牆之必要維修期間，**吊臂**將在該等單位之窗戶外及天台/平台/花園/護牆之上及其上空運作。

漾景閣第 1 座	–	1 樓至 3 樓及 5 樓至 11 樓 A1、A5、A6、B1、B2、B3、B5 及 B6 單位及 12 樓 A1、A6、B1、B2、B5 及 B6 單位
漾景閣第 2 座	–	1 樓至 3 樓及 5 樓至 11 樓 A1、A5、B3、B5 及 B6 單位及 12 樓 A1、A6、B5 及 B6 單位
漾景閣第 3 座	–	1 樓至 3 樓及 5 樓至 12 樓 A1、A3、A5、A8、B2、B3 及 B6 單位
漾景閣第 5A 座	–	1 樓至 3 樓, 5 樓至 12 樓及 15 樓 A1、B2、B3、B5、B6 及 B8 單位
漾景閣第 5B 座	–	1 樓至 3 樓, 5 樓至 12 樓及 15 樓 A6 及 B1 單位

3. 受公共天線系統/流動電話天線/避雷針/可變冷煤流量冷氣室外機(供會所用)/可變冷煤流量冷氣室外機(供商鋪用)/街燈/緊急發電機機房煙囪/冷氣室外機百葉(供商鋪用)影響之住宅單位

請參閱本售樓說明書第 AK 頁的發展項目的布局圖一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響（如有）。

4. 漾景閣第 5A 座及漾景閣第 5B 座之住客康樂設施

期數中部份的住客康樂設施設於以下位置:

住客康樂設施: 漾景閣第 5A 座及漾景閣第 5B 座之地下

準買家請注意上述住客康樂設施對個別單位造成之影響（如有）。

5. 香港教育大學運動中心之泛光燈

準買家請注意香港教育大學運動中心之泛光燈於照明時對個別單位造成之影響（如有）。

6. 發展項目以外，沿優景里及發展項目往後的期數的後巷之現有樹木

準買家請注意沿優景里及發展項目往後的期數的後巷之現有樹木對個別單位造成之影響（如有）。

7. 發展項目以外, 沿優景里及博研路之現有街燈

準買家請注意沿優景里及博研路之街燈於照明時對個別單位造成之影響（如有）。

8. Residential Care Home For The Elderly

Residential Care Home For The Elderly will be provided in the Development. It is located at B1/F, G/F, 1/F and 2/F of subsequent phase of the Development.

Please refer to the “Layout Plan of the Development” section on page AK and the “Information on Public Facilities and Public Open Spaces” section on page AR of this Sales Brochure for identification of their approximate locations. Prospective purchasers should note the impact (if any) of the above facilities on individual units.

8. 安老院舍

安老院舍將設於發展項目內。其位於地庫 1 層、地下、1 樓至 2 樓屬發展項目往後的期數。

請參閱本售樓說明書第AK頁的「發展項目的布局圖」一節及第AR頁的「公共設施及公眾休憩用地的資料」一節，以識別其大約位置。請準買家注意上述設施對個別單位造成的影響(如有)。

WEBSITE ADDRESS
互聯網網站的網址

The website address designed by the Vendor for the Phase for purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
www.universityhill.com.hk

賣方為施行《一手住宅物業銷售條例》第2部就期數指定的互聯網網站的網址：
www.universityhill.com.hk

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1	Carpark and loading/unloading area excluding public transport terminus	13733.225
2	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechncial 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.	1379.704
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.	10041.009
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	21.342
Green Features under Joint Practice Notes 1 and 2		
3	Balcony	2039.685
4	Wider common corridor and lift lobby	Not Applicable
5	Communal sky garden	Not Applicable
6	Acoustic fin	39.321
7	Wing wall, wind catcher and funnel	Not Applicable
8	Non-structural prefabricated external wall	935.512
9	Utility platform	72.936
10	Noise barrier	Not Applicable
Amenity Features		
11	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owner's corporation office	208.615
12	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	2995.409
13	Covered landscaped and play area	2507.200

		Area (m^2)
Amenity Features		
14	Horizontal screen/ covered walkway and trellis	199.394
15	Larger lift shaft	Not Applicable
16	Chimney shaft	Not Applicable
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	1933.516
19	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21	Void in duplex domestic flat and house	Not Applicable
22	Sunshade and reflector	Not Applicable
23	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	Not Applicable
24	Other projection such as A/C box and A/C platform not covered in paragrah 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25	Refuge floor including refuge floor cum sky garden	Not Applicable
26	Covered area under large projecting/ overhanging feature	Not Applicable
27	Public transport terminus	Not Applicable
28	Party structure and common staircase	Not Applicable
29	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
30	Public passage	Not Applicable
31	Covered set back area	Not Applicable
Bonus GFA		
30	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No.8)		
33	Buildings adopting Modular Integrated Construction	Not Applicable

Note:

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

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

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)條例》第23(3)(b)條不計算的總樓面面積		
1	停車場及上落客貨地方（公共交通總站除外）	13733.225
2	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	1379.704
2.2	所佔面積**不**受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	10041.009
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	21.342
根據聯合作業備考第1及第2號提供的環保設施		
3	露台	2039.685
4	加闊的公用走廊及升降機大堂	不適用
5	公用空中花園	不適用
6	隔聲鰭	39.321
7	翼牆、捕風器及風斗	不適用
8	非結構預製外牆	935.512
9	工作平台	72.936
10	隔音屏障	不適用
適意設施		
11	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	208.615
12	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	2995.409
13	有蓋園景區及遊樂場地	2507.200

		面積(平方米)
適意設施		
14	橫向屏障 / 有蓋人行道及花棚	199.394
15	擴大升降機槽	不適用
16	煙囪管道	不適用
17	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18	強制性設施或必要機房所需的管槽、氣槽及垂直立管	1933.516
19	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20	環保系統及設施所需要的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空空間	不適用
22	遮陽篷及反光罩	不適用
23	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
24	《作業備考》 APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	不適用
其他項目		
25	庇護層，包括庇護層兼空中花園	不適用
26	大型伸出 / 外懸設施下的有蓋地方	不適用
27	公共交通總站	不適用
28	共用構築物及公用樓梯	不適用
29	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
30	公眾通道	不適用
31	有蓋的後移部分	不適用
額外總樓面面積		
32	額外總樓面面積	不適用
根據聯合作業備考(第8號)提供的額外環保設施		
33	採用「組裝合成」建築法的樓宇	不適用

附註:

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規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。

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

Environmental Assessment of the Building



Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the Phase as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	NO
Provision of Energy Efficient Features	YES
Energy Efficient Features proposed:	1. ENERGY EFFICIENT A/C UNITS FOR RESIDENTIAL UNITS 2. ENERGY EFFICIENT LIGHTING DESIGN IN COMMON AREA

Part II: The predicted annual energy use of the proposed building/ part of building (Note 1)					
Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/m^2/annum	Town Gas/LPG unit/m^2/annum	Electricity kWh/m^2/annum	Town Gas/LPG unit/m^2/annum
Area served by central building services installation (Note 3)	27,162.000	189.565	0.928	154.630	0.528

Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	**YES**	**NO**	**Not Applicable**
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/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 to 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 Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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

建築物的環境評估



發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督期數的公用部份的預計能量表現或消耗的最近期資料：

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施：	1. 住宅高節能空調系統 2. 公共區域高節能照明系統

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）:-					
位置	使用有關裝置的內部樓面面積（平方米）	基線樓宇（註腳2）每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳3)的部分	27,162.000	189.565	0.928	154.630	0.528

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計:-			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

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。

INFORMATION REQUIRED TO BE SET OUT BY THE DIRECTOR OF LANDS UNDER CONSENT SCHEME
按地政總署署長同意方案要求列出的資料

DATE OF PRINTING OF SALES BROCHURE
售樓説明書印製日期

Date of printing of this Sales Brochure : 11th April, 2023

本售樓説明書印製日期：2023年4月11日

POSSIBLE FUTURE CHANGE
日後可能出現的改變

There may be future changes to the Phase and the surrounding areas.

期數及其周邊地區日後可能出現改變。

EXAMINATION RECORD
檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made (If no revision is required, please state “no revision made”) 所作修改 （如無須作出修改，請註明「並無作出修改」）	
	Page Number 頁次	Revision Made 所作修改
6 July, 2023 2023年7月6日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02, AI03	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AL02, AL03	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AN02, AN03	Floor Plans of Parking Spaces in the Phase are updated. 更新期數中的停車位的樓面平面圖。
	AR10, AR18	Information on Pubic Facilities and Public Open Spaces are updated. 更新公共設施及公眾休憩用地的資料。
	AT01, AT02, AT03, AT04, AT05, AT06	Cross-section Plans of Building in the Phase are updated. 更新期數的建築物的橫截面圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10	Elevation Plans are updated. 更新立面圖。
	AX24	Fittings, Finishes and Appliances is updated.. 更新裝置、裝修物料及設備。
28 August, 2023 2023年8月28日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10	Elevation Plans are updated. 更新立面圖。
	BG01, BG02, BG03, BG04	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
26 October, 2023 2023年10月26日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AL06, AL12, AL14, AL20, AL22, AL24, AL28, AL30, AL36, AL38, AL44	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AN02, AN03	Floor Plans of Parking Spaces in the Phase are updated. 更新期數中的停車位的樓面平面圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10	Elevation Plans are updated. 更新立面圖。

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	Page Number 頁次	Revision Made 所作修改
26 October, 2023 2023年10月26日	AX29	Fittings, Finishes and Appliances is updated. 更新裝置、裝修物料及設備。
	BG01, BG02	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
11 January, 2024 2024年1月11日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ03	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
9 April, 2024 2024年4月9日	AC	Information on the Phase is updated. 更新期數的資料。
	AF01, AF04	Information on Design of the Phase are updated. 更新期數的設計的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02, AI03	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
	AK	Layout Plan of the Development is updated. 更新發展項目的布局圖。
	AL06, AL14, AL18, AL38, AL40, AL42	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
	AN02, AN03	Floor Plans of Parking Spaces in the Phase are updated. 更新期數中的停車位的樓面平面圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10	Elevation Plans are updated. 更新立面圖。
	BG01, BG02, BG03, BG04	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
16 May, 2024 2024年5月16日	AC	Information on the Phase is updated. 更新期數的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AX29, AX32, AX79, AX85, AX86, AX88, AX90, AX91, AX95, AX96, AX97, AX103, AX104, AX109, AX111, AX112, AX116, AX117, AX121, AX122, AX126, AX127, AX128, AX132, AX133, AX137, AX138, AX139, AX141, AX142, AX143, AX148, AX151, AX152, AX157, AX161, AX166, AX175, AX177, AX183, AX190, AX192	Fittings, Finishes and Appliances are updated. 更新裝置、裝修物料及設備。

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	Page Number 頁次	Revision Made 所作修改
16 May, 2024 2024年5月16日	BJ	Information Required to be set out by the Director of Lands under Consent Scheme is delete. 刪除按地政總署署長同意方案要求列出的資料。
26 June, 2024 2024年6月26日	AD	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AG	Information on Property Management is updated. 更新物業管理的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ03	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	AP01, AP05, AP06, AP09	Summary of Deed of Mutual Covenant are updated. 更新公契的摘要。
	AW	Inspection of Plans and Deed of Mutual Covenant is updated. 更新閱覽圖則及公契。
	BE01	Relevant Information is updated. 更新有關資料。
13 September, 2024 2024年9月13日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AL06, AL08, AL10, AL12, AL14, AL16, AL18, AL20, AL22, AL24, AL26, AL28, AL30, AL32, AL34, AL36, AL38, AL40, AL42, AL44	Floor Plans of Residential Properties in the Phase are updated. 更新期數的住宅物業的樓面平面圖。
27 November, 2024 2024年11月27日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AN02	Floor Plans of Parking Spaces in the Phase is updated. 更新期數中的停車位的樓面平面圖。
10 February, 2025 2025年2月10日	AD	Information on Vendor and Others Involved in the Phase is updated. 更新賣方及有參與期數的其他人的資料。
	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	BG01, BG02	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
25 April, 2025 2025年4月25日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AJ02	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。

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	Page Number 頁次	Revision Made 所作修改
6 June, 2025 2025年6月6日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI01, AI02, AI03	Aerial Photographs of the Phase are updated. 更新期數的鳥瞰照片。
	AI04	Aerial Photograph of the Phase is added. 新增期數的鳥瞰照片。
	AN02	Floor Plans of Parking Spaces in the Phase is updated. 更新期數中的停車位的樓面平面圖。
29 August, 2025 2025年8月29日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AU01, AU02, AU03, AU04, AU05, AU06, AU07, AU08, AU09, AU10	Elevation Plans are updated. 更新立面圖。
	AU11	Elevation Plan is added. 新增期數的立面圖。
	BG03, BG04	Information in Application for Concession on Gross Floor Area of Building are updated. 更新申請建築物總樓面面積寬免的資料。
14 November, 2025 2025年11月14日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
2 February, 2026 2026年2月2日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	AI03	Aerial Photograph of the Phase is updated. 更新期數的鳥瞰照片。
	AI04	Aerial Photograph of the Phase is deleted. 刪除期數的鳥瞰照片。
	AJ02, AJ03	Outline Zoning Plans Relating to the Development are updated. 更新關乎發展項目的分區計劃大綱圖。
30 April, 2026 2026年4月30日	AH	Location Plan of the Development is updated. 更新發展項目的所在位置圖。